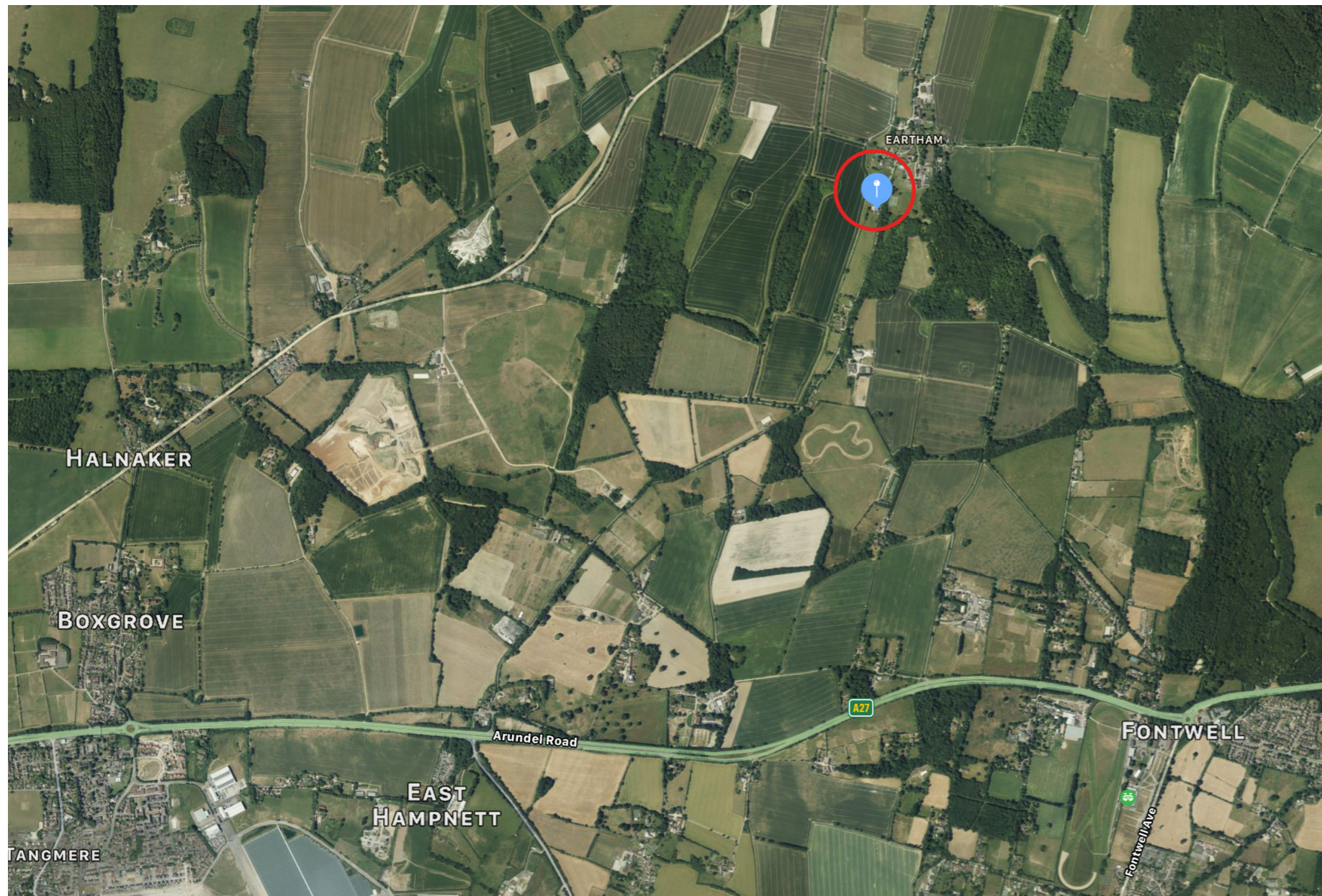


SHERBURNE HOUSE HOME OFFICE

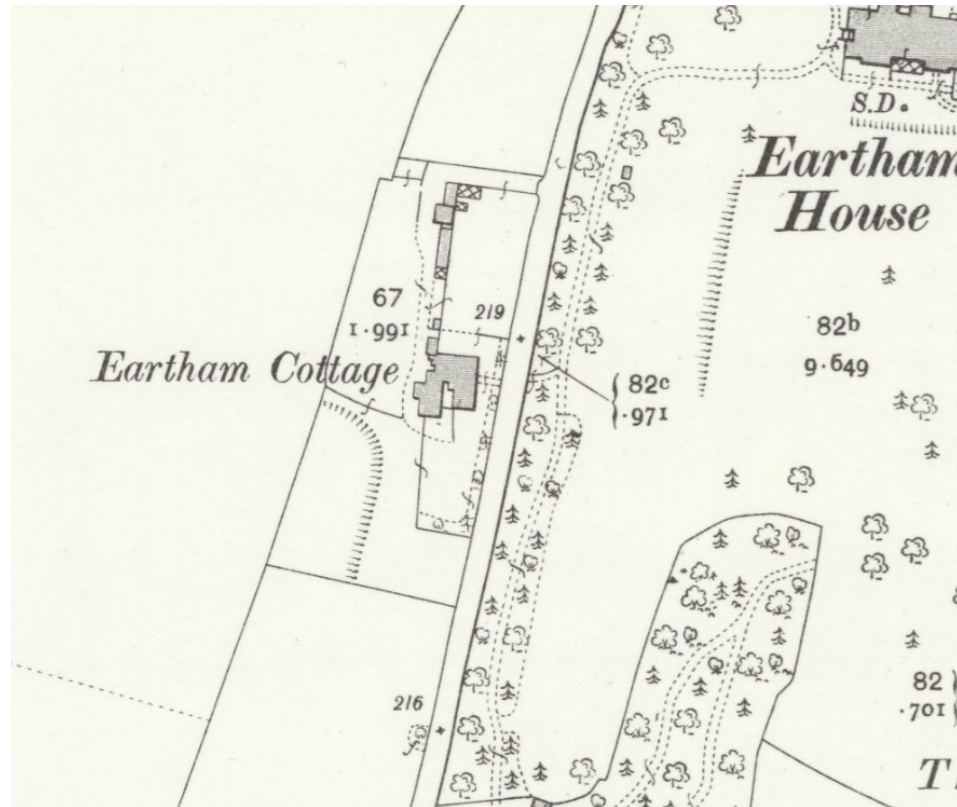
Heritage, Design and Access Statement

