

DESIGN, HERITAGE AND ACCESS STATEMENT

WOODREEVES, LAMBS GREEN, HORSHAM, RH12 4RG

This statement accompanies a submission for householder planning and listed building consent for a proposed single storey rear/side extension and alterations to fenestration at Woodreeves, Lambs Green, Horsham, RH12 4RG.

Beckmann Architecture have been appointed to develop designs from the approved 2019 application [DC/19/2950 and Listed Building Consent DC/19/2591] to better meet the applicants' requirements. The proposed extensions and alterations to the existing dwelling are to be considered against the existing building, site's contextual integration and be of sympathetic and subservient design to the main historic core of the dwelling.

1.0 // EXISTING DWELLING

The dwelling is situated within a linear pattern of semi-detached and detached residential development along the Southern side of Lambs Green Road.

The existing dwelling is a large detached two-storey residential dwelling located off the South East side of Lambs Green Road. The site is surrounded by countryside and a mixture of residential and commercial properties, contributing the traditional rural setting of the area.

The dwelling is set back 27m from the highway and features its own independent vehicular access. From the street scene the dwelling is largely obscured from view, but positively contributes to the rural setting and heritage character of Lambs Green.



Figure 01 – View of Woodreeves from Lambs Green Road

The dwelling is set within a generous plot. The site benefits from a long narrow rear garden which extends in excess of 180m. There is a public right of way which runs along the Eastern boundary.

The application site is shown in the mapping below. The application site area is 0.40 ha.



Figure 02 – Aerial map of the application site [application site boundary shown red, wider site ownership shown blue]

The site is not within a defined built-up area and is not located within a conservation area.

The dwelling is Grade II listed, recognised for its architectural and historic interest. Please refer to the Heritage section of this report for further details.

The dwelling is set back from the road with off street parking within its defensible area. There is to be no change to the parking provision or access as part of this application.

The original core of the building is timber framed and dates back to the 15th Century. The dwelling has been historically extended to the rear and has more recently been extended to the side with a new oak framed porch under DC/19/2590 // DC19/2591 and retrospective DC/25/1752// DC25/1753 applications. The two single storey rear extensions function as bedrooms and the kitchen.



Figure 04 – Rear Elevation of Woodreeves showing existing single storey rear extensions

The Existing dwelling is two-storey and materially features: timber frame, stone, painted white render and a small single storey brick extension off the existing single storey kitchen. The dwelling features a clay tile roof with gablets details at either end. To the rear there are two single storey extensions that are connected to the main dwelling by small areas of flat roof. These rear extensions feature similar pitched clay tile roof with gablet detailing and are subservient in nature to the main core of the dwelling. There is a single storey oak frame porch to the West.



Figure 05 – Oak framed porch extension [Western Elevation] viewed from rear

The rear of the dwelling is not visible from the street scene or points of public view.

The site has a larger amenity garden space when compared to the neighbouring context and is generally enclosed by a mixture of planting and timber fencing.

The dwelling is read in isolation and well screened.

2.0 // RELEVANT PLANNING HISTORY

The application sites' relevant planning history is outlined below:

2025:

Application Reference: DC/25/1752

Application Type: Householder [Retrospective]

Description: Erection of porch and link extension along the Western Elevation

Decision: **Permitted**

Application Reference: DC/25/1753

Application Type: Listed Building Consent [Retrospective]

Description: Erection of porch and link extension along the Western Elevation

Decision: **Permitted**

2019:

Application Reference: DC/19/2590

Application Type: Householder

Description: Erection of front and reach porch, erection of a single storey side extension

Decision: **Permitted**

Application Reference: DC/19/2591

Application Type: Listed Building Consent

Description: Erection of front and reach porch, erection of a single storey side extension

Decision: **Permitted**

The 2019 applications are most relevant due to the extant permission for a rear/side extension from the existing kitchen. This permission was part implemented through the construction of the new side porch.

The approved scheme extended the existing easternmost single storey rear extension which functions as the kitchen. This increased the existing single storey elements depth to 10.32m from the rear elevation of the main core of the building. The approved scheme further included a 3.05x5.0m side extension from the kitchen forming a new boot/utility area. The materials matched the existing and the roof forms appeared as an extension of the existing pitched roof, retaining the gablet details.

The approved drawings showing the approved rear and side extension are shown below.

