DMA
BUILDING DESIGNS

HERITAGE STATEMENT

REPLACEMENT OF SIDE LEAN TO WITH SINGLE STOREY REAR AND SIDE EXTENSION

2 Newlands Road
Horsham
West Sussex
RH12 2BY





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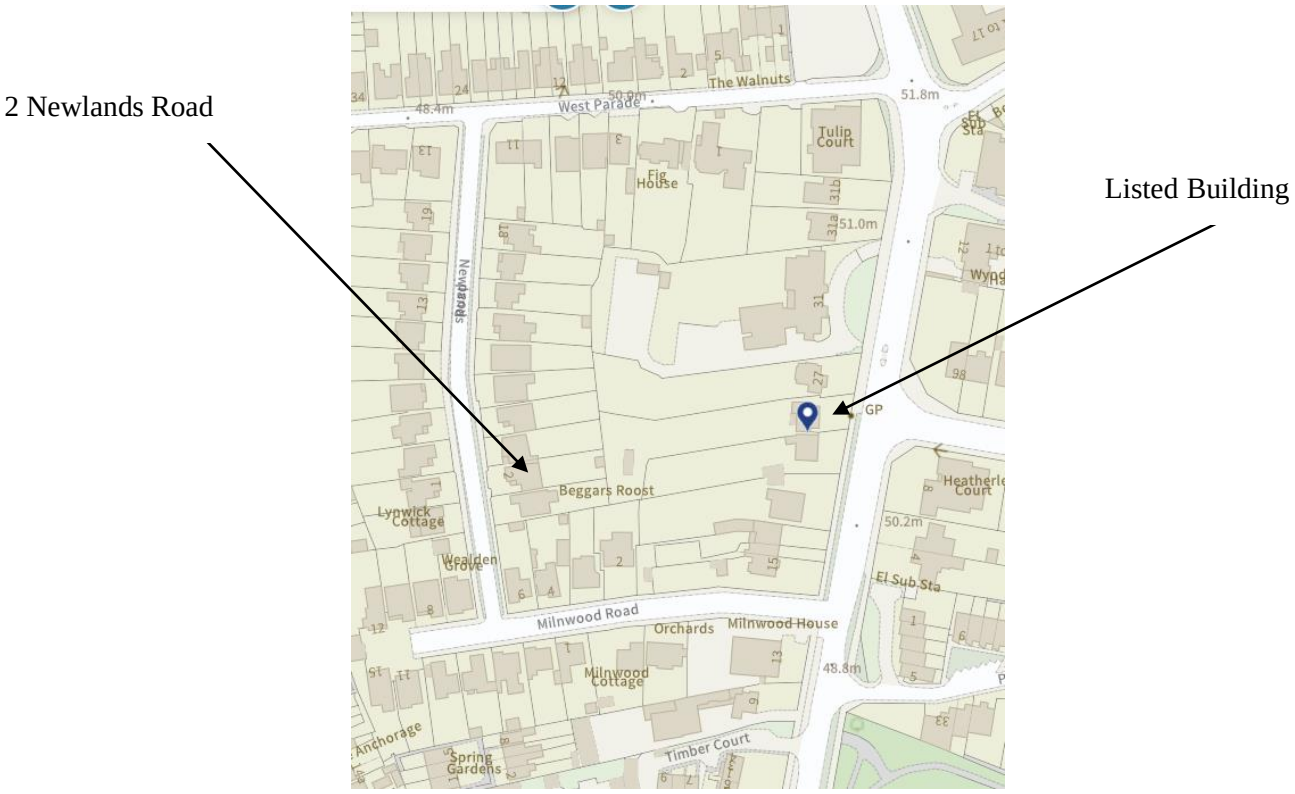
Introduction

This heritage statement should be read in conjunction with the submitted drawings, planning history and application form. The property referred to in this application is not a listed building but is located adjacent to a listed building.

1. Location

Newlands Road has a mixture of larger properties with similar styles in places.

2 Newlands Road is situated at the south end of the street and shares a boundary with the listed building, White Cottage, which is situated to the east on the B2237, North Parade. It is marked on the map below:



The listing for White Cottage is described as follows:

NORTH PARADE 1. 1236 (West Side) No 25 (White Cottage) TQ 1731 2/81 II 2. Probably early C19. 2 storeys. 2 windows and 1 blocked window-space. Stuccoed. Slate roof with red ridge-tiles. Ionic pilasters flanking the front. String course. Segmental-headed windows. Sashes, glazing bars intact. Gabled trellised porch. Round-headed door with semi-circular fanlight.

Many of the features mentioned are to the front of the listed building. The property has a significantly long garden to the rear compared to other properties in the immediate area.

2. Planning History

There have been no applications on the site to date.

3. Scope of works and Justification

Our clients have owned the property since 2017.

They are looking to replace a sub-standard lean to constructed with basic timber and corrugated plastic roofing sheets as well as a shed with a single storey rear and side extension. The extension will protrude by 4.7 metres which is no further than the position of the existing shed. The space will create a small utility and office to the rear. The building will be finished in brickwork with bi-fold doors facing to the side onto the patio area and a window to the rear.

4. Development impact and Conclusion

It is our opinion that the works proposed will not be of detriment to the neighbouring listed building, which is approximately 100m away. There is also a significant tree line across the boundaries which shields the properties from each other and the work will therefore not impact the listed building in any way with most of its significant features to the front elevation.