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Heritage Statement - 6 Goose Green, Broadbridge Heath Road, Warnham, RH12 3RS

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Introduction

1. This Heritage Statement has been prepared by Highgate Planning and Development Ltd on behalf of the owners of 6 Goose Green, Broadbridge Heath Road. This statement supports the application for two-storey side and rear extensions, with a new porch and internal alterations.
2. It identifies the nearest heritage assets, analyses their significance, considered the relevant policy and legislative context regarding heritage assets, and finally assesses any effects of the proposed development on them and their significance.
3. Number 6 Goose Green is not Listed, however the terrace of Goose Green, numbers 2, 3, 4 and 5, which lies immediately south, are Grade II Listed (List Entry Number 1354231). Surrounding the site, as can be seen in the aerial image below, Goose Green (List Entry Number 1026915) and Barn South East of Goose Green (List Entry Number 1285140) are both also Grade II Listed.
4. To the east of Broadbridge Heath Road opposite the site lies the Grade II Listed Park and Garden of Warnham Court, shown below in the map shaded in light green.



Figure 1: Adjacent Listed buildings and RPG (light green). Site identified in red.

5. As noted, the application site is not Listed. The nearby heritage assets in this case therefore include the terrace of dwellings immediately south, 2, 3, 4 and 5 Goose Green, the adjacent Warnham Court registered Park and Garden and to a lesser extent, the Listed buildings further away at Goose Green and Barn South East of Goose Green.

Heritage Assets

6. The main heritage asset in this case is 2-5 Goose Green Cottages. The north end is a C17 timber-framed building with red brick infilling, mostly refaced with weatherboarding. The remainder is a red brick, circa 18th-century building, with a tiled roof and casement windows. The cottages were originally Listed in November 1980. No other data is held as part of the list entry.
7. The other main heritage asset nearby, as set out above, is the Grade II Park and Garden of Warnham Court. This is a garden of formal terraces and informal wooded pleasure grounds, laid out from the early 1830s, developed in the mid and late C19 by the landscape designers Edward Milner and his son Henry, and later with a pinetum by Harry J Veitch. Extended with a wild garden in the early C20. The gardens are surrounded by a C19 park.



Figure 2: Street Image of Broadbridge Heath Road. Source: Google Maps

8. Further to the south of the site are two further Listed buildings, Goosegreen, a Grade II Listed property from the early 17th century. It is a timber-framed building with plaster and painted brick infilling, tiled roof and Casement windows, set over two storeys.
9. Finally, beyond this is the Grade II Listed Barn to south-east of Goosegreen. This is an 18th century building faced with tarred weather-boarding and a hipped roof of Horsham slabs.

Planning Policy & Legislative Context

10. In terms of the planning policy, the legislative framework for the preservation and enhancement of Listed buildings and conservation areas is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. Chapter 2 of Part 1 covers works affecting Listed buildings and provides the statutory test against which planning permission affecting Listed buildings, as designated heritage assets, should be assessed by the Local Planning Authority.
11. As a minimum, the test requires the works to preserve the significance of the Listed building, its setting, or the character and appearance. Historic England defines preservation in this context as not harming the interest in the heritage asset, as opposed to keeping it entirely unchanged. In considering whether to grant Listed building consent for any works, the local planning authority or the Secretary of State shall have special

regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

12. Section 16 of the NPPF relates to conserving and enhancing the historic environment. The significance of the affected heritage asset must be described. Paragraph 205 states:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).”

13. And Paragraph 206 continues:

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification”.

14. In terms of local policy in the Mole Valley Local plan, policy 34 states:

The Council recognises that heritage assets are an irreplaceable resource, and as such, the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Applications for such development will be required to:

- 1. Make reference to the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record;*
- 2. Reflect the current best practice guidance produced by English Heritage and Conservation Area Character Statements;*
- 3. Reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques;*
- 4. Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas;*
- 5. Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials;*
- 6. Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset;*

7. *Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features; and*
8. *Ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, with any assessment provided as appropriate.*

The Site and proposed development

15. Number 6 Goose Green is a two-storey detached dwelling located on the western side of Broadbridge Heath Road, in a rural area between Warnham and Broadbridge Heath. The front elevation is finished in tile hanging, with tiled gable ends and a central rear gable protection, finished in render with the top of the gable also tiled.



