folkes architects

Design, Access and Heritage Statement

Proposed replacement garage

Rising Sun Cottage,
Chapel Lane,
Storrington,
RH20 4JT

1.0 Introduction & Planning History

This Design, Access & Heritage Statement has been prepared to support a planning application submitted to Horsham District Council. The proposal seeks to replace two existing outbuildings with a single new structure, comprising a garage and store, at Rising Sun Cottage. The site and the proposed development are described in detail below.

Rising Sun Cottage is a Grade II listed building of traditional vernacular character, situated within the rural parish of Storrington and Sullington in West Sussex. The property forms an important part of the local historic environment, with its architectural detailing and setting contributing to the area's distinctive character.

The existing detached garage, located within the curtilage of the listed building, has been identified as requiring replacement due to its deteriorating condition and inadequate storage capacity. The proposed works seek to provide a more functional ancillary building while carefully respecting the heritage significance of the cottage and its surroundings.

A review of the planning history reveals that the property has undergone no alteration over recent decades, maintaining much of its original character. There have been no earlier applications to the local planning authority for works to the cottage, demonstrating a consistent approach to preserving its historic fabric.

This application continues that sensitive approach, proposing a replacement garage that responds to practical needs while ensuring no harm to the significance of the listed building.

The proposal represents a considered opportunity to enhance the functionality of the site without compromising its historic value, ensuring Rising Sun Cottage continues to be preserved as an asset of 17th Century architectural heritage in the Horsham District.

The poor condition of the existing garage, evidenced by the attached photographs (see appendix), necessitates these works to prevent further deterioration and to safeguard the setting of the listed building.

This introduction and planning history establishes the context for the proposed development while demonstrating an understanding of the site's heritage significance and the careful consideration given to its evolution. The narrative can be expanded with specific details of any previous applications or particular heritage significance if available.

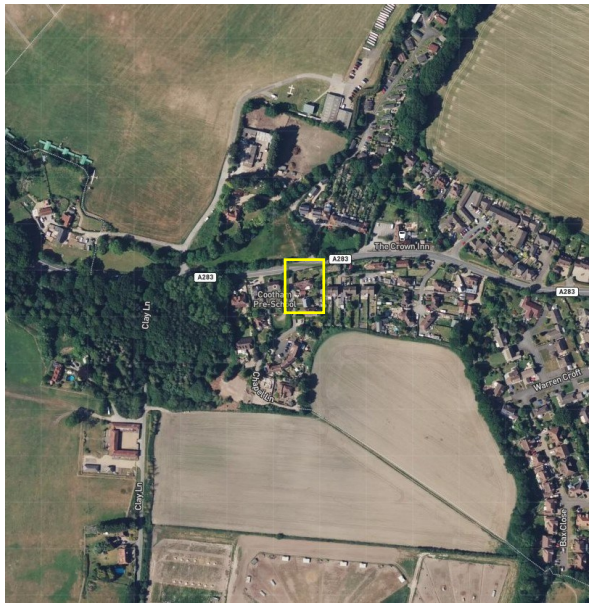

Image 1: The existing site is situated in a semi-rural setting, characterised by a mix of open fields and scattered development. It is located near the A283 and Cray Lane, with nearby landmarks including The Crown Line and Coolham Pre School. The area maintains a quiet, countryside atmosphere while having convenient access to local infrastructure. (image courtesy of *openaerialmap.org*)

Site Context and Heritage Significance

Rising Sun Cottage is a Grade II listed building (see image 2) recognised for its architectural and historic importance. The existing garage, situated within the curtilage of the listed building, is a secondary structure that has reached the end of its practical lifespan. The proposed replacement aims to provide a more durable and functional space for storage while ensuring the new design remains sympathetic to the cottage's historic character. The works have been carefully considered to preserve the setting and significance of the listed building, ensuring no harm is caused to its heritage value.

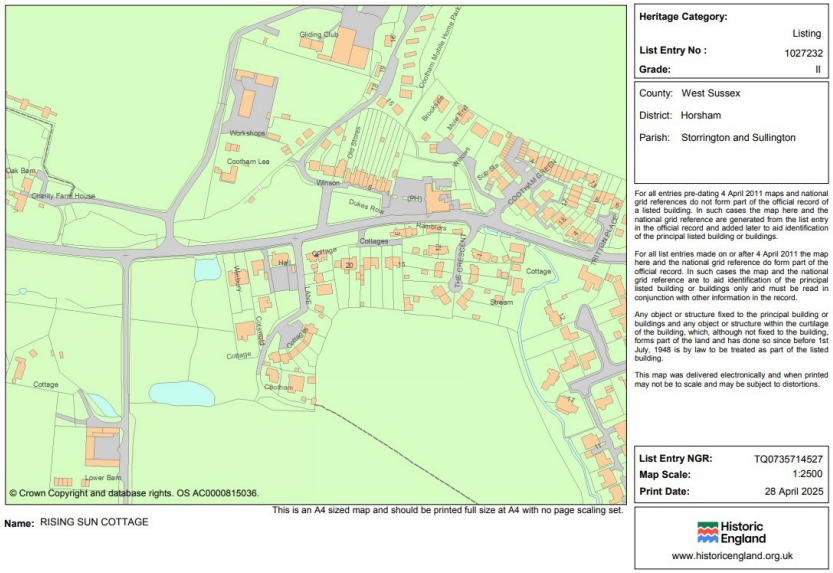

Image 2: Extract of the building's listing from Historic England, with details below

