

Heritage Statement

The Oast House_Billingshurst Road_Ashington_RH20 3AZ

Introduction

This statement sets out to demonstrate that the proposals for the reconstruction of the collapsed 'Potting Shed' outbuilding have been designed in a sympathetic manner, considering both the historical importance of the existing property and the impact on the surrounding context of The Oast House curtilage. These proposals have been refined following correspondence with the local authority conservation officer to ensure suitability for the context.

With the Potting Shed having recently collapsed, the owner seeks to reconstruct the building on a 'like-for-like' basis under an insurance claim. The overarching intention is to reconstruct the building as it stood previously, using matching materials to deliver a contextually appropriate proposition.

Whilst the outbuilding itself is not listed, the setting and context are of historical importance, we therefore provide this statement and the accompanying proposals to assist in clarifying the design intent and ethos of the proposal.

This statement is intended to be read in conjunction with the proposed drawings and accompanying documents.

History and Character

The application site, The Oast House, is thought to be constructed in the 18th century and was first listed on 09/05/1980 as Grade II under the Town and Country Planning Act 1990 (Listed Building and Conservation Areas). It is a detached dwelling that forms part of a small cluster of properties on Billingshurst Road believed to formerly be Holmbush Farm.

Historic England's official list entry Number 1354095 reads as such:

'This was part of the farm buildings of Holmbush Farm and has been converted into a residence. Probably C18. Two storeys. Three windows. Red brick. Tiled roof. Casement windows. Modern Georgian doorway. Behind to the north is a circular brick oasthouse with conical roof that is now part of the dwelling.'

Proposed Works

The proposed works are to reconstruct the now collapsed 'Potting Shed' which sits within the curtilage to the south-east of the Grade II Listed Main House.

Whilst the potting Shed itself is not listed, the proximity to the heritage asset have led a design ethos of 'sympathetic emulation' of the pre-collapsed building in order to ensure the proposal is contextually appropriate.

The building will be constructed with brickwork walls and clay tile pitched roof with timber doors and windows, all to accord with the limited record information of the existing building.

Benefits and Significance

The contextual aesthetic impact of the proposals is limited as the building itself is not listed.

Notwithstanding the above, every effort is made to ensure the proposed building sits comfortably within proximity to the heritage asset.

Special Interest

The proposals sit within the existing building footprint and will remain within character, therefore there is no adverse impact in relation to the surrounding historic, archaeological, architectural or artistic interests. The building itself will be constructed in a sympathetic manner with finishes to match the existing building's character.

Structural Impact

There is no structural impact on the Listed Building, however the structural strategy for the outbuilding does take into consideration the previous building's structural methodology whilst ensuring that current best practices and building standards are met.

Conclusion

The proposal is intended to conserve and enhance the heritage asset offering an improvement to the Listed Building's setting through replacement of a dilapidated building whilst taking account of local building traditions and existing materials.

It is considered that the level of impact to the Listed building itself is extremely limited, as the general character and appearance of the property remains unaffected, whilst the proposal for the Potting Shed sits within the existing outbuilding footprint and retains the character of the property.

There is no adverse impact on the site and its surroundings. The proposal retains the character of Listed Building's setting and looks to improve the appearance of the area through carefully considered reconstruction of the outbuilding.

The proposals offer a sympathetic improvement to the Heritage Asset and constitute no harm for the purposes of the NPPF and Local Plan Policies.