

HERITAGE STATEMENT

The Coach House

The Hollow

Washington

West Sussex

RH20 3DA

Description

The Coach House is a 18th Century detached house and is not a listed building. The building fell into disrepair over many years but in 1996 was converted into a dwelling.

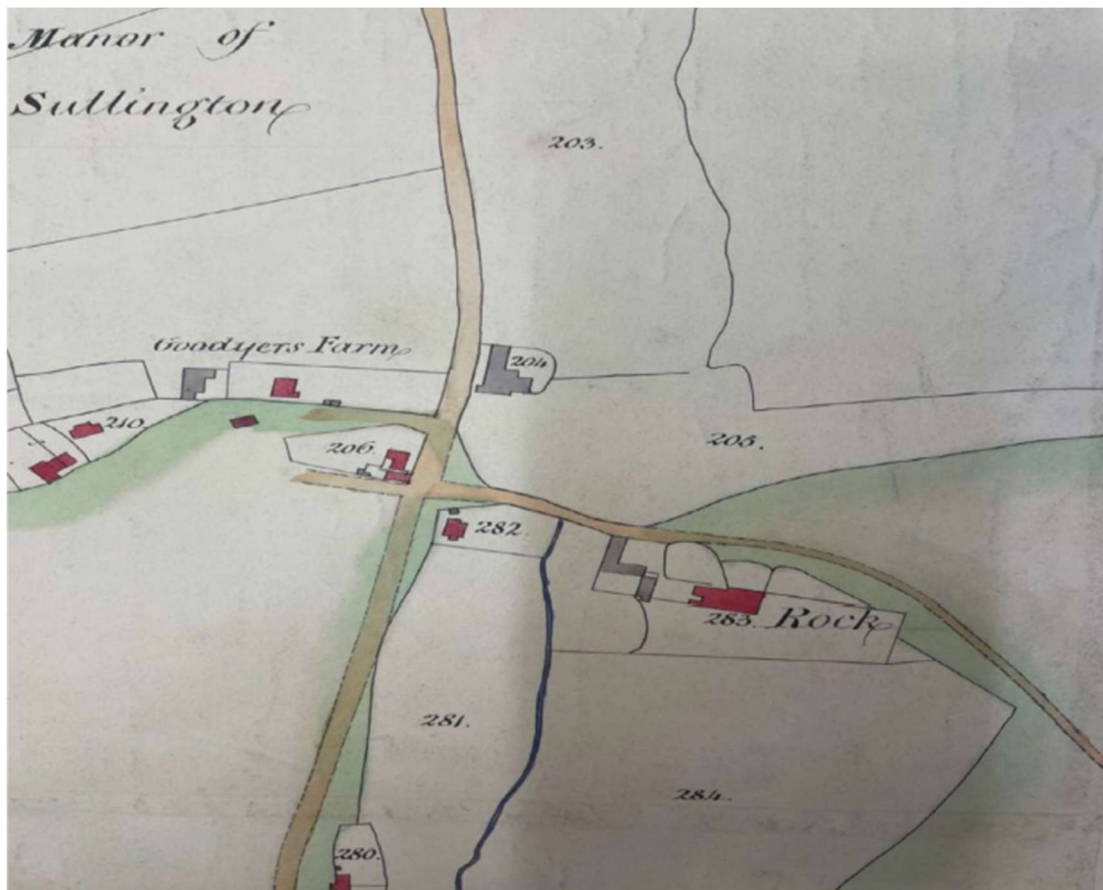
The Coach House, was originally built in the early 18th century and is located next to the Grade II listed Rock House & Rock House Cottage to the East, northerly linked to Rock House Lodge, with The Pump House (not listed) to it's West.



