

Planning department
Chichester Council

2nd January 2024

Re : Heritage statement for work at The Upper Covers, Lower Lodge Road, Linchmere, West Sussex, GU27 3NG

The site is located within the Lynchmere Conservation Area. The Lynchmere Conservation Area Character Appraisal and Management Plan (April 2016) summaries the character and significance as follows:

“The special character of Lynchmere Conservation Area derives from irregular, predominantly linear building groups, sitting within a wider rural, partially wooded, landscape.

Visible connections with adjacent countryside and a complex network of footpaths and tracks into it form an important component of existing Conservation Area character.

The Conservation Area is mostly residential. It includes the visual contribution of several historic and traditional buildings and structures plus that of open spaces, views, trees, and other fauna.

The Church of St Peter, located on the Greensand ridge, provides an historic community focus. It has Norman origins but has been successively extended.

A Conservation Area boundary extension, to take in a number of historic properties off the road towards Shulbrede Priory may be justified” (this area has been added to the conservation area subsequent to the Conservation Area Appraisal having been published).

The proposed site is located at the northern end of the extension of the original Conservation Area. The character of this area comprises of a number of houses set back from the road within large gardens and areas of woodland that extend out beyond the Conservation Area to the east, west and south. There are extensive views out from the Conservation Area to the south which are characterised by wooded rolling hills. The proposed site is located towards the eastern boundary of the Upper Covers land. The Upper Covers area of the Conservation Area is bounded by woodland on the lower land to the south and east of the house. There are extensive long-distance views from the higher area of the land where the house is located but not from the lower land which is where the site is located.

There are four listed buildings within the Conservation Area. These are:

The Parish Church of St Peter, Grade II*
Linchmere Farmhouse, Grade II
Covers, Grade II, Upper Covers Linchmere West Sussex June 2020 16
Clouds Hill, Grade II

The proposed site is located beyond the setting of these listed buildings.

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The heritage assets under consideration have been identified by means of a review of the following resources:

Chichester District Historic Environment Record (HER) Data.

The National Heritage List for England (NHLE) held by Historic England.

Historic England Archive.

Pastscape.

Local studies and record office research; and

Review of historic mapping.

This resource has been used to provide an understanding of the heritage assets which may be affected by the proposed pump house development.

An explanation of the design concept for the proposed development.

1. Use:

We are proposing to build a small replacement single-storey pump house and garden store

2. Amount:

The proposed garage is a single storey structure.

3. Layout and concept:

The new building is an L shaped form with an open plan layout.

4. Scale and massing:

The new building is a single storey structure with a simple pitched roof. This modest structure complements the local vernacular, and the use of timber cladding will allow the building to weather, soften and blend into the context further. The new proposal is very small in comparison with the size, scale and massing of other buildings on the site.

5. Landscaping and amenity:

The landscaping for the site has been enhanced and improved. The area of the building will be improved with new paving, and re-formed landscape to accommodate the topography.

6. Appearance and materials:

The approach and strategy for the materiality of the building is as follows:

Walls:

Horizontal timber cladding.

Roof:

Red clay tiles to respond to the existing house.

An assessment of the impact of the proposals on the asset's significance

The proposals will not harm the assets significance, the new building is located sufficiently away from the existing house and outbuildings and is of a much smaller size and form.

The location of the building is to the side of the site, and therefore will not interrupt views from the house.

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An explanation of how the proposal will preserve and enhance the heritage asset and its setting.

The proposal will preserve and enhance the heritage asset due to the relatively small nature of the building, furthermore the proposal will be screened from the road by the existing trees and large hedges.