

## **Heritage Statement**

### **Pilgrims Cottage, Mill Road, Steyning BN44 3LN Application Reference DC/26/0058**

#### **Proposed Works:**

Addition of a single room, single storey extension to the south of the existing building.

#### **Location:**

Pilgrims Cottage is a dormer bungalow located at the Northern end of Mill Road at its junction with Sir George's Place. It was built circa 1950's / 1960's and delineates the Northern end of a long row of bungalows and houses of many varied designs, sizes and ages running along the West side of Mill Road. It is typical of the patchwork quilt nature of post war growth in towns in West Sussex.

Although Pilgrims Cottage lies outside the Steyning Conservation Area its Eastern boundary and part of its Northern boundary abut the Conservation Area.

#### **Steyning Conservation Area:**

The Conservation Area was originally designated in 1973 and reviewed and extended in 1990. extended southwards from Sir George's Place and westwards from Charlton Street to enable the protection of the well-preserved terrace of early 20th century houses on the East side of Mill Road. This terraced row has a good group value and is an important public amenity with views of the Downs which forms a part of the town's historic setting.

#### **Listing:**

Pilgrims Cottage is not listed and lies outside the Steyning Conservation Area.

#### **Historical Significance:**

Being constructed as simple bungalow in the 1950's/60's the building has no intrinsic or specific historical value.

#### **Architectural Features and significance:**

The building has no noteworthy or significant architectural features.

#### **Scale and massing:**

These will be maintained as existing without change or modification.

#### **Heritage Asset:**

Pilgrims Cottage is not viewed as a Heritage Asset.

#### **Current Use:**

Pilgrims Cottage is a domestic residential property.

#### **Existing construction and design:**

Pilgrims Cottage is built in typical, for the period, cavity wall construction. The external skin is smooth finished facing brick, which has been painted white. The low-pitched roof which runs east to West is finished with traditional Sussex plain tiles.

A small single storey pitched roof addition has been added relatively recently circa 1980's/ 2000's to the East elevation facing Sir George's Place.

All fenestration is white finished uPVC. Rainwater goods are black finished uPVC.

**Access:**

Access to the building is achieved via a brick paved driveway. This will remain unaltered.

**Details of proposed addition:**

**Location:** The proposed is very modest being 1.8m facing onto Mill Road and 2.8 m long running parallel to the Southern boundary of the site and is located on the south side of the property set back from the street facing elevation by significant distance of 7.13 m.

**Appearance:** The proposed addition will be constructed in white painted facing brickwork to match the existing building. The new roof will be pitched and finished in tradition Sussex plain tiles to match the existing roof. There are no windows facing Mill Road. There is one new window on the southern boundary which will be in white finished uPVC OR aluminum OR timber to match the existing windows. Rainwater goods will be black finished uPVC. Facias and barge boards will be black finished uPVC OR aluminum OR timber to match the existing.

**Visual impact:** The proposed addition cannot be seen from any part of Court Mill or its grounds and does not impact on or is viable from the link views described in the Steyning Conservation Area Appraisal and Management Plan.

The proposed addition is not visible from the Western boundary of the site.

The proposed addition is set a long way back from Mill Road and from the front elevation of the existing building. It will only be visible to a very small 20-degree vision splay when one walks past the proposed addition.

The proposed addition is built against an existing garage, so it is not visible from the western boundary of the site or visible from the Downs to the west of the property.

The proposed addition is very modest and recessive against the mass of the existing building.

The ridge of the proposed addition is set below the existing ridgeline by 2,075 m.

**Area:** The internal floor area of the proposed addition forms under 3% of the area of the existing ground floor accommodation.

**Landscaping:** The existing landscaping is a brick paved driveway with a close boarded timber fence to the southern boundary. These will be retained as existing without change. There are no shrubs or trees involved in the proposal either existing or proposed.

**Conclusions:**

The proposed addition is very modest and self-effacing and has been fitted very carefully into the existing building and is clearly visually complete subservient to it and it is only possible to see a very small part of the proposed addition when viewed from Mill Road and then only from direct on viewing, so it does not form part of the Mill Road street scene.

The proposed addition cannot be seen as one approaches the site from the East along Sir George's Place.

The proposed addition to Pilgrims Cottage will have a very low, almost indiscernible impact on the Steyning Conservation Area Appraisal and Management Plan and its valuable protection of Steyning's built heritage assets and we seek, therefore, approval for this application.