

## Heritage Statement

Ref: Proposed greenhouse at Berry Cottage, Cakeham Road, PO20 8AA

### Introduction

This Heritage Statement accompanies the submission of an application for planning permission for the installation of a free-standing single glazed greenhouse in the residential garden of Berry Cottage.

### Assessment of Heritage Assets

Berry Cottage is a 2 storey dwelling located in the town of West Wittering, situated on Cakeham Road close to the junction with Seaward Drive, and lies within the Central area (Area 1) of the West Wittering conservation area. The property is outside of the Chichester Harbour AONB.

### Assessment of Impact on the Heritage Assets

The proposed greenhouse is to be located within the private garden of Berry Cottage, approximately 26 metres to the south of the dwelling house. It is proportional to the available space in terms of width, length and height. As the greenhouse is primarily made of glass, the visual impact of it on the surrounding area is minimised, as daylight can pass through the majority of it.

The aluminium framework of the greenhouse will be polyester-powder coated a light grey-green (RAL 7032) a soft, muted shade to blend harmoniously with the surroundings and which is similar to that of front door of the dwelling. The greenhouse is designed to sit on plinth walls and these are to be constructed of brick. Both of these choices have been made to ensure the greenhouse is sympathetic to the surrounding area.

The plinth walls will be built on a strip foundation requiring minimal excavation during the building works.

The proposed greenhouse is a small scale development and will serve the owners of the property with an informal seating and growing area which will enhance the use of the residential dwelling.

The greenhouse will have no impact on the fabric of dwelling.

The greenhouse will be no impact on the current use of land, which will remain as private residential garden. Vehicular and pedestrian access to the property will remain unaltered as a result of the development, putting no pressure on the conservation area due to traffic.

### Conclusion

The application proposes a modest domestic greenhouse in the private garden of Berry Cottage. The structure is a practical addition to the property and its ancillary use will help preserve and enhance the attractive setting of Berry Cottage and this part of the conservation area. In addition, the greenhouse is a high quality structure which has been sensitively designed to the highest standards, in line with local policy.

In conclusion, we believe the proposed greenhouse will have no detrimental impact on the character of the heritage asset in terms of scope, purpose and appearance and is to be welcomed as acceptable and appropriate development.

