

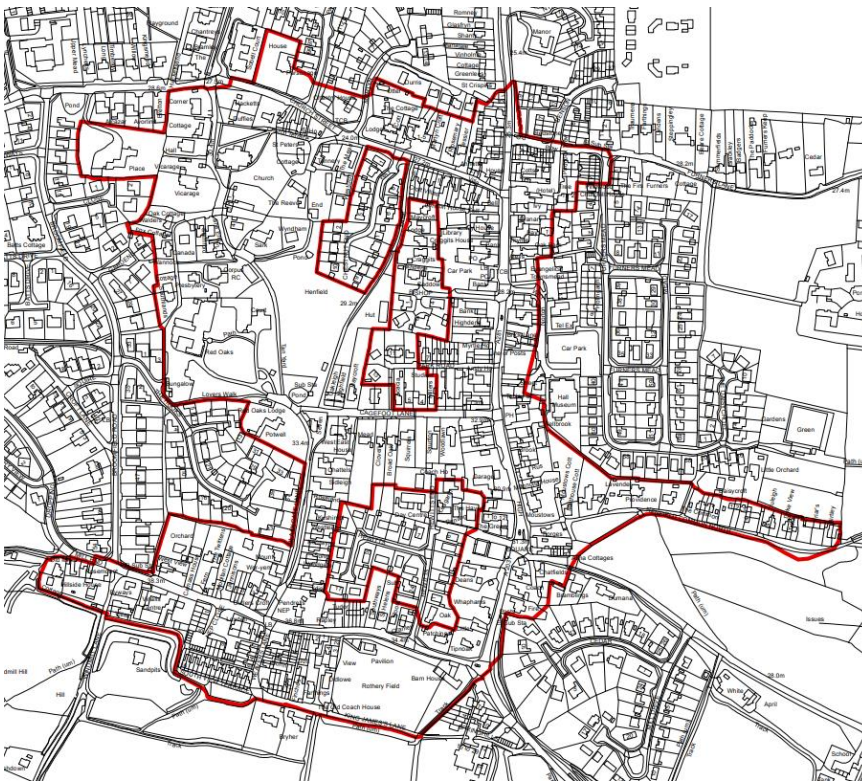
HERITAGE STATEMENT

address: SOLVA, BLACKGATE LANE, HENFIELD

job description: PROPOSED GARDEN ROOM

Conservation Area

Blackgate Lane is within the Henfield Conservation Area.



Existing property

'Solva is one half of a semi-detached pair which is also part of a row of similarly designed late nineteenth or early twentieth century dwellings. They reflect the continuing growth of Henfield following the arrival of the railway and

improvements in road travel. These properties lie within the Tanyard character area as identified in the Henfield conservation area appraisal and are illustrative of the transition between the suburban character of Nep Town and the semi-rural character of Tanyard. They are attractive dwellings reflective of domestic architecture of the time and do positively contribute to the character of the conservation area'.

Within the rear of the garden there is a brick-built semi-detached store with a pitched roof. There are similar semi-detached stores in the rear gardens of the neighbours. The existing roof includes plain tiles.

Proposals

The proposal is to extend the existing store to provide an office / sun room in the garden of the property. The new extended part will be constructed with a timber frame structure and clad with vertical larch or cedar. The new extension will be connected to the existing store but this will be retained with a new doorway.

The main pitched roof will match the store which will include plain tiles. The front part facing the house will include a small flat roof area to provide the headroom for the new bi-fold doors.

Impact on the Conservation Area

The proposals are within the rear garden of the property and unseen from Blackgate Lane. The properties located in Hewitts at the rear of the dwelling are not within the Conservation Area.

Outbuildings can be undertaken as Permitted Development within a Conservation Area however there are certain rules that will apply. Due to the height of the existing store, we believe that permission will be required.

In our opinion the proposals will not have a detrimental impact on the Conservation Area, especially the main street scene and will retain an existing feature within the garden.