

PREPARED BY BLAKDOG DESIGN AND PLANNING

DESIGN & ACCESS STATEMENT

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

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1. PROJECT DETAILS

Prepared For:

Horsham District Council

Planning Application Type: Full Planning Permission

Prepared By:

The Blakdog Architects LTD

Site Address:

Carylls County House

Faygate Lane

Faygate

Horsham

West Sussex

RH12 4SN

Applicant:

Carylls County House

2. INTRODUCTION

This Design and Access Statement has been prepared in support of a planning application for the internal reconfiguration of Carylls Country House, located in Faygate, Horsham, West Sussex. The proposed works involve the reorganisation of existing internal spaces to create additional self-contained residential units, with no external alterations to the building's structure or façade.

Carylls Country House is a large, characterful property set within substantial grounds and currently arranged as a number of self-contained residential units. The aim of the proposal is to improve the internal layout and make more efficient use of the existing floorspace by increasing the number of units, in line with housing demand and sustainable development principles, while preserving the building's architectural integrity and historic character.

This statement sets out the planning context, design rationale, and access considerations underpinning the proposal. It demonstrates how the development complies with relevant local and national planning policies, including those related to housing provision, heritage assets, and accessibility. The internal changes are designed to enhance the usability, safety, and functionality of the property, while maintaining respect for its existing structure and features.

Grounds and setting of Carylls Country House

Carylls Country House is set within spacious, mature grounds in a semi-rural location on the edge of Faygate, in the district of Horsham, West Sussex. The site is accessed via a private drive and benefits from a landscaped setting that reflects its origins as a Victorian country residence. The grounds play a key role in defining the character of the property, offering both aesthetic value and a degree of separation from surrounding development.



The setting includes:

- Lawns and landscaped areas, with mature trees, shrubs, and planting beds that enhance the visual appeal of the site and contribute to the semi-formal character associated with 19th-century estate design.
- Gravelled and tarmac access roads, with associated parking areas that have evolved to meet the needs of the property's current residential use.
- Ancillary buildings and more recent structures, which are subordinate in scale and do not detract from the visual dominance of the main house.
- Boundary treatments such as fencing, hedging, and established tree lines, which provide a clear distinction between the grounds of Carylls Country House and neighbouring properties.

Importantly, while Carylls Farmhouse, a separate structure located nearby, is a Grade II listed building, Carylls Country House itself is **not** listed and is physically and functionally distinct.

Set within five acres of landscaped gardens, the property retains its rural charm. Mature trees, manicured lawns, and old boundary walls reflect the estate's longstanding presence in the Sussex countryside.

In the 20th century, Carylls Country House transitioned from a private residence to a more commercial role. Established in 1971, it now offers flexible, fully furnished apartments set within five acres of landscaped gardens. The property caters to business travellers, temporary residents, and those seeking short- or long-term accommodations in a tranquil countryside setting

3. PURPOSE OF THE PROPOSAL

This planning statement has been prepared in support of a planning application for the demolition and replacement of two existing outbuildings within the grounds of Carylls Country House, Faygate Lane, Faygate RH12 4SN.

Carylls Country House is a former country residence set within established grounds and currently provides multiple self-contained residential units. The site contains a number of ancillary outbuildings associated with the historic use of the property, some of which are now in a poor condition or underutilised.

The proposal seeks the demolition of two existing outbuildings within the site, identified as Buildings B and C, and their replacement with new residential accommodation within Use Class C3. Building B is currently in a dilapidated condition and formerly provided residential accommodation but is no longer suitable for occupation. Building C is an existing outbuilding currently used for storage purposes.

The proposed development will replace these structures with three modest self-contained residential units comprising two two-person units and a single-bedroom caretaker's lodge. The proposal seeks to provide modern, high-quality accommodation while making more efficient use of previously developed areas within the site.

The development has been designed to sit comfortably within the established character of the property and its grounds while improving the quality and functionality of the existing built form on the site

4. BACKGROUND

Historical and Architectural Context

Carylls Country House is a substantial Victorian-era property situated in a semi-rural location in Faygate, within the district of Horsham, West Sussex. The building is believed to date from the mid to late 19th century,

originally constructed as a private country residence typical of the period. While not listed, it is considered a non-designated heritage asset due to its architectural character, historical significance, and contribution to the local landscape.

