



Design, Access and Heritage Statement

**Proposed kitchen extension, internal alterations, single car barn,
greenhouse and external patio and garden treatment**

at

**4 Castle Rise
West Chiltington
West Sussex
RH20 2GT**

STATEMENT:

The property is a Grade II Listed building, previously, The Elephant and Castle Public House – **List Entry Number 1027173** two storey with stone rubble and red brick quoins with a tiled roof and windows with glazing bars intact. Modern additions to the south side– in the village West Chiltington. It is now a Listed private domestic dwelling

The accommodation is set out on three floors and with a private garden to the rear (south) side and vehicular parking to the front (north) side. There are attached outbuildings used primarily for storage.

The proposal is for minor internal alterations creating a new Utility Room and Cloakroom together with creating a larger kitchen all within the existing curtilage of the house and two conservation style rooflights, one over the existing ground floor wc and one over the staircase.

The proposal also includes a new, open-sided car barn together with a small porch to the front (north) side.

There will also be a greenhouse located near the boundary on in the rear (south) side garden together with re-laying the patio with a sandstone-coloured paving slab matching the lighter stone colour of the existing house walls.

Below are photographs of the existing property:

Rear (south) elevation and patio



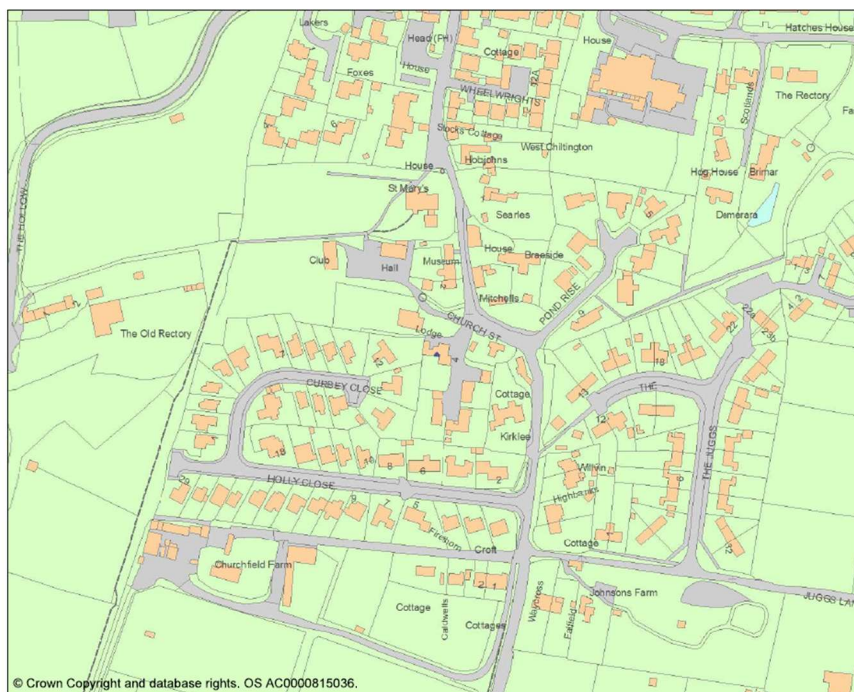
Front (north) elevation



Site Context and Heritage Significance

Previously, the property was the Elephant and Castle Public House - two storey with stone rubble and red brick quoins with a tiled roof and windows with glazing bars intact. Modern additions to the south side - but closed as a pub on January 1, 2008, and became a private residence on that same date.

Various renovations have taken place internally to improve the living accommodation, and the current proposal is to improve that further and to have a new car barn attached the end of the outhouses at the front but designed with timber corner posts and tiles to match the existing outhouses.