*Planning Application
December 2021*

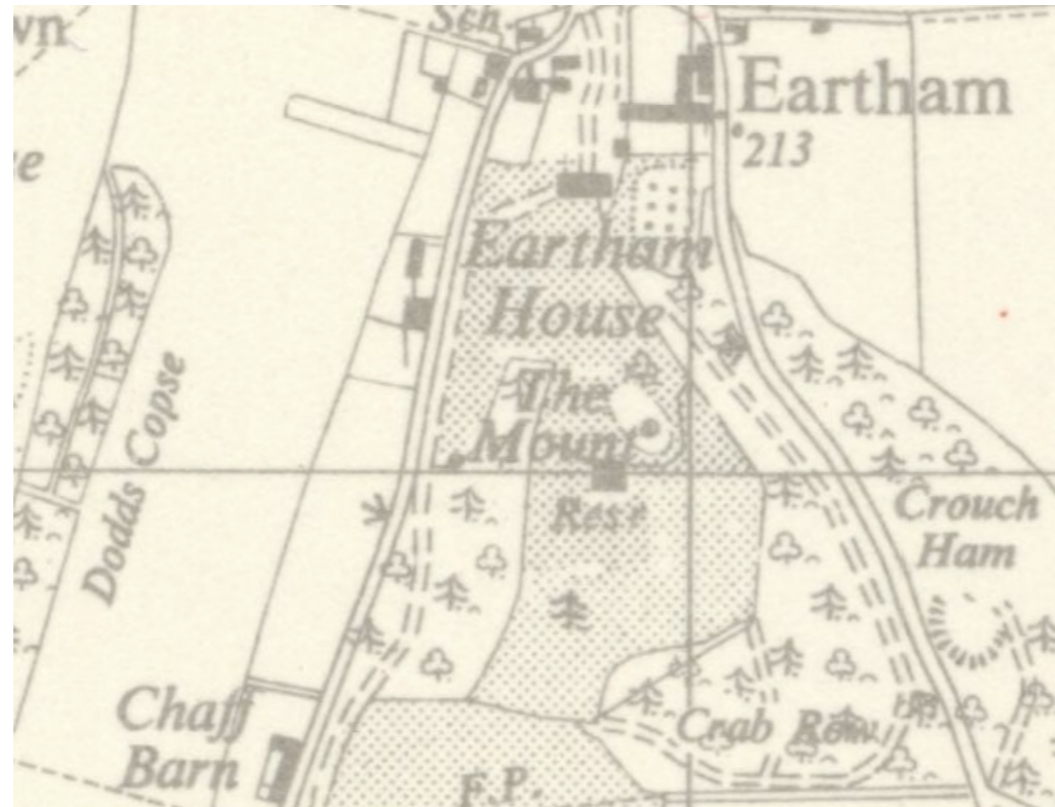


Location circled in red:
Sherburne House,
Eartham,
Chichester,
West Sussex,
PO18 0LP

