



57 OLD LONDON ROAD,
BRIGHTON BN1 8NY

Heritage Statement

Client: York Cottage

PRECIS:

Heritage consultancy services have been instructed to assist proposals to make alterations to the rear of this listed building on Old London Road, a street sited in the Patcham Conservation Area. Due to its listing and location, an understanding of the historic and architectural significance of the building and its context is required.

The Heritage statement demonstrates how the scheme will, by nature of its location, scale and massing, pay reference to the character of the heritage asset and is in harmony with the setting of the host building. This will be an enhancement to Brighton.

Prepared by:



18th July 2021

ISSUE

EXECUTIVE SUMMARY

1.0 INTRODUCTION

1.1	Context and Proposals	3
1.2	Methodology	6
1.3	Policy Framework	7

2.0 HISTORIC AND ARCHITECTURAL CONTEXT

2.1	Location and description	9
2.2	Summary History of Patcham	9
	Figure 1: 1811, Plan of the Patcham Place Estate	
2.2.1	Listed Building Designation	14
2.3	Conservation Area Context	14
	Figure 2: Site location/ Conservation Boundary	
	Selection of photos of buildings on Old London Road	
2.3.1	The Village Nucleus sub area: Built character	15

3.0 HISTORIC BUILDING ASSESSMENT/ ARCHITECTURAL SURVEY

3.1	Form & Significance of No 57	19
3.2	Layout and architectural character	22
	Figure 3: Internal Plan form	
	Figure 4: Phased development of no 102	
3.3	Exterior	27
3.4	Assessment of Significance	30

4.0 HERITAGE IMPACT ASSESSMENT

4.1	Design Approach and appraisal	36
	Figure 5: Proposed Plan	
	Figure 6: Proposed Elevations	
4.2	Impact on architectural and historic character	42
4.3	Heritage Assessments	46
4.4	Local Plan Assessments	47
4.5	NPPF Assessments	49
4.6	Policy Summary	51
4.5	Heritage Benefits of the proposed	51

5.0 CONCLUSIONS

EXECUTIVE SUMMARY

- The significance of No 57 is brought about by the original brick and flint build, the outline of the original plan form, as well as the primary beams and roof frame.
- The assessment below shows that the proposal would not have any adverse effect on the architectural and historic character or appearance of the interior or exterior of the building or its setting. The design is crafted so it respects the scale, design, materials and finishes of the existing building and preserves its historic fabric.
- The specific physical features of architectural or historic interest identified in the survey have been positively integrated into the scheme. The retention of the timber beams and rafters in the roof will ensure their preservation. Furthermore, the retention of the fireplace will elaborate on its role in the historic structure of the house.
- The proposals for the new extension respects and reflects the character of the building to which they adjoin, as their height, massing, detailed design and materials all respond positively to the existing scale and appearance of the east wing.
- External additions at ground-floor and roof level to extend out of the kitchen would not cause any loss of heritage value. It will not compromise the current understanding of the cottage's history or be in conflict with the fabric and layout.
- The design process for the proposal is to carry out extension work to the external envelope of the property. This will include the addition of one proportionally sized structure at the end of the existing western elevation. This ensures that the structure retains its character and the property is not altered outside of what is considered acceptable and suitable to the context of the listed building.
- This historic continuity on the inside is reflected well by the proposals to use select materials on the external manifestation of the extension. Indeed, there is a great benefit in choosing a timber for the windows and render for the walls, as this reflects the historic quality of the original timbers on the inside.
- The existing extension is of a negative appearance and contributes little towards understanding the setting of the listed building it abuts. Therefore, the addition of a better designed extension can make a greater contribution towards significance and enhance this end of the cottage.
- The main body of the house fully screens views from the road towards the rear of the listed building; a new extension will not interfere with the views taken along Old London Road.
- The new structure will help balance up the proportions and create a harmony to the rear at ground floor. This has the advantage of actually making an enhancement to the building and adding further interest to the rear elevation so that it is something that bestows a traditional quality.
- The extension will strengthen the relationship of the built form with the open space and gardens of no 57. The core cottage itself will remain dominant in the hierarchy of built form at the end of terrace, whilst the extension is a more discrete element of built form placed to its rear.
- The new design is not considered materially to damage the historic or architectural interest. Indeed, by retaining all primary and secondary built elements, the scheme carefully continues the historic narrative to this building.

1.0 INTRODUCTION

1.1 Context and Proposals

No 57 is an 18th century cottage, listed as part of a terrace of cottages including no 53 and 55. The exterior is in flint with brick dressings and much of the interior is timber-framed.

The report provides a description of the listed building and demonstrates the architectural and historical significance of the cottage, followed by an assessment of the impact of the proposed creation of an extension on the special interest of the listed building.

The intention is to make alterations to the rear of this building on the west side of Old London Road. The proposal to make a rear addition to the building is assessed to see if it reflects positively on the interest of the listed building and is a congruous addition that blends in to the older form.

This Heritage Assessment has been prepared to support the alterations to the building and help influence the design of the new.

The Subject Building is situated within the Patcham Conservation Area. In conservation areas a much stricter control over development than elsewhere should be exercised with the object of preserving or, where possible, enhancing the qualities in the character or appearance of the area which underlie its designation as a conservation area under section 277 of the Planning Act.

57 Old London Road, also known as York House, is a listed building and so diligence is expected when it comes to the design of the extension. Matters concerning scale, mass, materials, windows and roofline are important to the coherence of any development. Proposals within or affecting the setting of heritage assets are required to include a site analysis which demonstrates how the proposal will respect and enhance the asset.

The main character of Old London Road is of a traditional village street. The buildings along its length are predominantly 17th and 18th century; varied architectural styles are present, which reflect its piecemeal development over time. The character of the street is defined through the use of traditional materials (flint, brick, predominantly clay tile and slate), two storey buildings, pitched roofs and buildings or tall walls forming a hard edge to the road.

As a historic downland village, Patcham occupied a strategic position on the route from Brighton to London. The area contains a large concentration of historic buildings, many of which are listed. Whilst Patcham Place, Patcham Court Farm and All Saints Church are the most important buildings, the majority of the building stock comprise more modest vernacular cottages, which are also of architectural and historic interest.

This report is intended to support applications for planning permission and listed building consent to be submitted to Brighton and Hove City Council on behalf of the client. The report demonstrates the architectural and historical significance of no 57, from which it is possible to make an assessment of the impact of changes proposed to the exterior, on the special interest of the listed building.

The objective is to respect the character of the building and its hierarchy whilst improving the space as a residential dwelling. The proposal to facilitate a new volume to the rear of the building needs to be sensitive to the existing building and ensure its former importance is retained. It is important for changes to reflect the existing layout and not to compromise the elements of the original building which make it significant.

Integration of new development, within the distinctive setting of Old London Road is an exercise that demands a high level of understanding, observation, ingenuity and sensitivity. The starting point of such an analysis is in defining the qualities of the building and its relative significance (Part 1). It is then possible to assess the degree to which the proposals will cause an impact on the historic and architectural character of the building (Part 2).

An assessment of the heritage asset is important in allowing the impact of the proposals on the conservation of the building to be fully understood. This Heritage assessment found in Section 4 shows that where there is internal historic fabric remaining in situ, it is being conserved. This follows the overriding principle of the scheme which has been to promote a 'conservation-led' approach to change at no 102 so as to provide interior space in keeping with the needs of a local family.

Overall Objectives

This will help breathe new life into parts of the building and mean the building can be optimized into full use once again. It is highly desirable to expect all changes to be unified within the setting of no 57 and Patcham.

Elements of the cottage constitute an architectural detail for which a listed building application is required, thus triggering a heritage statement (HS). The extent of the HS depends on its listing status and the degree to which the building's structure and fabric is deemed to be of significance. It is important to ascertain what parts of the building are worthy of retention and to what degree new openings can be made on the rear wall to facilitate the new extension.

The initial assessment measures the status of the older building, identifying elements which are original and others that were added at a later time. It is then possible to measure the potential impacts on the heritage asset.

The purpose of the report is to assess the impact on the heritage assets. This Heritage Statement identifies the broad principles which encompass the character and sense of the place, describing ways in which development can support these aspects and avoid harming what is of value. The report concludes that the *proposed* alterations to the elements of the rear elevation do not affect the visibility in which heritage assets are appreciated or have a negative impact on the significance of the building.

In accordance with paragraph **189 of the National Planning Policy Framework (NPPF)**, the document provides sufficient information about the heritage significance of the building and their contribution to the character and appearance of the conservation area to determine the application. Furthermore, it assists the local authority's duty to have special regard to the desirability of preserving the character and appearance of the listed building. In this respect, the original information uncovered in the building assessment will be utilised to inform the Historic Environment Record.

The site is located within the Patcham Conservation Area which, under the terms of the National Planning Policy Framework (NPPF, 2019), is a 'designated' heritage asset. The Conservation Area appraisal describes the historic core and its relationship with the built-up area of Old London Road as a whole. It summarises the general function the landscape performs in relation to the built-up area.

Proposal

The building is a two storey terrace cottage from the 18th century. It is flint with brick dressings with a timber-framed interior and a slate roof. The side return of number 57, with external chimney stack, is stucco rendered. The rear elevation has a small single storey extension of no architectural merit.

It follows Pre-application advice and subsequent advice given on 23 March 2021. Concerns from Brighton are;

- The size of the rear extension and dormer do not respect the scale or important features of the historic structure.
- The materials on the proposed rear extension are inappropriate.
- The dormer would need to respect the scale and form of the existing modest listed building.

The proposals are to erect a single storey extension and for a rear dormer window. Following comments from the Council on an earlier scheme, a revised approach has been found that is sympathetic to the scale and materials of the listed building. The scheme considered now is more sensitive to the scale of the cottage and relates well with the form, design and materials of the historic building.

It is intended to make additions to the building that are appropriate to its architectural character and townscape context. The extension will be treated in a traditional manner, and improvement will be made to the arrangement of the fenestration on the ground floor, so it is aligned to the host building and retains a secondary importance in the built hierarchy.

The scheme will rise to the challenge of integrating new built form within the context, in a way that brings an enhancement to the character of the building and the distinctiveness of the local area.

The proposal for new additions will pay due consideration to matters concerning the scale and appearance. To respect the character of the rear elevation, it is important for the design to pay attention to the existing building lines and be of a suitable mass.

The proposal is to create an extension to provide additional residential accommodation. The principle of the project is to improve on the existing neutral quality of the rear elevation, through remodelling the space and transform its current personality to something that bestows further symmetry and is attractive.

It is noted that the process of change has already taken place to rear elevations on surrounding buildings to the south of no 57; in these cases, rear additions have been made in the form of dormer windows. These now contribute greatly to the character of the rear of the terrace, illustrating how high-quality modern development can be read in parallel with the old.

1.2 Methodology

The site is located within the Patcham Conservation Area which, under the terms of NPPF, is a 'designated' heritage asset. The historical background of York House and this part of the Conservation Area is assessed in order to understand its development, with historic photos and morphological maps contained in 2.1. Information is provided on the history and architectural character of the cottage, and the current condition of the site, including a selection of photographs.

A collation of existing written and graphic information has been assessed in order to identify the likely character, extent, and significance of the known historic or potential archaeological interest in the resource, including their local, regional or national significance as appropriate.

This assessment has relied upon:

- Patcham Conservation Area, Character Appraisal, 2016.
- Information from East Sussex Archives & Old maps (The Keep)
- Information from Historic Environment Record on below ground archaeology.

The principle of making a small extension to the cottage to provide improved accommodation in the building is considered an acceptable objective for the site. Still the new opening which will facilitate the additional build must be assessed in relation to its impact on the character of the cottage and listed building.

An assessment of the heritage asset is important in allowing the impact of the proposals on the conservation of the building to be fully understood. The purpose of the new structure is to reflect the high quality individual design of local materials so as to form an attractive addition to the building with a character and scale that respects the immediate surroundings.

A Historic Building Assessment is prepared below (Section 3.0) in to show the chronology of changes to the listed building. From this information further assessment is made on the special interest and significant of the listed building and the impact of the proposed works.

The single storey build has been selected so the mass of the new does not have a detrimental impact on the listed building, but rather forms a logical and discrete addition whose overall appearance is an improvement on the current extension. Further the degree to which the building is screened by the host building is likely to ensure sufficient mitigation on views from the road.

A summary building assessment (3.2 – 3.3) identifies the location of historic fabric, indicating where it has been removed/ altered and indeed where it is still visible as an intact example of early construction. From this it will be possible to show the degree to which the proposed will have an impact. An explanation of how the new opening will be constructed, the choice of materials and manner of construction for the extension illustrates the commitment to ensuring the cottage is not harmed by the change.

The first half of the Heritage statement will comprise an understanding of the building and its historic background. The second half will concentrate on the heritage impact assessment, with a summary of its significance and setting followed by assessments against local and national policy. The statement will qualify the significance of the listed building and

demonstrate how the proposal will conserve the assets in accordance with Policy. This will ensure the building is optimized into full new residential use whilst maintaining its historic integrity and character.

