

Heritage Statement for SDNP/24/0096/HOUS

1 Post Office Cottages is Grade II listed and sits in a terrace of Grade II thatched cottages comprising Nos 1 and 2 and The Old Post Office. Dating, it is believed, from the mid 1700s. It also is joined on its northern side by a later thatched cottage called 'Demelza'. Opposite this terrace is another row of listed thatched cottages and a Grade II listed pub 'The Chestnut Horse'. A gravel track leads down the southern side of The Old Post Office with farm land the other side of the track.

It is built of brick with a thatched roof. There is a two and a half storey extension to the property following planning approvals in the 1980s and 1990s.

The back gardens for Nos1 & 2 wrap around the rectangular back garden of The Old Post Office in a series of expanding 'Ls' to allow vehicular access to the back gardens of all three properties and other properties further along the track, not connected with the cottages/listing. The gardens of all three cottages contain mature trees and shrubs the effect of which is to screen off the bottom of No1's garden from the cottages to a large extent.

The site proposed for the new greenhouse is at the bottom of the garden, 2m from the garden wall and behind a neighbour's garage. The proposed site is currently a paved area 3m x 4m with a 1.2m fence around it (original purpose unknown). Beyond the garden wall is a gravelled area for parking. A gravel track connects the parking area to the public highway (Avington Park Lane).

The view the public get of the cottages when using the highway, is only of the front garden and front of the cottage. It is not possible to see the back garden or anything in it. Only very limited views of the back garden are afforded by people using the gravel track.