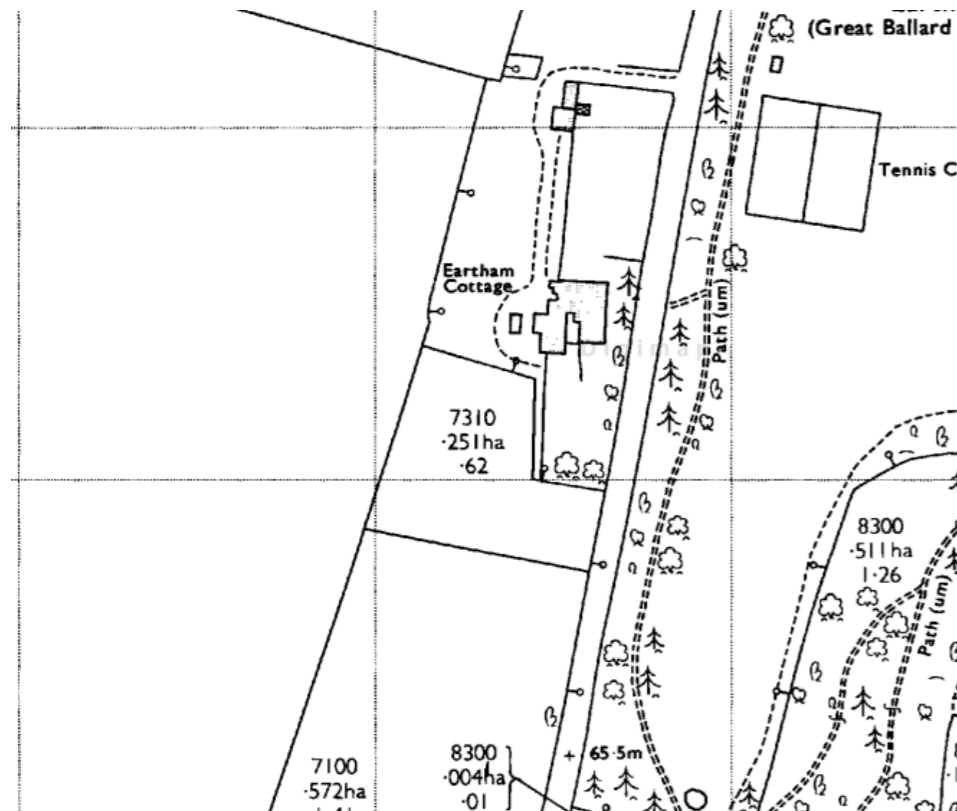
CONTEXT



1910



1949



1974



2001

Sherburne House is located to the south-west of the village of Eartham in West Sussex.

