

Heritage Statement

This Heritage Statement has been prepared in support of a planning application submitted to Horsham District Council for the construction of a detached, three bedroom dwelling situated to the west of The Hermitage, Tower Hill, Horsham RH13 0JS within its residential curtilage. The proposal includes the construction of a detached double garage building with a store section.

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1.0 Introduction

This Heritage Statement has been prepared in support of a planning application submitted to Horsham District Council for the construction of a detached, three bedroom dwelling situated to the west of The Hermitage, within its residential curtilage. The proposal includes the construction of a detached double garage building with a store section.

The Council has requested a Heritage Statement as it considers the proposals affect the setting of a Grade II Listed Building, namely Butlers Cottage, Two Mile Ash Road, Horsham. This statement will explain the relationship between the proposed new dwelling and Butlers Cottage and how the proposals will have no impact on the setting of the neighbouring listed building.

This statement has been prepared by Jeremy Smith, owner of The Hermitage for over 30 years and a retired Chartered Architect.

2.0 The Hermitage

The Hermitage is a detached two storey dwelling set within a 0.43 hectare garden; it fronts onto and gains access from Parthings Lane. It was constructed in 1911 in the Sussex 'arts and crafts' vernacular style with brick ground floor elevations and tile hung first floor elevations under a clay plain tiled roof. The house is situated toward the eastern end of the plot.

Within the curtilage there are further structures including a substantial masonry outbuilding, garden shed, greenhouse and oak framed double garage/storage/workshop block. To the south and west of the curtilage of The Hermitage is a 1.5 hectare open field which lies to the west of Butlers Cottage. At the eastern end of its southern boundary The Hermitage abuts the northern boundary of Butlers Cottage for a distance of 3.5m.

The site subject of this planning application is situated at the western end of the garden within the overall curtilage of The Hermitage and is 0.175 hectares in area. This section of the garden was formerly planted around 1920 as an orchard with a wide variety of fruit trees, of which only one apple tree in poor condition now remains. Under the ownership of the previous owner the area was utilised for dog kennels for the breeding and sale of corgi dogs.

The Hermitage will retain the eastern end of the garden with an area of 0.253 hectares.

3.0 Butlers Cottage

Butlers Cottage was listed in November 1980 at Grade II (listing entry no.1027030). The listing does not set out what features are important or what contribution is made to the building's significance by its setting.

It is a two storey dwelling within the hamlet of Tower Hill, approximately 285 metres to the south of the built-up area boundary of Horsham. It is 18th century or earlier. The walls are part coursed stone with red brick quoins; the southern end is timber clad and the roof is Horsham stone. More contemporary additions include a single storey rear extension, conservatory to the north side and various outbuildings and garage including a substantial temporary mobile home adjacent its southern boundary.

There is a garden to the north and rear of the property, with a larger area of garden to the south side of the dwelling. There is a substantial hedge along the Two Mile Ash Road frontage to the east with a break giving access for parking near the plot's southern boundary. There are continuous substantial hedges and trees along the other boundaries to the north (approximately 4m high abutting Scots Pine and The Hermitage), and to the west and south.

Directly to the north of Butlers Cottage is Scots Pine, beyond which is Parthings Lane, then open land. Directly to the west of Butlers Cottage is an open field (in the ownership of The Hermitage). On the west side of Two Mile Ash Road there is a distinct gap between Butlers Cottage and the next detached property to the south, consisting of a field access and woodland. Opposite Butlers Cottage to the east there is a more consolidated group of dwellings, characterised by a mix of small cottages in small plots on Tower Hill and relatively large houses in large plots fronting onto Two Mile Ash Road.

4.0 Setting of Butlers Cottage

The historical setting of Butlers Cottage as an isolated building in the countryside has evolved with the gradual development of the settlement of Tower Hill over the 19th and 20th centuries. To a certain extent the open and rural landscape on the west side of Two Mile Ash Road helps to maintain that character when viewed from the public realm along the public highway. From the private realm to the west of Butlers Cottage it no longer appears totally isolated against the backdrop of a number of residential properties situated along the east side of Two Mile Ash Road.

The principal facade of Butlers Cottage is to the east facing Two Mile Ash Road from where oblique views of the north and south facades of the cottage are also afforded. Although there are other dwellings in the vicinity, because of the extent of its garden particularly to the south with a field entrance and woodland beyond it appears as relatively isolated on the western side of the road.

Beyond its garden to the north and hidden behind the substantial roadside hedgerow only minimal glimpses are afforded of neighbouring properties Scots Pine and The Hermitage in Parthings Lane.

