

HERITAGE STATEMENT

Rock House, Westergate Street, Westergate, PO20 3RJ

Planning Application: AL/72/22/PL

This Heritage statement describes the two Heritage assets on and close to the Rock House site that would be potentially deemed by the NPPF as being affected by any works.

The level of detail in this statement is proportionate to the assets importance, location and no more than is sufficient to understand the potential impact of the proposal on their significance.

A description of the heritage asset, describing what it is and why it is significant is listed on the following pages.

Please read this document in conjunction with the Design & Access statement.

① Hop Garden Garden

② Flint Wall, Rock House



7/10053 HOP GARDEN COTTAGE

Grade II - SU 90 NW ALDINGBOURNE WESTERGATE STREET

Cottage. C18, extended to west in early C20.

Flint with red brick dressings.

Hipped thatched roof with end brick stacks.

Eyebrow dormers and two C19 casements in original cambered architraves.

Central C19 porch with hipped tiled roof.

Catslide roof to rear.

One storey gabled addition to west, also in flint with red brick dressings and thatched roof with semi-circular window above and early C20 5-bay oriel below.

Interior features include open fireplace, exposed beams and plank doors.

C20 addition to east under tiled roof not of special interest.

Listing NGR: SU9389105331



ROCK HOUSE (Servac HQ, flint faced building with local historical significance)

Aldingbourne Neighbourhood Development Plan 2019- 2031

Building 13. Schedule E- Buildings, Areas and structures of character, Westergate Street

The National Planning Policy Framework (rev. 2018) specifies that 'in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting' (NPPF para. 189).

Heritage assets are recognised as an 'irreplaceable resource, and should be conserved in a manner appropriate to their significance', and this requires them to be fully understood in their heritage context (NPPF para. 184).

ASSESSMENT OF IMPACT

Please refer to the design & access statement & drawings when reading this document.

In the opinion of the applicant, the proposed works will have no negative affect on the heritage significance of the two assets. It is the belief of the applicant that the proposed works will only have a positive impact.

Both assets are very different, but each played a signifanct role in the design process for the proposed works at Rock House . They have each been carefully considered for their location, size, impact and relation to the site and the proposed renovations of the disused Servac workshops.

The renovations will not damage the historic fabric of either asset. There will be no removal or blocking of architectural features or changes to the historic layout of the assets.

The architectural, historic merit and setting of the assets will only be enhanced by the removal of industrial structures (Servac Workshops) and replacing them with a sympathetic design, to not only the assets but Rock House and the surrounding village of Westergate.

A primary positive impact from the renovation of the Servac workshops will be the material change to the external facade of the building. Currently the workshops are rough grey render, with steel roller doors and a tin roof; all behind a concrete loading bay with high barracade security doors. This is not in keeping with the traditional language of Rock House itself or Hop Garden Cottage. As a result the Servac Workshops have no positive impact on the No.2 asset currently. No.1 Asset has a boundary fence and vegetation to reduce any views of the structures but there is still no positive impact.

The proposed West boundary walls in the application, that will border what was the loading bay of the Servac Workshops, will be inspired by the No.2 asset flint wall of Rock House. The wall will continue the flintwork design along this main public facade.

The proposed Garage building will retain certain identified walls & columns for strucutal purposes but the material finish will be in keeping with Rock House.

Traditional materials: exposed brick, flintwork, whitewash walls, terracota tiles and wood, all of which can be identified in the No.2 Asset, will used in the construction.

No.1 Asset does not have direct views onto the site. The Northeast corner of the site is where Hop Garden Cottage [HGC] is closest to the site. HGC will not be affected by the

proposed renovations to the garage with regards to rights to light or overlooking view from windows.

The proposed plans, for the Northeast boundary of the site, will repair the current wood panel fencing. This includes planting of new foliage and fence supports to create a 'live wall' between the properties. This green visual buffer will effectively hide the rear corner of the proposed garage but will have no effect on the sun path or views from HGC down through its own garden or driveway.

The Servac Workshops [SW] have no historic features that can be revealed or reinstated during the works, but the proposed garage will return the site to a far similar floor area of its original layout & will return the rear facade of Rock House to a more accurate elevation of its original 16th Century proportions.

In conclusion, Hop garden Cottage & Rock House are from different periods of architecture but they are both fantastic examples of their typology and both buildings deserve a better 'neighbour' in the place of the current Servac Workshops

This application is committed to delivering a proposal that will not deface the assets highlighted in this document, while restoring Rock House back to a private residents with landscaped cottage gardens and a street facade that is in keeping with the traditional architectural values that the NPPF & Historic England want to highlight and preserve.