

## **1046 - HERITAGE IMPACT ASSESSMENT**

### **1.0 Background**

1.1 As this site is adjacent to a Conservation area and a Listed Building, SBC have requested a Heritage Impact Assessment, explaining how the proposed design will preserve and enhance the historic and special architectural importance of the building or conservation area, including the particular physical features that have justified its designation as a listed building or conservation area.

1.2 This property is a semi-detached house on a long narrow plot within the built-up area boundary of Painters Forstal, and is located just outside of the Painters Forstal conservation area, and adjacent to the Grade 2 listed Bayfield House.

1.3 The property is set to the rear (south) behind an existing large village green, which it overlooks across a generous garden to the front of the property. To the rear, a large garden provides a good degree of private outdoor amenity space.

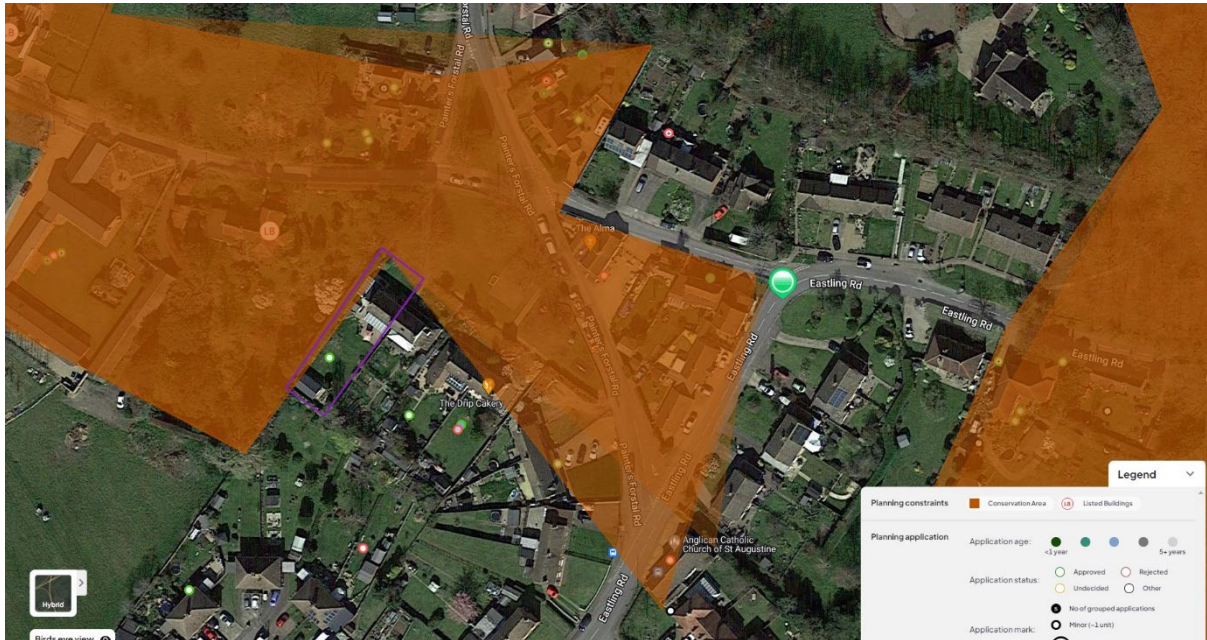
1.4 The property is one of a number of generously spaced former Airey Houses, and has been brick skinned, and subsequently extended at the rear to include a conservatory which was granted planning in 2005.

1.5 The adjacent house most affected by the extension has also been extended at both the front and rear. The front extension resembles a very similar design to that proposed by this application, and effectively establishes the principle of this form of extension in this location.



## 2.0 Heritage Context

2.1 The applicant property is adjacent to the Painters Forstal conservation area, and south of (but some distance from) Grade 2 listed Bayfield House. (See image and associated key below). The front elevation of the property is directly visible from the conservation area.



2.2 The existing property is simple and plain in appearance, and offers little in the way of architectural interest, and is therefore considered to make a neutral contribution to the character and appearance of the conservation area (hatched yellow in below image).



2.3 The proposed ground floor extension would significantly enhance the appearance of the property, and would be in keeping with the adjacent property, which has previously had a similar front extension constructed. It is therefore considered that the proposed extension would make a positive contribution to the character and appearance of the conservation area.

2.4 The applicant property sites directly adjacent to the Grade 2 listed Bayfield House, however Bayfield house is set some distance form the applicant property, behind a large dense hedgerow and a line of mature trees which ruins along the boundary completely obscures the listed property from view. This means that neither property is visible from their respective neighbour. (see below image from front of applicant property looking north towards Bayfield House and dense hedgerow).



2.5 As outlined in 2.3, the proposed ground floor extension would significantly enhance the appearance of the property, and would be in keeping with both the adjacent property, and the broader heritage context. It is therefore considered that the proposed extension would make a positive contribution to the setting of the listed building.



### **3.0 Proposed design**

3.1 The proposal seeks consent for the erection of a single storey front extension including timber framed porch and roof canopy.

3.2 The existing building is not unattractive but is simple and lacking in architectural features and articulation, and lacks any notable vernacular design features or materiality. (Existing elevation below)



3.3 The proposed new roof canopy would consolidate original single storey elements of the building to the north which are of no architectural merit and appear out of keeping with the vernacular appearance of the main property.

3.4 The design of the canopy is in keeping with the existing building and the use of vernacular materials and design will result in a significant enhancement in the appearance of the property. (see proposed front elevation below)



**4.0 Conclusion:** The very minimal scale of the proposal will have no detrimental impact on any surrounding buildings and will have no detrimental impact on any aspect of the local character of the area. Indeed, the proposed changes will make a positive contribution to the conservation area and heritage context and should be fully supported by SBC Planning.