The rear western façade of Butlers Cottage with its later and more contemporary additions can only be viewed from the open field beyond; this land is private and not publicly accessible. The impression that Butlers Cottage is relatively isolated is only relevant when viewed looking west from the public realm along Two Mile Ash Road (see the Appendices at the end of this statement for photographs and comments).

5.0 Impact of the proposed new dwelling on the setting of Butlers Cottage

The proposed new dwelling and garage subject of this application will have no material or detrimental impact upon the setting of Butlers Cottage, nor will it affect the rural character of the area. To the contrary it accords with HDC policies which require development to complement locally distinctive character and heritage, including its overall setting.

This is most easily explained and justified with the series of photographs and plans which are set out in the Appendices at the end of this statement. In Photographs 1-7 taken north to south along Two Mile Ash Road, only very limited glimpses of The Hermitage can be seen through or above the hedgerow (Photographs 2 and 4). By virtue of the continuing fall in road level to the south and being obscured by trees, hedges, and Butlers Cottage itself. There are no views of the Application Site from the public realm on Two Mile Ash Road.

It follows that the proposed new dwelling which is to be situated to the west of The Hermitage will not be visible at any point along Two Mile Ash Road, leaving the character of Two Mile Ash Road and the setting of Butlers Cottage from the public realm unchanged. Please note that the photographs have been taken during winter months when trees and hedgerows are at their least densely foliated.

The premise that Butlers Cottage appears relatively isolated can only be argued in westerly views from Two Mile Ash Road; the majority of nearby dwellings are situated on the opposite eastern side of the road. The only properties currently in the immediate vicinity on the western side of Two Mile Ash Road are Scots Pine and The Hermitage, both accessed from Parthings Lane (a bridle way and cul-de-sac) where views of Butlers Cottage are largely obscured by substantial boundary hedgerows along the lane. Further to the west along Parthings Lane beyond The Hermitage there are no views of Butlers Cottage (see Photograph 11) and from within the Application Site Butlers Cottage is barely visible due to the long established tree and hedge screen (see Photograph 10).

From within the privately owned field to the rear of The Hermitage, Butlers Cottage does not appear isolated but part of a string of development along Two Mile Ash Road (see Photographs 8 and 9). In addition to The Hermitage and Scots

Pine on Parthings Lane the backdrop to Butlers Cottage is formed by the cottages nos. 1 and 2 Tower Hill and properties Mile Ash Cottage, Tree Tops, Robins Nest, Swain and White Lady running north to south. In addition Butlers Cottage garage and mobile home occupy the southern end of the garden. The addition of a further detached property to the west of The Hermitage (ie. the new dwelling subject of this application) and separated by some distance from Butlers Cottage will not have any material or detrimental effect upon its setting.

The impact of nearby development on the setting of Butlers Cottage has been assessed by Horsham District Council on two occasions in the last four years by virtue of planning applications for extensions to both The Hermitage and Scots Pine.

First, Planning Permission DC/21/0096 – Retrospective planning application for the erection of a double storey extension to the southern elevation of The Hermitage. At a distance of 39.08m from the nearest corner of Butlers Cottage this two storey extension was assessed as follows in the Council’s Delegated Report dated 23/09/2021 *“The impact of the proposal was assessed during a site visit. It is considered that the extension is of an appropriate siting, scale, form and design in relation to the main dwelling and, given the existing appearance of the site, has no detrimental impact on the character or appearance of the building or wider area. **The extension has no adverse impact on the setting on the neighbouring listed building.**”*

Second, Planning Permission DC/23/0391 - Erection of a two-storey side extension and associated external alterations to Scots Pine. At a distance of 36.6m from the nearest corner of Butlers Cottage this two storey extension was assessed as follows in the Council’s Delegated Report dated 18/05/2023 *“Butlers Cottage to the south of the site comprises a Grade II Listed Building. Given the established nature of the built form and the surrounding development, **it is not considered that the development would result in harm to the setting of the nearby designated heritage asset.**”*

The proposed new dwelling subject of this application will be sited 76.39m from Butlers Cottage, almost double the distance of the extension to The Hermitage and more than double the distance of the approved extension to Scots Pine, both of which have been approved by Horsham District Council as having no adverse impact or harm to the setting of the neighbouring listed building. It follows that in terms of distance and other factors including scale, form and design and materials as discussed in sections 6.0 and 7.0 below that the proposed new dwelling will similarly have no adverse harm or impact to the setting of the neighbouring designated heritage asset, Butlers Cottage.

6.0 Design of the Proposed New Dwelling

The height, scale and massing of the proposed dwelling and garage respect the established scale of neighbouring development. The low profile of the dwelling and setting into the site will ensure that it will not dominate its surroundings.