The supporting heritage statement will include a historic building assessment in line with the LA validation requirements and Historic England's HEAN 12 guidance. The assessment of significance of heritage assets is part of a staged approach to decision-making. The level of detail in support of the application should be no more than is necessary to reach an informed decision, and that activities to conserve the asset(s) need to be proportionate to the significance of the heritage asset(s) affected and the impact on that significance.

1.3 Policy Framework

The relevant planning policies are contained in the National Planning Policy Framework (NPPF, Revised 2019) and the Brighton & Hove Local Plan was adopted in July 2005.

National

It is important for the scheme to have due regard to the objectives of local and national planning policies and the need would to preserve the special character of the listed building (as required by the (PLBCA) Act 1990) and the special qualities of the Conservation Area.

Sections 16 and 66 of the 1990 Act are of particular relevance to this case, because they place a duty on the decision maker to have special regard to the desirability of preserving the special interest and setting of a listed building. Section 72 imposes a similar duty in respect of preserving or enhancing the character or appearance of a conservation area.

Consideration has been given to the following national and local planning policy and guidance relating to the historic built environment:

- The Planning (Listed Buildings and Conservation Areas) Act 1990 - the legislation which provides for the designation and protection of listed buildings and their settings and conservation areas.
- The National planning policy framework, March 2019 (NPPF), in particular chapter 16.
- Publications by English Heritage, notably Conservation Principles 2008 (which sets out guidance for the sustainable management of the historic environment); and The Setting of Heritage Assets (2011).

Policy guidance towards planning indicates the importance of evaluating the historic environment in making development decisions. It states in the NPPF that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting¹

¹ Pol 189

Assessments of significance are recognised as being critical when ascribing value to individual heritage assets, as well as to small groups of buildings, neighbourhoods and places. The idea of “significance”, lies at the core of objectives given by English Heritage, “*Conservation Principles, Policies and Guidance*” (2008)

The NPPF constitutes the government’s current national guidance and policy regarding development within the historic environment. Section 16 of the revised NPPF deals with conserving and enhancing the historic environment in paragraphs 184 to 202. The NPPF places much emphasis on heritage “significance”, defined as:

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting."

Mapping and assessment in Section 2 demonstrates how the past has shaped the present landscape and it provides the evidence base required for plan making (169, NPPF). It shows the development of the history, fabric and character of the street with an understanding of its origins, how and why it has changed over time. This information helps understand the impact of a proposal on a heritage asset so as to avoid conflict between the heritage asset’s conservation and any aspect of the proposal

At the same time, we note that (para 200) states that local authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance.

Local Plan

The Local Plan sets out the planning framework for the District for the period of 2011-2033 and will deliver sustainable development. Chapter 8 on Managing change within an historic environment, recognise the valuable contribution made by Heritage assets to the areas’ economic and social wellbeing. The long-term management of heritage assets is essential and the Council will ensure that adequate measures are taken to maintain heritage assets which may, through neglect, fall into disrepair and result in irreparable damage or loss.

Development proposals that would lead to substantial harm to the significance of a designated heritage asset will not be permitted unless it can be demonstrated that the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Less than substantial harm should be weighed against the public benefits of the proposal.

Policy HE3 states that development affecting the setting of a listed building will not be permitted where it would have an adverse impact on the setting of a listed building, through factors such as its siting, height, bulk, scale, materials, layout, design or use.

HE6 concerns development within or affecting the setting of conservation areas where proposals should preserve or enhance the character or appearance of the area.

Due to the potential impact on below ground archaeology, the Historic Environment Record (HER) has been consulted. In Brighton all planning applications are monitored by the Archaeology Team. If the development has archaeological implications, the Archaeologists will make recommendations to the local planning department about the appropriate course of action.

2.0 HISTORIC AND ARCHITECTURAL CONTEXT

2.1 Location

Patcham conservation area comprises a small downland village, forming a distinct settlement to the north of Brighton. It developed around the church and Patcham Court Farm, with a further large house, Patcham Place, later built on the valley floor.

The Conservation Area, the subject of this Appraisal, stretches along Old London Road between Ladies Mile Road to the south and the Black Lion Hotel, to Patcham Place and Coney Wood to the west and northwest, and along Church Hill to the junction with Vale Avenue to the north.

No 57 is on the west side of Old London Road, where it faces in an easterly direction Old Patcham Mews. Patcham By Pass (A23) runs directly to the rear of the garden and is a busy highway that feeds directly into Brighton town centre. No 57 is to the south of the historic Conservation.

2.2 Summary History of Patcham

Early

The Domesday survey records that in Saxon times it was held by Earl Harold (who lost the battle of Hastings), but after the Norman invasion it was given to William de Warenne.

Patcham comprised a substantial settlement at this time and throughout the medieval and post-medieval periods it formed a small agricultural settlement. The essential parts of the original village comprised the Church, farm and mill, with the village pond, located to the immediate west of the church was fed by one of several springs forming the source of the Wellsbourne stream.

The established route from Brighton to London at this time was via Saddlescombe and Dyke Road, with the main road through Patcham running up Old London Road, Church Hill and onto the downland ridge to the north. The 12th century Church, dedicated to All Saints, had the tower added in the 13th century and the chancel rebuilt in the 14th century.

Middle Ages

In the middle of the 15th century Patcham Court Farm (owned by the Abergavenny family) formed a central part in village life, both in terms of the agricultural economy, and as the seat of local justice. After being cultivated as open fields, much of the land had been enclosed by the late 16th century.

Patcham Place was built by Richard Shelley between 1524 and 1552, with the estate sold to Anthony Stapley (one of the signatories of Charles I's death warrant) between 1615-1620. By 1662, the house is recorded as having 16 hearths, which suggests that it was already a substantial residence at this time.

18th/ 19th century

Patcham Place was purchased by John Paine in 1764, and by 1782 he had altered and extended the property northwards to take on much of its present form. The Paine family earned their wealth from Brighton's rapid growth as a seaside resort. His investment in property indicates that by the late 18th century, Brighton's development was beginning to affect social mobility and land ownership.

Furthermore, Patcham was becoming a popular destination for day trips from Brighton, and enterprises were set up to cater for this tourist trade. Although the village also supplied the town with essential goods and market garden produce, traditional agriculture of sheep, wool and grain, remained central to the local economy.

Generally, sheep grazing was practiced on the higher surrounding Downland and corn was grown in the lowland areas. Land was largely split between the two estates of Patcham Court and Patcham Place.

A number of housing developments occurred in the 18th century, such as a group of small cottages that were built in The Square, to the rear of numbers 137 and 138 Old London Road. Wootton House (late 18th century) was built to the south of the village and Ballard's Mill was constructed at the end of 18th century, probably on the site of a former mill to the south of the village. The mill was removed in around 1900 but the Mill House remains.

The Cuckfield Turnpike (now the A23) was formed in 1770, and soon became established as the main route to London. Despite being the centre of a large parish, the settlement remained small, as is shown in William Figg's 1811 plan of the Patcham Place estate for Grace Paine (Figure 1). It is possible that the owners of the two estates restricted residence in the village to those who had employment on the land, thus limiting its growth.

By 1841 employment still depended primarily on agriculture. The building of the railway line close to the village also meant rail workers lodged in the village at this time. Major Paine, refused to allow the railway to be constructed in a cutting on his land, and therefore a tunnel was built.

The tithe map of 1842 shows that the current settlement was already largely established by this time. The following decades saw suburban development occurring to the south of the parish, in association with the growth of Brighton, but this had little impact on the village itself.

In c.1875 a bakery, and later a Postal Telegram Service and corn merchants, was established by Joseph Harris on Old London Road. He also built an associated windmill above the village at Waterhall in 1880.

The 1811 plan shows the Patcham Place estate at this time. The house is depicted with ancillary buildings to the rear (south). A formal garden and driveway are shown to the north, with the more informal paths of the wooded wilderness garden stretching over the slopes of Coney Hill.



Figure 1: 1811 Plan of the Patcham Place Estate

With the parallel growth of Brighton and decline of farming, the population became increasingly reliant on the town for employment. Patcham made use of its location astride the busy London-Brighton road, catering for the needs of travellers with such services as tea gardens, a garage and roadhouse.

Increasing traffic led to the re-routing of the A23 around the village in 1926, which diverted traffic from what is now the Old London Road, and therefore away from the village centre. The Black Lion Hotel was built to utilise the new road, incorporating the remains of a former villa. This replaced the original Black Lion Hotel, which was located at number 110 Old London Road.

Due to pressures for private housing, Brighton city boundary was revised in 1928 to include Patcham. At this time, farming levels were low, resulting in the sale of the two estates, with Court Farm and Patcham Place acquired by Brighton Corporation in 1925 and 1926 respectively. Much of this land was to be sold separately to developers.

The 1930s saw the creation of suburbs to Brighton as Patcham was annexed into the urban conurbation. The Drove formerly a cattle drive, was developed into Ladies Mile Road. This road marked the boundary between the two large estates, such that the style and process of development to either side of the road differed.

The developing suburbs led to an increased population and Patcham Place was used to accommodate classes from Patcham Junior School in the 1930s. It was let to the Youth Hostel Association in 1939, although requisitioned by the army during the war. Patcham Court Farm expanded to the north of Vale Avenue in the 1950s.

The construction of the A27 led to the segregation of the farm from its land. The farm ceased operation at this point, with the farmland leased out. The barn was converted to residential accommodation and community space, whilst the 1950s Vale Avenue farm site remains vacant.

Development of No 57

The first OS description of the building which is plotted on the current site is given in the 1874 map. Here the building is a simple square shape, with three similar sized cottages at its southern end. It occupies a modest sized plot and in line with the other buildings to its side it is set forward to the road side. To the rear it backs onto fields which then back on to a wooded area.

In Victorian times no 57 was in a terrace of 4 buildings, and their central position is illustrated by being opposite the Black Lion Hotel and Post office. The grouping of buildings to its south at the junction of Ladies Miles Road, indicates the working and residential activity in the area. There is a Smithy, the Well House and Wootton House.

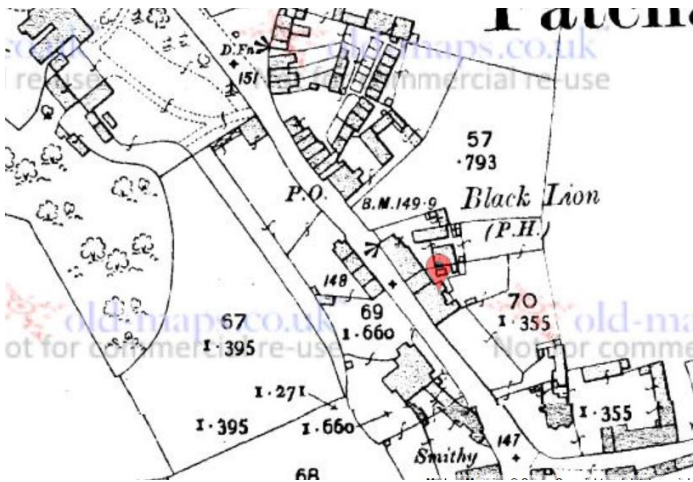
At no 57 it is interesting to see that the external; chimney breast is marked on the north side in these maps, illustrating its importance as a feature of the buildings.

A significant change happened to the terrace group between 1930 and 1952. As the former wall between the two southernmost cottages was removed and the two separate building were unified into one. In the 1952 map this is illustrated and the new enlarged cottage is known as no 12.

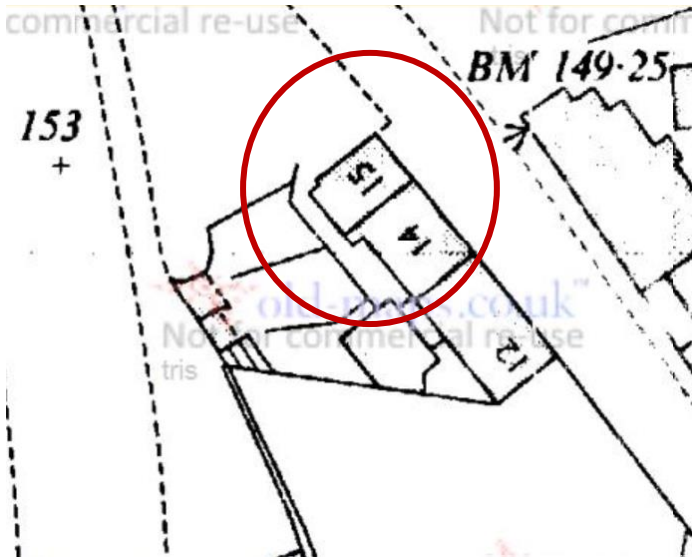
No 14 (no 55 today) and no 15 (no 57 today) were unaltered. By 1972 the rear plan form to no 57 had altered and a shallow extension is seen.



