CORINTHIAN ARCHITECTURAL DESIGN

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DESIGN & ACCESS STATEMENT AND HERITAGE STATEMENT

Site Address - Goose Green Farm, Broadbridge Heath Road, Warnham, West Sussex. RH12 3RS

Proposal - Proposed removal of chimney-stack (above roof level)

Applicant - Mr & Mrs J Arnum-White

Ref - LBC

Date - April 2025

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1. Site
The dwelling is situated to the West of Broadbridge Heath Road; refer to site and location plans.

2. Existing Building, Context & Appraisal Method & Adjacent Architecture
The existing dwelling is a detached single residence set over two floors. The property is Grade II listed as follows -

5404 TQ 13 SE 7/133 - WARNHAM BAILING HILL Goosegreen - Grade II

Early C17 timber-framed building with plaster and painted brick infilling. Tiled roof. Casement windows. Two storeys.

Listing NGR: TQ1528332668

In terms of immediate context & adjacent architecture (from the application building) -

a. Residential dwellings (Goosegreen Cottages) to the North (East (listed buildings).
b. Broadbridge Heath Road to the South East (with open land beyond).
c. Detached barn (listed building) to the South West.
d. Open land (also owned by the applicant, shown in blue) to the North West.

Evaluation of contextual scale was considered via consideration of 'Ordnance Survey' site and location plans, aerial photography and site / local area visitation.

3. Project Brief
Proposed removal of chimney-stack (above roof level).

4. Extent of Proposal, Scale & Building Line Formats
The chimney stack to be removed is set back from the main road-facing elevation. Visually, there is little impact or affect to the aesthetic character of the dwelling.

As the removal of the stack represents less than 1m3 mass, the proposal is not deemed demolition of a listed building, and classified as an alteration.

5. Heritage Assets
The chimney stack to be removed is set within a latter addition (1960's) extension. As such, whilst the building is Listed, the chimney is not considered historic fabric or a heritage asset.

6. Justification of Proposal
Justification of the proposal is as follows, -

(a) The existing stack is in poor condition and leaking, generating damaging water ingress to interior areas.

(b) The proposal is viewed as preventative maintenance and argued as a positive operation in protecting the interior of the dwelling.

(c) The chimney stack to be removed is set back from the main (road-facing) elevation.

(d) The 'internal' chimney stack-section will not be affected by the proposed works.

7. Principles & Justification for Proposed Works and Associated Impact upon the Building & Listing

The chimney stack to be removed is not considered historic-fabric or a heritage asset.

Taking into account the above, the proposed is viewed as the most practical solution. This view is supported by the conservation officer.

8. Access, Parking, Layout, Usage & Legibility, Disabled Use
Not applicable to the proposed works.

9. Conservation Area Impact
Material use and detailing (tiling) will be to match the existing roof and conducive to the setting of the conservation area.

10. Local Authority Discussion
The proposed works have been discussed in principle (via email) with the applicant and Conservation / Historic Buildings Advisor Sean Rix. The works are deemed suitable and supportable, subject to a formal LBC application.

11. Reference Sources
Local Authority 2006 Guidance (Design & Access Statements).
Site & Location Plan information provided by 'Ordnance Survey' (08456) 050 505.
www.historicengland.org.uk

12. Photographs
Digital photographs are provided as part of the submission.