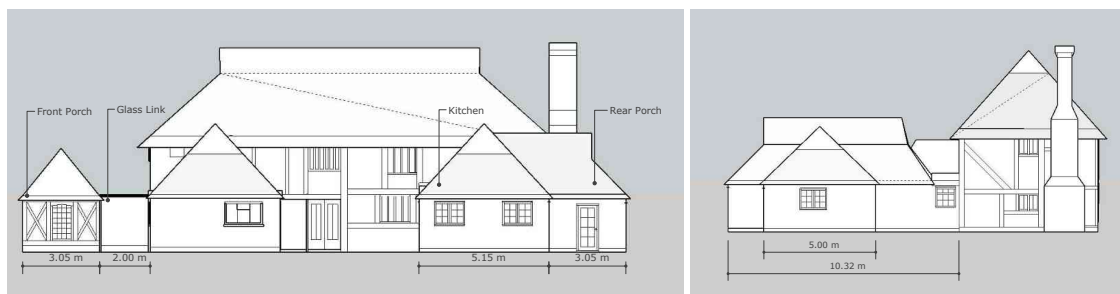


Figure 06 – Approved elevations under DC/19/2590 // DC/19/2591

Within the consultation feedback from the conservation officer for this application they noted *“The proposed extension to the 1970’s kitchen addition at the rear is also acceptable in principal”* The planning officer further noted within their delegated report that the design of the kitchen extension

had "...been kept to simple subservient structures with matching and appropriate materials to the listed building and wider surrounding area. The proposed would not adversely affect the historic interest or significance of the Listed Building and are considered appropriate additions to the wider countryside location"

For clarity, the extant footprint of the approved scheme is shown in green on the proposed drawings submitted with this application.

3.0 // RELEVANT PLANNING POLICY

The site not located within a defined settlement boundary. It is not located within a conservation area, not located within a strategic area of special character and has no tree preservation orders on the site. The site is located within flood zone 01 [low risk].

The site is located within a linear grain of residential development along Lambs Green Road where numerous dwellings have already been extended to the rear and side.

4.0 // HERITAGE

The dwelling is a Grade II listed building. It was listed in 1971 under list entry number 1026952. Its listing entry is as below:

"RUSPER LAMBS GREEN ROAD 1. 5404 Lambs Green Lambs Cottages (Nos 1, 2 and 3) TQ 23 NW 3/224 2.9.71

II

2. Probably C15 timber-framed hall-house, subsequently converted into 3 cottages, now empty. Plaster and painted brick infilling, with diagonal braces on first floor. West wall stone. Hipped tiled roof. Casement windows. Two storeys. Four windows. "Circa 1370" has been painted on the front. The interior is said to have a crown-post roof and smoke blackened roof timbers."

The 15th Century historic core of the dwelling was historically converted in the 1970's to a singular dwellinghouse, including multiple extensions to the rear. The principal elevation remains relatively undisturbed and its relationship towards the street means the dwelling positively contributes to the character and setting of Lambs Green.

The rear extensions are in similar materials to the historic core of the dwelling but are of modern construction. They feature tiled pitched roofs with gablet details to match the main roof. These extensions are connected by small areas of flat roofing.

5.0 // PROPOSAL

The proposed scheme is detailed within the drawings submitted as part of this application.

The proposed scheme seeks to utilise the principles of the extant DC/19/2590 // DC/19/2591 schemes providing a sympathetic extension to the dwelling.

The proposed extension retains the extant form, scale and length of the originally proposed and approved kitchen rear extension. The side extension retains the same 5m depth but is increased in width from 3.05m to 5.0m and is relocated slightly further towards the rear from the extant permission. The rear access is relocated to the side with a new covered oak frame porch serving the utility access.

The proposed materials will match the existing, being finished in painted render and feature the same clay tile pitched roofing with tile hung gablet details as the approved scheme. Proposed windows are to reflect the existing and style of the dwelling. The current plastic rainwater goods are to be replaced with cast iron, or cast-iron effect alternatives. The extension should blend seamlessly into the existing extension upon completion.

The existing flat roof links between these extensions and the main dwelling are in need of repair and material upgrade. The proposed scheme seeks to replace or upgrade these sections of flat roofing to reflect the existing and improve the overall material condition.