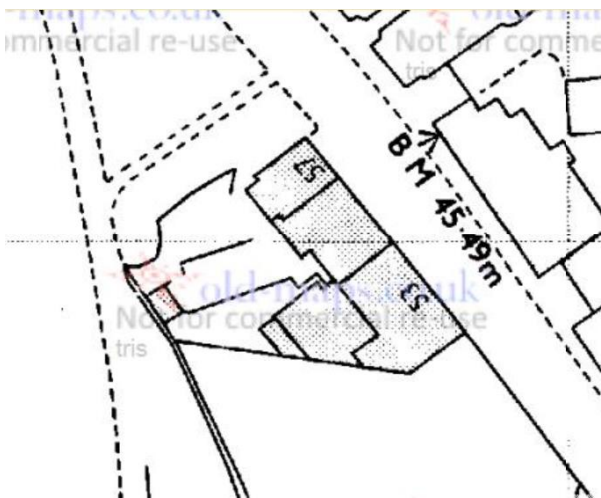
1874



1911



1952



1972

2.2.1 Listed Building Designation

Nos 53, 55 & 57 (York Cottage) were listed on 20 August 1971, amended 26 August 1999. The description states:

GV II

Terraced cottages, perhaps 4 or 5 originally. C18 exterior. Flint with brick dressings, probably timber-framed interior, roof of slate. 2 storeys, Nos 53 and 55 have 2 windows, No.57 one. Brick quoins. Nos 53 and 55 have flat-arched entrances, No.57 segmental-arched. All windows flat-arched. No 53 has 8 bands of red brick at intervals in the front wall; stack to No.53, to party wall at ridge between Nos 53 and 55, and external stuccoed stack to No.57. Right-hand return stuccoed.

INTERIOR: the interior of No.53 has exposed beams.
(Letter from Preston and Old Patcham Society, 17 May 1991).

2.3 Conservation Area Character

Landscape setting

The village preserves its early medieval street pattern, which is essentially linear in form. The major architectural pieces include Patcham Place, the buildings of Patcham Court Farm (including the barn, dovecote and farmhouse) and All Saints Church.

The landscape setting of Patcham is particularly important to its character. The area is located on the northernmost urban fringe of Brighton and Hove, with suburban development to the south and east. Substantial tracts of green space and mature trees surround much of the village, such that it still appears distinct from the surrounding suburbs.

Of particular significance, Coney Hill forms the backdrop to numerous views within the village. To the immediate north lies the site of the mid 20th century expansion to Patcham Court Farm, which is now vacant. Beyond this, although divided from the village by the A27, the village is seen in the context of open downland, emphasising the originally rural location and agricultural economy of the area.

Spatial character

Small cottages set directly on to the street front, often without pavements, creates a clear sense of boundary. The linear medieval street plan survives in Old London Road and Church Hill. reinforces the fine urban grain and small-scale housing of the area.

This is contrast with the more spacious character of Patcham Place and to a lesser extent Patcham Court Farm, where the buildings are arranged further from the road, with mature trees, vegetation and grass banks giving a verdant quality.

Open and green spaces towards the outer edges of the conservation area and immediately beyond it are important

in retaining a sense of the area's historic development as a separate settlement to Brighton. Long views to Coney Hill and the South Downs form particularly important backdrops which preserve the green and rural qualities of its original setting.

Important views in, and of, the conservation area include:

- V1 Views to woodland and farmland on Coney Hill
- V2. Views to open downland from, for example, (a) the A23 and (b) Vale Avenue, and views from downland to the village including views of the church (c)
- V3. Gradually unfolding views along Old London Road; terminating in mature vegetation
- V4. Gradually unfolding views along Church Hill
- V5. View of Patcham Place from across the recreation ground, with Coney Wood as its backdrop.

Of these views only V3 sits within the range that captures the group at no 53-57. The general low scale and materiality of the cottages gives a historic refinement to this view. The horizontal spread of the terrace group masks any observation of rear gardens and built form that is contained here.

Of the recognised important spaces and permeation routes in and around the conservation area, the one which comprises the junction of Old London Road and Church Hill, beside Black Lion Hotel is nearest to no 57.

Built Character

2.3.1 The Village Nucleus sub area

Of the three distinct character areas, no 57 is in the Village Nucleus sub area, as comprises the fine urban grain of cottages along Church Hill and Old London Road. Here, the majority of buildings comprise small vernacular cottages, and a strong visual coherence is generated by the use of traditional materials and common features.

The junction between Old London Road, Church Hill and the A23 is a central space in the area which has unfortunately been overrun by the negative impacts on traffic. The junction which is fronted by the Black Lion Hotel to the north and small flint-fronted cottages to the east acts as a central focus and gateway into the area.

The fountain and the flint cottages to the east promote a rural-scale village character. This character is emphasised by the openness of the junction, in contrast to the rest of the area, and complemented by the neighbouring grass verge along Old London Road.



Figure 2: Conservation Area boundary

 **The Village Nucleus sub area**

Old London Road comprises a traditional village street. Although buildings are predominantly 17th and 18th century, there is a variety of architectural styles, reflecting its piecemeal development over time. The character of the street is defined through the use of traditional materials (flint, brick, predominantly clay tile and slate), two storey buildings, pitched roofs and buildings or tall walls forming a hard edge to the road.

Many of the properties are listed, with a mix of individual and group qualities being expressed in the streetscape. Buildings of particular interest include:

- The early 18th century Southdown House with a fine dressed flint façade and decorative brick parapet and dressings.
- The old Black Lion Hotel at 110 Old London Road, which has a well proportioned façade of grey headers and contrasting red brick dressings. Although now painted over, the former public house sign survives to the side elevation.
- The late 18th century Wootton House has a distinctive black mathematical tile façade, set back behind a tall wall at the corner of Old London Road and Ladies Mile Road.

These examples of 'polite architecture' comprise formal facades made up of regularly spaced vertically hung sash windows and classical features.

In contrast, the low cottages are vernacular examples of buildings with uniformly steep pitched roofs covered in slate or clay tile. They are of interest to the street scene, for their use of traditional materials and vernacular details such as horizontal sliding sash windows.

Many of these cottages have developed in response to changing pressures over time and some have been altered to form commercial properties, including the inclusion of a number of bow fronts. The presence of commercial properties, especially the post office and bakery is important in retaining the character and function of the village in serving the local community.



Southdown House



Old Black Lion, 110 Old London Road



110-112 Old London Road



106-108 Old London Road



Wootton House



45-47 Old London Road



The Square

Pavements along Old London Road are characterised by their inconsistent nature as the lack of a pavement in some areas means certain buildings such as no 53-57 are directly fronting the road. This promotes the rural village character of the area and emphasises the strong building line. The dense built form of Old London Road is further compounded by the presence of further housing to the rear. The example of The Square presents an 18th century development of small terraced cottages with weatherboarded or flint and brick elevations.

At the Square, its 'hidden' location, presence of verdant front gardens and informal surface treatments are in keeping with its rural character. The buildings retain many original features, including horizontally sliding sash and vertically hung sash windows, clay tile and slate roofs and traditional outbuildings, which contribute to the character of The Square.

Examples of later development have a mixed effect on the character of the area. Numbers 96-104 (even) are a Neo-Georgian crescent constructed in the 1960s, whose location on the slightly bowed shape of the crescent is awkward and whose design is inappropriate for the area.

Old Patcham Mews is a further development to the rear of Old London Road which was constructed in the 1980s. Although its proportions and detailing are poor, it is constructed in traditional materials and preserves the urban morphology of the area, which lessen its impact on the character of the village.

There are 17 separately Listed Buildings within a 100metre radius of no 57, 1 of which is listed grade II*, Southdown House. There is an age range in the buildings, with the period between the 18th and 20th centuries being represented.

Most of the Listed Buildings are located on Old London Road and Church Hill where the urban form is made up of short rows/ terraces and semi detached buildings. Materials used include brick and flint with old tile or slate roofs.

The Conservation Area is an area, exhibiting evidence of Patcham's long history and comprising a range of building periods and styles, with 3 distinctive character zones, reflecting successive phases of historical development.

The distinctiveness of the Conservation Area derives from its location at the heart of an historic settlement, with a rich legacy of historic structures, that reflect former uses connected to the social and civic values of the place. The relationship with Coney Hill and the South Downs the as a primary topographic feature in a flat valley landscape is of interest for the information it gives about historic movement patterns coupled with its present day function as a key residential space and a growing transport hub.

The significance of the area is characterised by:

- small vernacular cottages of two storeys
- gabled or hipped roofs of slate or clay tile
- elevations of flint and brick, with some render
- a clear sense of boundary
- high levels of mature vegetation

3.0 HISTORIC BUILDING ASSESSMENT/ ARCHITECTURAL SURVEY

3.1 Form & Significance of No 57

No 57 is a small sized low building that has always been a cottage. In its use as residential accommodation it has two bedrooms on the first floor and two living areas on the ground floor. The kitchen and second bedroom (half bedroom) are located at the back end of the cottage and are formed on the other side of a later brick wall. The staircase is located within the kitchen where it provides access to the bedrooms on the first floor.

To the rear of the cottage is a single storey extension built of block work and comprising a small wc and bathroom.

On the inside, the building can be divided into two sections that represent the interrelated episodes in the building's history. The section to the rear is an expression of the work that was carried out to divide the internal space. Before this separation, the rear of the building comprised the space occupied by the staircase.

The first section (Area 1) is the Living Room area, where the space is formed to the side of the fireplace. The buildings tight spaces are more than evident here, as the ceilings are low and the general width is minimal.

Area 2 comprises the kitchen and the location of the stair, a feature original to the building. The rear extension is a comparable width to the kitchen volume. The rear wall of the kitchen, now with an opening to the extension, would formerly have been a solid wall. The extension saw the removal of this wall and its replacement by a mixed composition cavity wall, comprising small sections of lathe and larger sections of lime mortar.

The ceiling in the kitchen is formed on horizontally lain boards and there is no evidence of any beams. The weight load of bedroom 2 (Area 4) above is supported by two longitudinal beams, one which is located on the outer wall below the window and the other beam is at the lower end of the roof slope. It is because the slope of the roof makes the top half of Bedroom 2 taper quite sharply that this space has a sense of being small.

There is a ceiling beam (a crossbeam) seen in Area 1 on the Living Room, and it is on a different height to the kitchen. This indicates that the kitchen whilst old, was not a part of the original building. The stairs age is deciphered through the size of the volume it occupies. The treads and pier supports are of a newer wood and indicate their later replacement.

The fireplace is a major feature of the central space and the brick hearth is of a later quality likely to refer to a time when this feature was rebuilt in the mid-20th century. The door from the Living Room to the kitchen has a retained section of lathe located alongside a section of lime mortar. This section of the structure indicates that a conscious attempt made by the last occupants to show the medium by which the former partition all was constructed before the current brick one was put in it place.

The old wooden beams helps date the structure. Their stud holes are seen either filled or empty. The wood generally has a hard texture resulting from the treatments undertaken to rectify the problem with woodworm prior to the current occupants moving in.

Door surrounds, stair posts and structural posts in the first floor landing are comprised of newer cuts of wood. Modern timber beams and a timber framed door create a historic character and the wood, has a sympathetic quality.

The kitchen is of two different ages, with the construction of the first build evidenced by the beams that run across in an east west direction. It is useful to note that the retained beams on both sides of the door to the extension indicate that the structural load is spread through this end of the cottage. Such information ties in with the knowledge that the cavity wall to the extension is comprised of a mix of lathe and plaster and lime mortar on the south side of the door. On the north side of the door there is generally evidence of mortar in the cavity, representing a less architecturally interesting approach to wall infill.

The former character of the cottage is illustrated through the height of the space in the Living room and Bedroom 1 (Area 3), where it is possible to see the retained timber frame structure. The wall which contains the fire and the ceiling of the Living Room is plastered, meaning it is only possible to witness the timber frame that is exposed on the side wall. Bedroom 1 has been plastered and also papered, leaving a series of interconnected rafter beams exposed on the slope of the roof on the road facing side.

The large crossbeam is more than apparent in the Living Room, as this space is defined by the mix of timber and brickwork on the south wall. The south wall has a mix of timber sizes and textures. There are two thick horizontal beams that are linked by a pair of short posts. Bricks from a later period are inserted between the beams and posts and the mortar between is steadfast and helps define the timber.

It is likely that the structure at this juncture continued into no 55 and the timber is a continuation. Brick infill was a means of separating the two cottages.



Living Room, door to kitchen; Beam and Brick wall Fireplace



Preserved section above door; former lathe strips



Beams to side wall



Kitchen beams



Holes in kitchen, lathe in top section, mortar below



Rafters in Bedroom 1



Beam in Bedroom 2

3.2 Layout and architectural character (to be read in conjunction with photographs in Appendix 1)

Observation made on site show the degree of change as found in additions made to the building over time, often reflecting the changing needs of the tenants or individuals that were resident. The most notable change is the extension to the rear which is dated from the mod 20th century.

