

Heritage Statement

Proposed Hexagonal Summer House: Rose Cottage, High Street, Cuckfield.

1. Site Address and Heritage Designations

The application site is **Rose Cottage, High Street, Cuckfield**, a **Grade II listed building** located within its historic curtilage. The proposal relates solely to the rear garden and does not involve any works to the listed building itself.

2. Description and Significance of the Heritage Asset

Rose Cottage is a Georgian dwelling of architectural and historic interest. Its significance derives from:

- **Georgian form and proportions**, including traditional materials and detailing.
- **Timber windows with cottage bars**, characteristic of the period.
- Its contribution to the **historic character of Cuckfield High Street**.
- A **large, enclosed rear garden**, which forms part of the building's historic domestic setting.

The rear garden is private, well-screened, and hidden from the public highway. It contributes to the building's significance by reinforcing its historic domestic character.

3. Description of the Proposed Development

The proposal is for a **small, single-storey hexagonal summer house** positioned within the rear garden. Key features include:

- A **hexagonal plan**, reflecting forms commonly used in Georgian garden structures such as pavilions and gazebos.
- **Traditional window styles incorporating cottage bars**, ensuring visual consistency with the listed building.
- Use of **natural, sympathetic materials** appropriate to the rural and historic context.
- A **lightweight, reversible construction**, ensuring no permanent impact on the heritage asset.

The building will be used solely for incidental domestic purposes.

4. Assessment of Impact on Significance

The proposal has been designed to ensure that the significance of the listed building and its setting is preserved. In particular:

- The summer house is located **a distance from the main dwelling**, ensuring it remains clearly subordinate.
- The structure will **not be seen from the public highway**, due to its position and existing boundary vegetation.
- No important views of the listed building are altered or obscured.
- The scale, form, and detailing are **sympathetic to the Georgian character** of the site.
- The proposal introduces **no physical changes** to the listed building itself.
- The development is **fully reversible**, preserving long-term heritage integrity.

The level of change within the setting is minor and does not result in harm to the significance of the heritage asset.

5. Policy Compliance

The proposal accords with the requirements of the **National Planning Policy Framework**, which requires applicants to describe the significance of heritage assets and demonstrate that proposals preserve that significance. The development is proportionate, low-impact, and consistent with Mid Sussex District Council's expectations for small-scale curtilage structures.

6. Conclusion

The proposed summer house is a **modest, well-considered addition** that preserves the special architectural and historic interest of Rose Cottage and its setting. Its discreet siting, traditional detailing, and sympathetic hexagonal form ensure that the significance of the Grade II listed building is maintained.

24/04/2026