

DESIGN AND ACCESS STATEMENT

In Support of an Application for Listed Building Consent
Erection of a Freestanding 2-Bay Oak Frame Garage (Barn Hip)

Site Address	The Coach House, Park Lane, West Grinstead, West Sussex, RH13 8LT
Listed Building	47 Park Lane / Lodge Cottage (NHLE: 1026839, Grade II)
Local Planning Authority	Horsham District Council
Proposal	Freestanding 2-bay oak frame garage (barn hip), with or without doors
Dimensions	6,225mm wide x 5,000mm deep; eaves 2,100mm; ridge 4,247mm
Materials	Oak frame, black softwood weatherboarding, clay tile roof, reclaimed cast-iron windows

1. Introduction

This Design and Access Statement has been prepared in support of an application for Listed Building Consent for the erection of a freestanding two-bay oak frame garage within the curtilage of the Grade II listed building at 47 Park Lane / Lodge Cottage, West Grinstead (NHLE: 1026839).

The application property is The Coach House, Park Lane, West Grinstead, RH13 8LT, which is physically attached to No. 47 Park Lane and falls within the curtilage of the listed building. This statement explains how the proposed development is a suitable response to the site and its setting, and demonstrates that it can be adequately accessed by prospective users.

2. Site and Context

2.1 The Site

The Coach House is situated on Park Lane in the rural parish of West Grinstead, West Sussex. It forms part of a linear grouping of buildings running along the lane, with the principal listed building (No. 47 Park Lane / Lodge Cottage) at the north-eastern end and The Coach House extending to the south-west. The site includes a private driveway and hardstanding area at the south-western end, currently used for vehicle parking. This hardstanding area is the proposed location for the garage.

The site is bounded by Park Lane to the north, mature trees and hedgerows to the west and south, and garden areas to the east. The surrounding landscape is characterised by the low-lying, wooded countryside of the Sussex Weald. The property is not located within a designated Conservation Area.

2.2 The Listed Building

No. 47 Park Lane is described in the NHLE listing (1026839) as a seventeenth-century or earlier timber-framed cottage with plaster infilling and a ground floor rebuilt in red brick, with a tiled roof and casement windows. Lodge Cottage, forming the second element of the listing, is eighteenth-century with a red brick ground floor and tile-hung upper storey. The two elements together present two storeys and three windows to the whole. The building was first listed on 28 November 1980 at Grade II.

2.3 Character of the Surroundings

Park Lane is a quiet rural lane with a scattering of historic properties, many of which feature the traditional materials and forms of the Sussex Weald: red brick, tile-hanging, weatherboarding, clay tile roofs, and timber framing. Ancillary outbuildings are a common feature of properties along the lane, reflecting the area's agricultural heritage. The introduction of a traditionally designed outbuilding within the curtilage is consistent with this established pattern.

3. Design

3.1 Design Concept

The proposed garage has been designed to sit comfortably within the curtilage of the listed building as a traditional, subordinate outbuilding that complements the existing building group. The barn hip form, oak frame construction, and use of locally appropriate materials ensure the garage reads as a natural addition to the rural setting rather than an incongruous modern insertion. Every material choice has been made with direct reference to the heritage asset and its context.

3.2 Form and Scale

The garage is a two-bay structure with a barn hip roof at a pitch of 35 degrees. Its dimensions are 6,225mm wide by 5,000mm deep, with an eaves height of 2,100mm and a ridge height of approximately 4,247mm. This is modest in scale and clearly subordinate to the principal listed building. The low eaves height and compact footprint ensure the garage does not dominate or compete with the historic buildings on the site. The barn hip roof form is a traditional agricultural building typology commonly found across the Sussex Weald.

3.3 Materials

The materials have been selected to be sympathetic to the listed building and The Coach House, drawing on the established material palette of the site and the wider Sussex Weald vernacular:

Oak frame: Traditional green oak frame construction with 145mm posts set on sandstone staddle stones. This reflects the historic timber building traditions of the area and resonates with the timber-framed origins of No. 47 itself. The sandstone staddle stones are a further traditional detail that reinforces the vernacular character and minimises ground disturbance.