The architecture of Carylls Country House reflects the Victorian preference for robust, formal domestic design, featuring red brick construction, decorative chimneys, sash windows, and pitched slate roofs. Internally, the building retains elements of its original layout and detailing, including high ceilings, decorative cornicing, timber staircases, and generously proportioned rooms, although some alterations have occurred over time to accommodate its changing use.

Historically, the house would have served as a residence for a family, likely associated with the surrounding countryside and estates. Over the 20th and 21st centuries, the building has undergone phased internal modifications to create multiple self-contained units, reflecting changing housing needs and patterns of occupation. Despite these adaptations, the building's external appearance remains largely intact, preserving its imposing scale and character within its landscaped setting.

The proposed development relates to two existing outbuildings located within the grounds of Carylls Country House which are not attached to, nor form part of, the original historic building. These structures are later additions within the wider site and sit independently of the main property. The proposal seeks to replace these outbuildings with new residential units that remain modest in scale and clearly subservient to the main house. The design and siting of the replacement buildings ensure that the primary character and visual prominence of the principal building are preserved.

Architectural Features - Materials and Construction

Carylls Country House is a representative example of Victorian country house architecture, constructed using traditional materials and building methods typical of the mid-to-late 19th century. The outbuildings B is a modular poorly constructed building with no architectural detail. Building C appears as an old barn which has some architectural character. This aesthetic will be reflected in the new proposal.

Building B:

- Walls
The proposed replacement building (Building B) will be finished in a high-quality composite cladding in an off-white tone. This has been selected to reflect and complement the rendered finish present on the rear elevations of the main Carylls Country House building, ensuring visual cohesion across the site. The use of composite cladding will also provide a durable and low-maintenance external finish with greater longevity than traditional materials, helping to ensure the long-term appearance and

quality of the development. The simple palette and restrained material choice allow the building to remain visually subordinate to the main house while integrating appropriately within the existing setting

- **Windows & doors**

Existing windows are UPVC and will be replaced as double glazed UPVC

- **Roof**

The existing roof covering to Building B is currently finished in asphalt felt and is in poor condition. As part of the proposed redevelopment, this will be replaced with a more durable and visually appropriate roof finish. The proposed roof covering will comprise anthracite grey composite cladding or a similar standing seam metal roof system, providing a contemporary and long-lasting solution. Alternatively, an anthracite grey roof tile

- **Rainwater Goods:**

Existing guttering and fascias are UPVC which will be replaced like for like

Building C:

- **Walls**

The existing walls are of single-skin black weathered timber construction. The proposed replacement material will comprise black composite cladding with a woodgrain effect, providing a similar visual appearance while offering improved durability and weather resistance.

- **Windows & doors**

There are no windows and doors, the opening to the barn is of the same material and appearance as the barn.

- **Roof**

The existing roof is a pitched structure currently finished with asphalt felt, which provides basic weather protection but offers little thermal insulation. The proposed replacement roof will comprise black composite panels or a similar metal cladding system, providing a more durable, weather-resistant and thermally efficient roof finish.

- **Rainwater Goods**

Existing guttering and fascias are UPVC which will be replaced like for like

Early Use: Private Country Residence

The original configuration of Carylls Country House would have included large reception rooms, servant quarters, and multiple bedrooms arranged over two or more storeys. The property would have been set within extensive landscaped grounds, offering privacy and prestige. The internal layout was likely hierarchical, separating formal, family, and service areas.

20th Century Changes: Institutional and Residential Conversion

As was common with many large country houses in the 20th century especially after the two World Wars the property became less viable as a single-family residence. Ownership changes and shifting economic realities led to adaptation. During this period, the house is understood to have undergone internal subdivision. Though historical records are limited, there is evidence to suggest that Carylls Country House may have been used at various times as:

- Single dwelling
- A multi-occupancy residential building

These shifts reflect broader national trends in the post-war period, when maintaining large private homes became financially unsustainable for many families, and adaptive reuse offered a practical solution. The property has undergone extensive renovations in 2013 – 2014 to upgrade the building.

Current Use: Self-Contained Apartments

In recent decades, Carylls Country House has undergone further internal reconfiguration to create multiple self-contained C3 residential units, in the form of serviced apartments or studios. These adaptations have sought to retain the core structure and character of the building while enhancing its functionality for modern living. The external unit Build B had been constructed by the previous owner. The external modular unit standing on a footprint of approximately 72 sqm has been left to poor maintenance and is now in an uninhabitable state.