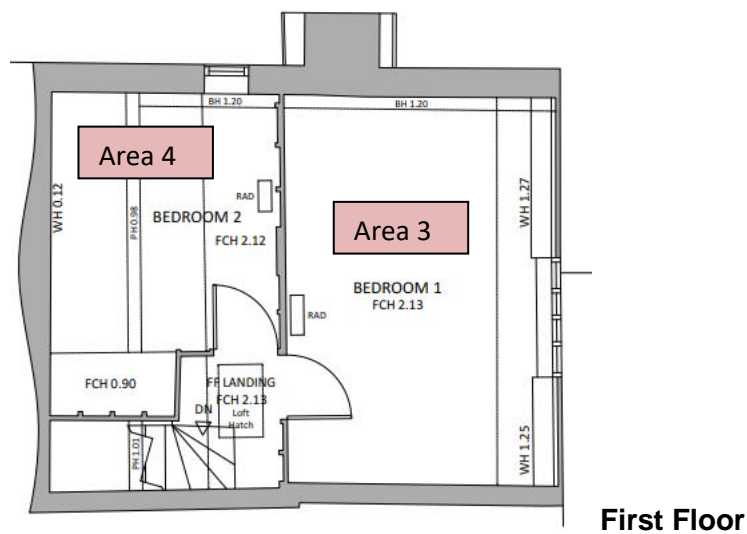
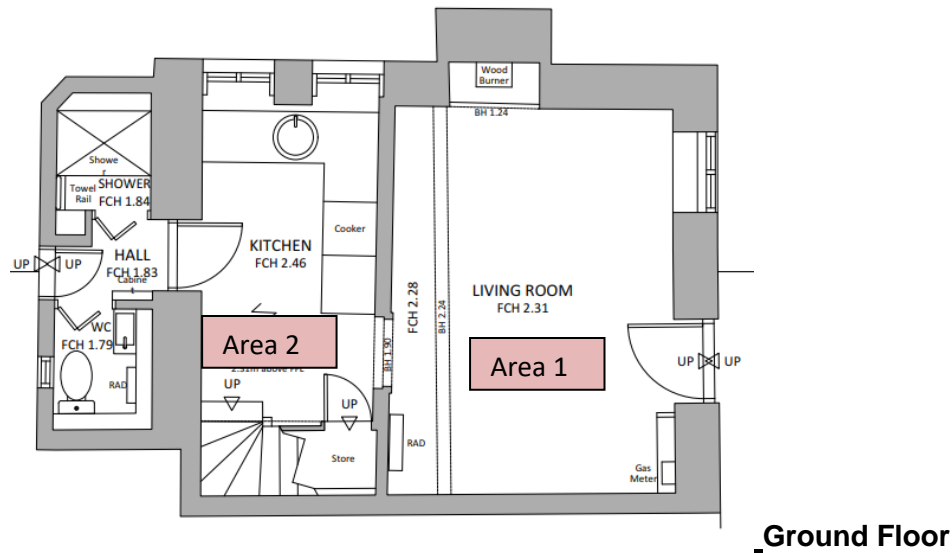


Figure 3: Internal Plan form

Attempts to date the single storey rear extension using maps show that it was there before 1972, and built after 1950. At this time, it is possible that the internal dividing wall that separated the front from the rear was pulled down and replaced by the existing brick wall. The beam in the living room represents the probable existence of the former wall and in this scenario the Living room would have been slightly smaller than current.

With regards the rear extension, the evidence of block work in the walls gives the best way of dating it. It does not connect to the structural frame of the kitchen and has resulted in the dividing wall to the kitchen as being a semi load-bearing internal partition rather than a sturdy external wall.

There is no record of what condition the house was in when this work was done. It appears that the owner saw an opportunity to unify a constrained space through an intervention. The resulting extension is not fit for human occupation as it is of a low height and the spaces are highly constrained.

The extension is likely to have seen to the removal of timber frame that would have been evident in the external wall. The surviving beams on the ceiling are indicative of how the frame was constructed here and from this structural footprint, it is possible to construe how the posts may have been arranged in the former wall.

There are three beams on the left hand side of the door (V1-V2) to the extension and beams on the right hand side (V3-V4). Each beam is seen to enter the wall panelling and is likely to be jammed in to the cavity material (lime mortar) within the wall. Although old, the kitchen beams do not have the same character as the timber seen in the Living Room and Bedroom 1, suggesting they were instated at a later time and possibly coincide with the changes made to the kitchen at the time of extension in the mid-20th century.

Whilst the former kitchen wall was lost there is some surviving lathe and plater in an isolated section (to the left of the door) which shows how the inner layer between the posts was formed in earlier times. In the holes made open for investigation (V5), lathes are seen located in place, whilst there is more evidence of lime mortar in the other exploratory holes.

The lathes in the kitchen have a reference point to that which is also seen above the Living Room door and shows some continuity of this means of construction.

In the Living Room, the brick of the dividing wall appears to have been refreshed at some point since the 1970's. The posts of the surviving timber on the dividing wall to no 55 are joined by studs to the beam (V6, V7). The cross beam (V8) is parallel to the brick wall and is a useful indicator of the former dimensions of this space. It is useful to compare the timbers which run at the corner junction, as one is angled (V9) and not aligned in respect to the other. It is probable that this timber was inserted as additional support for when the brick wall was erected.

The brickwork in the fireplace (V10) is synonymous with the brick on the wall and suggests that this feature was rebuilt at the same time as the new wall, between 1952 and 1970. The final feature in the Living Room which character is the front door (V11), whose depth from the wall is a mark of quality design.

The age of the timber is observed on the party wall, where holes and mottled marks (V12, V13) are signifiers of the materials date as being contemporary with the construction of the building.

In the room at the front, the eaves on the roof are a factor in the size of the space. A series of rafters above the beam (V14, V15) show the basic formation of the frame in this space. The beam (V16) continues around the end wall before it extends in the same direction across the hallway and into bedroom 2 behind.

Bedroom 2 was created as an additional space when the internal dividing wall was relocated on the ground floor. Previously the first floor would have been one open space, filling in the area between the front wall and the rear wall. When the ground floor was reordered the inhabitant and their architect saw it fit to create an additional room upstairs. Therefore, the dividing wall between the front and rear bedroom is a non-structural wall.

The floor of bedroom 2 contains painted boards (V17) whose later age is defined by the precise widths of each board. The skirting too is unified and appears to come from a later 20th century refit of this space. The timbers observed in the space have the same aged qualities (V18) as those in the Living Room below and the junctions in the corner have used the mortise and tenon method (V19) to join two elements.

In the hallway, the door frame from bedroom 1 to hallway (V20) is of later wood, as is the frame from bedroom 2 to hallway (V21) and the hallway posts (V22). This material information shows that this internal wall was also rebuilt to be on a common line with the Living room wall below.

Bedroom 2 has papered walls on its external wall and the small cottage window is a discrete element (V23). The beam (V24) which runs below the window is of great interest as this is an element seen to run from the front to the rear of the building.

Bedroom 2 is generally plastered and only timbers visible are the newer posts on the inner partition wall (V25) and one beam set into the roof slope at the lower end of this feature (V26). As any former posts would have been taken out when the internal wall was altered, so the load bearing strength here is critical. At present there is one important fixing point where the long beam is connected to the lower roof beam (V27).

At the staircase, the treads have been renewed in a dark wood, the wood on the timber posts has been refurbished or renewed. Examples of construction are seen as a Mortice and tenon joint is used to provide stretch (V28). At the newel post, 2 cuts of wood are joined together by tension (V29).

Summary

The work to make the kitchen a practical and attractive space saw well cut wooden panels lain on top of the cavity wall to give it an elegant character. The external wall of the later extension is of block and there is no incidence of timber posts here. Yet the timber beams used in the ceiling of the kitchen have architectural character that relates to the age of the older wooden elements seen in the front spaces. It is highly likely that timber posts in the former external wall of the kitchen were connected to these beams and before the extension there would have been a wooden framework which linked the ceiling to the wall.

At the same time, it is observed that the kitchen beams are not original to the building but were added at a later time to possibly compensate for the loss of the timber in the external wall of the kitchen.

The casement windows are fine examples of the fenestration which are set on deep sills. These are compared with the windows on the side wall of the kitchen which have well cut sills and frames that reflect the sensitive interpretation of the older parts of the building.

On the first floor bedroom at the rear, the sense of the cramped character of this space is given as the slope of the roof demonstrates the incline of the roof and how the space has been divided. Before the change to the location of the inner dividing wall, the rear room would have been slightly larger. It is possible to contrast the older beam on the roof side, clasping the main beam, with the newer posts on the internal wall.

The open side of the fireplace extends upwards from the Living Room to Bedroom 1.

Summary of architectural character

Although no original plans have been traced it is clear from the surviving primary fabric of the building that the principal space was the ground floor, which would initially have had modest floor to ceiling heights. The spaces in the old house have been utilized and the current building is the consequence of a design applied to it between 1952 and 1970.

The House is a 2 cell deep plan with little surviving lathe and plaster infill between the exposed timbers on the walls. Despite the alterations and modernisation to the ground floor the building can still be read in its original form.

The building floor plan is one room wide and two rooms deep at the east and western ends, whilst the western section contains the staircase and kitchen, with the rear extension giving an additional depth to the layout. The space of the original kitchen is constrained and the extension offered a means of extending its size. It led to the creation of a cramped shower room and WC.

Identification of original and later parts of the building helps to build up a picture of where previous change has occurred and what the scope for further alterations is. Based on the division of the house into two sections, the survey begins at the eastern end.

Ground Floor: The space in the front room is important for its exposed cross beam and surviving timber in the party wall, which are original to the age of the cottage. Although the internal dividing wall of brick is of a later date and the result of an update, it shows how the space was redivided. This division of space is common to the layout of the rooms above. In the header above the door to the kitchen, a section of preserved lathe and plaster serves as a reminder of how this dividing wall was once built and also adds to the architectural character of the space.

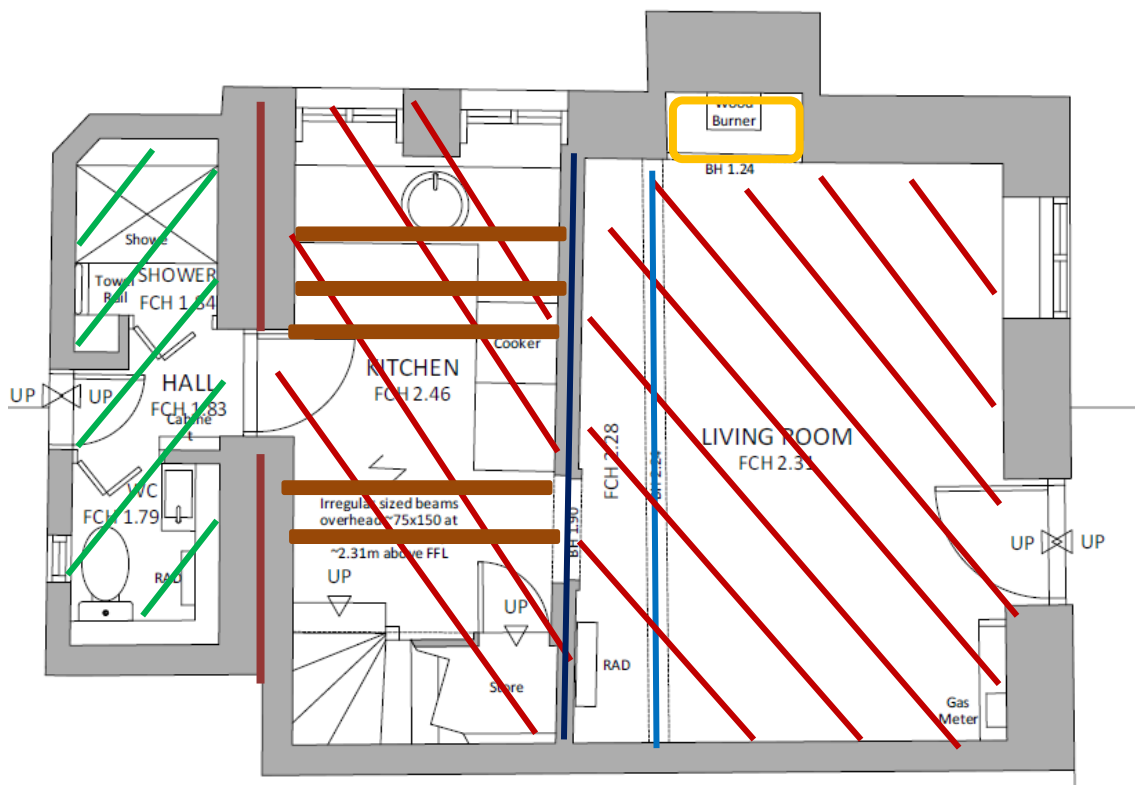
First Floor: The ceiling is pitched at the front in a way that reflects the angle of the roof. The walls of the 1st bedroom are generally plaster and decorated: The incidence of rafters lain in a diagonal manner is likely to connect with the distribution of timbers in the front wall of the ground floor and probably represents the character of the timber frame structure through the building.

Within the 2nd bedroom there is an example of one beam that runs the depth of the building from the front to the rear. On the inner dividing wall newer cuts of timber have been added for support. This is also seen in the staircase where newer wood has been cuts over the older elements.