The design is in the Sussex 'arts and crafts' vernacular style with brick ground floor elevations and tile hung first floor elevations under a clay plain tiled roof, very similar in character to its neighbour The Hermitage.

The new dwelling and garage will therefore fit comfortably within the surroundings and will reflect and respect nearby plot sizes.

7.0 Materials

The materials used in the construction of the proposed dwelling will reflect those already present within the rural area. This will ensure that the dwelling will appear further integrated with the established character of the locality.

The proposed external facing materials include red multi stock facing bricks, red/orange multi clay plain tile hanging and red/brown multi clay plain roof tiles.

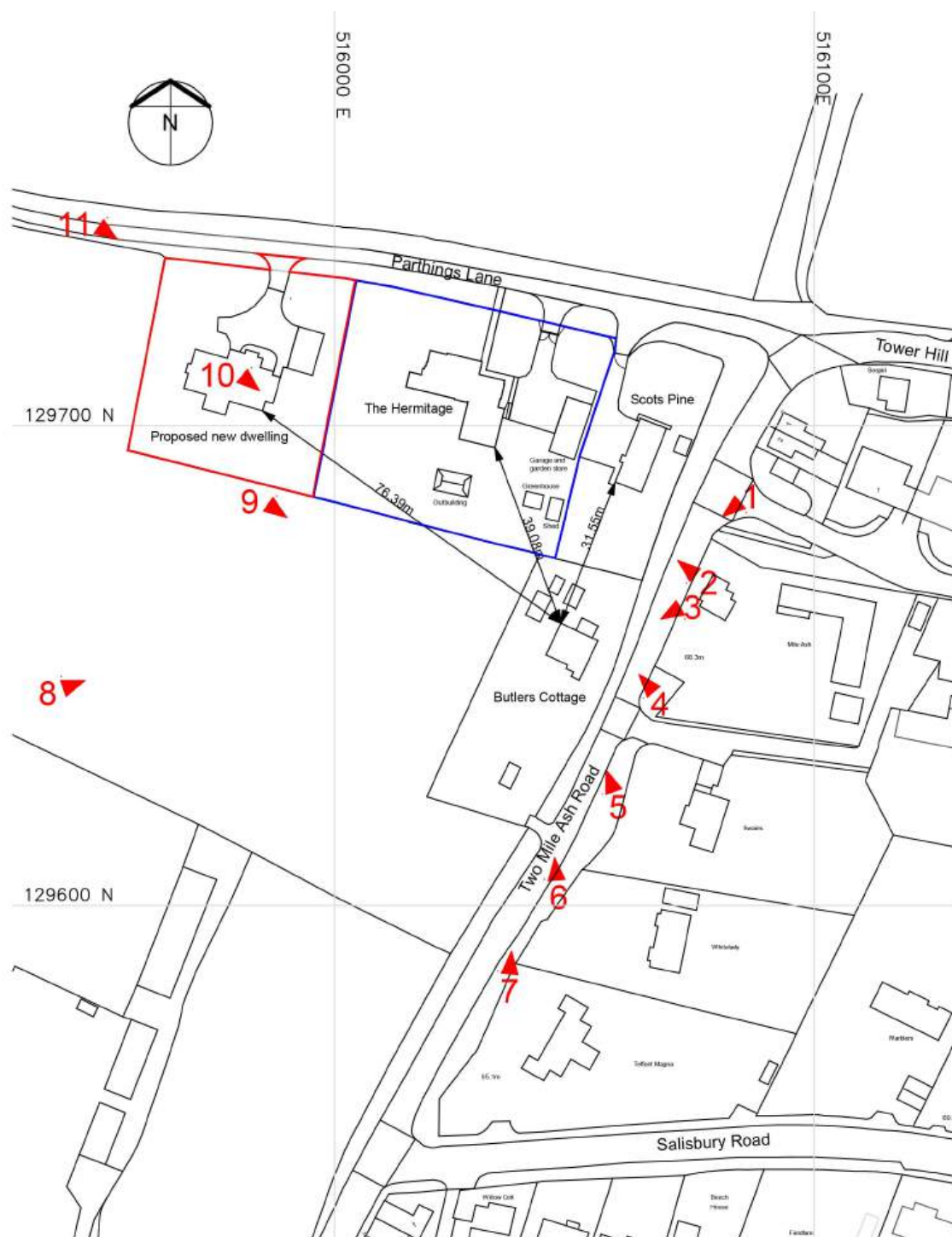
The garage building is proposed to be oak framed with softwood cladding emphasising the rural character.

