

New Home at rear of 1 Hawksfold House,
Hawksfold Lane, Fernhurst GU27 3JW

Heritage Statement

December '23

one-world design 

1.0 The Site & Context

1.1 Introduction

This document describes the architectural proposal for the construction of a low carbon 3 bedroom single storey home. The proposal involves the splitting of an existing large garden associated with no.1 Hawksfold House into two parts to form a new independent dwelling. No.1 Hawksfold house, which is grade 2 listed, is physically unaffected by the proposal which does seek to share the existing vehicular access.

1.2 The Site

The site is located off Hawksfold Lane West, a shared private road, on the western edge of Fernhurst, West Sussex. The A286 is located 400m to the east of the site. The site area within the redline is 2650m² and consists of semi-natural ancient woodland, lawns, ornamental shrubs, and trees.

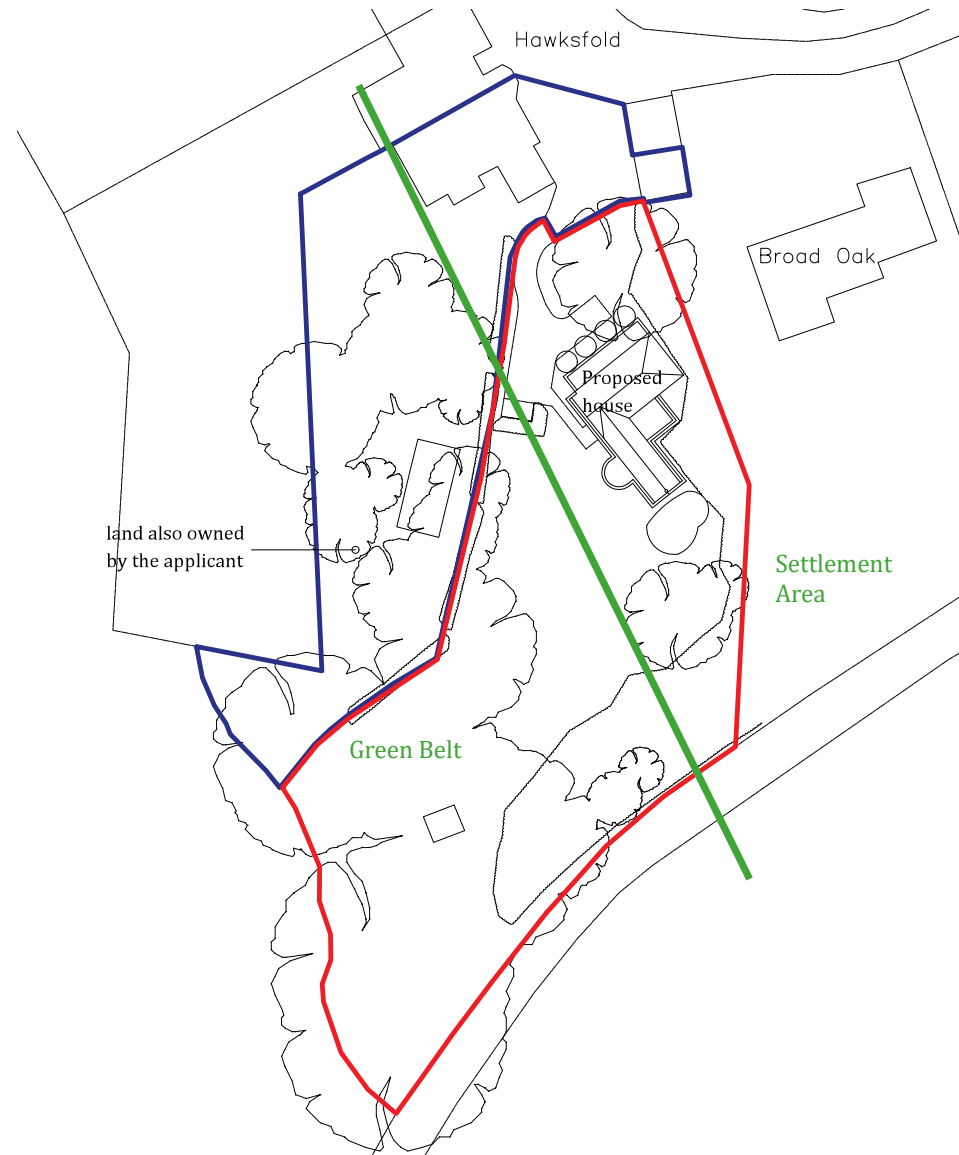
The existing site is split between the defined rural settlement area and the Green Belt. The proposed house itself is situated inside the settlement area and outside the boundary of defined ancient woodland. Refer to the Preliminary Ecological Appraisal Report and the Biodiversity Net Gain Report issued as part of this application.

