HERITAGE STATEMENT

Extension to Meadow Gate Barn, Brighton Road.
LOWER BEEDING, WEST SUSSEX RH13 68H.

Schedule Of Works –

The proposed building is situated within the Crabtree conservation area. It is a requirement of Horsham District Council that a Heritage Statement should be included within the planning application.

Analysis Of The Significance Of Archaeology –

Not relevant in this situation.

History & Character Of The Building –

The existing building (known as The Works Barn) has been there for many years. I can not be exact about the age of the building. However the building has no architectural or historic interest.

The most recent use of the building is for storage & offices for a building & carpentry company.

Principles Of & Justification For The Proposed Works & Their Impact On The Conservation Area –

The principal issue from the conservation perspective is how the proposed building is going to impact on the conservation area.

There is also a grade 2 listed building (Peppersgate Farmhouse) on the opposite side of the A281, some 35 metres away. This building is in no way related to this application site.

A planning application was refused in 2014 and 2015. The various reasons for refusal, that were highlighted by HDC, have been addressed in the Design & Access Statement.

The Barn then gained approved in 2020 for the conversion into a 1 bed property with adjacent parking.

The resulting impact on the conservation area would only be positive –
a) a single storey dwelling increases the footprint of the building to allow for the growth of the applications family.
b) The land is now regularly maintained as a residential garden to the west most part of the land.

The design is traditional & simple, with tiled roof and maintaining the oak frame and vertically timber boards.

The total site area is approximately 0.25ha. The proposed single storey cottage is modest in size, this would allow for a very generous sized garden