DMA
BUILDING DESIGNS

HERITAGE STATEMENT

SINGLE STOREY SIDE EXTENSION WITH INTERNAL ALTERATIONS

7 Pathfield Road
Rudgwick
West Sussex
RH12 3HS





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Introduction

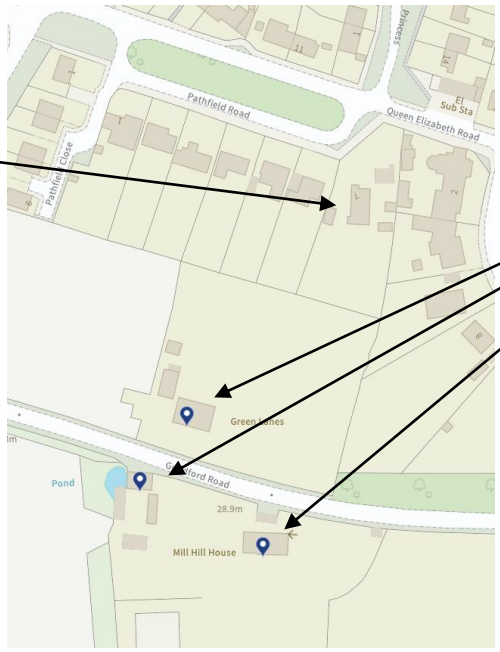
This heritage statement should be read in conjunction with the submitted drawings, planning history and application form. The property referred to in this application is not a listed building but is located near to a listed building.

1. Location

Pathfield Road is a small road in a built-up area consisting of 7 properties. Six of these are similar in style, being brick built detached two storey properties. They are sited on generous plots of land. No. 7 is a detached timber framed bungalow sited lower than the other properties and positioned on the corner of the road with access from Queen Elizabeth Road. It shares a boundary with Green Lanes, a grade II listed building on the Guildford Road to the rear. It is marked on the map below:

7 Pathfield Road

Listed Buildings



The listing for Green Lanes is described as follows:

Built in 2 sections. West section is a C17 or earlier timber-framed building, re-fronted with red brick and grey headers but the timbering visible in the side wall. Tiled roof. Casement windows. Two storeys. Two windows. East section is C19.

Although the properties share boundaries, there is a significant distance between them as can be seen on the map.

There are two other properties which are listed on the Guildford Road but these have not been considered due to their distance.

2. Planning History

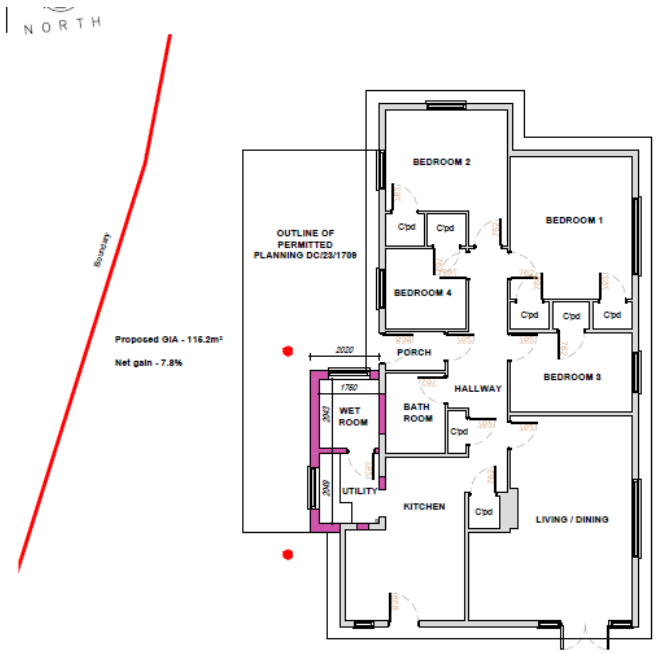
There has been one recent application on the site:

DC/23/1709 - Erection of a single storey side extension

3. Scope of works and Justification

Our clients have owned the property for a number of years.

They have previously had approved a single storey side extension. Having got approval, they have decided to reduce the scheme which can be seen on the drawings submitted:



The design has been considerate of the neighbouring properties and ensures materials match the existing elevations.

4. Development impact and Conclusion

It is our opinion that the works proposed will be of no detriment to the neighbouring listed building, due to the distance and small scale development of this application. There is also a significant amount of trees lining and growing across the boundaries which shield the properties from each other and the work will therefore not impact the listed building in any way.