

HERITAGE STATEMENT

31-33 FRIDAY STREET, WARNHAM, HORSHAM, RH12 3QY

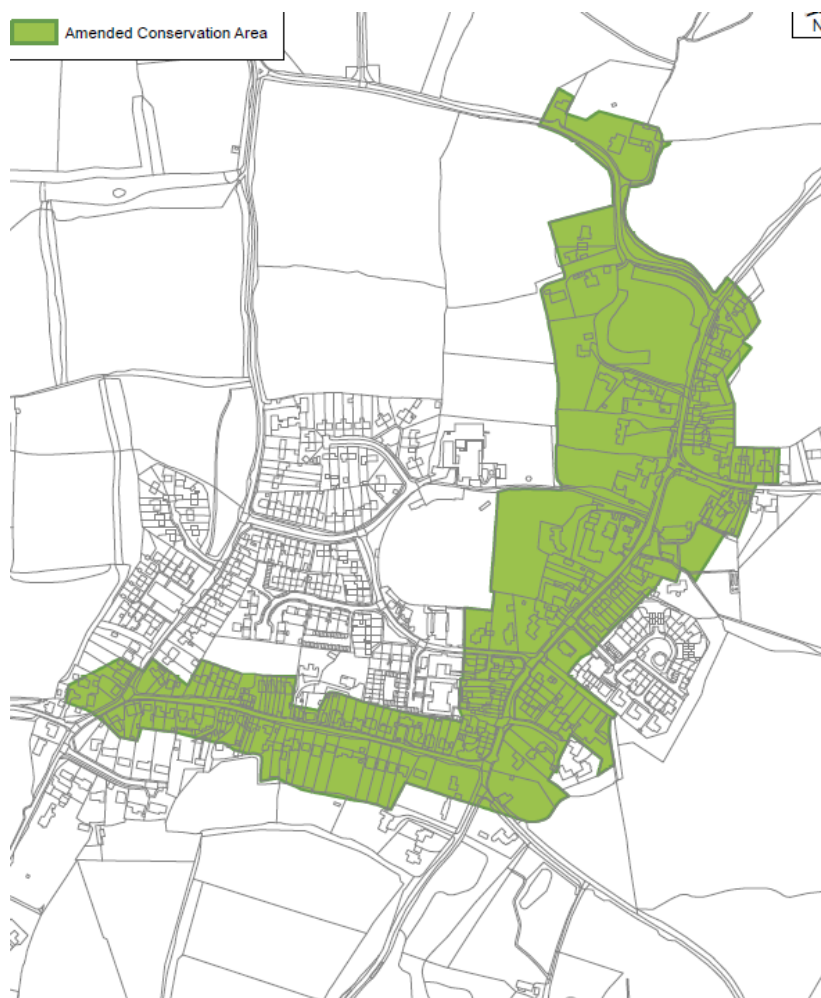


Introduction

This Heritage Statement supports the planning application for the proposed relocation of a garden Gazebo and a minor extension to an existing, approved, garden office. This concerns No. 31 and No. 33 Friday Street, Warnham, West Sussex. These properties are also known as “Amaryllis Cottage” and “Dove Cottage” respectively. The application concerns the rear gardens of both properties, with no impact to the main building of 31 or 33 Friday Street. None of these changes are visible from Friday Street.

The Site

The application site lies on the south side of Friday Street within a designated Conservation Area.



No. 33 was grade 2 listed in 1980. No. 31 appears to have been omitted from the listing at that time. Though this application is not for listed building consent, and does not affect the main building in any way, the application treats the entire building, encompassing both houses, as listed. It is the intention of the applicant to advise Historic England of this omission in 1980, as agreed during the previous listed building consent and full planning application made in 2023, thereby correcting the historic status for No. 31.

Other listed buildings along Friday Street, within the immediate vicinity of the application site, include Nos. 29, 37, & 39 and Bank/Rose Cottages on the same side of the road as the application site and Nos. 58, 60, & 64 on the other side of the road. The original façade of the building is believed to date from the early 1800's or late 1700's. It is unknown whether it was historically 1 or 2 houses, most likely agricultural workers cottages. The original part of the building, facing Friday Street, is of Sussex Bond, a local variation on Flemish Bond, brick solid wall construction with a Horsham Stone roof to the front elevation. No. 33 retains many of the original internal timbers and features, whereas No. 31 is of a more contemporary interior design, though it retains the original inglenook fireplace in the front room and the original roof timbers.

Previous applications DC/23/1977, DC/23/1978, DC/25/0175 & DC/25/0646 as well as discharge of conditions DISC/25/0338 were approved by HDC and include the 2 storey rear extension of both 31 & 33 Friday Street, restoration of the front façade of No. 31 in particular, and the construction of a small timber frame outbuilding in the rear garden of No. 31. Additionally, full planning and listed building consent was granted in 2017 to No. 33 Friday Street for a detached outbuilding in the curtilage, reference DC/17/0509.