It is proposed that an existing garage in the north-west corner of the site will be converted into an annexe. The garage was built some time between 1974 and 2001 as the adjacent maps show.

Sherburne House is Grade II Listed but the modern garage is of no heritage value in its own right. Given its recent construction and limited heritage value it is not considered necessary to apply for Listed Building Consent, although heritage issues are considered within this application.

EXISTING GARAGE



Existing Garage

The existing garage is built with brick and flint walling and a modillion brick cornice. The overall effect is reasonably attractive and uses the same materials and detailing as the main house. The flat roof however is out of character with the listed building and surrounding area.

The garage is currently being used for domestic storage associated with the main house.



Existing Garage

PROPOSALS

The existing brick and flint walling and modillion brick cornice will be retained and the roof will be replaced with a red clay tile roof.

The addition of the tiled roof gives the building a more attractive form that relates well to the Listed House.

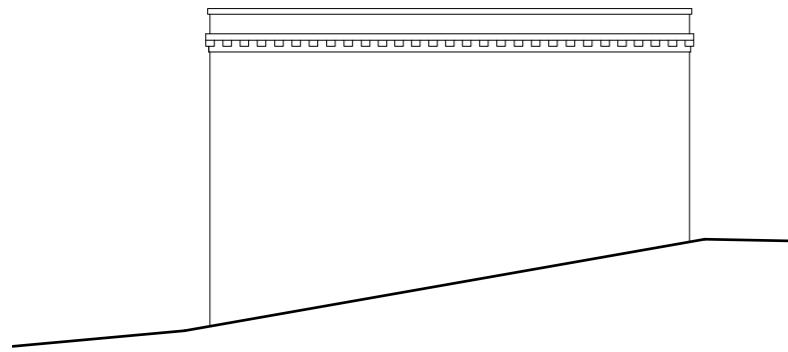
The proposal will therefore enhance the setting of the Listed Building and make a positive impact on the wider landscape.

Use

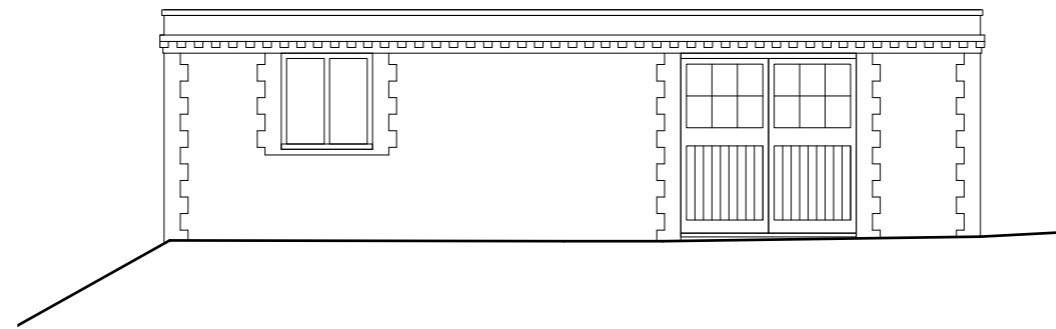
The building will primarily be used as a home office. WC facilities are provided in support of this primary function. On the rare occasion that the applicant hosts a large number of guests, the building may be used as an additional guest bedroom.

The building is in the same ownership as the main dwelling and shares utility services, access, vehicular parking and private amenity space.

