

**HERITAGE STATEMENT**  
**for**  
**the extension of**  
**Russets, 4 Dukes Meadow**  
**Funtington**



062 – August 2023

**bayside**

ARCHITECTURAL DESIGN LIMITED

## 1.00 INTRODUCTION:

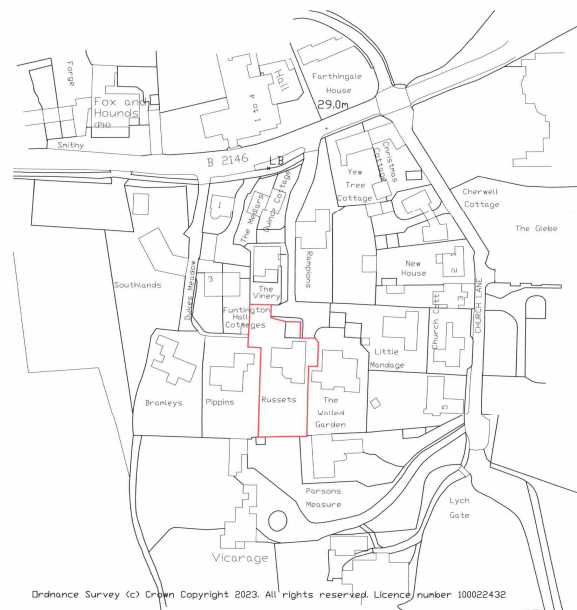
Russets is a detached dwelling situated in Funtington to the northwest of Chichester. The building sits within a larger than average plot with an enclosed front garden with a drive, and a large enclosed south facing rear garden. To the front is a detached double garage built at the same time in the early 1980's

## 2.00 PROPOSAL:

The demolition of a substandard conservatory / sunroom to the rear. Construction of a single storey rear extension along with internal remodelling. This will create a larger bungalow which is three bedrooms but have much larger kitchen / family room, separate living / dining room and a master bedroom suite.

## 3.00 LOCATION:

Russets is a detached bungalow situated in the small private close of Dukes Meadow in the village Funtington. This is within the South Downs National Park and the Funtington Conservation Area.

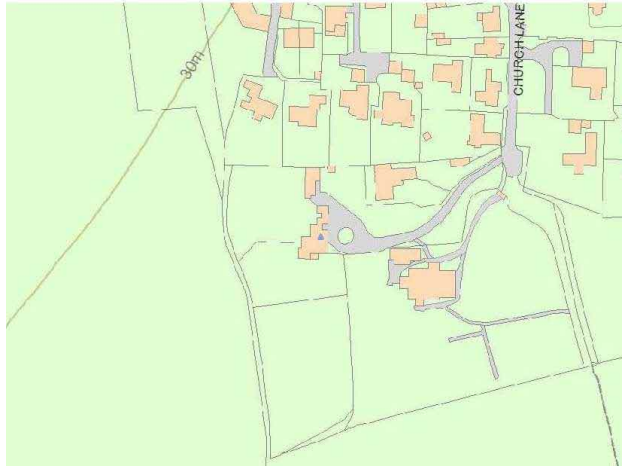


1 – Location

## 4.00 HERITAGE ASSET:

Although situated within the Conservation Area Russets was constructed in the 1980s and has no heritage value.

The only property with heritage value that adjoins the site is The Vicarage which is grade II listed in Church Lane.



## 2 – Vicarage – Grade II

The Vicarage building will be over 40 metres from our proposed extension and is very well screened by fencing and boundary planting.



## 3 – Rear garden (southern boundary screening Vicarage)



4 – Location aerial view (© Google)

#### **5.00 SIGNIFICANCE:**

The Vicarage is Grade II listed and constructed in 1820 as a two storey building, stuccoed with hipped slate roof. It was extended with two bays at ground floor in 19<sup>th</sup> century with a glass veranda between.

#### **6.00 IMPACT ON THE ASSET INCLUDING SETTING:**

Changes to Russets are well screened from The Vicarage and so the proposed extension and alterations cannot be seen. Therefore, this will not affect its setting.

#### **7.00 CONCLUSIONS:**

We feel the works are not detrimental to the Conservation Area or adjacent individual listed buildings and so this application should be granted.