Heritage Statement

Ref.: mm/02/green45

Address: 45 The Green, Southwick, BN42 4FY

Scheduled ancient monuments
N/A

Archeologically sensitive area
N/A

Listed Building
The property is Grade II listed. We understand that the property either side is also Grade II listed.

The proposed building work is to rectify later additions of the building closer to the original structure with an alteration to the roof of the rear addition to the building with something more along the lines of what the building would have had when originally built.

All the proposals are sympathetic to the building and neighbouring building. The client is renovating the property, which is much needed and they are using traditional materials, such as lead, timber for windows and lime for plaster and render repairs.

Below is a list of the proposed works along with a description of the existing to explain and confirm that we are affecting the original character of the property. The works are as follows:

1. Stairs – The current staircase is made from MDF. The client is proposing to replace with a pine staircase, more in keeping with what the property would have originally had. The pitch, risers, treads and top and bottom points of the stairs will match the existing.



2. Opening up under stairs – The existing under stairs partition has a later door and architrave installed with an insulated stud partition, which is expected to be of later construction due to the insulation used.



Later Cupboard Door And Architrave

3. Windows – Ground floor front windows are replacement metal frame windows. We would like to replace with timber windows to match the upstairs original windows and next door.



Later Metal Frame Windows To Front Of Property On Ground Floor

The kitchen has had a replacement timber window, which has a hinged opening casement. Upstairs there is a similar sized window, which has a horizontal sliding sash. We would like to replace to match this.



Later Hinged Casement Proposed To Be Replaced

4. Fireplace – From what can be seen, the original bread oven has been hidden by a later fireplace, which has been installed to hide the bread oven. The proposal is to remove the existing fireplace and hearth and restore the existing. A smaller wood burner will be fitted, which will allow the existing bread oven to be fully uncovered and be seen.

   We believe this enhances the original features of the property.



Later Fireplace Been Built In Front Of Bread Oven

5. Remove internal partition to ground floor – There is a separating wall between the existing living room, study and entrance door. The types of doors fitted are later doors. The one separating the living room and study has been made up to look similar as the original doors on the first floor, however, it can be seen that it is not original. The inner porch door is a 50's style door. The ground floor partition looks to be an infill as there is a beam that sits over the partition. The construction of the partition appears to be a later method of construction with 100 x 50mm timber stud and certainly does not match the first floor partitions, which appear to be original.

The proposal to remove is in order to allow the two ground floor rooms become more useable for modern living and it is believed that the removal is not to the detriment of the heritage of the building.

6. New roof over rear addition – The existing rear addition is of half brick construction with a mono pitched roof. The timber of the roof is all fairly new and has been covered in a felt covering. Our proposal is to replace the roof covering with a new lead roof with wood cored rolls. We are proposing lead as the pitch of the roof is to shallow for slate or tiles, which the remainder of the roof has and lead is commonly used in properties of this age.

   We would also like to extend the roof over the back door to provide a covered way between the main house and the rear addition. We propose to match the existing pitch, eaves and ridge height and to use lead for the covering. This is an extension to the roof, however, we are looking to enhance the existing rear elevation by a change to original materials.

7. Rear hardstanding – The existing rear hardstanding is concrete. The original hardstanding would have been either brick pavers or grass. We propose to replace with brick pavers. A photo has been shown on the drawings of the style proposed.



Conservation area

Southwick Conservation Area – the area is a mixture of styles and ages of property. The only proposed change to the property that can be seen from the street is the replacement windows on the ground floor. We believe the proposed change is an enhancement to the property and to the street scene.

Historic parks and gardens

N/A