

DMA BUILDING DESIGNS

HERITAGE STATEMENT

PROPOSED NEW FRONT DRIVEWAY ONTO
THE STREET, SLINFOLD

Chewton
The Street
Slinfold
Horsham
West Sussex
RH13 0RR



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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 a grade II listed building.

1. Listed Detail

Chewton is a grade II listed timber frame building, built in the 16th century with modern red brick infilling.

- List Entry 299593
- Dated 22-Sep-1959
- 16th Century
- Two storey
- First floor hung with fishscale tiles
- Tiled roof
- Four windows

The proposal seeks to add car parking to the front of the property.

2. Scope of works

Following the completion of current approved plans for the renovation and development of Chewton which in part restored the primary access of the property to the original right side of the house (Bay 1) and the front pathway to the right side only, the front aspect of the property now lends itself to landscaping development (see Appendix for approved plans and current building front aspect). As such, the owners are looking to create a parking area for their cars which will be sympathetic to the current approved plans, will retain the visual attraction of the property, and support the residents of Slinfold in providing relief for congested street parking.

3. Justification

Our clients have owned the property since 2015 and have been residents of Slinfold since 1991 and have observed a significant increase in traffic and associated parking demands due to:

1. Increased through traffic to support the industrial estate on Stane Street;
2. Increased through traffic to support the Slinfold Golf and Country Club on Stane Street;
3. School pickup and drop off requiring more car traffic due to school children being from larger catchment area outside of the village;
4. Increase in Village Hall daily social activities; and
5. Increase in Church activities.

Many listed houses on The Street have been granted off road parking (see Appendix) however within the vicinity of the church there is a significant lack of parking available to these residents (Cherry Tree Cottage, Church House, Saddlers, Peppercorn, Regency House, 3 Church View, 4 Church View, Chewton and White Briars).

This results in cars being parked in front of the church (only one side of the road is available for use), as the only available parking for residents which causes obstructions and narrows the road, and with the increased parking and traffic demands cited above, causes the small village road to reduce to a single-track. This is further exacerbated with the road angle before the school and after the church and road obstructions between buses, lorries and cars are a common occurrence specially during work and school peak periods.

The road is getting busier as many households increase the number of cars they have and the past and future planned developments of more housing in the local area (Broadbridge Heath and Slinfold) continues to place additional strain.

The proposals allow for our clients to park their cars on their drive reducing the need for road space to be used which is creating unnecessary traffic issues. It will also free up spaces to support the needs of the parents in cars at pickup and drop off, village hall activities, allow the congregation of the church more parking during services and also reduce traffic obstruction.

In future, the client would like to purchase an electric vehicle to further reduce their environmental impact. By developing their front garden for parking, this will allow the charging of said vehicle which is not an option for them at present.

The curtilage of the property ends at the junction with the road and does not allow for any parking directly outside. There is no pavement and therefore no drop kerb is needed

4. Development impact

The parking area has been designed to complement the listed building whilst dealing with the issues regarding parking in the immediate area. It is our opinion that the works proposed will not be of detriment to the listed property and will be of benefit to the property, and particularly the locality.

The materials used will be sympathetic to the original building and will therefore not stand out. The existing hedge and some of the planting will remain along with the existing picket fencing which will be adjusted to form a single-entry opening.

Further “cottage garden” planting will be added to the front of the property and to side of the neighbouring properties to increase bio-diversity and offset the impact to the street scene.

5. Conclusion

The work will have

1. A positive impact for the residents of Slinfold and the associated needs of the school, village hall and church through reducing road congestion and supporting parking needs;
2. Will balance the modern needs of the homeowners and their desire to support environmental car options; and
3. Will sympathetically retain the visual attraction of the listed building through strategic cottage garden planting and design.

Appendix

Chewton Property Pre Landscape and Post Renovation



Planning History

- SF/35/94 - Replacement french doors and sidelights and renewal of tile hanging to front - Permitted;
- SF/69/01 - Re-roofing to rear flat roofs & front pitched roof & repairs to gable end -Permitted;
- DC/22/1461 - Demolition of existing single storey rear extension and erection of a two-storey rear and side extension with internal alterations (HH) - Refused;
- DC/22/1462 - Demolition of existing single storey rear extension and erection of a two-storey rear and side extension with internal alterations (Listed building consent) - Refused;
- DC/22/1413 - Construction of new driveway and associated landscaping and alterations (HH) - Refused;
- DC/22/1414 - Construction of new driveway and associated landscaping and alterations (Listed building consent) - Refused;
- DC/23/1697 - Demolition of single storey rear extension and erection of a single and two storey rear extension (HH) - Approved;
- DC/23/1698 - Demolition of single storey rear extension and erection of a single and two storey rear extension (Listed Building) - Permitted;
- DISC/24/0038 - Application for approval of details reserved by condition no 2 to approved notification DC/23/1698 (Listed Building) - Permitted;
- DISC/24/0042 - Application for approval of details reserved by condition no 3 on previously approved application DC/23/1697 (HH) - Permitted;
- DC/24/1977 - Non material amendment to previously approved application DC/23/1697 (Demolition of single storey rear extension and erection of a single and two storey rear extension) for internal alterations to approved layout and changes to windows - Approved;
- DC/25/0012 - Demolition of existing single storey rear extension and erection of a single and two storey rear extension with internal alterations (Listed Building) - Approved;
- DC/25/0955 - Removal of condition 3 of previously approved application DC/23/1698 (Demolition of single storey rear extension and erection of a single and two storey rear extension (Listed Building) Relating to rooflights - Approved.

Grade II Properties and Parking in immediate area



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