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HERITAGE STATEMENT FOR

TWITTEN END

STORRINGTON
RH20 4PB

FOR:

Single storey rear and side extensions. Replacement roof covering with new front dormer windows. Replacement detached garage



JANUARY 2024
REF: 23512

HERITAGE STATEMENT
TWITTEN END, STORRINGTON

1.00 Introduction

1.01 This heritage statement has been prepared to accompany a Householder planning application for the erection of a single storey rear extension, changes to the existing dwelling roof covering, new front facing dormer windows, and the replacement of the existing detached garage.

1.02 The statement has been prepared due to site being adjacent to a nearby listed buildings, that being 44 West Street (Stone House) and 46 West Street, Storrington which have Grade II listings and are located to the south of Twitten End.

1.03 Within this statement, we will explain why these proposed works are appropriate within its setting, without having any detrimental impact on the listed buildings nearby.

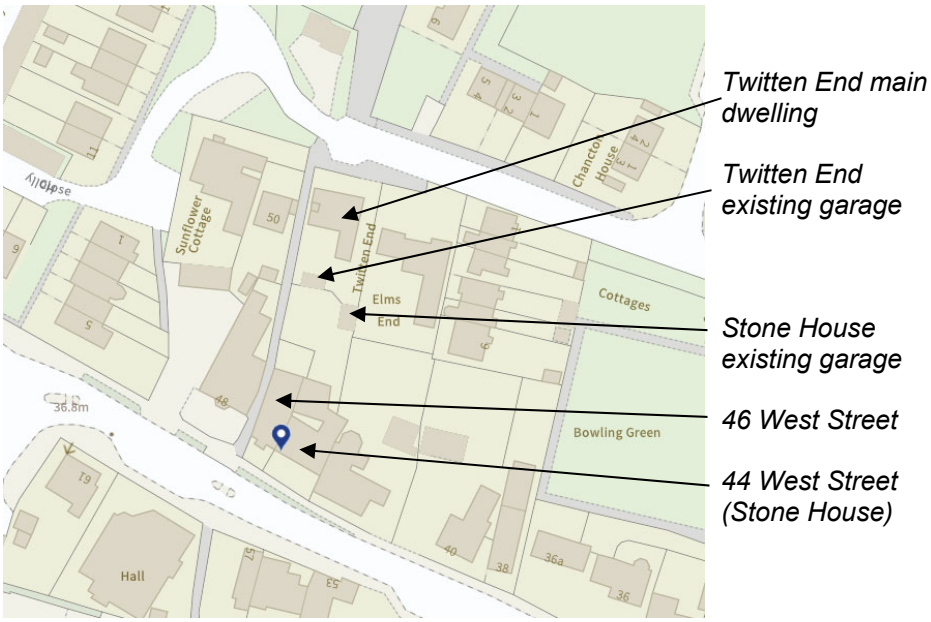
1.04 This statement should be read in conjunction with the following documents:

23512 1:2500 (Location Plan)
23512 P100 (Existing Block Plan)
23512 P101 (Existing Plans and Elevations)
23512 P102 (Proposed Block Plans)
23512 P103 (Proposed Plans and Elevations)
23512 P104 (Replacement Garage)

2.00 Application Site

2.01 Twitten End is located at the end of North Street, Storrington and faces north onto the street. To the rear of the property are 2 listed buildings which are identified as a Grade II listed building. All three properties are in the same ownership and share a driveway to the east with access to 2 garages; one serving Twitten End, and the other serving Stone House.

2.01 The map below shows the context of Twitten End and the two listed buildings.



2.03 Historic England entry listing for both Listed Buildings:

List Entry Number: 1027237

NUMBER 44 (STONE HOUSE) AND NUMBER 46

08-MAY-1980

DESCRIPTION: C18. Two storeys. Four windows. Tiled roofs. Glazing bars intact. No 44 ashlar with red brick dressings, quoins and stringcourse. No 46 red brick and grey headers alternately and modern shop front

3.00 Proposals

3.01 This application seeks planning permission to erect a single storey rear extension onto the existing dwelling, together with a replacement roof covering (incorporating new front facing dormer windows), and a replacement detached garage.

3.02 The proposed rear extension will extend circa 3 metres beyond the rear lounge wall, and will be similar in depth to an adjacent rear bedroom extension which is part of the original dwelling. The overall height of the new extension will be lower than the main ridge line, and marginally higher than the bedroom extension. Materials will match the existing dwelling apart from the roof tiles that will be plain clay tiles.

3.03 The existing roof covering consists of interlocking pantiles which will be replaced by clay roof tiles with bonnet hips. While the roof replacement is taking place, new pitched roof dormer windows will be inserted into the front elevation roof plane, looking north over the main street.

To the rear of the property resides a pre-fabricated concrete detached single garage with flat roof. It is intended to replace this garage with a slightly larger pitched roof single garage in the same location. This new garage will be built using similar materials to the main dwelling including facing brickwork and plain clay roof tiles.

4.00 Heritage Impact and Conclusion

4.01 It is considered the proposed application will not have any significant affect on the adjacent listed buildings for the following reasons:

a) The proposed extension will be a similar proportion to the existing rear bedroom projection and will not over dominate the original dwelling building or encroach further into the rear garden to warrant to impact on either Listed Building.

b) The replacement clay tile roof covering will be an improvement on the existing pantiles and will sit more sympathetically into its location. Bonnet hips will be incorporated where necessarily to add more sympathetic detailing,

c) The proposed front dormers to not face the Listed Buildings

d) The proposed detached garage will be constructed using traditional brickwork

and clay tiles on a pitched roof, and will be a significant improvement on the 1970's prefabricated flat roof garage that currently sits near the Listed Building boundary. In addition, an adjacent pitched roof detached garage (serving Stone House) sits nearby as shown on the photos below. The replacement garage will be of similar scale to this existing garage

Stone House garage *Twitten End garage*



e) Views from Twitten End to either Listed Building are obscured by large trees that sit in between the properties behind the current garage serving Stone House as shown below:

Existing large trees obscuring views



4.03 In summary, it is considered that this application will not have any adverse effect on the Listed Buildings or their surroundings