

Amber Willard

From: Martyn White
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To: Amber Willard
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AW/307/20/L

Listed building consent for the conversion of existing bathroom to a utility room and existing study to a new bathroom, inserting new hot and cold water pipes and soil pipe.

96 Rose Green Road Aldwick PO21 3EQ

Bramble Cottage, 96 Rose Green Road forms part of a single listing with 98 Rose Green Road and is a Grade II listed building. The building is a long irregular range with a thatched roof, hipped at the left end. The dwelling dates from the late 16th Century and consists of a pair of Tudor style cottages with casement windows. It is stone built with brick quoins, three brick built chimney stacks and a whitewashed exterior. It is one storey and attic.

The heritage statement identifies that the timber frame building is typical of the period and would have originally been built without the stone and brick infill, which was probably added around the time of the late 18th to early 19th Century. Whilst the cottages were probably originally constructed as three dwellings, they have subsequently been made into two larger properties. A single storey side extension is believed to date from the late C.19 Century, and is brick built with a tiled roof. It is considered that the building is of historic and aesthetic (fortuitous) significance.

The proposal

The proposal is to convert the existing bathroom to a utility room and an existing study to a new bathroom. This will require inserting new hot and cold water pipes and soil pipe.

The proposed utility room would occupy part of the older building which dates from the 16th Century. However, it is positive to note that it would utilise the existing pipes which will reduce the impact of the proposal on the historic fabric.

The proposed new bathroom would be created in the newest area of the dwelling, the single storey late 19th Century addition. Such a proposal will include the laying of hot and cold pipes under the existing floor as opposed to within the walling. The heritage statement identifies that the flooring is modern 21st Century floorboards, as opposed to historic fabric (which will be covered with new tiles). This would therefore affect more modern fabric and be acceptable.

I also note that the proposed new bathroom would not involve the cutting through of the historic 16th Century frame of the building or any stonework. Further, it would involve a single soil pipe being inserted into the outer wall, through more modern brickwork. Whilst, it might be that a small amount of fabric is affected with the introduction of the new room, this would be a minor impact, and therefore acceptable.

Conclusion

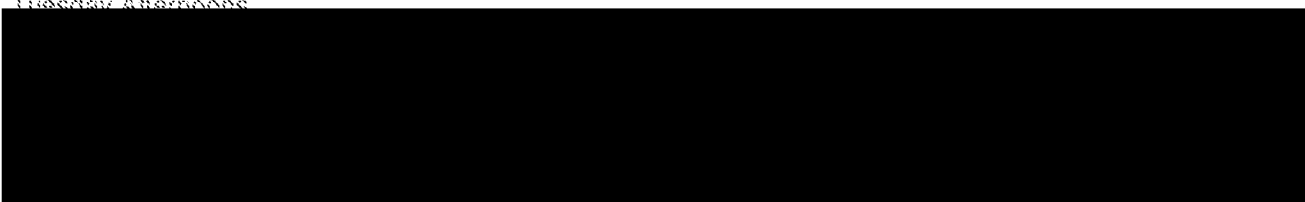
It is considered that great care has been taken in the preparation of the proposals and that on balance, the proposal will not harm the significance of the heritage asset. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)



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