

**ADC Planning Consultation  
Response from the Historic Buildings Adviser**

|                           |                                                                                     |
|---------------------------|-------------------------------------------------------------------------------------|
| <b>Application Number</b> | A/109/12/L                                                                          |
| <b>Address</b>            | Letterbox Cottage, Aldingbourne                                                     |
| <b>Description</b>        | Demolition of existing detached garage and erection of replacement detached garage. |
| <b>Case Officer</b>       | Katherine Rawlins                                                                   |
| <b>Site Visit</b>         | 31 October 2012                                                                     |

**Objection**

This scheme is problematic for a number of reasons. These include the loss of historic fabric, the impact on setting and the design of the proposed garage structure.

The removal of the wall is a major concern as it results in the loss of historic fabric as well as the sense of containment and separation which contribute to the setting of the listed building. This is evident on the 1<sup>st</sup> ed OS map of 1875 which appears to show this wall with further structures located approximately where the existing garage now sits. The wall is a feature of the site but also the broader context of the conservation area which is characterized by similar flint walls forming compartmented spaces. As such it should be preserved.

Whilst the siting of the garage is harmful because of its direct impact on the wall, the setting of the listed building is further harmed by the setting back of the garage into the garden. As the historic mapping shows, this area has not been developed and appears to have always been retained as garden. Of further concern here is the building scale which is not that much smaller than the main house on plan. This is caused primarily by the addition of a workshop to the garage and compounds the problem of building scale and visual impact. An elevation showing the cottage and garage should have been provided to assess this further.

The other related issue is the design of the garage/workshop which does not appear convincing in this context and the conservation area more generally. A pure timber structure of this type is not particularly common here and at this scale is likely to look incongruous. I would recommend that some masonry elements are introduced (if possible) and its siting retained as a more direct replacement of the existing garage.

Ian Wightman  
Historic Buildings Adviser