Details

STORRINGTON PULBOROUGH ROAD 1. 5404 Cootham Rising Sun Cottage

TQ 01 SE 11/549

II

2. C18. Two storeys. Four windows. Stuccoed. Hipped tiled roof. Glazing bars intact. Modern porch.

Listing NGR: TQ0735714527

Design Rationale

The design of the new garage and storage area has been developed with a strong emphasis on respecting the historic context of Rising Sun Cottage (see image 3). The proposed structure will closely match the footprint and height of the existing garage to maintain the current scale and proportions of the site. Traditional materials such as timber and brick will be used to ensure the new building harmonises with the main cottage. The roofing materials will be selected to align with the historic character of the property, using clay tiles to match the existing roofscape (see image 4).

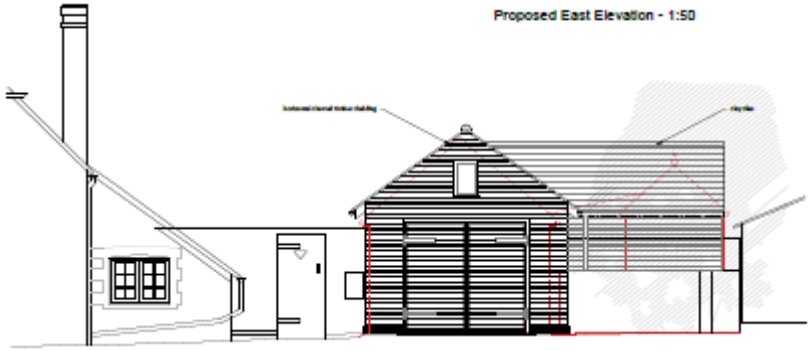

Image 3: West Elevation

The design avoids any unnecessary ornamentation or features that could detract from the architectural importance of the main cottage. Instead, it employs simple, utilitarian detailing that is consistent with ancillary buildings of the period. By keeping the new structure subordinate in scale and appearance, the proposal ensures that the focus remains on the listed building itself.



Image 4: Material selection: timber cladding and clay roof tiles

Access and Impact

Access to the new garage will remain unchanged, utilising the existing driveway to ensure no disruption to the current vehicular or pedestrian routes (image 5). The surfacing materials for the driveway will remain the same.

The visual and landscape impact of the proposal has been carefully assessed. The new garage will not affect any significant views of the listed building, and its design ensures it will blend seamlessly into the existing surroundings. The form of the replacement structure is very similar to the existing. Any necessary landscaping around the garage will be retained or enhanced, with native planting used to soften the appearance of the new structure and integrate it into the wider setting of the cottage.

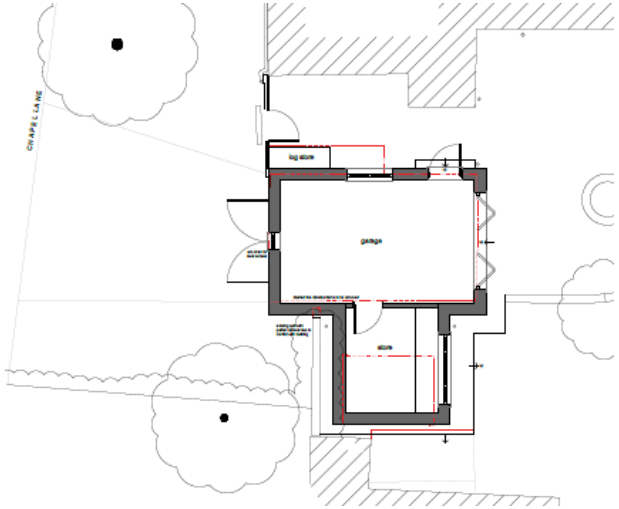

Image 5: Ground floor plan in site context (not to scale)

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 cottage's visual primacy in the site composition.

The application also addresses the treatment of ancillary structures in historic environments. The design maintains the existing garage's subordinate relationship to the principal listed building, and all proposed materials have been selected to match the cottage'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 replacement of the garage at Rising Sun Cottage 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 storage needs, using materials and design features that respect the cottage's heritage value. The proposal ensures no adverse impact on the setting or significance of the listed building and complies with all relevant planning and conservation policies.

Appendix



Existing buildings seen from the rear garden



Existing buildings seen from the side entrance, from Chapel Lane



View from rear garden of north eastern elevation