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09-12-21

Heritage Statement accompanying Listed Building application for The Manor, 14 Southwick Street, Southwick, BN42 4AD

Site name	The Manor, Southwick
Address of site (including postcode)	The Manor, 34 Southwick Street, Southwick, BN42 4AD
Grid Reference	

1. Schedule of Works

Please state the type of proposal e.g. extension to a listed building, internal alterations

Dismantling of existing non-original conservatory. Construction of new single-storey extension. Minor internal conservation works.

2. Pre Application Advice

Have you sought pre-application heritage advice from the relevant local planning authority?

Yes

If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

From Hannah Barker - 08/02/21

Following my site visit and consideration of your proposals from both myself and Richard Small Architectural advisor I have the following comments and advice: -

In terms of the various works you are proposing (excluding the garage and the rear extension) these appear to be acceptable. The works which are repair and like for like (including materials) and revealing covered original materials will not require Listed Building Consent and can be completed on this basis.

In terms of the improvements such as the replacement window and other physical changes to the fabric of the building please include these in your application.

The rear conservatory replacement extension is clearly visible from public views impacting both the surrounding area and the Listed Building itself. The drawings submitted show both a contemporary and traditional design concept. We do not feel either of the proposed schemes could be supported as drawn however both the traditional and contemporary options could be pursued here to achieve a successful scheme.

Have you sought pre-application heritage advice from Historic England?
☐ Yes ☒ No

If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

Minor project

3. What heritage asset(s), including their setting, are potentially affected by the proposals? (Please tick the relevant boxes below)

1: Scheduled Monument (SM)	☐
2. Listed Building (LB)	Y
3. Conservation Area (CA)	Y
4. Registered Park and Garden (RPG)	☐
5. Historic Battlefield (HB)	☐
6. Locally Listed Heritage Asset (LLHA)	☐
7. Archaeological Notification Area (ANA)	☐
8 Other Non-Designated Heritage Asset (including below ground archaeology)	☐

4. What is known about the affected heritage asset(s)?

4 (a). Using the information obtained through research and on-site analysis provide a summary of the history of the site/building.

Please add a summary history of the site/building including specifically the parts that will be impacted by the proposals – e.g. how the site/building was originally laid out, how it has evolved, phases of construction and/or change. Please also provide information on past impacts – e.g. modern extension, drainage, former footings, recent landscaping, gardening. **Please include / attach any research material as an addendum to this Statement after Appendix 1.**

4 (b) What research have you undertaken to understand the significance of the heritage asset(s) affected

(Please include / attach any research material as an addendum to this Statement after Appendix 1.)

5. What is important about the affected heritage asset(s) ('the significance')?

Use this space to describe the significance of the heritage asset(s) including their setting (and any below ground archaeology) identified in Section 3. Please see the guidance notes on page 9 on what a heritage asset is and how to define significance.

SOUTHWICK SOUTHWICK STREET TQ 2405 SW 8/115 (east side) 19.7.50 No 14 (The Manor House) GV II

House, now offices. Early-mid C18, altered in C19. Rendered to west, red brick and flint to sides. Coped parapet to tiled roof with end stacks. Two storeys; regular 3 window front with tripartite sash outer first floor windows, single central sash and octagonal bays with hipped tiled roofs on ground floor flanking central entrance. Panelled door with wreathed and radiating fanlight and panelled reveals. Half-columned door-surround supporting entablature blocks and open segmental pediment. Two storey C19 wings to rear.

Listing NGR: TQ2442305349to areas. (Dale A: Fashionable Brighton 1820-1860: 1947-).

The Manor was used as local authority offices from the 1970s until the late 1980s when it was re-converted into a single house and fully refurbished (see SW/34/87/TP/14981). Historic photos show an orangery/conservatory in the approximate position of the current conservatory and the proposed extension. The current conservatory was constructed in the 1990s. The interior retains some historic fabric and features.

6. How will the proposals impact on the significance of the heritage asset(s) including their setting?

Please discuss what impact the proposals have on the heritage asset(s) i.e. loss or disturbance of historic building fabric, below or above ground archaeological impacts, setting or change of relationship between buildings and altering scale. **(Please continue on a separate sheet of paper if further space is required and attach / include as an addendum to this Statement after Appendix 1.)**

The proposals will have a limited impact on the historic significance of the asset. Removal of the existing non-original conservatory would not be detrimental to the host building. The proposed extension will be similar in form and scale to the current conservatory, and subservient to the main house. Materially the extension will complement the main house, with the use of flint masonry. The proposal avoids false historicism by using contemporary but simple materials, aluminium framed sliding doors and crisp folded seam coated metal roofing. The proposal sits largely on the site of the current conservatory, therefore limiting the amount of new groundwork required.

Similarly, the proposal will not adversely affect the character of the Conservation Area, being similar in scale and position to the current conservatory. The proposal will not adversely affect the amenity of its neighbouring properties.

7. How has the proposal been designed to conserve the significance of the heritage asset(s) including their setting?

Describe how the proposal has been designed to conserve and enhance the significance of the heritage assets (including below ground archaeology). Also describe how any harmful impacts have been avoided or minimised. For example, use of raft foundations, movement of the proposed extension to a less sensitive location.

(Please continue on a separate sheet of paper if further space is required and attach / include as an addendum to this Statement after Appendix 1.)

See associated drawings and notes above. The proposed extension will be subservient and complimentary to the existing house, both in form, scale and materiality.

The proposal will enhance the layout of the house generally. The current kitchen is disproportionately small for the size of the house, and not entirely suitable for 21st century living, the proposal provides a kitchen and dining space to suit the size of the house.