

# **LAND TO THE WEST OF CROOKTHORN BYRE**

## **BROOKPIT LANE, CLIMPING BN17 5QU**

### **HERITAGE STATEMENT FOR A NEW HOUSE**

#### **1.0 OUTLINE**

- 1.1 This application is for the construction of a new high quality house on a 1,744 sq m (0.1744 hectare) plot of land to the West of Crookthorn Byre (previously known as East Barn Stables).

#### **2.0 CONTEXT**

- 2.1 There is a private unmade up lane, sometimes known as Love Lane, running South off Brookpit Lane immediately to the East of Kents Farm.
- 2.2 This lane serves a group of 7 houses, all in similar rural styles, and carries on for a further 150 metres to the Climping Campsite consisting of 3 buildings.
- 2.3 Immediately to the North of the site there is a Grade 2 Listed dwelling called Little Crookthorn, converted in 1990 from a dairy barn built in the 1920's from reclaimed materials transported from the Midlands.
- 2.4 A short distance to the West is a listed dwelling called Lower Dairy Barn which was a derelict barn without a roof up until a few years ago, when it was refurbished. This building is not listed in its own right, but is listed by virtue of originally being within the curtilage of Grade 2 Listed Kents Farm some 100 metres to the North. At its nearest, Lower Dairy Barn will be 25 metres from the proposed new house.

#### **3.0 DESIGN AND APPEARANCE**

- 3.1 The new house has been designed with the same palette of materials present in its immediate neighbours, and takes design cues from both Lower Dairy Barn and Little Crookthorn.
- 3.2 The building has a rural visual impact, being predominantly single storey with a raised centre section, and with cambered clay roof tiles and a mix of brick and flint walls with sections of rustic timber boarding.
- 3.3 The detached double garage to the West of the house is set into the land, so that on the West, South and East elevations it rises only 1.2m above the ground. It has a green planted roof and is largely surrounded by trees, so reducing its presence.
- 3.4 The design incorporates 18 all black recessed "in roof" solar panels on the South roof slopes with battery storage, and along with the proposed air source heat

pump, mechanical heat recovery, passive standard insulation and triple glazing, will make the building largely self-sustainable all year.

3.5 The bricks will be red multi stock to give a near match to the adjoining buildings.

3.6 The windows will be simple UPVC casements in a colour to blend in with the neighbouring buildings.

3.7 The roof tiles will be multi coloured clay, cambered to look like hand made.

3.8 The rustic timber cladding will retain its bark and be unstained and unvarnished to weather naturally.

3.9 The whole choice of siting, layout and materials has been made so as to not detract from the heritage assets of the immediate surroundings, in particular the Listed buildings mentioned above.

#### **4.0 NATIONAL TRUST COVENANT**

4.1 Most of the immediately surrounding land is subject to a National Trust covenant restricting new building. However, on perusal of the Land Registry records, it can be seen that this parcel of land is not subject to such a covenant.

CB 24.12.24