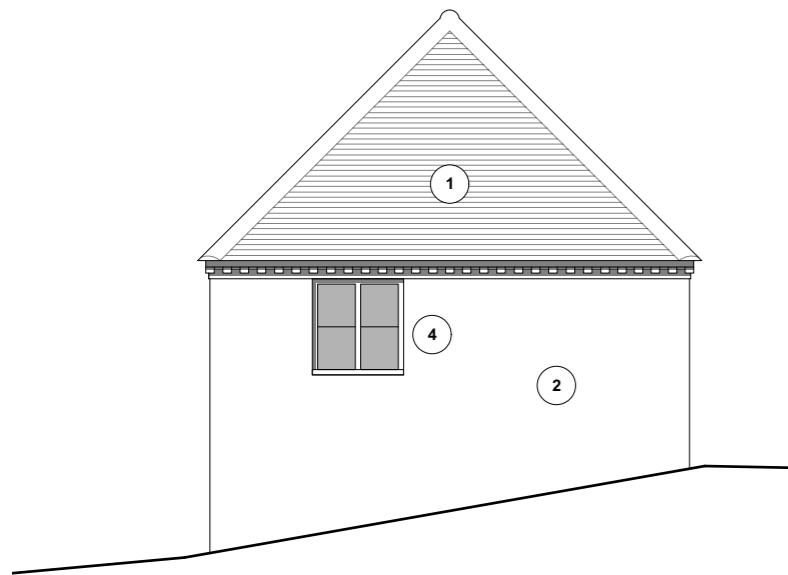
The building will not function as an independent dwelling and will be functionally and physically dependant on the main house.



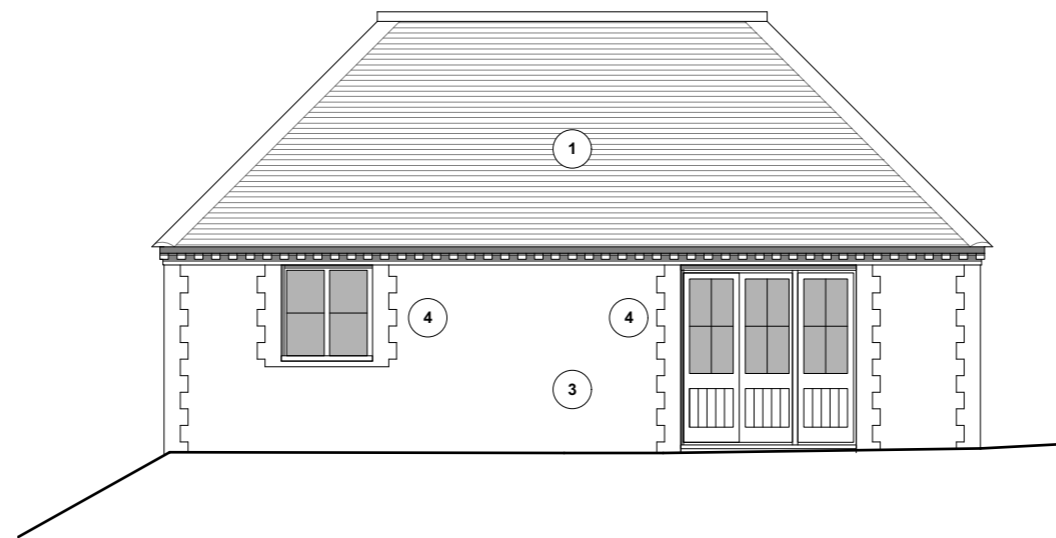
Existing West Elevation



Existing South Elevation



Proposed West Elevation



Proposed South Elevation

PROPOSALS



View from public footpath to the west of Sherburne House. Existing garage circled in red.

Impact on the Wider Landscape

Sherburne House and the existing garage are visible across the valley to the west from a public footpath.

The flat roof of the existing garage is not in-keeping with the characteristic pitched tile roofs of the village and has a negative impact on the view from the west. Replacing this roof with the proposed traditional red clay tile roof will make a positive contribution to the wider landscape.