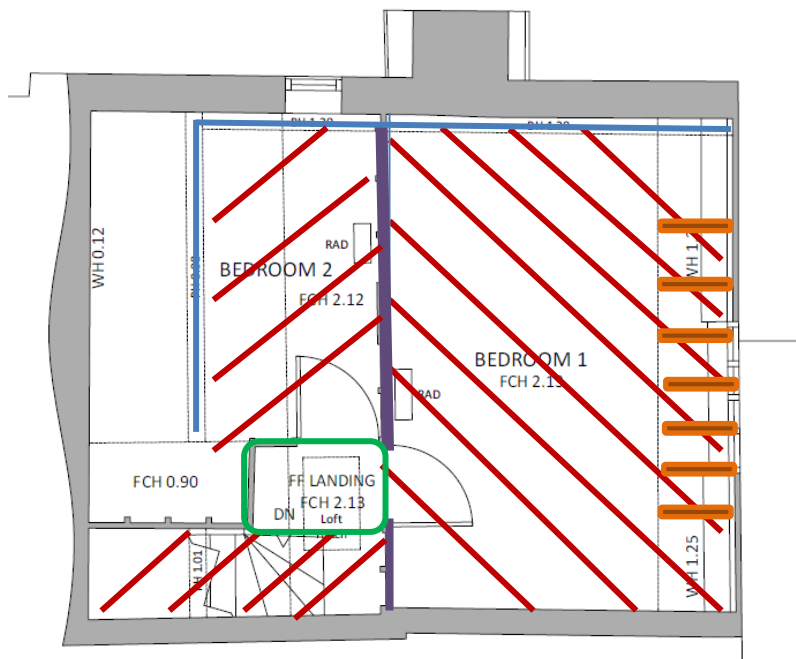
Timber beams are retained at ground floor in the kitchen and the posts were removed when the external wall was changed at the time of the extension over 50 years ago.

In general, on the hallway, there is evidence of new cuts of wood that have been lain across older elements, to doubtless provide structural support and to give a consistent appearance. There is no beam running along the ceiling on the first floor and it is only the exposed rafters in the front room that appears to connect in with the roof structure.

The layout of the early building has generally been altered through the later removal of the dividing wall and the addition of a new extension (1950 - 1970).



- 18th century
- Beams, probably recycled in mid-20th century
- Former dividing wall removed, mid-20th century
- New brick dividing wall built mid-20th century
- Rear Extension, mid-20th century
- Former external wall, rebuilt mid-20th century
- Fireplace, rebuilt mid-20th c



- 18th century
- Original rafters
- Internal dividing wall, added mid 20th century
- Main structural beams
- Landing configured in mid-20th century

Figure 4: Phased development of no 57

3.3 Exterior

On the outer elements of the cottage, the visible wall to the rear was extended in the mid 20th century. The chimney breast and windows on the north elevation were retained and the eaves on the new roof matched the level of the eaves on the kitchen at the rear of the original building.

With the exception of its design with a matching render finish, the extension bears little relationship to the cottage. The extension has a small window and narrow door that represent the miniature dimensions of the structure.

The former main entrance door stands to the side of the front elevation, reminding the observer of the former relationship of the cottage with the street. It is not known if there was previously a door to the rear, but it is likely that the small kitchen had a secondary garden door for reaching the garden.

Formerly the rear external wall of the cottage would have had one medium sized window and probably a back door. Whilst they would have been on the small side as befits a small building, they are likely to have had better balance and presence than the current openings.

The changes made to the openings result in greater attention being given to the slate tiles and the roof slope. The roof at no 55 next door is a part of the same continued ridgeline and slope angle. Yet the presence of a dormer window at the lower end of the roof creates a focal point in this location. When seen from the rear garden the dormer does not detract from an appreciation of the whole roof form, but rather allows for a new feature to break up the expanse of tiles that cover the roof.

When viewed from the side of no 57, the dormer window does not protrude greatly but rather extends above the eaves line in a discrete and low key way. The roof tiles seen on the existing building give a basic balance to the composition of the cottage.

The front elevation of the cottage is presented by the simple brick and flint elevation with one ground floor and one first floor window. The segmental arch above the door is a distinguishing element of no 57 and sets it apart from the flat arches at no 53 and no 55. As the cottage is located at the end of the terrace it benefits from having an open side section which in this case is characterised by the external stuccoed stack.

There is a broad comparison in the detail between the front and rear of the host building as the road facing front gives a more controlled appearance of 2 storeys with a suitably scaled roof and chimney, whilst to the rear the overriding impression is of the long steep roof which glides into the ground floor ceiling.

The placement of the rendered chimney at the point of the ridgeline allows for the slopes of the respective roofs to be juxtaposed and draws differences to the front and rear parts of the building.

The cottage is open in its north side with the incidence of the fence at approximately 2.5 metres width, making the space feel a little more enclosed. There is a simple paved area to the side which moves into the grassed area of the garden.



Rear View



Three quarter view



North side section



Side section towards garden

3.4 Assessment of Significance

A Statement of Heritage Significance is an objective analysis of significance, an opportunity to describe what matters and why, in terms of heritage significance.

The assessment of the building above in 3.1 provides a level of detail proportionate to the complexity of the application. This analysis has underpinned the design of the proposal and takes account of:

- a) the special architectural or historic importance of the building;
- b) the particular physical features of the building that justify its designation as a listed building

The significance of a heritage asset is the sum of its architectural, historic, artistic or archaeological interest. With any heritage assets which may be affected by direct physical change or by change in their setting, it is important to properly assess the nature, extent and importance of their significance. This report assesses the heritage significance of the site, in particular, the listed building itself and the contribution of the setting of the rear garden area on its significance.

The Government's objectives for planning in the historic environment are to deliver sustainable development by ensuring that policies and decisions concerning the historic environment, including:

- *recognition that heritage assets are a non-renewable resource;*
- *taking account of the wider social, cultural, economic and environmental benefits of heritage conservation;*
- *recognising that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.*

Assessments of significance are recognised as being critical when ascribing value to individual heritage assets, as well as to small groups of buildings to neighbourhoods and places. The idea of 'significance' lies at the core of objectives given by English Heritage, 'Conservation Principles, Policies and Guidance' (2008).

The criteria used for assessing significance is based upon the Historic England guidance contained in the revised 'Statements of Heritage Significance²'. This document highlights the importance for Understanding the significance of heritage assets, in advance of developing proposals for buildings and sites, enabling owners and applicants to receive effective, consistent and timely decisions.

² Historic England Advice Note 12, Published 21 October 2019

Significance is categorised into three main headings:

Archaeological interest: the potential of a place to yield evidence about past human activity. There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Historic interest: the meaning of a place for the people who relate to it, or for whom it figures in their collective memory or experience. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Architectural or artistic interest: the ways in which people draw sensory and intellectual stimulation from a place. This may result from an interest in the design and general aesthetics of a place which can arise from conscious design or fortuitously from the way the heritage asset has evolved. This will often include an interest in the art or science of the design, including the construction, craftsmanship and decoration of buildings and structures of all types.

Recent Historic England Guidance on the Setting of Heritage Assets states that the setting of any heritage asset is likely to include a variety of views of, across, or including that asset, and views of the surroundings from or through the asset. It advises that the protection of the setting of heritage assets need not inhibit change and that change can enhance or reduce the significance and appreciation of an asset or leave it unchanged.

The setting is the surroundings in which an asset is experienced. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

In addition, context and setting play an important part in understanding the significance of the place, as often expressed by reference to visual considerations. In respects to setting and context, the application site forms a part of the setting which contributes to the significance of 57 Old London Road.

Views towards the listed building taken from Old London Road would only contain views of the new (proposed) development if it were of a scale and mass that would be visible in a three-quarter angle from the north side of the cottage (from outside no 114).

Presently, the eaves to the rear of no 57 are not visible above the side fence. This indicates there will be no change in the wider setting which will affect the setting of the listed building. Further, design has been ordered to achieve full mitigation and the extension will only be viewed from within the private garden of the cottage.

There are interests in the design and general aesthetics of the building, arising from the way the heritage asset has evolved. What follows is an assessment of the significance of the heritage asset potentially affected by the proposals. More specifically:

i. Archaeological interest: MEDIUM TO HIGH

In respects to the evidential value, the surviving timbers in the building are evidence that illustrates the role that early craftsmen and builders had in making this house. Although parts have been lost such as in the rear external wall, there is still a framework of original timbers left in place that demonstrate the means of construction and the arrangement of load bearing elements through the building.

In the current building there are likely to be timber posts concealed under the wall plaster and linings of the ground floor at the front. Further examination of this area is likely to reveal these elements as coming together to form a unified frame through the building.

In the former rear external wall of the kitchen, exploratory holes have been created to get a picture of the fabric which has been covered up by later wall panelling. This shows there are small areas where lathe and plaster are still in situ, whilst later treatment with lime mortar indicates how this infill has been modified.

The preservation of a section of lathe and plaster above the door between the kitchen and living room represents how the wall was once composed, before it was rebuilt in brick.

ii. Surviving historic elements within the site; MEDIUM TO HIGH

The house has much historic value through its use as a private property as well as having historic links to the development of the settlement in Patcham.

The building principally derives its significance from being a 18th century cottage. It is representative of the 2-cell plan type, in its form and shape. The retention of the former main door to the side of the building elevation indicates its historic relationship with the village and the terrace group on its south side. From this it is possible to read its status as forming a part of a productive and active settlement. Indeed, it is possible to make it out as one of a sum of parts which formed an interconnected sequence of buildings at no 53, 55 and 57.

The west side of the cottage to the rear is of comparable interest to the front of the building, as it faces towards the garden and has a role in defining the buildings relationship with this outside space. The front of the building's significance is more controlled and distinguished as it has a greater visibility in the public realm and defined the status of the building in relation to the village.

At the front, there is evidence of some rebuilding and new pointing of bricks around the windows. To the rear the building has one extension since its construction with a one storey building making a change to the exterior character of the cottage.

iii. Architectural or artistic interest: MEDIUM TO HIGH

External built form:

The original core of the building provides the base for later additions and modifications. The stairway and small kitchen to the rear were a part of the original building and were contained in a small room that extended across the west side of the building.

The single story extension on the west elevation represents a later addition that was logically connected to the existing rear bay and allowed for a slightly larger interior space. At the rear the house has an important relationship with the garden area. The addition of an extension on the west side of the plot meant there was more movement and activity arranged at the rear of no 57.

The door from the extension is an interesting example of how the building has been adapted to be versatile and approachable on all sides. Indeed, in the period of greater recreation use, the door would have given an immediate and direct point of reference to the family and friends.

It is interesting to witness that the rear of no 57 has evolved through the addition of one small structure that is secondary in scale to the core building and also utilises the same render materials. Yet the construction of the extension in block does not relate well to the architectural calibre of the main building.

The extension sought to utilise the elements of the walls and roof which created the western part of the cottage. The flat roof and blockwork of the new building are in complete contrast to the older building and as a small extension do not contribute much to the character of the listed building.

The roof has been built with lead and felt lining below. The pitch does not accord with that seen on the original roof and it forms an irregular extension. As the extension related to the existing dimensions of the ground floor and height of the eaves then it did not make any obvious incursion on the original building.

The only change in fabric at this time was the loss of the brick and timber from the former external wall. Otherwise, the arrangement of the internal structure was not changed in respects to its height and width. The extension has limited significance as an example of a historic type and its link to the main building is not considered important in deciding the significance of the structure. In fact, the impact the extension had on the fabric of the former external wall means that it is likely to have caused harm to the original cottage when built.

No 57 has aesthetic value demonstrated through the retention of the original features. This has been slightly compromised by the later additions and changes. The gardens contribution to its aesthetic value is harmed by the proximity of the A23 to the rear and the overriding character of the busy roadway on its east side.,

At the rear, the composition is formed by the different looking extension which has a lower scale and whose roof is designed as a flat section which reflects awkwardly against the roof arrangement of the main building.

The site comprises of a semi-detached cottage property comprising of brick and flint situated on the western side of Old London Road. The windows are of different sizes and combine to

create an asymmetrical front elevation. The area is characterised by the groups of small sized Georgian cottages.

The design of the property at no 57 is largely unified with a constant use of materials, including brick, flint and timber frame. The roof is moderately pitched at the front and steeply pitched at the rear'; the slate tile contributes towards the buildings character.

Interior Architecture: MEDIUM to HIGH

On the interior the primary beams on the ground floor and the rafters that connect the first floor front to roof structure are original to the age of the building. The beam that connects the front and rear rooms of the first floor is of intrinsic value and the remaining beams in the kitchen are evidence of how the timber frame was formed in this part of the cottage. The fireplace is a contemporary feature of the 18th century and accounts for the central axis of the building in a north south direction.

On the inside, the plaster that covers over half of the wall area dissects the integrity of the building, making it difficult to read the continuity of timber framework throughout. Yet, the original timber in the Living Room and Kitchen and Bedroom 1 & 2 give some overriding character and importance to the space. Later wood has been introduced to the hallway and staircase as a means of improving its weight bearing capacity. As it typically has an exact (machine) cut edge and is a darker texture it can be isolated as being of a later age than the earlier elements.

One of the most interesting architectural elements of the interior is the surviving remains of the cross beam and the fireplace. As they are a part of the original structural scheme and contribute to an understanding of the building, and thus are of considerable significance. This is coupled with the timber framed walls seen in isolated sections which also gives an interesting example of structural intent.

The remaining historic interior is an example of architectural design, decoration and craftsmanship for a building that has always been a cottage and therefore had important connections, as part of the early village and its social environment. Changes made to the interior in later times (1950's, 60's) have altered the layout by removing the former dividing wall between the front and rear and location it in a new position.

The extension is of an outshut form and created a WC and a shower room.

The building has some architectural merit in its own right and its external visual quality is given by the appearance of the flint with brick dressings and the old slate roof. Its internal quality as a 2 cell plan building has been altered by the alterations made to the layout at the time of the extension.