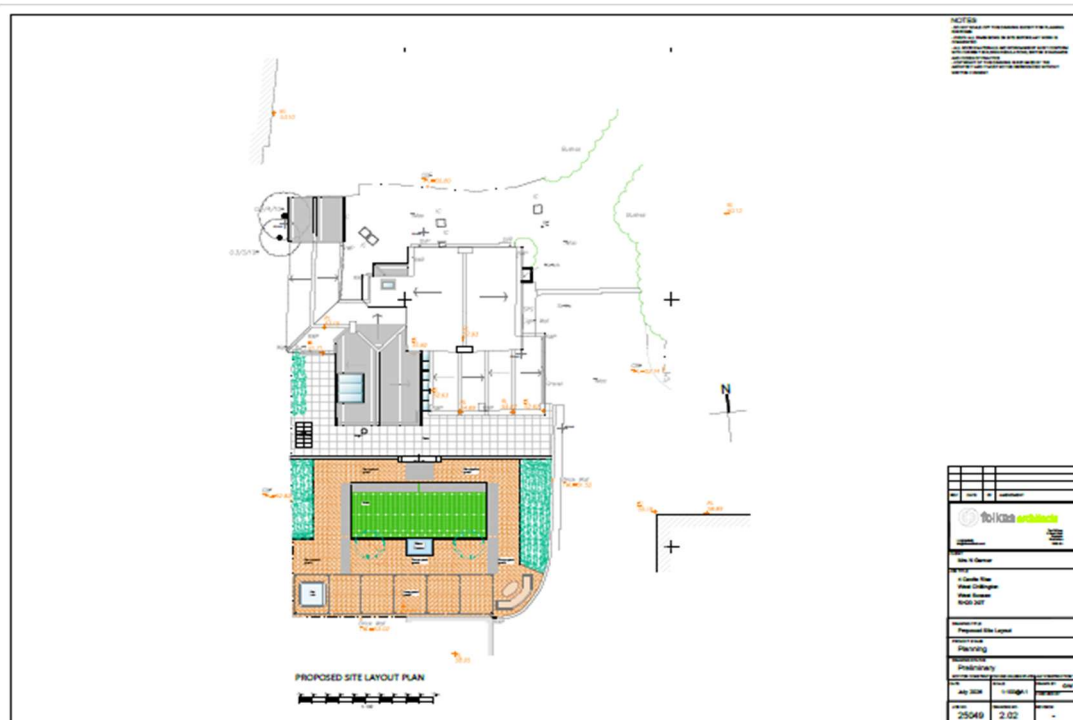


Name: THE ELEPHANT AND CASTLE INN

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Heritage Category:	Listing
List Entry No :	1027173
Grade:	II
County:	West Sussex
District:	Horsham
Parish:	West Chiltington
For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings. For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record. Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building. This map was delivered electronically and when printed may not be to scale and may be subject to distortions.	
List Entry NGR:	TQ 09027 18248
Map Scale:	1:2500
Print Date:	17 September 2025
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The proposed car barn is positioned such that it has minimal impact on the neighbouring properties as it will be single storey, and the eaves and ridge roof lines



Planning and Conservation Policy Compliance

Policy 35 (Historic Environment) of the Horsham District Planning Framework, which mandates that development must preserve or enhance the significance of heritage assets and their settings. The design responds to this requirement through its sensitive scale, use of traditional materials, and retention of the property's visual primacy in the site composition.

The application also addresses the treatment of ancillary structures in historic environments. The design maintains the new car barn's subordinate relationship to the principal listed building, and all proposed materials have been selected to match the property's authentic fabric in terms of texture and colour.

The development meets both the conservation objectives for this Grade II listed property and Horsham District Council's commitment to preserving local character as set out in their Strategic Plan 2023-2040. The proposal represents a balanced approach that addresses practical needs while fulfilling all statutory obligations regarding heritage protection.

Conclusion

The proposed kitchen extension and new car barn at 4, Castle Rise has been thoughtfully designed to enhance functionality while safeguarding the historic character of the Grade II listed building. The new structure will provide a durable and practical solution for a more convenient internal kitchen arrangement together with parking needs, using materials and design features that respect the cottage's heritage value. The proposal, together with the internal alterations, ensures no adverse impact on the setting or significance of the listed building and complies with all relevant planning and conservation policies.