

PREPARED BY BLAKDOG DESIGN AND PLANNING

HERITAGE STATEMENT IN SUPPORT OF PLANNING APPLICATION

BUILDINGS B & C

**CARYLLS COUNTRY HOUSE,
FAYGATE LANE, FAYGATE, RH12 4SN**

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1. INTRODUCTION

This Heritage Statement is submitted in support of a planning application at *Carylls House*, located near Faygate in the Horsham District. The application seeks permission replace an existing modular accommodation building previously known as units 28 and 29. An additional unit has been proposed to replace the footprint of an outbuilding/ storage shed.

This statement sets out the heritage significance of the site and assesses the potential impact of the proposed changes in accordance with national and local planning policy guidance, including the National Planning Policy Framework (NPPF) and Horsham District Council's heritage policies.

2. SITE DESCRIPTION AND HERITAGE CONTEXT

Carylls House is a large early 20th-century country house, historically associated with private residential use and more recently converted to residential accommodation. While not statutorily listed, the property is recognised as a non-designated heritage asset due to its architectural character, period detailing, and contribution to the semi-rural landscape of Faygate.

The Primary building and surrounding estate are lawfully in use as 20 self-contained residential units, forming a well-established and managed housing complex. The site retains numerous original features including decorative stonework, traditional windows, and interior architectural elements reflective of its historical beginnings as a single dwelling.

3. DESCRIPTION OF PROPOSED WORKS

The planning application proposal involves two individual outbuildings being re-purposed. Building B has been proposed to replace the existing modular unit previously allocated as unit 28 and 29. The new building will be larger than the existing footprint and will house two new self-contained accessible flats.

Building C will seek to provide new accommodation, replacing the footprint of a shed/ storage outbuilding to the front of the site. Building C will be a single dwelling, 1-bedroom self-contained accommodation to house the caretaker/ site manager of Carylls House.

4. HERITAGE IMPACT ASSESSMENT

The development seeks to improve and integrate the aesthetic of the new elements whilst remaining subservient to the Primary building.

- **Internal Works Only:** The proposal confines changes to the interior of the building. No harm will be caused to the exterior appearance, massing, or setting.
- **Preservation of Character:** Architectural features such as cornicing, fireplaces, and original joinery will be retained wherever possible.
- **Reversibility:** The proposed reconfiguration can be reversed in the future without compromising the integrity of the building. Internal partitions and works will not impact on the external elevation and structure of the principal facades.
- **Continued Viability:** Ensuring the building is fully utilised and well-maintained through sustainable residential use will contribute positively to its long-term preservation and upkeep.

These works align with the principles of Paragraphs 203–206 of the National Planning Policy Framework (NPPF), supporting proportionate and sensitive development that sustains the value of existing assets.

5. HERITAGE STATUS AND IMPACT ON THE SURROUNDING HISTORIC ENVIRONMENT

Carylls House is not a designated heritage asset. It is not statutorily listed, nor located within a conservation area. Carylls Country House does not appear on Horsham District Council's Local List of non-designated heritage assets. As such, it is not subject to any formal heritage protections under local or national planning policy.

The proposed works are entirely internal and limited to the reconfiguration of existing spaces to improve residential layouts. There are no alterations to the primary elevations, roofline, or external character of the building, and the development is confined to the existing structure. These changes are therefore designed to preserve the external appearance and architectural setting of the property.

While the wider area is semi-rural and includes some heritage interest, the nearest designated heritage asset is Carylls Lea Farmhouse, a Grade II listed building located nearby. Carylls Lea is a 17th-century timber-framed dwelling of historical significance. However, it is physically separated from Carylls House by some distance.

Due to the limited and internal nature of the proposed works, there will be no adverse impact on the setting, character, or significance of Carylls Lea Farmhouse or any other designated heritage asset.

In summary, the proposed development does not affect any designated or non-designated heritage assets. The proposal does not alter the external appearance of Carylls Country House and will not result in any visual or physical harm to the surrounding environment. The scheme is therefore fully compliant with the relevant policies of the Horsham District Planning Framework and the National Planning Policy Framework (NPPF), which seek to preserve the historic environment through proportionate and sustainable development.

6. CONCLUSION

The proposal to adapt *The Bothy* and to create two additional residential units within the existing envelope of Carylls Country House represents a modest and sensitive intervention that aligns with the building's scale, and layout. All proposed works are primarily internal, involving the reconfiguration of existing floorplans to better meet modern living standards, without altering the building's external appearance, architectural character, or setting.

The subdivision of *The Bothy* into a two-bedroom unit and a self-contained studio will result in more practical and efficient use of space, while maintaining clear and functional layouts. Likewise, the creation of an additional 1-bedroom, 2-person unit and a 2-bedroom, 2-person unit within the existing footprint makes effective use of underutilised internal areas. These interventions do not require any changes to the building's elevations or external fabric and will have no impact on the visual or structural integrity of the property.

The works are fully reversible, preserving the underlying fabric of the building and ensuring that any future conservation needs can be accommodated. By improving the internal accommodation while preserving the external character, the scheme supports the long-term viability and stewardship of Carylls Country House as a residential property.

Importantly, the building is not listed, or within a conservation area, and is not a designated or non-designated heritage asset. The nearest listed building Carylls Lea Farmhouse (Grade II) is sufficiently separated from the site so as not to be affected by these internal works. As such, the proposal has no harmful impact on the setting or significance of any designated heritage asset in the local area.

Accordingly, the proposed works are consistent with the aims of the National Planning Policy Framework (NPPF) and relevant Horsham District Planning Framework policies, particularly those promoting the sustainable re-use of existing buildings and the conservation of heritage significance through proportionate change. The development should therefore be supported as a positive and appropriate enhancement that

respects the building's character, meets modern residential needs, and contributes to the ongoing care and appropriate use of this established residential site.