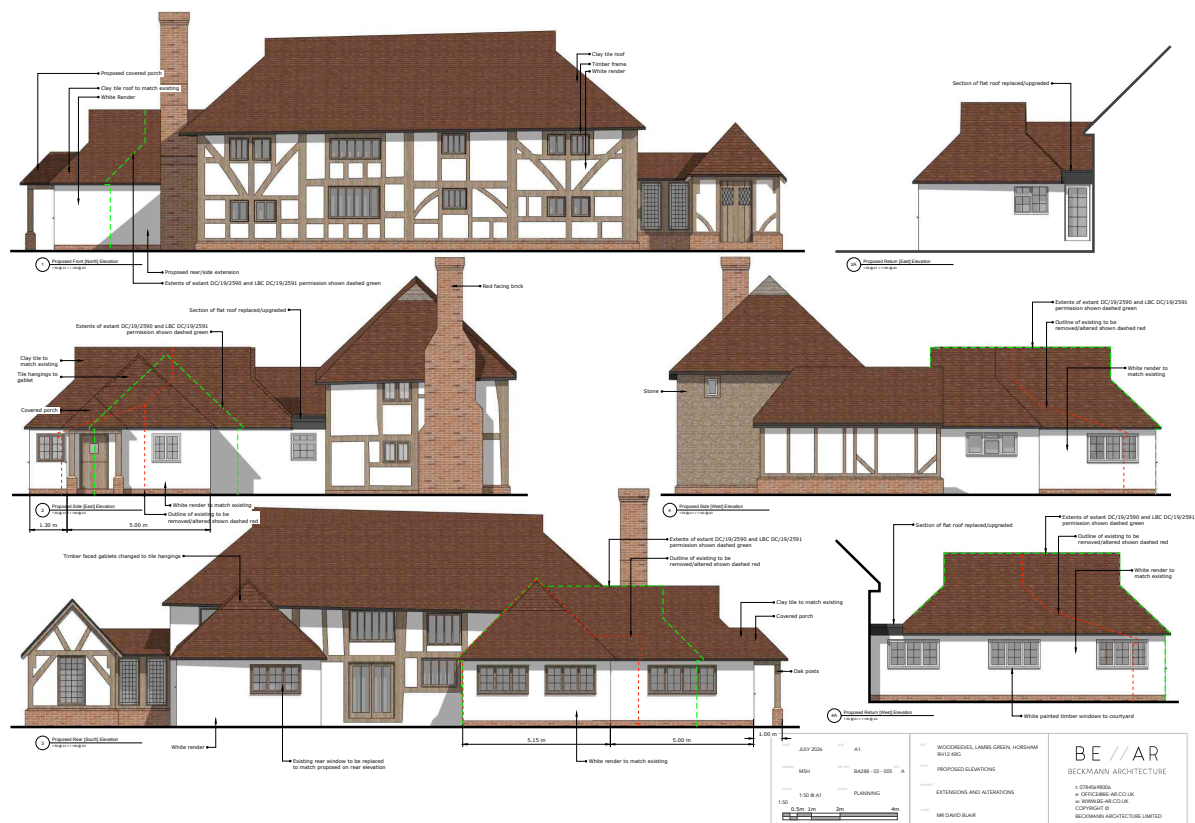


Figure 07 – Proposed Elevations [as per drawing BA288-03-005-A]

Due to the dwellings set back from the road and existing screening, the proposed additional width of the side extension from the approved DC/19/2590 is sufficiently set back to not be visible from public view or detract visual interest from the main core of the dwelling. The proposed alterations are subservient to the main dwelling.

6.0 // LANDSCAPE AND AMENITY

The rear of the site and garden space are well screened from points of public view. The garden is characterised by fencing and planting along its boundaries. This application does not alter this from the existing condition. There is a small Cherry tree of no merit to the buildings setting which is to be removed as part of the application.

7.0 // SUSTAINABILITY AND DRAINAGE

The proposal is to be built of highly insulated built fabric and seeks to improve the thermal efficiency of the existing extension.

There is to be no change to drainage provision from the existing site condition.

8.0 // ACCESS AND PARKING

There is no change from the existing access or parking provision. There is no change to the pedestrian or public transport access to the site.

9.0 // UTILITIES AND REFUSE

Utilities will connect into the existing supply serving the dwelling

Refuse collection and storage will not change from the existing site condition.

10.0 // CONCLUSION

The works represent a modest and sensitive alteration to the Grade II listed property.

The proposal is almost identical in form, scale and design to the approved DC/19/2590 // DC/19/2591 design which was deemed acceptable in the context of the listed building.

The scale of the extensions is subservient to the main dwelling and reflect the existing height, pitch, materials, form and detailing of the existing extensions.

The re-roofing of the flat roofing allows for material upgrades that will aid in protecting the historic fabric of the dwelling.

There is no visual impact from the proposed extension from points of public view or the street scene which would detrimentally alter the dwellings setting within its rural context or harm the character of the wider area.

There is no impact on residential amenity of adjoining properties.

The proposed materials all match the existing and would not appear incongruous.

There is no harm to the significance of the heritage asset and the proposed seeks to provide sympathetic additions to the existing.

The development represents a sustainable and acceptable form of development, compliant with the relevant policies.

As set out in this document we feel the proposed scheme is proportionate to the dwelling, sites context and for the reasons above recommend this scheme be considered for approval.

Prepared by,

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