Walls: Black-stained softwood weatherboarding to the side and rear elevations, matching the existing cladding on The Coach House. This ensures visual cohesion and continuity across the curtilage.

Roof: Clay tile roofing, consistent with the tiled roofs described in the NHLE listing for both No. 47 and Lodge Cottage, and with the predominant roofing material across the site and the surrounding area.

Windows: Two small reclaimed cast-iron windows set into the front gable, sourced from a building of similar age to No. 47. The use of reclaimed cast-iron ensures the garage is in keeping with the historic fenestration character of The Coach House and the listed building.

Front elevation: Two open bays with the option of timber doors. Consent is sought for the garage to be constructed with or without doors, allowing flexibility in the final design.

3.4 Siting and Layout

The garage would be positioned on the existing driveway and hardstanding area at the south-western end of The Coach House's grounds. This is the logical location for a garage structure, as the area is already used for vehicle parking and is accessed via The Coach House's private driveway. The siting has been chosen to maintain clear physical and visual separation from the principal listed building at No. 47, which occupies the north-eastern end of the building group. The listed building will remain the dominant structure when viewed from Park Lane.

No trees or hedgerows will be removed to accommodate the garage, and the existing boundary treatments will be retained.

3.5 Appearance

The combination of oak frame, black-stained weatherboarding, clay tile roof, reclaimed cast-iron windows, and sandstone staddle stones will give the garage the appearance of a traditional Wealden outbuilding. It has been designed to weather and age naturally over time, further assimilating into its context. The

building will complement the existing group of structures on the site without introducing any visually discordant or alien elements.

4. Access

4.1 Vehicular Access

The proposed garage will be accessed via The Coach House's existing private driveway, which connects directly to Park Lane. No new vehicular access or crossover is required. The existing driveway and hardstanding area are of sufficient width and extent to accommodate the garage and allow vehicles to enter and exit the two bays without difficulty. The accompanying aerial and site photographs demonstrate the adequacy of the existing access arrangements.

4.2 Pedestrian Access

Pedestrian access to the garage will be via the same private driveway and the existing paths within The Coach House's grounds. No changes to pedestrian access arrangements are required.

4.3 Impact on Existing Access

The proposed development will not alter, obstruct, or otherwise affect the existing access arrangements for The Coach House, No. 47 Park Lane, or any neighbouring property. No changes to the highway or to the existing access onto Park Lane are proposed. Visibility splays at the existing access point onto Park Lane are unaffected.

5. Response to Setting

The proposed garage has been designed as a direct response to its setting within the curtilage of a Grade II listed building in the rural Sussex Weald. The design response can be summarised as follows:

Scale: The garage is subordinate in height, footprint, and massing to the listed building and The Coach House. Its low eaves height (2,100mm) and modest ridge height (4,247mm) ensure it does not compete with the principal heritage asset.

Materials: Every material has been chosen with reference to the existing buildings on the site and the Sussex Weald vernacular. The oak frame echoes the timber-framed origins of No. 47; the clay tiles match the listed building's roof; the weatherboarding matches The Coach House; and the reclaimed cast-iron windows are sourced from a building of similar age.

Form: The barn hip roof is a traditional outbuilding typology that is wholly appropriate to a rural curtilage in this area.

Siting: The set-back position on existing hardstanding maintains the spatial hierarchy of the site and preserves the visual primacy of the listed building from Park Lane.

Fabric: The garage is entirely freestanding and involves no physical connection to, or alteration of, the listed building or any curtilage structure. The use of staddle stones minimises ground disturbance.

Visual improvement: The garage would replace an open parking area currently used for vehicles and associated storage. The introduction of a purpose-built, traditionally designed structure in place of this arrangement would represent a visual enhancement to this part of the curtilage.

6. Conclusion

This Design and Access Statement demonstrates that the proposed two-bay oak frame garage is a suitable and sensitive response to the site and its setting within the curtilage of a Grade II listed building. The design draws directly on the materials, forms, and building traditions of the Sussex Weald and the existing building group at Park Lane. The garage can be adequately accessed via The Coach House's existing private driveway and hardstanding, with no changes required to the highway or any existing access arrangement.

The proposal is subordinate in scale, sympathetic in materials, and appropriate in form. It satisfies the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, and Horsham District Council's local planning policies.

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