The surviving timber frames express a quality of age and is a stamp of how the wood has endured and been able to continue its role as a load bearing element. In this respect it is noted how newer timbers have been carefully incorporated so as to strengthen the building. In the former kitchen, mortar has been located within the cavity wall to manage the extra capacity brought about by the extension.

Summary of Significance

- No 57 is a building of national significance, as reflected in its statutory listing. It has its origins in the 18th century when many houses were established in Patcham and the region as a response to the growth of social and residential activity.
- The evidence of locally sourced materials is seen in the timber framing; It illustrates an approach to building construction that had become widely used on higher status buildings by this time.
- The significance of the house is largely given through the survival of the timber frame on the inside and *Flint with brick dressings* on the outside, and as an example of a low two storey structure.
- The extension was built as the logical continuation of the existing rear bay that was located to the west side of the cottage. It formed a small but obvious addition to the house where more activities could be carried out within the confines of the building.
- The changes made to the house included the removal of the original dividing wall at ground floor to create more space in the Living Room and to divide the open plan space on the first floor into two rooms. This indicates its ability to accommodate change.
- Although the external elements of the house have been added to, it appears that elements of timber structure on the inside still exist imbuing a sense of importance.
- The original form of the house is generally the same as today, with the outer walls on the front elevation in brick and flint. Only the addition of a single storey extension with a flat roof makes additional built form.
- The rear elevation continues to be the secondary part of the building, as seen in the lower eaves of the roof. The extension obscures the former character of the ground floor.
- On the inside, original high-quality beams and post survive well and are largely complete, alongside later additions and some replaced posts.
- Its comparative significance is measured through the sequence of development that took place including the later extension.
- The building principally derives its significance from the overall plan form and shape, with some preserved primary beams and timber framing.
- The retention of the house relates to the relative quality of its historic fabric.
- The adaptation of the kitchen extension for new purposes suggests this is the best prospect for its long-term conservation.

4.0 PROPOSED EXTENSION IN RELATION TO ARCHITECTURAL AND HISTORIC CHARACTER

4.1 Design Approach and appraisal (To be read in conjunction with the Plans and Drawings)

The character of historic buildings and their contribution to the context of a listed building can be severely diminished through insensitive alteration, extension or neighbouring development, or through neglect and dilapidation. The applicant has put forward a practical solution to effectively utilise the building, thereby allowing it to be viable in the long-term.

The current building has constraints on the space required for a small family/ professional couple and since the applicant has been a resident in the property for over 5 years, then their commitment to the locality should be an important factor in the wider planning objectives for development.

Works are proposed to make an addition to the rear part of the building in the form of a new extension and a dormer window. The extension would leave the original frontage of the building intact and the dormers would integrate well with the existing, The new structure is attached to the existing wall in a way that retains the character of historic features and by being formed in a lowered terrace the new extension will remain low and be of the same scale as existing. It will be of the same material as the cottage therefore it will be seen in context.

The design of the different elements articulates a response that takes into account the current size, scale and manner of the space to which they relate. The pair of small windows on the garden facing elevation refer well to the pair of windows seen on the north side elevation, as well as to the two windows on the front of the building. The patio doors to the side add a contemporary quality which raises the elegance of the building.

The proposed changes will result in a satisfactory formation of interlinked units allowing for greater ease of circulation and improved use within the context of the old building. The design of the extension is proportionate to the current size, scale and manner of the space to which it relates.

An interesting architectural element of the building's interior is the surviving remains of the beams. As they are a part of the original structural scheme and contribute to an understanding of the building they are of some significance. This is coupled with the original fireplace, staircase volume and roof rafters which give an interesting example of structural intent.

The proposed has no impact on these elements and if anything offers a complementary way of appreciating the significance of the building. As the replacement of an awkward constrained space to the rear with a more open and useable space allows for a more considered approach to the kitchen and its timber framework.

Specifics

With respects to the location of the new extension, it will be positioned on the west side of the building where it will cover the area which is currently defined by patio and an extension.

As this new addition is to the rear of the house it is disguised and hidden from the interpretation of the main front elevation, it has no direct relationship to the reading of the listed building.

The addition is located to the west end of the building and marks the logical conclusion of the cottage's depth. The ridge of the flat roof that will append the two storey structure will be the same as the ridge of the existing roof of the extension and therefore will be lower than the main roof. The top of the proposed new roof is below the eaves of the cottage and therefore will not impede on the built hierarchy of the building at this juncture.

The roof will be contained within the line of the existing extension and so will allow for a full reading of the length and depth of the roof slope to continue unabated. The proposed is a sensitive addition that enables more comfortable and habitable accommodation. Much of the new build is realised at sub surface level of the garden area, thereby releasing accommodation without creating additional scale or mass.

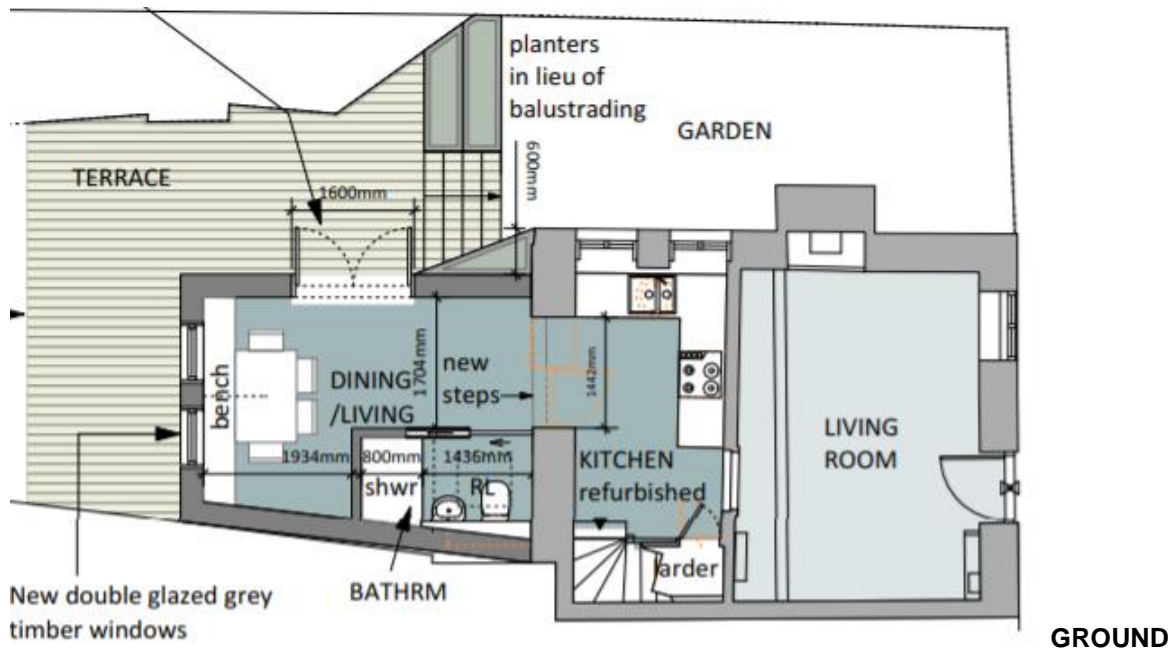
- **The creation of a one storey extension plus roof**

The new space being created will not be defined by additional partition walls but will be expressed through its relationship to the original building on its east side. The additional space will contribute to a greater open-plan layout at the rear where the new dining area is a continuum of the kitchen space it abuts.

The extension will perform the role of continuing the existing space that flows from the rear half of the historic plan. The new space can be incorporated within the immediate context of the old house and new walls can abut the later walls of the kitchen without impinging on historic fabric.

The size of the opening created around the existing kitchen door is important in facilitating improved access and movement. The option of which space could be enlarged is guided by the existence of lath on one side of the door. So, as this is an important element in the older fabric of the building this section is preserved, leaving the extent of wall on the right hand side of the door as being subject to widening.

The proposed is a sensitive addition that enables more comfortable and habitable accommodation. It is located on the west elevation of the house and faces the garden, so is not seen from the main road. It does not alter the reading of the material heritage of the cottage nor disturb the significance of the listed building.



window 2.2m approx wide
- subject to LBC

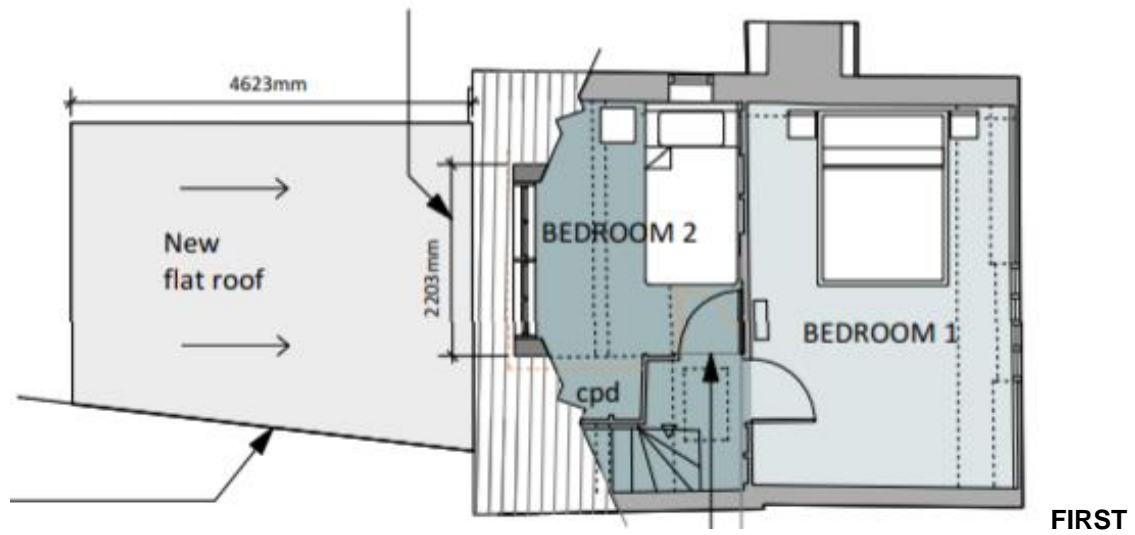
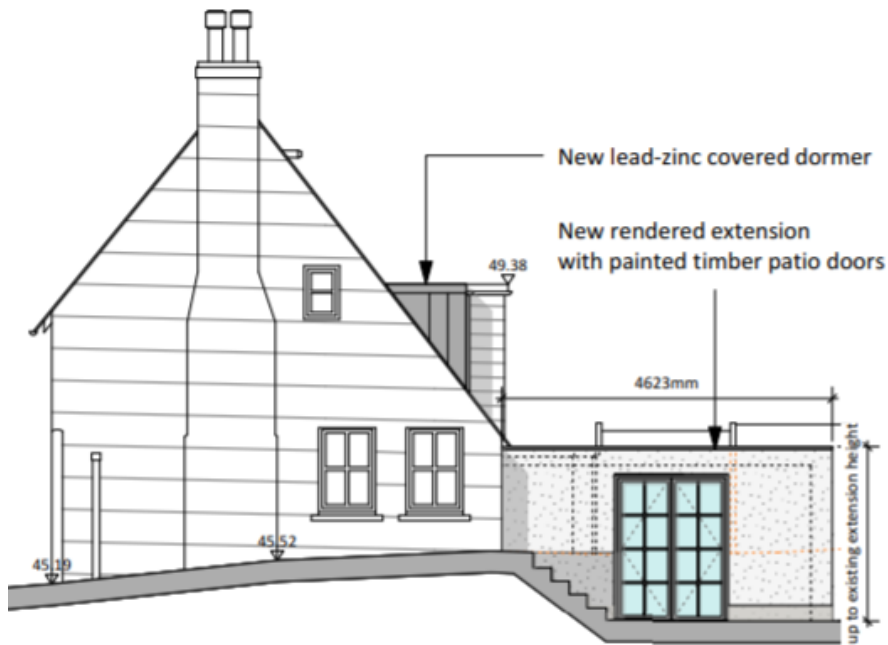


Figure 5; Proposed Plan



Section



Figure 6; Proposed Elevation

The erection of an extension will allow for additional living area at the rear part of the house to be configured and aligned in a way which gives further space and circulation in the kitchen. It is noted that the overall spaciousness and light aspect is to be enhanced by the addition of patio doors on the north side elevation.

The depth of the extension is relative to the internal dimensions of the cottage. As the length from the kitchen wall to the new west wall is the same as the distance between the fireplace and the kitchen wall. The northern wall of the extension is set back behind the main wall of the cottage in the same way as present, helping to limit any obvious manifestation of built form that protrudes at this critical point. The area is roughly three times larger than the existing extension and is of the same height, making a rectangular shaped form.

To support access from the patio to the kitchen, a new patio door will be created. The only intervention in the fabric is where the new connection is made to the kitchen area. The new opening in the wall takes place at the location of blockwork that was added here in the 1950's/1960's and so there is no impact on historic material.

Clearly it is important not to cause any interventions into the old structure of the house so the additional building can be done without impacting on the important features of the existing to which it adjoins. Indeed, it will be done so that the central beams are retained and new posts are used to support the structure so that effects of structural distress or damage are minimised.