Figure 3: Rear Elevation of 6 Goose Green Figure 4: Front Elevation from 5 Goose Green towards 6 Goose Green

16. It is proposed to erect a modest two-storey side and rear extension, providing an enlarged kitchen/diner on the ground floor, with WC, and a new front porch, along with a small extension to bedroom 3 above with a new bathroom to bedroom 1. None of these extensions require Listed building consent as they do not relate to a Listed building.

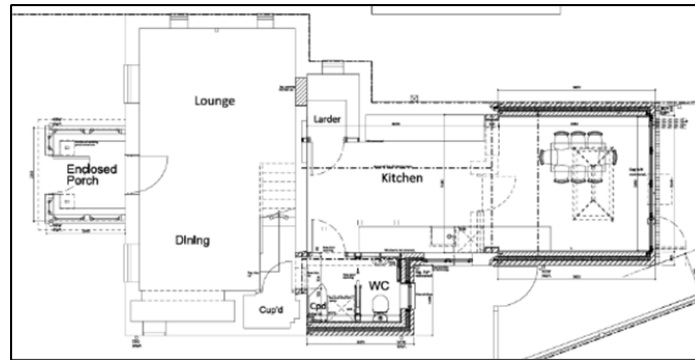


Figure 5: Proposed Ground Floor Plan

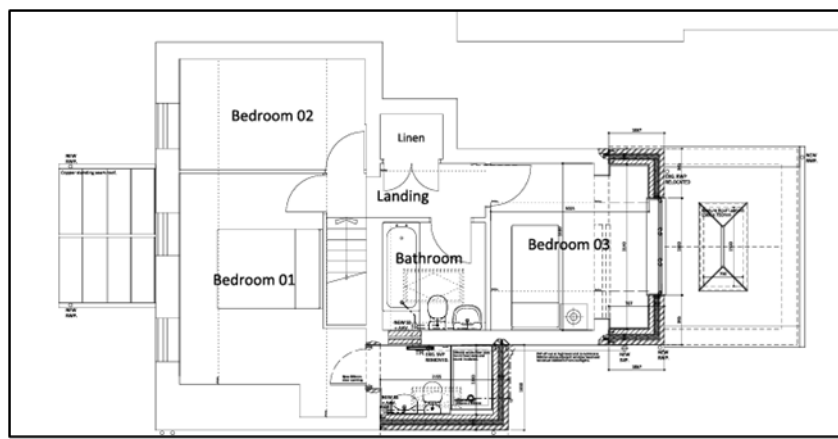


Figure 6: Proposed First Floor Plan

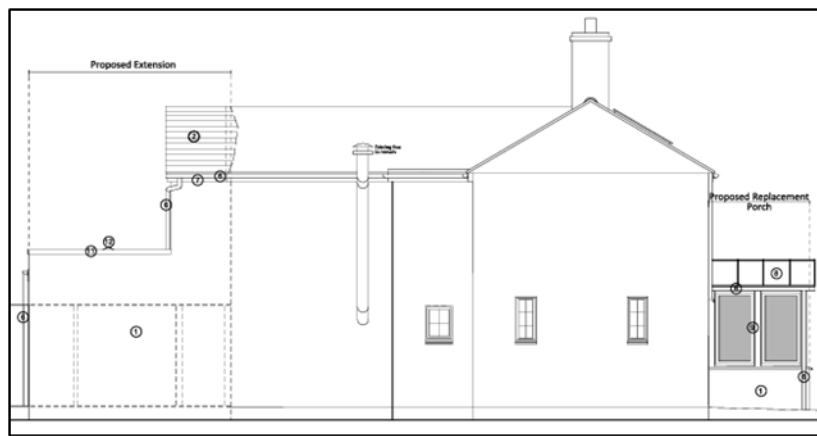


Figure 7: Proposed Southern Elevation

17. As shown on the submitted plans and extracts above, the extensions are subservient to the host dwelling and overall amount to a modest increase in floor area. The extensions would be finished in matching materials in order to harmonise with the existing building.

