



Heritage Statement

2330-JNF-XX-ZZ-CO-A-C04-P1

22.03.2024 – Planning Issue

Stag Cottage, East End Lane, Ditchling, BN6 8SX

This heritage statement accompanies a Planning Application proposed alterations to include oak frame front porch, replacement glazing to existing bay window, replacement of existing windows, part single storey part two storey rear extension to replace existing and works to include associated internal alterations.



Front

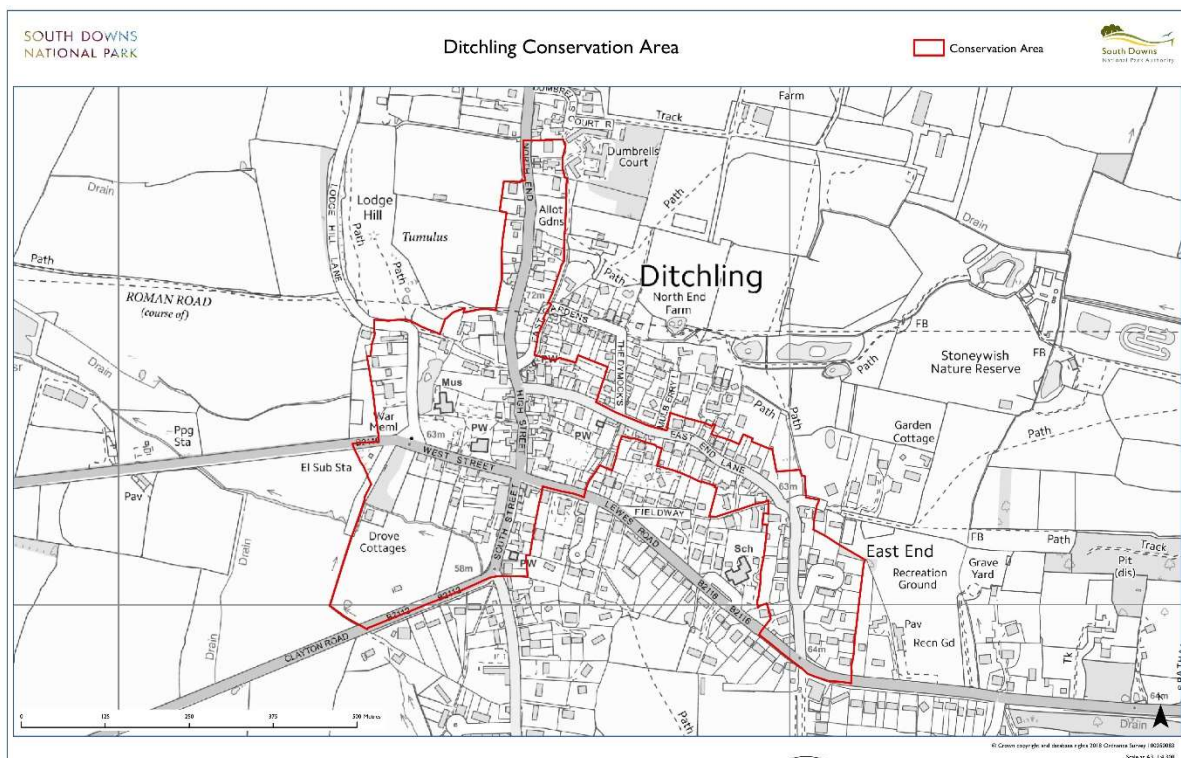


Rear

Assessment of Heritage Significance

The parishes have some of the best old buildings in Sussex, thanks to their former prominence as a rural industrial and agricultural community, as well as the wealth that followed from this economic activity. There are over 90 listed structures. There are several other fine locally listed buildings in Ditchling's conservation area and near Ditchling Common.