- **Fenestration to the rear:**

The fenestration at roof level has a more modern approach as given through the use of zinc metal frames on the dormer window. Two medium sized windows on the new ground-floor elevation will provide a reflective aspect to the extension and help break up any new massing that may come forward in the new.

The modernity of the extension is expressed through the full height fenestration of the patio doors which effectively addresses the dark and constrained nature of the windows in the existing elevation.

The depth in the lowered extension will form a strong connection between the terraced garden level and the private amenity space. The digging of a new level in the garden also allows for a patio to be set at lower ground level, thereby bringing a new well considered match with the garden space.

The windows take their inspiration from the windows already seen in the front and side elevations wall and forms new openings as fine features of the new elevation.

Currently, the existing parts on the rear extension are awkwardly arranged and the new has seized the chance to rectify this and provide a building that does not appear unbalanced but rather is an attractive elevation. Detailing in the form of zinc coping and planters, frame the windows and give a refined high-quality look contingent with the status of the new work and drawing attention to the traditional character of the timber windows at the front elevation.

Fenestration at ground-floor level will bring greater harmony to the rear elevation as it addresses the current blank status of the roof. Indeed, the roof presents a backcloth of a constant material language as expressed by the high quality slate tiles. Windows on the new can be introduced which will give a greater refinement at ground floor than present.

The siting of windows on the ground-floor elevation is chosen to reflect the position of the new dormer and to equate to the dimensions of the windows on the side and front elevation. Utilizing the theme of window pairs, two openings are set out under the dormer and immediately under the eaves of the roof.

The space created between the dormer window and the ground-floor allows the greater size of the Patio doors to settle and be witnessed against a hard surface, thus reducing the impact of the glazing on the building.

- **The creation of a dormer window**

Changes to the existing windows is an important part of the proposed and on the roof, the introduction of a well-designed dormer will bring visual benefits. The dormer will be formed as a set of three with three windows set within a smaller box frame than no 55. The upper and lower sill is the same as the window at no 55, whilst the actual width of the set is less than the 4 windows on the next door dormer.

It is located at the lower end of the roof and has a central position which relates to the position of the two windows below, thereby giving some symmetry in the overall composition. Positioned between the ridge of the outrigger roof and the main roof, thus forming a balance in the roofscape. The windows are timber painted tina grey that has conservation qualities. The use of a zinc covering gives a contemporary quality that sits well with the slate tiles.

Zinc is a high-quality material whose very substance and texture will provide an exceptional balance with the slate work on the roof and the render of the extension walls. It adds a contemporary detail which works well with the old and helps give clarity to the coherence of the design.

The design of the dormer has been contrived to form a simple secondary mass that lays at the bottom of the main roof section. This makes the lower half of the roof a simple and subordinate form helping to draw attention to the main upper part of the slope and to the dormers next door at no 55. It also ensures the skyline does not obscure or cause visual clutter in relation to the surrounding buildings.

The dormer is not visible from the Conservation Area and it is built within the existing roof slope. The proposed dormer is kept within the height of the ridge, does not form a continuation of the wall below and is made so as to improve the proportions of the middle part of the cottage.

It does not appear unduly obtrusive, so as to respect the character of the dwelling. In addition, the manner in which the windows on the ground floor are located at the floor of the elevation will channel the eye towards the grounds in which the building sits, helping to marry the importance and scale of both.

In Conservation Areas, traditional designs (in terms of size, detailing and materials) of dormer windows are required. It is fitting that the proposed rear roof dormer is subordinate in scale and size, with matching materials and fenestration; the new dormer will complement the cottage.

4.2 Impact on architectural and historic character

- **General design**

The listed building is important and contributes to the quality of the built environment in Patcham and along this stretch of Old London Road. With respect to the proposals, it is important to ensure that the architectural detailing of the building to which the development relates is not eroded or that the quality of the setting is not compromised. Through an understanding of the building and its context, it is possible to evaluate the heritage impacts accruing from the proposals.

Generally, the use for which the cottage was designed was seen as having the potential for extension in the mid-20th century; the scheme then warranted an appreciation of the conditions suitable for human occupation whereby the new built form remained secondary to the host building. The rebuilding of the external kitchen wall was an important part of making this extension work and the resulting wall left today is a hotch-potch of parts with no timber posts left in place. A small extension that follows the line and scale of this former extension is a logical means of generating the additional space for a couple.

The updates made to the internal space in the mid 20th century have had a neutral effect on its architectural integrity and the relocating of the internal dividing wall recognised the potential for allowing the historic continuum to be progressed in a way that has little impact on the character of the building. The loss of a section of lathe and plaster from the dividing wall is meaningful in that it resulted in a loss of some historic fabric. Yet, the retention of the timber frame provides a focal point for the structure of the building.

The overall intention is to develop the external spaces to the west of the cottage by erecting a new extension. The extension will be of a linear aspect and blend seamlessly into the ground floor walls of the cottage. The impact of design is sympathetic both in scale, mass and materials.

The desire for additional space to the rear provides a viable economic opportunity to regenerate the building and keep it in active use. The proposal creates a better use of the building that is compatible with the current fabric, exterior, interior and setting.

With respects to the proposals for the cottage it is important to ensure that the architectural detailing of the building to which the development relates is not eroded or that the quality of the setting is compromised. The works to extend the building and improve its use and accessibility do not harm its special interest. As the special interest is reserved for the front elevation and its beamed interior.

It is noted that the house has undergone a degree of alterations on the inside. This ranges from the new extension to the reformed architraves, the relocated internal wall and upgraded window sills. So, it should be welcomed that the proposed retains the existing internal plan form and the roof structure. The former has already been modified and the latter is an example of craftsmanship. The existing internal layout itself will not be changed and it is only the addition of an external cell linking into the kitchen which will change the plan form, forming an open shaped plan.

The proposal adopts materials that already predominate in the area, as in timber windows and slate tile externally. It will also replicate the colour and grain of the existing render on the walls. It will then be representative of the patina of age given by this external material.

4.2.1 Impacts on External Significance

A new extension may be positioned on the west end of the building, attached to the kitchen. This will mean the loss of some later mortar from the wall to form the new opening. The choice of design for the extension may well be best influenced by traditional built qualities, as these will reinstate the village setting and also reflect the older qualities of the building.

Therefore, it is correct to select materials which will sit well with the existing building. Timber windows and render are exact details which reflect the older building as well as the building it abuts.

The size of the new will sit effectively in harmony to the kitchen bay and offer similarity in character and appearance. A proposed extension will be justified on the basis that the new ground floor windows will improve the reading of the western elevation of the cottage. It is likely that the former external wall to the kitchen would have had one or two windows, or even one window and one door. So it is fitting that the new can refer to the possible look and order of the rear elevation in historic times.

The eaves on the new roof align with the main eaves to the roof, thereby allowing the new to balance with and remain secondary to the 18th century proportions.

The extension reflects the period, style, and regional characteristics of the building, as well as representing technological development. By building an awareness of the significance of the existing building, the design proposed for the extension connects well and so retains as much of the character of the building as possible.

4.2.2 Impact on the Listed building

The front elevation is the chief reason for the listing of the building and the design carefully ensures that works will not touch or impinge on this central feature. In addition, the listing mentions the right-hand return in stucco and the slate tiles without referring to the rear slope directly.

The scale of the existing rear elevation is one storey plus roof which wraps over the first storey thereby creating constraints on the space for the rooms contained within this part of the cottage. Still, the proposal to keep within the existing vertical scale is typical of the cottage and causes no impact.

The extension is relative to the size and scale of the kitchen bay. It corresponds with what is already seen to the rear and so does not cause any distraction to the existing built form. The line of the walls and the detail of the fenestration will act to bring a higher quality to the rear that will complement the front elevation.

The proposal is not expected to have any material effect on the character or appearance of the host building. External alterations at ground (and sub-ground) floor level to create an extension would not cause any loss of residential amenity in terms of light, privacy, or visually intrusion. The addition of a dormer is discrete and will blend into the lower level of the roof in much the same way as the dormer at no 55.

In addition, the proposals to maintain the existing rear elevation of the house, with the long sloping roof and its slate tiles being retained will preserve the historic and architectural integrity of the composition.

Cumulative effect on the historic core of the cottage

Currently the historic core of the cottage is witnessed as the surviving parts of the timber framework with a fireplace and staircase denoting key features. The chimney stack at the centre of the ridge is a feature of the rear and front elevation. On the west half of the cottage the timber beams in the external kitchen wall were lost in the mid-20th century extension.

Therefore, it is not possible to directly view the historic core of the cottage as a whole as part of it has been concealed by later work. Only half of the historic cottage can then be viewed from the outside, as the later extension drives over much of the rear elevation.

The extension is comparatively modest in relation to the historic core of the cottage. It is of a lesser scale and is formed of smaller massed parts. The extension is set back and does not overshadow or impinge on the appreciation of the west side of the cottage at its middle and upper orders. It does however unfortunately ,ask the former wall of the kitchen which may have comprised a window and door.

Currently, the rear building line of the extension extends a small amount, with the amount of internal space being minimal. It is feasible and realistic therefore to site the length of the new extension at a line which is proportional to the depth of the garden. The potential for lowering the floor level of the new to gain greater headroom is a major benefit for the scheme and helps to alleviate any harm on the listed building.

The extension should therefore be seen as a relatively well controlled addition of space that relates to the rear building line of the existing building and the garden site.

The proposed does not add any new massing or scale that deflect from the existing built alignments. By being an exact copy of the material of the core building it is attached to, it will not create any form that stands out as being different. Therefore, the degree to which it will have a cumulative impact must be regarded as low.

A degree of design quality has been required for making an extension on an already enlarged listed building. The extension will remain a secondary ancillary building, occupying one third of the vertical scale and allowing the main roof to address the rear space. The extension provides an improvement to the reading of the roof by introducing more attractive features in the form of relatively sized windows designed with a reference to the traditional.

The basis of the extension is to add a proportional amount of new build in place of an existing extension. The former extension was of a minimal size to allow for the addition of a WC and shower room. It stayed within the existing width and height of the kitchen it abutted: the depth was modest at around 1.5 metres.

On what is already a modest sized building the proposed is a proportional addition which does not count as a substantial enlargement. The proposed extension is following similar lines but will create extra length, @ 4.6 metres. This represents an increase of 3 metres which in respects of providing useable accommodation should be seen as a minimum threshold for an extension.

4.2.3 Impact on the setting

From the street on Old London Road, the extension is not visible behind the front fence with the trees rising from the north side of the plot more visible. On the south side, the mass of no 53 and no 55 obscure any view taken of the rear at no 55.

The visibility of the building from the main road is given focus by the space on the north side of no 57. There is a view of the north elevation with the chimney shaft and windows identified. The extension is not in the visual register and the eye is channelled to making views of the few trees that stand at the rear of the garden. The north elevation simply falls into the grounds of the garden which merge into the treed buffer that separates Old London Road from the A23. There is nothing of any significance in the wider background to the site.

The design carefully ensures that works to the external parts of the building are carried out so as not to impinge on the front part of the building as seen from Old London Road. In addition, the character of the enclosed gardens behind means that open views are not important to the setting. Therefore, the proposal not to extend upwards and keep within the existing vertical scale is suited to the street scene and minimizes any impact.

The effect on the character and appearance of the setting and host building is likely to be restricted to a very limited perception of additional build at the west end. Although this will not really be seen from the road and can only be taken in a deliberative view if the receptor point is raised (on a ladder).

The only visual note of change is taken from the rear patio and garden. In this respect, the only marker of change will be the prior knowledge that there was once a shorter extension on this site.

Heritage Impact Summary

External additions at ground-floor and roof level to extend out of the kitchen would not cause any loss of heritage value. It will not compromise the current understanding of the cottage's history or be in conflict with the fabric and layout.

The design process for the proposal is to carry out extension work to the external envelope of the property. This will include the addition of one proportionally sized structure at the end of the existing western elevation. This ensures that the structure retains its character and the property is not altered outside of what is considered acceptable and suitable to the context of the listed building.

Given that the significance of No 57 is brought about by the outline of the original plan form, as well as the primary beams and roof frame, the new design is not considered materially to damage the historic or architectural interest. Indeed, by retaining all primary and secondary built elements, the scheme carefully continues the historic narrative to this building.

This historic continuity on the inside is reflected well by the proposals to use select materials on the external manifestation of the extension. Indeed, there is a great benefit in choosing a timber for the windows and render for the walls, as this reflects the historic quality of the original timbers on the inside.

The existing extension is of a negative appearance and contributes little towards understanding the setting of the listed building it abuts. Therefore, the addition of a better designed extension can make a greater contribution towards significance and enhance this end of the cottage.

The main body of the house fully screens views from the road towards the rear of the listed building; a new extension will not interfere with the strategic views taken along Old London Road in a north and south direction.

Change is often advisable only where the proposal is entirely out of view. It is contended that, in the case of the new structure, demonstrable benefit is to be gained to the public realm by the construction of a well-designed extension that blends well with the existing extension. Indeed, this far outweighs the loss of historic or aesthetic significance.