The Coach House - West Elevation

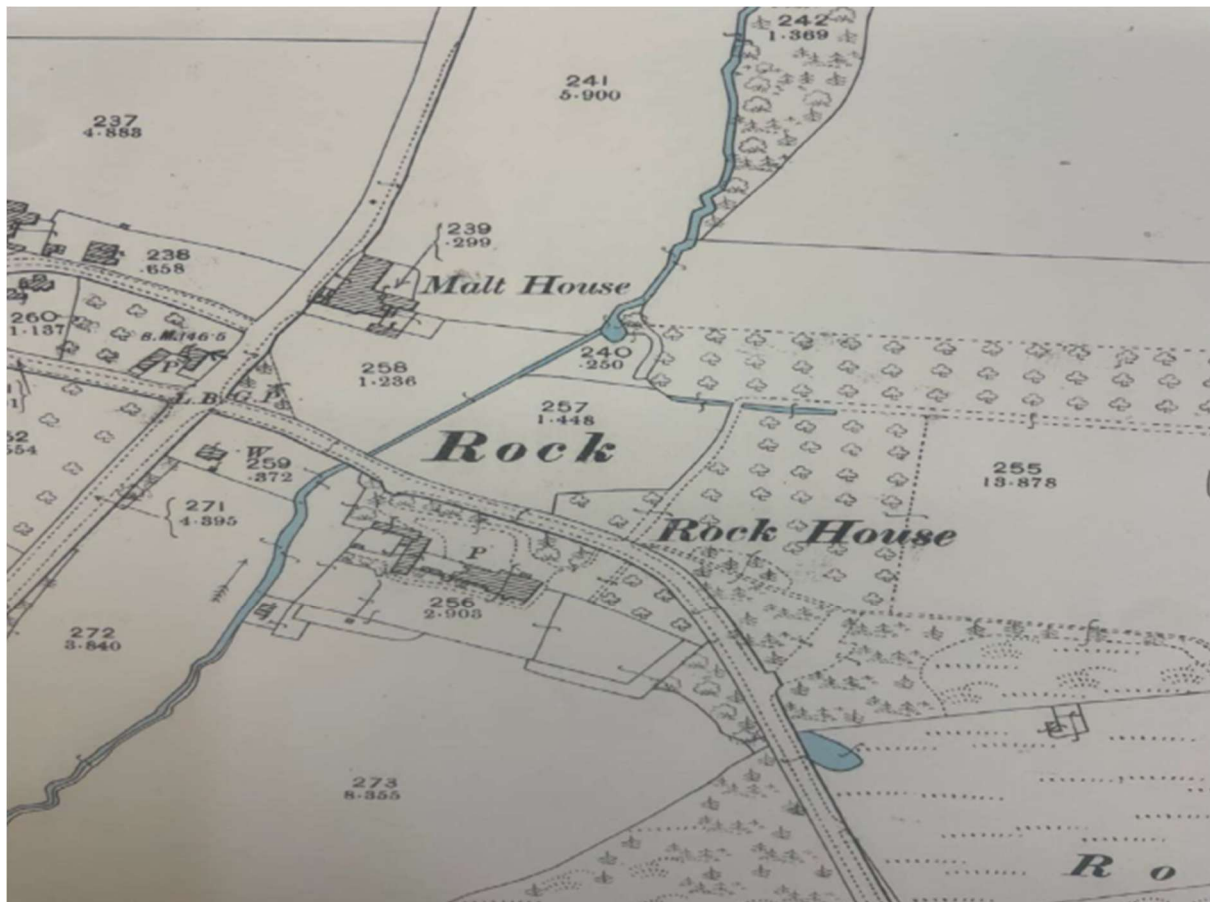
Historic Background

The Inclosure Act of 1773 marked a pivotal moment during George III's reign, transforming property rights by enclosing common lands primarily for the benefit of the landed gentry. Unfortunately, the absence of surviving the maps leaves a gap in understanding how the Rock Estate was formed in the 18th century. 19th-century maps show The Coach House as part of the estate, its origins likely date back further, suggesting it was integral to an earlier farming operation.



Above: Estates map of Washington Common 1839.

Over the centuries, the Rock Estate has been owned by various prominent families, reflecting its historical significance. In 1839, Elizabeth Richardson is noted to have established a shop on the property, alongside the house and garden. Unfortunately, there are no surviving records that provide additional details about her activities or the nature of the shop. This period likely marked a shift in the estate's use, indicating its adaptability and the evolving needs of the community. The legacy of these substantial families and the changes in property use underscore the estate's ongoing relevance in the local history.



Above: The Ordnance Survey Map 1851.

Appearance



The Coach House Barn - East Elevation



The Coach House Barn -South Elevation



The Coach House Garage (with Barn in background) -South Elevation

Access

This statement is not part of a Design Access Statement, as the changes to The Coach House are very minimal and impact only the roof of the Barn & Garage. The Coach House is part of a loose cluster of buildings accessed by a private driveway off The Hollow. This group the main Rock House, Rock Cottage, which was the accommodation for Rock House's housekeepers accommodation, Rock House Lodge, which was a former lodge and Pump House Cottage. The properties are predominantly obscured by mature pine trees along The Hollow. Rock House stands out as the most significant structure in the cluster.

Impact of the proposals

The roof that the solar panels are proposed to reside upon are southerly facing side of the Barn & Garage. There are no public right of ways or roads that can overlook the roofs, therefore they have no negative impact on the local environment or have any negative visual implications. There will be no material changes to the Barn or Garage, save the installation of the solar panels.

Sustainability and Energy Efficiency

Solar panels will substantially reduce the carbon footprint of The Coach House. Additionally, will reduce the dependency upon electricity provision from the national grid of somewhere between 60%-90%, dependent upon the seasons. Horsham District Council's own website states that 'We are committed to tackling climate change and are dedicated to reducing our carbon footprint, protecting our environment and becoming a carbon neutral and climate resilient District'. The installation of our solar panels would seem to be exactly in line with HDC's green policy aspirations and commitments.