

DESIGN & ACCESS STATEMENT

KENT HOUSE
EAST HARTING
WEST SUSSEX
GU31 5LS



Listed Building Description

The proposed development site, Kent House, is a two storey building (plus attic and cellar) with a hipped roof, located to the west of Kent House Lane and set in a yard with a garage and drive to the east, and a pair of cottages (Kent Cottage and Cole Cottage) to the north. A garden is located to the west and south, and the land extends to encompass a field which runs along Kent House Lane down to Elstead Road.

The listed building description, as added to the National Heritage List in June 1959 (ID 1025987), is as follows: *SU 7819-7919 HARTING KENT HOUSE LANE East Harting 28/38 Kent House 18.6.59 II House. C18. Red brick. Stringcourse, dentil course and parapet. Centre window-bay projects with parapet over. Slate roof. Glazing bars intact. Porch with Doric columns and pediment, the sides later enclosed. Doorway in it with semi-circular fanlight. Two storeys and attic. Three windows. Two dormers.*

As the listed building description states, the building dates from the 18th century. Due to the early date of the listed building description, only the basic external features of the principal façade are described; however the whole building is listed, and the walled garden and shed, Cole Cottage and Kent Cottage are deemed to be within the curtilage of the listed building having been part of the land (and in the case of the walled garden attached to the listed building) prior to June 1948 and ancillary to the house at time of listing.

The double garage is of modern construction, timber on a base of brick, and is therefore not deemed to be curtilage listed as it was not an ancillary structure prior to 1949 or at the time the building was listed.

The setting of the listed building comprises these structures, the yard and garden, and the adjacent fields which give a rural character; though now in separate ownership and having been converted, the barns to the east of Kent House Lane also contribute to the setting of Kent House, illustrating the former extent of the farm and its purpose within the surrounding land.

The Proposal

The southern driveway access will be widened by 350mm, and the existing timber gate and posts replaced. The widening will involve the removal of part of one curved section of flintwork; this will be replicated in the new position as set by the widened opening.

The northern driveway access and curved flint-work sections will be removed and replaced by a straight section of wall in flintwork to match that to the boundary of Kent Cottage. The height of the wall will rise slightly from that to the south to take into account level changes, and this will be achieved by a gentle upward curved radius with coping to match existing.

There will be a pedestrian access to this section of wall, formed of a timber gate and steps down to the yard area.

The southernmost existing access to the eastern garden of Kent Cottage will be removed and a continued section of flint wall inserted. The existing northernmost opening will be retained, and a new timber gate inserted.

Bicycle storage

The bicycle storage will remain unchanged

Refuse storage

The refuse storage will remain unchanged

Access

The southern driveway access will be widened by 350mm
The northern driveway access will be removed and replaced with pedestrian access

Summary

The proposed alterations to the boundary wall are adjacent to the primary listed building of Kent House and within its setting.

It is assessed that there will be no harm to the special architectural and historic interest of either heritage asset as set out in the NPPF, due to the minimal change to the wall as a result of the alterations and the setting of Kent House, and the sympathetic and traditional style of the alterations and infill materials proposed.

The plan form of the Kent House group and extant historic structures and external areas will be respected. The design adheres to South Downs Local Plan policy SD1 in that it conserves and enhances the cultural heritage of the area. The loss of historic fabric has been avoided as the wall dates from the mid-20th century and the design has been carefully considered in this respect, adhering to policy SD13.

The proposed works will allow the current owners of the building to comfortably continue as custodians for this listed building, caring for it and securing the safe use and maintenance of the building for the foreseeable future, whilst retaining its heritage value and architectural interest.