In addition, the new extension will not intervene or obscure views of windows, doors or walls that are identified as significant to the listed building. Indeed, a new structure will not actually be detrimental to the visual character of the building. Indeed, it will help balance up the proportions and create a harmony to the rear at ground floor. This has the advantage of actually making an enhancement to the building and adding further interest to the rear elevation so that it is something that bestows a traditional quality.

The extension will strengthen the relationship of the built form with the open space and gardens of no 57. The core cottage itself will remain dominant in the hierarchy of built form at the end of terrace, whilst the extension is a more discrete element of built form placed to its rear.

4.3 Heritage Assessments

No 57 is a grade II listed building whose significance rests in its architectural value, as an example of an 18th century timber-framed cottage with brick and flint walls and a slate roof. The house contains good examples of carpentry and craftsmanship and is also of historical value as it illustrates the way in which this building type in general developed.

Alterations to the house need to be pay reference to controls enforced on Listed Buildings and need to be considered against Local Plan Policy's and conservation guidance which is set out in the NPPF.

There is a statutory requirement that the local planning authority

“shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”³.

The NPPF advises of the desirability of any development for,

"sustaining and enhancing the significance of heritage assets and putting them to viable uses "consistent with conservation"⁴."

The slate tile roof and building materials are the main reason for the listing. The internal plan form, timber frame and roof structure are also the key to the significance of a building and the scheme discussed above will make no changes to this. It is contended that the benefit gained by the addition of a small extension will provide a scheme that far outweighs the loss of historic or aesthetic significance. Its impacts on the listed house itself are minimal.

Local Plan Policy states that the Council will permit proposals to extend or alter a listed building where it would not result in the damage or loss of features of special architectural or historic interest; and the character and appearance or setting of the building would be preserved or enhanced.

The scale and size of the extension will be on similar lines to the existing kitchen bay using its depth as a template for calculating the current proportions. The design has referred to the eaves and angle of the roof pitch to show acknowledgement of the historic form to be perceived within the new arrangement. Rather than reproducing a pitched roof which might compromise the quality of the existing roof it is a more considered choice to have a flat roof.

A flat roof allows for the historic roof to be appreciated in its entirety. The dormer windows is a discrete addition to the lower half of the roof which when seen in section is only a minor extension out of the roof. The effect on the character and appearance of the building by both these additions will therefore be minimal.

4.4 Local Plan assessments

The key policies in the Core Strategy are based on promoting high quality, sustainable design and physical works to improve the quality of accommodation, whilst preserving and enhancing the unique character of Brighton and the distinctiveness of its valued buildings, spaces and places.

Specific policies provide more detailed guidance on the Council's approach to protecting and enriching the range of features that make up its built heritage. All new development must be of a high standard of design and make a positive contribution to the character of the surrounding area.

³ Planning (Listed Buildings and Conservation Areas) Act 1990, 66.1,

⁴ NPPF 185

Core Strategy

CP15 of the Brighton and Hove City Plan Part One.

In relation to CP15 (Heritage), the appeal proposal takes the opportunity to enhance the significance of those areas or settings wherever possible. relevant external facing materials have been chosen in relation to Patcham Conservation Area.

The selection of design creates a visually satisfying interpretation of a building typology (flat roof extension and dormer window) popular in the area and so provides an enhancement to this heritage asset. The scale, mass and materials do not usurp or dominate any other building within its setting and so it sits to pay reference to the wider heritage strength of the Conservation Area.

In respect to the listed building at no's 53- 57 Old London Road, the design d takes measures to ensure there will be no distraction to its elevational features and the use of a fine lightweight approach to the new extension will ensure it respects the existing building. The dormer window that is of interest at no 55, will be amplified by the addition of a new dormer to No 57. The siting, design and external appearance of the new dormer respects the adjacent listed building's character.

The proposal will not undermine the significance of the listed building but rather it is contrived as an enhancement that will bring visual and social benefits to the area.

The addition will provide a contribution to the architectural and aesthetic character of the immediate setting. It will add to the historic significance of the heritage asset as the dormer window is carefully designed to respect the setting by virtue of its scale, proportion, height, massing, alignment and use of materials. Such detailing will also complement and enhance the character of the Conservation Area.

The new dormer will be of a similar height and massing to adjacent dormers and is in proportion to the core building. It will have no impact on the special interest and setting of no 57 or to its neighbouring buildings. Indeed, sensitive use of materials and improvements to the roof will enhance the setting of the rear terrace.

Development Management Policies

In respects to the Local Plan the scheme relates well to the distinctive local character of the area and the listed building. It is designed to create a safe, inclusive and attractive environment that will enhance Patcham's rich and diverse heritage. The analysis has shown that the new development is appropriate and compatible in terms of size, scale, massing and design.

The underlying basis of Local development policy is to protect the District's listed buildings and their setting and preserve and enhance the special character of the historic places.

The main aim of policies on heritage assets is to protect them from harm and to recognise the contribution they make to the environment. In order to keep heritage assets such as Listed Buildings in use and thereby secure their contribution to the character of the area, allowing sympathetic development or alteration should be acceptable.

In relation to **Policy HE3**, the design has been worked up so it congruous and is sympathetic to the host building. It reflects the importance of the principal roof of the original dwelling and also refers directly to the roof on the existing rear elevation.

The dimensions of the extension and dormer window are compatible to the original and are scaled so it is subservient. The materials are combined so they are complimentary to the existing palette. The scheme is sustainable and has an aesthetic that reflects the traditional vernacular.

The scheme respects the proportions and size of the gardens in relation to the size and status of the listed building. The development of a dormer to the roof of no 57 has taken reference to the location for such windows at the rear of the neighbouring listed buildings. Therefore, the proposed is designed in the context of the wider terrace.

With respects to the suitability of new design, the proposal will preserve the character of no 57 whilst also enhancing the significance and appearance of the building which contributes to the character of Patcham.

In relation to **Policy HE6**, the removal of an unsightly and inappropriate extension can help release a higher standard of design and detailing that reflects the scale and character of the listed building as well as make an overall improvement in the appearance of the area. Alignment with the existing building line and reference to the local roof form will improve the existing building whilst supplying more attractive and usable space.

As the use of building materials and finishes are sympathetic to the area, it is considered that the extension will enhance the character and appearance of the conservation area and bring positive enhancements to views within it. In this way, there will be no harmful impact on the townscape and roofscape of the conservation area, meaning the proposals fully comply with Policy HE6.

In relation to **QD14** (Extensions and alterations), there is an emphasis to the quality of adjacent spaces around the building at the end of the terrace and the use of high-quality and durable materials appropriate to the building and maintaining the character, grain, scale and hierarchy. The extension and dormer window are well designed, sited and detailed in relation to the property.

4.5 NPPF assessments

The NPPF constitutes the government's current national guidance and policy regarding development within the historic environment. The purpose of the planning system is to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219 of NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

In respects to NPPF the following criteria for assessment are important in establishing the credibility of the proposal:

- Impact on significance (187, 188 and 189)
- Suitable design (124 and 127)
- Conservation of heritage assets (190, 194 and 200)

IN RELATION TO PARAGRAPH 128: the significance of the heritage assets affected and the contribution of their setting to that significance

No 57 Old London Road represents one type of heritage asset; the listed building. Patcham Conservation Area represents another heritage asset. The section on Historic Summary (2.1.1), list description (2.2) and Conservation Area context (2.3) gives information to help understand the significance of these heritage assets.

No 47's significance rests in its architectural value, as a fine example of an altered 18th century outbuilding. It is also of historical value as it illustrates the way in which the building type in general developed during Georgian and Victorian times into the modern era. Its significance is illustrated through the front and rear elevation, the internal plan form, interior structural parts and the timber framed roof structure.

No 57 has surviving examples of timber beams and posts, whose retention has been warranted through the addition of newer elements in later times.

IN RELATION TO PARAGRAPHS 9, 17, 59, 186 & 187: the consideration of design should include scale, height, massing, alignment, materials and use.

The building plan of the new reflects the existing footprint found in the present extension; whilst the cell like spaces created by the later addition is an influencing factor, the constraints on human occupation should not be repeated in new design. The dimensions of the new have been created in respects to the existing length and width of the older building.

The subsequent increase in footprint will have a positive impact on the character of the building. The development of the extended space creates a footprint that is in ratio to the plot size, creating a space that is approximately proportional to the narrow width of the floor plan.

The retention of the timbers and the roof structure is a key factor in the new addition, as the extension will not compromise these features. A proposal of this quality will make a positive contribution to the character and local distinctiveness of the historic environment.

IN RELATION TO PARAGRAPHS 190, 194 and 200: Weight given to the significance of a designated heritage asset and its conservation

Significance can be harmed or lost through alteration of the heritage asset or development within its setting. As the building is a designated heritage asset the impact of the proposals on the building and the setting of the listed building need to be carefully evaluated.

As has been stated, the building's historical significance (as part of the urbanising Brighton) is conclusive. Internal spaces have been modified and re-formed within the confines of the original building; the significant structural elements are recognised in their current form, although they have been lost by the formation of a new cavity wall at the site of the kitchen/extension.

The proposed development of the extension on will bring significant improvements to the public realm and benefits to users. The conservation benefit of the proposal effectively sees imagination in the design process and how the new relates to historic features in the interior and to the surrounding context on the exterior. This aims to minimise conflict and bring greater clarity to a listed building that forms an important context in the historic settlement of Patcham.

4.6 Policy Summary

Paragraph 195/196 of the NPPF requires any harm to the designated heritage asset to be clearly and convincingly justified. Local Plan policies referred to above state that proposals to extend a listed building will only be permitted where it would not result in the damage or loss of features of special architectural or historic interest and where the character and appearance or setting of the building would be preserved or enhanced.

In consideration of the policy assessments, the installation of a new built element on to the existing building will contribute positively to the character, distinctiveness and significance of the listed building.

The proposed offers a solution to using the internal footprint of the cottage as a guide to the formation of the new. This then offers a meaningful interpretation of the spaces that give this building its character. It liberates the space, allowing access from the front of the building to the rear and improved circulation space between.

In respects to the weight given to the heritage significance, the work proposed has fundamentally recognised the integrity and value of any remaining historic fabric. So, the preservation of such features is a key part of the set of proposals created for the extension.

Qualities which give the building historic and architectural credence, such as the beams, rafters and fireplace are to be retained whilst external appearance is being reconstituted through the use of elements such as render and timber windows. This will allow the historic integrity of the existing building to be incorporated into the proposals for the new building as part of the conservation process.

4.7 Heritage Benefits of the proposed design

The development actively seeks to preserve those elements of the setting that make a positive contribution to the asset, such as the frontage of no 57 and the space to the side of this short terrace. It does this through helping to enhance the significance of the setting (the heritage asset) through creating a sympathetically sized extension of materials which express the appropriate vernacular.

In this way, the proposal a creates an opportunity that is of public benefit.

Elements of the interior such as the primary beams, fireplace and rafters will be conserved, thus reinstating a significant part of the buildings architectural character.

A number of potential heritage benefits that weigh in favour of this scheme, including:

- It enhances the significance of a heritage asset and contribution of its setting.
- It makes a positive contribution to sustainable craftsmanship.
- The extension reveals the significance of the heritage asset and therefore enhances enjoyment of it and the sense of identity and place.
- The scale and detailing is carefully arranged, so as to respect the layout, plan and arrangements of the historic building.
- The existing cellular layout of the cottage and its extension is well adapted to a new addition.
- The changes are an appropriate design that relates to its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment.
- It does not detract from other evidential, historic, aesthetic or communal values

In respects to the Core Strategy the scheme relates well to the distinctive local character of the area and its adjacent buildings and is designed to create a safe, inclusive and attractive environment that will enhance Brighton's rich and diverse heritage.

The analysis has shown that the new development is appropriate and compatible in terms of size, scale, massing and design. In respects of National Policy, the degree of the harm caused to the historic environment is minimal and is not compromised when balanced against the wider design, public realm and community benefits.

This statement concludes that the proposed redevelopment would be an appropriate solution to this Listed building, particularly as a result of its design, which is based on a respect for traditional architecture, and its use of materials, which sit well within the locality. The design causes no harm to the character of the listed building and does not impinge on its setting.

5.0 CONCLUSIONS

Local Plan policies referred to above state that proposals to extend a listed building will only be permitted where it would not result in the damage or loss of features of special architectural or historic interest and where the character and appearance or setting of the building would be preserved or enhanced. As a listed building, no 57 is subject to an assessment of how the changes would impact on its architectural significance.

The harm to the listed building as a result of a new extension on its west side would be minimal because it is designed to be of a relative size and scale to the core cottage. The creation of a thoughtfully articulated elevation which presents itself as a continuation to the existing building will act to draw attention to the quality of the 18th century roofed part at the rear of the listed building.

By being designed in sensitive materials that relate to the existing this will actually improve the setting of the listed building. The proposal enhances the current visual amenity and aesthetics of the setting. It does not promote development on the vertical plane but rather aims to utilize the overriding modest width given by the outer of the existing extension. The extension will extend from the eaves at its end, making the new sit firmly as a secondary addition in the built hierarchy.

It is not considered that the proposed works would appear out of place within the street scene or would harm the visual amenity of the area. The approach to the works is to retain all of the historic fabric of the building and as such, the character of the listed building would not be harmed.