Impact assessment

18. In determining whether the works impact the nearby Listed building, in this case, the terrace of 2, 3, 4 and 5 Goose Green, it must be considered whether the proposal would either:

- Have a positive effect – enhance the nearby heritage assets or their setting
- Have a neutral effect – with no change to the heritage assets or their setting
- A harmful effect – adversely impacting the heritage assets and their setting. The scale of harm can range from less than substantial, substantial harm, or total loss with intermittent degrees of harm on this scale. For example, the lower end of less than substantial harm.

19. Substantial harm is only likely to arise if works seriously affects any key element of its special architectural or historic interest. It is the degree of harm to the assets' significance, rather than the scale of the development, that is to be assessed.

20. In deciding what constitutes substantial harm, the PPG identifies that the impact of total destruction is substantial harm, whilst partial destruction is likely to have a considerable but less than substantial harm. It goes on to state that works which are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, it can be the case that minor works can have potential for substantial harm if they directly affect the assets with special architectural or historical interest.

21. The significance of the adjacent Listed buildings is derived from their architectural character, including their construction as a timber-framed building with brick infilling and their external materials of weatherboarding, brick, tile roof and casement windows. The building has clearly been updated in recent years. The archive image, shown in Figure 8 below, shows the same arrangement of buildings and materials, but numbers 2 and 3 have been repainted a different colour over the brick, whilst the white boarding on numbers 4 and 5 has been repaired and repainted.



Figure 8: Archive image from Historic England website.

22. The works proposed in this application form a part single storey, part two-storey rear extension, a two-storey side extension and a front porch. The two-storey side extension is to the opposite side of the dwelling from the Listed buildings and so not visible from their settings. It is therefore considered to have **no effect** on the significance of the Listed buildings.
23. The two-storey rear extension is sited closer to the most northerly part of the Listed building, number 5, but again, is entirely contained within the curtilage of number 6 and does not reduce separation or come any closer to the boundary. No. 6 already has a rear projection which extends west further than this element of the extension, so that there would be only limited views and intervisibility between the two, especially at ground floor level. This element is also not visible from the street scene, so it does not alter how the buildings read as a whole. Accordingly, it is considered to have **no effect** on the significance of the Listed buildings.
24. The final element is the new front porch which replaces an existing canopy. Whilst this would be visible from the street scene, it has been designed to be in keeping with the dwelling, to be of a suitable scale, and to use appropriate materials. Given its modest scale and the separation from the Listed buildings, it is considered to have **no effect** on their significance or setting.

25. As set out above, the three elements of the building have no physical impact on the Listed buildings. The majority of works would not be visible from the street scene or in context with the Listed buildings.
26. It is therefore considered that development would preserve the setting and special interest of the Listed buildings, causing them no harm. There is no adverse impact which affects any key element of their special architectural or historic interest. The building's special character will be preserved for the purpose of the decision maker's duty under Section 66(1) of the 1990 Act.
27. Turning to the other nearby heritage asset, the Grade II Park and Garden of Warnham Court, this lies to the east of the road of Bailing Hill opposite the site, with separation provided by the road. The boundary of the park and garden lies some 20m away and since the proposed development has no physical effect on this heritage asset, and due to the separation distances between the two with mature, dense vegetation along the boundary, there is very limited intervisibility. Accordingly, it is considered to have **no effect** on the significance or setting of the registered parking and garden, with its special character preserved for the purpose of the decision maker's duty under Section 66(1) of the 1990 Act.
28. The other Listed Buildings of Goose Green and Barn South East of Goose Green would also be entirely unaffected, given the significant separation and the nature and scale of the proposed works, as well as other intervening buildings. The proposed extensions would have **no effect** on the significance or setting.
29. In summary, there will be no harm to any of the nearby heritage assets and paragraphs 207-208 of the NPPF are not engaged.

Conclusion

30. This report assesses the significance of the nearby heritage assets and describes the proposed extensions, so that any impact on their setting can be considered. It concludes that due to the modest design, scale and appearance of the works, and the limited intervisibility from the street scene, there would be no harm to either the Grade II Listed terraces of 2, 3, 4 and 5 Goose Green, the registered Park and Garden of Warnham Court, and the Grade II Listed Goose Green and Barn South East of Goose Green.

31. The proposal therefore meets the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and local planning policies concerning heritage assets.