Current Proposal: Sensitive Internal Reconfiguration

The proposed development involves the demolition of two existing outbuildings within the grounds of Carylls Country House and their replacement with new residential accommodation within Use Class C3. The proposals include the replacement of Building B with two self-contained two-person residential units and the replacement of Building C with a modest single-bedroom caretaker's lodge. The new buildings have been designed to remain modest in scale and subservient to the main Carylls Country House building, while improving the quality

and functionality of the existing structures on the site. The development will make more efficient use of previously developed areas within the grounds and provide modern, durable accommodation that integrates appropriately with the character of the wider property

Key deficiencies include:

Carylls County House currently comprises 20 self-contained residential units arranged over three floors. A recent review has identified that some units can be reconfigured to provide additional unit to meet the immediate needs of the area.

- Lack of DDA compliant C3 units across the full site.
- Poor quality build
- Lack of C3 units available to support the council requirements.

5. RELEVANT POLICY

The proposal aligns with the following policies and standards:

- Nationally Described Space Standard (NDSS)
- Horsham District Planning Framework (HDPF) – Policy 16 (Meeting Local Housing Needs), Policy 32 (The Quality of New Development), and Policy 33 (Development Principles)
- Building Regulations 2010 (as amended)

6. UNIT SIZE AND MIX

The proposed residential units have been designed to provide accessible, high-quality accommodation that meets modern residential standards. The layouts have been developed to be compliant with accessible design principles in accordance with Building Regulations Part M (Access to and Use of Buildings), ensuring suitable circulation space and ease of use for occupants. In addition, the units exceed the minimum internal space standards set out within the Nationally Described Space Standard (NDSS). A two-bedroom, two-person dwelling requires a minimum Gross Internal Area (GIA) of 61m² for a single-storey unit (or 70m² for a two-

storey dwelling), together with minimum bedroom sizes of 11.5m² for a double bedroom and 7.5m² for a single bedroom. The proposed units have been designed to meet or exceed these standards, providing comfortable and well-proportioned accommodation that supports a high standard of residential amenity.

Nationally Described Space Standard (Minimum Gross Internal Floor Areas)

Table 1. Minimum gross internal floor areas and storage (m²)

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
1b	2p	50	58		1.5
2b	3p	61	70		2.0
2b	4p	70	79		2.0
3b	4p	74	84	90	2.5
3b	5p	86	93	99	2.5
3b	6p	95	102	108	2.5
4b	5p	90	97	103	3.0
4b	6p	99	106	112	3.0
4b	7p	108	115	121	3.0
4b	8p	117	124	130	3.0
5b	6p	103	110	116	3.5
5b	7p	112	119	125	3.5
5b	8p	121	128	134	3.5
6b	7p	116	123	129	4.0
6b	8p	125	132	138	4.0