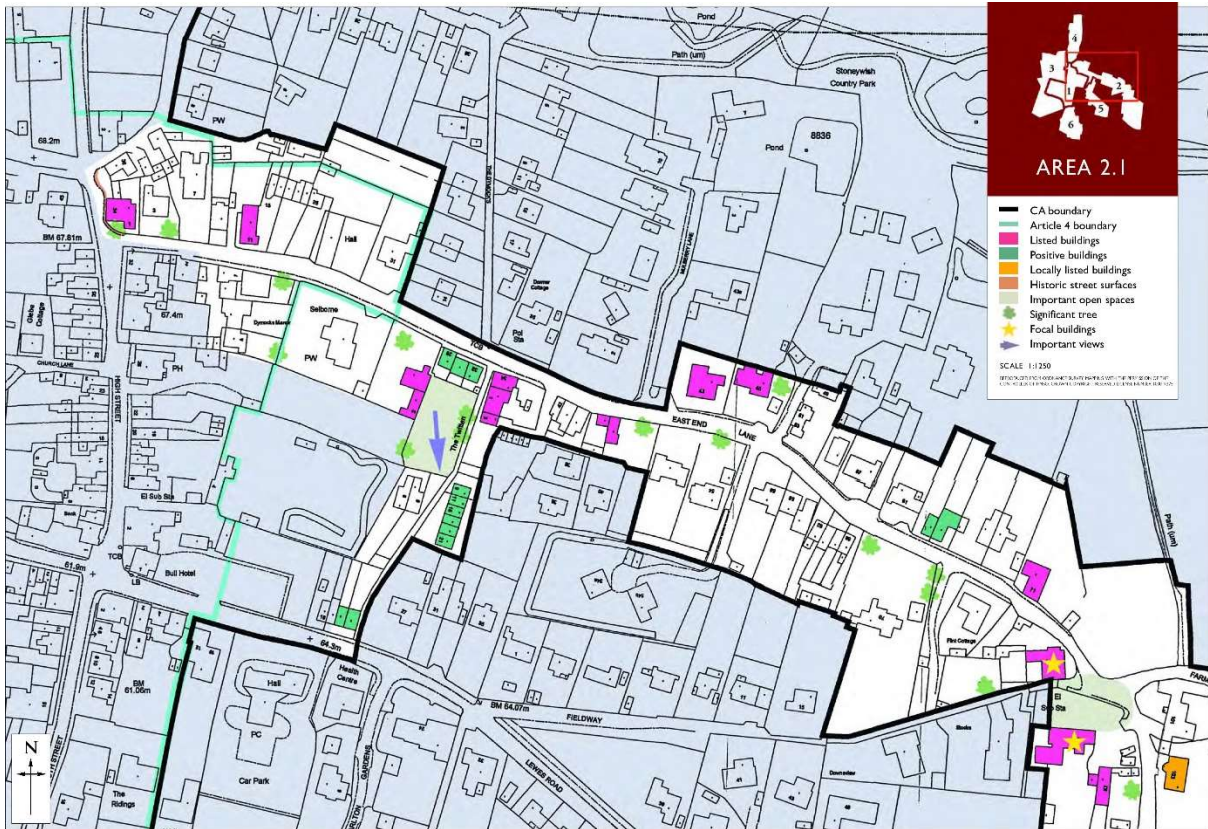
The images below depicts the Ditchling village conservation area. Local shopkeepers and artisans continued to serve this agri-industrial community long into the twentieth century.



Ditchling Conservation Area

The property itself is not a listed asset. It does however sit within the Ditchling Conservation Area.

The building is set back from East End Lane separated by a long garden and gate. It sits in line with adjoining buildings forming a small terrace of cottages.



East End Lane

Assessment of Impact

The building consists of two adjoining cottages which have previously been combined to form one home. Historic additions include a part singly story part two storey rear extension with catslide roof to the rear. The strategy is to provide additions and to an existing building without detracting from the character of the conservation area.

Care has been taken in assessing the impact of these additions in terms of setting and relationship to the existing building. Some features have been proposed to improve the buildings appearance to better reveal its significance in terms of contribution in the form of character.

Justification and Mitigation

The proposal provides a sympathetic addition to the rear replacing the existing part single storey apart two storey extension. The existing catslide roof feature has been adopted in an effort to retain the character of the building. The single storey portion of the proposed extension looks to provide a larger, more usable kitchen living dining space with improved access and ceiling heights for improved usability.

The proposal does not look to drastically alter the East End Lane facing façade. This includes the replacement of the existing porch with an oak framed porch, replace the glazing to an existing bay window and first floor windows. The design has been considered with the character of the original building in mind bringing the composition back in line with a traditional arrangement improving its overall appearance.



View of rear – indicative only



View of front – indicative only

The proposal looks to provide a new lease of life to an otherwise tired building which is arguably no longer fit for purpose in terms of modern living. Introducing the proposed alterations and additions promotes its continued use as a residential property within a significant historic area. Breathing new life in to old building, we believe, will help improve the area by providing it with better buildings prepared for the needs of the future. Furthermore, refurbishments and extensions of this kind often result in an increased uptake of young families joining and revitalise communities.