

13 Francis Road Heritage Statement

September 2026

This statement has been prepared to accompany a householder planning application for the extension of an outbuilding at 13 Francis Road, Lindfield, and a small widening of the driveway opening.

13 Francis Road is a residential property located within the built-up area of Lindfield. The property is not a Listed Building, although it lies just within the boundary of the Lindfield Conservation Area, and also within an Archaeological Notification Area. The site is also situated in the vicinity of designated heritage assets, namely 110 and 112 High Street, Lindfield, both Grade II Listed Buildings located approximately 130–150 metres to the south-west.

The surrounding area along Francis Road and The Wilderness is characterised predominantly by mid-20th-century detached and semi-detached dwellings, served by modern vehicular accesses, which reflect the established suburban character of the locality. Given the distance from the designated heritage assets, the intervening car park, and the prevailing character of the immediate surroundings, the application site does not form part of the setting that contributes to the significance of either the nearby Grade II Listed Buildings or the Lindfield Conservation Area.

The proposal seeks to refurbish and extend the existing garden outbuilding.

The existing outbuilding is largely screened from public view by the property's boundary fencing and is only minimally visible above it. The proposal seeks to increase the overall height of the structure by a modest 0.5 metres to enable more efficient use of the internal space. In addition, the footprint of the outbuilding would be extended approximately 2.2 metres to the west.

Owing to the limited increase in height, the modest scale of the extension, and the enclosed nature of the site, the altered outbuilding would remain a subordinate feature within the rear garden. The development would not be visually prominent within the street scene and would have no material impact on the character or appearance of the Lindfield Conservation Area. Furthermore, given the distance to nearby designated heritage assets and the absence of intervisibility, the proposal would preserve the setting and significance of the Grade II Listed Buildings at 110 and 112 High Street and would result in no harm to the significance of heritage assets.

The proposal also seeks to widen the existing dropped kerb by approximately 2 metres to improve vehicular access to the property's existing driveway.

The works are limited to the existing highway frontage, within an area already modified for vehicle access. As such, the proposal represents a minor and proportionate intervention that will preserve the character and appearance of the Conservation Area and will have no impact on the significance or setting of nearby designated heritage assets.

The proposal therefore accords with the requirements of the National Planning Policy Framework (NPPF), Policy DP34 of the Mid Sussex District Plan, and the West Sussex County Council guidance relating to the protection and management of the historic environment.