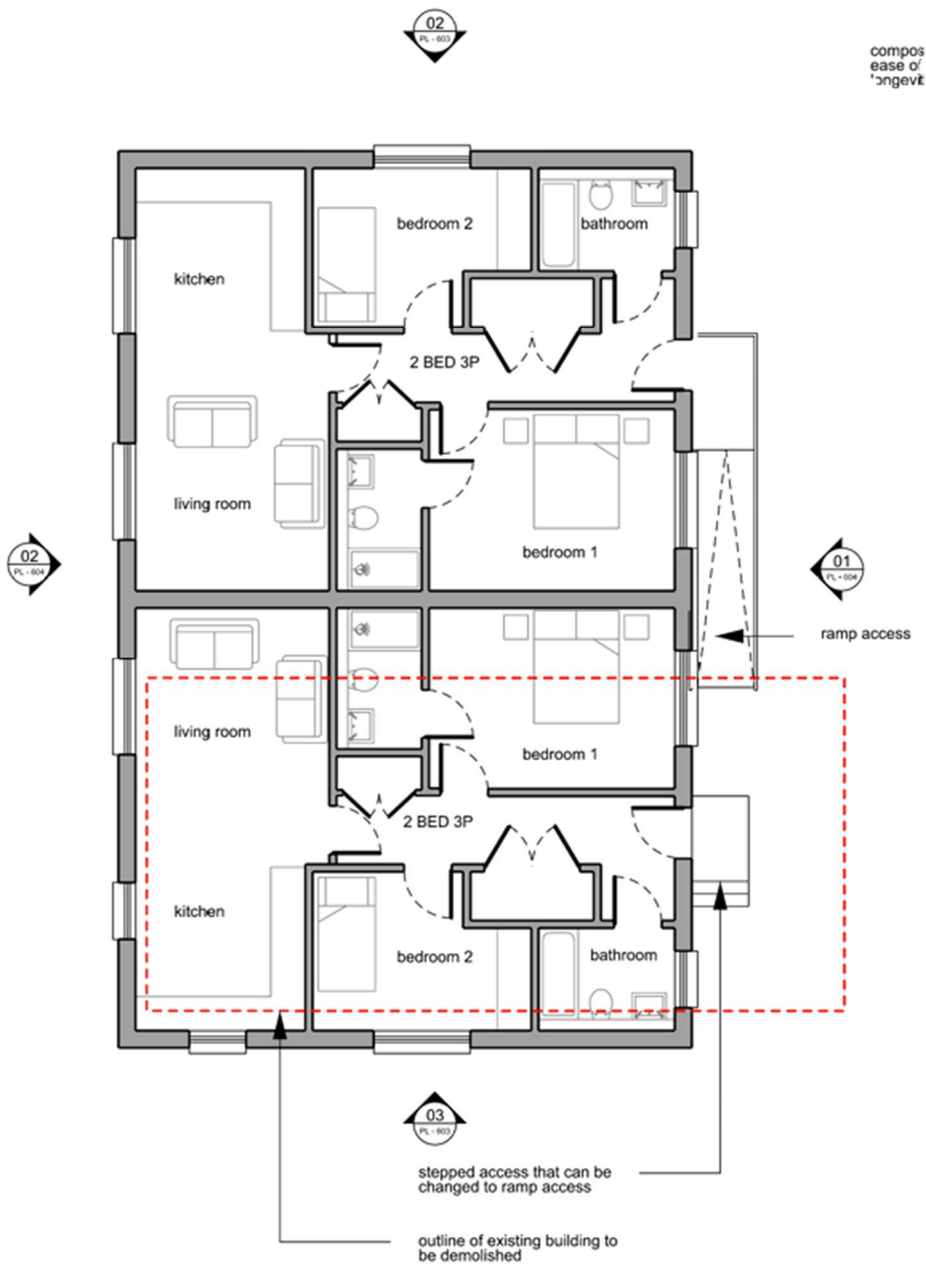


FIGURE 1 - GROUND FLOOR PROPOSED LAYOUT

7. PROPOSED CHANGES

- Re-configuration of storeroom areas and circulation areas to create two new units.
- Rationalisation of internal layout of the Bothy and adjoining unit marked in red to create a two valid units

- Improved spatial arrangements for living, dining, and kitchen in new units.
- Re-allocation of circulation space to provide more efficient, useable areas in units and shared ancillary services
- Enhanced daylighting and ventilation to meet Building Regulation Part F

Unit Changes Summary:

New Unt No.	Existing GEA (sqm)		No. of beds
Unit B (total of 2 units)	71.0 sqm	160 sqm	2b (3p)
Care Takers Lodge	78.0 sqm	72 sqm	1b (2p)

Access and Parking

- No changes proposed to existing access or parking arrangements.
- Improved internal circulation to allow for inclusive access where feasible.
- Refer to parking document for further detail.

8. SUPPORTING DOCUMENTS

The following are included with this application:

- Existing and proposed floor plans (to scale)
- Design and Access Statement
- Fire Statement Overview
- Parking Provision Statement
- Sustainability & Waste Statement
- Heritage Statement
- Site photographs
- BNG report – supplied by Ecologist specialist consultant.

9. CONCLUSION

In summary, the proposed development seeks to replace two existing outbuildings within the grounds of Carylls Country House with three modest residential units within Use Class C3. The proposals make efficient use of previously developed areas of the site while remaining clearly subservient to the main building and respecting the established character of the property and its setting.

The development supports local housing needs through the provision of additional residential accommodation without extending the built footprint of the site beyond the existing developed areas. By replacing outdated and underutilised outbuildings with well-designed and energy-efficient accommodation, the scheme represents a sustainable form of development. The proposals have been carefully designed to comply with relevant local and national planning policies, including considerations relating to residential amenity, accessibility, fire safety, and sustainable construction.

Overall, the proposal delivers an appropriate and policy-compliant improvement to the site, providing high-quality residential accommodation while maintaining the hierarchy and character of the main Carylls Country House building.