

## HERITAGE STATEMENT

for a

**PROPOSED DWELLING** on land **ADJACENT SAXTED HOUSE.**

### ASSESSMENT of HERITAGE SIGNIFICANCE

The application site falls within the Chichester Harbour AONB, is located within the Emsworth Conservation Area and is adjacent Saxted House (a 'Heritage Asset'), Grade II Listed Building, No 1303300 which was listed in 1952 The list entry from Historic England is as follows:

*'SU 7405 and 7505 HAVANT TOWER STREET Emsworth 16.5.52 11/40 No. 5 (Saxted House) GV II\* House. Mid C18. Brick, with a slate roof. Symmetrical front of 2 storeys and attic, 5 windows. 2 hipped dormers, with moulded eaves cornice and casements, moulded eaves cornice. Blue header brick with red flush dressings, quoins, openings within vertical panels, rubbed flat arches, moulded 1st floor band, plinth. Sashes in exposed frames. Doric doorcase with open pediment, broken cornice above frieze, having oval decoration on a reeded ground, ¾ plain columns, arched opening with Gothic fanlight, and 6-panelled door. Interiors.'*

### ASSESSMENT OF IMPACT

This application is for a substitute design for a detached dwelling that was granted consent in 2003 (ref: 03/53651/016).

The position of the and scale of the proposed building is not dissimilar to the original consented design of 2003. The combined site coverage of the detached garage and dwelling footprint is 14%.

The site before 2003 consisted of lawn, kitchen garden and a disused tennis court and is now rough lawn with various mature and semi mature trees.

The contemporary design of the proposed dwelling uses traditional materials that are not uncommon to the locality, namely slate, partial oak framing, brick and flint walls.

The ground floor is generally an open planned design with a galleried hall and stair leading to the bedroom accommodation.

Saxted House, at its closest point, is situated approx 33m away from the adjoining boundary wall. At the request of the owner of Saxted House the Applicant has recently planted 12no semi mature Laurel trees approx 4.5m high. This new tree screen, together with the mature trees on the application site (approx 24 planted by the applicant over the last 16 years) and the established garden wall (minimum 2.15m high) affords a great deal of privacy, security and seclusion to the setting of Saxted House and its gardens thus retaining its dignity and character.

### CONCLUSION

In conclusion, with the proposed 'toned down' contemporary house design along with the substantial boundary reinforcement of the proposal, it is considered that the impact on the 'Heritage Asset' of Saxted House would be negligible.