

# Heritage Statement

## Proposed New Residential Extension

At

26 Barrack Lane  
Aldwick  
West Sussex  
PO21 4DA



IVON BLUMER ARCHITECTS

# Heritage Statement

## Introduction

The proposed development is for the construction of a two storey side extension on the western side of No 26 Barrack Lane. The style and design of the proposed extension will be in keeping with the existing house. The application site is adjacent to the Grade II listed building at No 30 Barrack Lane, known as Old Manor Cottage.

## Location

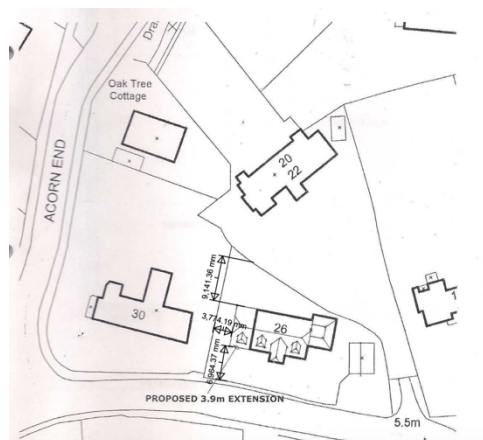


Location Plan

## Assessment of Physical Context

The surrounding properties in Barrack Lane are predominantly two storey residential detached dwellings, which are individual in character, with an open and spacious character.

No 26 is a two storey detached property. The dwelling consists of a brick plinth with white rough cast rendered walls under a tiled hipped roof with forward facing gable. An existing side timber framed conservatory on the west elevation would need to be removed in order to facilitate the proposed development.



Block Plan

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## Heritage Statement

The application site is adjacent to Old Manor Cottage a C17 Grade II listed building, under a thatched roof with rough cast rendered elevations, modern casement windows, a modern porch with 3 bay windows to the front elevation. The property is considered by ADC to have historic importance.

Given the amount of development surrounding the Old Manor Cottage, it's setting has been compromised in the past and would now be considered in the wider context to be in a suburban setting. There is considerable separation between the Old Manor Cottage and No 26 Barrack Lane.

When viewed from Barrack Lane the Old Manor Cottage is surrounded by considerable mature vegetation and hedging, leaving little of the cottage visible from the street.

## Planning History

Recent Planning History – Approval for side extension as detailed on this application AW/258/19/HH approved May 2007 and renewed 2010.

## Discussion (please refer to the planning application drawings for plans and elevation)

The proposed extension is situated 4.19 m away from the eastern boundary between both properties, with a similar distance on the other side, thus approximately 8.4 m of separation. The space between No 30 and the boundary is not considered to be the prime amenity space of No 30. All windows on the elevation of No 30 facing the extension are in non habitable secondary rooms. In the light of this it is considered that the proposed extension will not adversely affect the light, privacy or create any overlooking of No 30's amenity space or windows. The small windows in the first floor of the proposed extension (dressing room and bathroom) will be of opaque glass. It is not considered that the proposed extension will result in any loss of views, to which there is no right in any case. It is noted that at some point the owners or previous owners of No 30 have planted a row of trees set back from the eastern boundary, presumably to screen any future approved side extension to No 26 Barrack Lane.

It is considered that the proposed extension, which has previously been approved for the same design on two occasions, will have a negligible visual and amenity impact on the listed building due to it's location and sympathetic design.

It is considered that the impact on the street scene and the setting of the listed building will not be adversely affected, due to the more than adequate separation between the proposed extension and No 30 and the considerable mature vegetation surrounding the listed cottage.

## Conclusion

Previously, the proposals were considered to have had no adverse impact on the residential amenity of adjoining properties or the setting of the listed cottage, were considered to be subservient to the main dwelling and to be in character with the surrounding area.

As there has been no change in circumstances since the previous approvals in 2007 & 2010, there is therefore no reason not to grant planning permission subject to the same conditions.

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