There are no Scheduled Monuments within the area.

The site has no archaeological background.

The site is not within an historic park or garden.

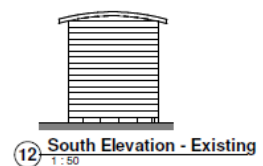
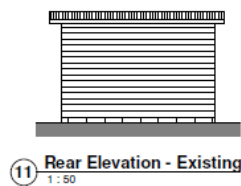
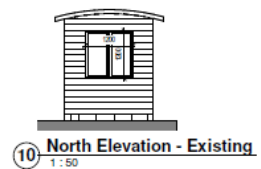
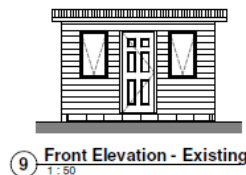
The site is not within an historic battlefield.

Design and Access

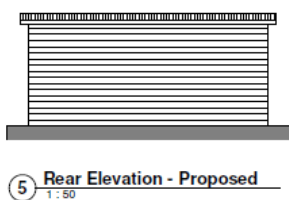
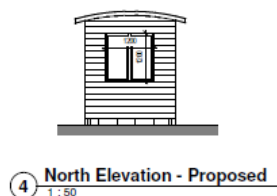
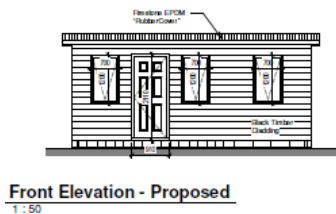
We are seeking planning permission to:

1. Extend the small timber outbuilding which was previously approved under DC/23/1977, DC/23/1978, DC/25/0175 & DC/25/0646.
2. Relocate the garden gazebo from the rear garden of No. 33, to the rear garden of No. 31.

The timber outbuilding is located in the back garden of No. 31, measures 2.22m x 3.85m and is clad in black featheredge timber with a curved EPDM membrane roof projecting 150mm all around the building. The ridge height of this building is under 2.5m and the windows are lead effect aluminium. The door is painted softwood. This building sits close to a larger brick outbuilding in the rear garden of No. 33 which was approved previously by HDC via DC/17/0509. The outbuilding serves as a home office for the applicant.

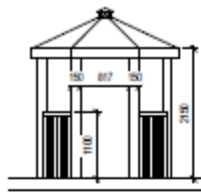


This application proposes to extend this timber outbuilding, to the rear of the existing building, by approximately 2m towards the rear boundary of No. 31. Please refer to drawing ref **LDV-31-33 FRIDAY ST-(07)-002-GARDEN OFFICE_E** for exact dimensions. The extension will be clad in black featheredge, and the windows, and French doors, will be made to match the existing building.

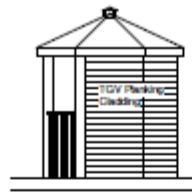


The timber gazebo is currently located in the rear garden of No. 33 and has been in this location for many years. The current gazebo is nearing end of life and needs to be replaced. The location for the replacement is to be the rear of No. 31, behind the timber outbuilding aforementioned in this statement.

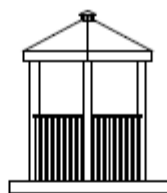
Full details of the design can be found in drawing ref **LDV-31-33 FRIDAY ST-07-(07)-003-GAZEBO_A**. It is designed to be a direct replacement for the existing, and will be built in the same way. The main construction is 150mm and 50mm round treated softwood, with treated 47 x 75 and 47 x 100mm for the frame. The roof will be slate or Firestone RubberCover EPDM and the enclosed sections will be treated softwood TGV planking as before. The floor is treated 150mm decking.



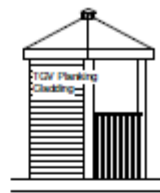
3 Front Elevation - Existing
1:50



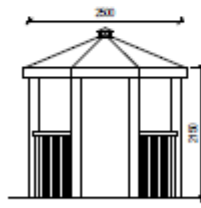
4 Rear Elevation - Existing
1:50



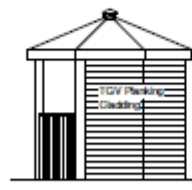
5 South Elevation - Existing
1:50



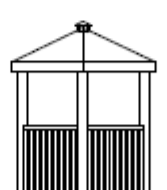
6 North Elevation - Existing
1:50



9 Front Elevation - Proposed
1:50



10 Rear Elevation - Proposed
1:50



11 South Elevation - Proposed
1:50



12 North Elevation - Proposed
1:50



The existing access to the site consists of a shared access agreement via the front path from Friday Street to both properties. This dates to 1950 and is appended to the titles of both buildings. There is no change to this access proposed. No. 33 has additional access via the shared lane to the west of the building. There is no proposed change to this access.

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