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From: [redacted]
Sent: 12 April 2024 17:24
To: Planning
Subject: DC/24/0459. - Springwells, Steyning

Categories: Comments Received

Dear Sir/ Madam,
Springwells - DC/24/0459

Comments on the Enforcement order to replace a small section of wall to the east of Springwells boundary.

We believe that the reason for the Council's wish to enforce the rebuilding of this small section of wall is based on the desirability to preserve the character or appearance of Springwells in this conservation area.

Below, we have set out our reasons for not wishing this section of wall to be replaced. We being the residents of no 7 The High Street . The property being called The Old Brewery House, previously Rosewell House.

We are talking about a very small section of wall which has a negligible impact on the significance of Springwells and the Steyning Conservation.
The loss of the wall has made no significant difference to the outlook of Springwells.
The wall intruded into the high street and if anything, it is now more aesthetically pleasing.

This wall creates a minimal contribution to the whole building and there is no major enhancement to it.
Thus by not belng replaced it will not affect the general character of the main building.
There is no economic, social or environmental gain. The value of protecting this 2 metre section of wall, to conserve heritage assets, when there is at least 45 metres of the same flint and brick wall beyond the east of the property, continuing down Dog Lane, is minute. We doubt future generations will miss this tiny section of wall.

Visibility and accessibility at this very narrow point in Dog Lane, has now been improved for vehicles approaching the high street and those entering Dog Lane, not only making it considerably safer for pedestrians and vehicles, but also making us, as neighbours, feel safer having a more open aspect, especially at night time . This is a social and beneficial gain for us.

There is no advantage to the Conservation Area by rebuilding this wall. It's contribution is so small.
Changes along the length of the wall have been carried out over the years . This is just another one. This demolition of this small section before it fell into the road was done for safety reasons.

Another major concern that I wrote to Sean Rix about is that the reconstruction of this part of the boundary wall may also interfere with a drain which is located within Dog Lane at this location. Previously, footings were much shallower and to replace the wall would mean having deeper foundations, which would be too close to the drain and would probably damage the drain wall. I think this is a major consideration.

To conclude:
The loss of the wall has made no significant difference to the outlook of Springwells.

The reinstatement of the wall would offer no enhancement to the conservation area or the setting of the building. It is not as if the wall is enclosing anything. It is a stand alone wall, so has no relationship to the rest of the building.

No positive contribution to local character and distinctiveness will be achieved by replacing this small section of wall.

Rebuilding has no significant value and there are concerns regarding its proximity to the main water drain.

It really does not warrant being rebuilt. Also taking into account that any new replacement wall would be in newer materials, which might make it look out of character.

We trust that our comments will be taken favourably in making a decision on this application.

Yours faithfully.

[redacted]

The Old Brewery House on the corner of Dog Lane, previously known as no 7 The High Street, and Rosewell House.