

Nick Adams Architects

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Doc no: 2401_240311_DAHS
Doc name: D&A Heritage Statement
Date: March 2024

DESIGN, ACCESS & HERITAGE STATEMENT

1. Introduction

2B King Henry's Road is a house in Lewes, East Sussex. It is not listed but is within Lewes Conservation Area, which is subject to an Article 4 Direction.

The proposals are to convert part of the integral garage storeroom into a utility room, new replacement timber framed double glazed windows, insertion of large sliding doors into rear elevation and recladding of the front and rear elevation at first floor.

2. Assessment of Heritage Significance

2.1. The Site and surrounding conservation area

2B King Henry's Road was built in the mid 1960's. It is constructed from yellow buff stock brick with a red plain tiled roof, tile hanging to the first-floor front and rear elevations and timber framed windows. It has an integral garage, which is used as a store room and is too narrow to accommodate most modern cars.

The house is on the edge of the Wallands Character Area of Lewes Conservation Area. Only one side of King Henry's Road is within the Conservation Area, with the boundary running along the footpath outside the houses and buildings on the North side of the road.

Substantial semi-detached residential properties with broad frontages are found along King Henry's Road. These larger houses were erected in the late Victorian and Edwardian periods.

Most of the houses within the Conservation Area (South / West side of King Henry's Road) are highlighted in the appraisal as positive streetscape buildings except for No.'s 2A, 2B and, further up the road, No.'s 20A-20F.

The use of a buff-coloured stock brick on 2B and neighbouring 2A is uncommon for this area. There is red tile hanging on the front and rear elevations which clashes with the buff-coloured bricks. Neighbouring 2A has brown wood effect uPVC windows, for which planning was approved in 2007. The two houses do not contribute positively to the Conservation Area.

2.2. Archaeology

The site is not within an Archaeological Notification Area.

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3. Assessment of Impact

3.1. Scale, form and appearance

South Downs Local Plan Policy SD31 states that 'Development proposals for extensions to existing dwellings, and the provision of annexes and outbuildings will be permitted where:

- a) The proposal does not increase the floorspace of the existing dwelling by more than *approximately* 30%.
- b) The proposal respects the established character of the local area; and
- c) The proposal is not overbearing or of a form which would be detrimental to the amenity of nearby residents by virtue of loss of light and/or privacy.

3.2. Floorspace

There is no increase in GIA or built footprint and the conversion of part of the store (former garage) into a utility room accessed from inside the house could potentially be carried out under permitted development.

3.3. Materials

The proposal involves replacing the red tile hanging on the front and rear elevation with a Western Red Cedar timber cladding. The garage door will also be clad with a hidden window and door. It is posited that the timber cladding will better harmonise with the buff brick and using it on the garage and house will tie the materials palette together as a whole. The proposed windows are timber framed with slimline conservation style double glazing.

4. Privacy and Daylight

There is no impact on privacy or daylight amenity to neighbouring properties.

Accessibility

There is no change in accessibility.

5. Dark Night Skies

The site lies within Zone E1b, Transition Zone.

The roof window will be fitted with an integral blind which will close at night to minimise light pollution to nearby residences.

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PHOTOGRAPHS



1. Front elevation

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2. Rear elevation