8.0 Summary

The setting of Butlers Cottage will not be harmed or affected by the proposed new dwelling for the following reasons:-

- From the public domain along Two Mile Ash Road the application site is not visible at any point.
- From the public domain along Parthings Lane in proximity to the application site Butlers Cottage is not visible.
- From the private open field to the west of Butlers Cottage it appears within a backdrop of other houses along the eastern side of Two Mile Ash Road and therefore does not appear isolated.
- From within the application site Butlers Cottage is barely visible even in winter due to the existing long established tree and hedgerow screen.
- In the last four years Horsham District Council has approved two storey extensions to both The Hermitage and Scots Pine in much closer proximity to Butlers Cottage than the proposed new dwelling. In both cases the Council granted planning permission concluding that the setting of Butlers Cottage would not be harmed.
- The design of the proposed new dwelling is in keeping with the local Sussex vernacular. The height, scale and massing of the proposed dwelling and garage respect the established scale of neighbouring development and the low profile of the dwelling and setting into the site will ensure that it will not dominate its surroundings.
- The materials used in the construction of the proposed dwelling will reflect those already present within the rural area. This will ensure that the dwelling will appear fully integrated with the established character of the locality.
- The proposed new dwelling accords with HDC policies which require development to complement locally distinctive character and heritage, including its overall setting.

9. Appendices – Photograph location plan and photographs 1-11



Location Plan (not to scale) showing locations from where the photographs numbered 1 to 11 on the following pages were taken. It should be noted that these are recent photographs showing trees and hedges with winter foliage.

This plan also shows the dimensions from the nearest corner of Butlers Cottage to The Hermitage, Scots Pine and the proposed new dwelling.

Photograph 1



This is the view looking south down Two Mile Ash Road from its junction with Tower Close showing the north façade of Butlers Cottage above the hedgerow.

The southern end of the roof of 'Scots Pine' can just be seen above the hedgerow to the right of the telegraph pole. The Hermitage cannot be seen from this viewpoint and nor can the application site.

Photograph 2



This photograph is taken just opposite the bus stop on Two Mile Ash Road adjacent the boundary between Scots Pine and Butlers Cottage. A very limited glimpse of The Hermitage can be gained through the hedgerow. The top of the roof of Scots Pine can just be seen above the hedgerow behind the road sign.

The application site cannot be seen from this viewpoint.

Photograph 3



This photograph is taken just south of Photograph 2 and shows the east (front) and north facades of Butlers Cottage and the roofs of the cottage's outbuildings.

The Hermitage and the application site cannot be seen from this viewpoint.

Photograph 4



This photograph shows the east (front) façade of Butlers Cottage. The ridge and tall chimneys of The Hermitage can just be seen above the conservatory and outbuildings at the north end of Butlers Cottage.

The application site cannot be seen from this viewpoint.

Photograph 5



This photograph looking north west up Two Mile Ash Road shows the east (front) and south facades of Butlers Cottage.

Neither The Hermitage nor the application site can be seen from this viewpoint.

Photograph 6



This photograph is taken further south along Two Mile Ash Road and primarily shows the south façade of Butlers Cottage with a garage and parking area at the southern end of its garden.

Neither The Hermitage nor the application site can be seen from this viewpoint.

Photograph 7



This photograph is taken even further south along Two Mile Ash Road adjacent to field entrance immediately to the south of Butlers Cottage garden. The south façade of Butlers Cottage can just be seen above the hedgerow.

Neither The Hermitage nor the application site can be seen from this viewpoint.

Photograph 8



This photograph is taken from within the private field looking eastwards.

From left to right can be seen the Application Site, The Hermitage, Scots Pine and Butlers Cottage with cottages Nos. 1 & 2 Tower Hill, and properties Mile Ash Cottage, Tree Tops, Swain and White Lady on the eastern side of Two Mile Ash Road forming the backdrop to Butlers Cottage.

Photograph 9



This photograph is taken from within the field to the west of Butlers Cottage with trees and hedgerow along the southern boundary of The Hermitage (and Application Site) on the left.

Butlers Cottage is partly obscured behind trees with the properties Swains and White Lady to the right on the eastern side of Two Mile Ash Road. Butlers Cottage garage and mobile home can be seen above the hedgerow at the southern end of the garden.

Photograph 10



This photograph is taken from within the Application Site. The southern end of The Hermitage and its detached outbuilding can be seen on the left. Butlers Cottage (approximately 80m distant) can barely be seen behind the long established trees and hedgerows.

Photograph 11



The photograph is taken from Parthings Lane to the west of the Application Site.

The roof of The Hermitage can barely be seen through the tree screen even in winter and due to the fall in level along Parthings Lane and the tree and hedgerow screen Butlers Cottage cannot be seen at all.