1.3 The Heritage Asset: Hawksfold

Hawksfold was built as one large family home in 1879 and designed by Anthony Salvin as his own residence. Its listing states:

'Built late in his life, it is more in the style of Norman Shaw than in any style associated with Salvin. The south front is L-shaped. Ground floor stone, above tile-hung. Four gables. Tiled roof. Casement windows. Two storeys and attic in gables. Five windows. The north or entrance front has a half-hipped projection at the west end, a central gable, partly jettied on a heavy wooden pillar bearing Salvin's initials and to the east of this a five-sided stone projection. Six windows. Listing NGR: SU8920028607'

The House was divided into separate dwellings in the mid 20th century and is Grade 2 listed. The separate dwellings each have freehold of a portion of the original building and the setting has been altered in extent and quality over the years by the construction of neighbouring new homes, out buildings, garden divisions and hedge row, tree and shrub planting as well as the construction of a garage and the surface treatment of the driveway. The listed building has also been extended and altered eternally including a conservatory type extension to no.1.







1.4 Design Considerations

The plot at Hawksfold in within the wider setting of the grade 2 listed building. The landscape around the building has been altered significantly in the last century with the construction of the neighbouring homes, outbuildings, garden divisions and the separation of the house into separate dwellings.

At first principles the design is set out by the unique opportunities offered by the site and its context. The design sets out to allow a home there for another century that will enhance elements of the listed buildings setting to make a positive contribution to the significance of an asset, will affect the ability to appreciate that significance or at worst will be neutral.

1.5 The Proposal

The proposal is a subtle and sustainable, low carbon, biodiversity enhancing, new single storey home. Of timber construction and orientated towards the south and west, with no windows addressing the neighbouring plot of Broad Oak, it will ensure the continued privacy of others. The home will be highly insulated, have a pitched biodiverse green roof, solar photo voltaic panels, timber windows and cladding and will be heated via an air source heat pump.

Outside new trees are to be planted and a hornbeam (*Carpinus betulus*) hedgerow will separate the site from no.1 Hawksfold. A wildlife pond is proposed to be planted to the south west of the home adjacent to the woodland parcel on site. Please refer to biodiversity net gain report submitted as part of this application.

The house is entered from the south west and has a largely open plan living area to the south to maximise the garden views. The service accommodation, such as cloakroom and utility rooms are to the north east of the entrance with the bedrooms running south west to north east. The kitchen has a window to the south east allowing morning light.

The elevations are proposed in timber cladding. The house is designed with a fabric first principle and includes high standards of insulation and air tightness as well as double glazed high performance timber windows.

The gross internal floor area is as follows:

Proposed: Ground -125 sq.m

Total GIA- 125 sq.m

1.6 Relationship with Hawksfold

The proposed new single storey home sits low to the ground and within the landscape and at its closest to the original eastern flank of Hawksfold is some 23m distant. A new hedge is to be planted along the boundary which will both define the new plot and screen the existing house, new trees are planted in front of the building and the new home has a wildflower grass roof that softens the view from the upper floors of Hawksfold and, along with the timber cladding, allows the building to be read as part of the family of landscape materials, colours and tones. The proposal is also orientated to have its short side facing Hawksfold reducing its impact on views and the listed buildings setting further.

1.7 Heritage Statement

The biodiversity net gain proposals will enhance the setting of the listed building. Through the use of the proposed materials, new hedge and tree planting, the siting, orientation and scale of the proposal the new home has a neutral effect whilst also increasing the ability and number of people able to appreciate the heritage asset. Given this we believe that the proposal is in line with the councils policies regarding heritage assets and their settings.





