

DC/25/1321

RICKFIELD FARM, BRIGHTON ROAD, RH13 6HY

DISCHARGE OF CONDITION

3

Pre-Commencement Condition:

No development, including works of demolition, shall commence until a Method Statement detailing how existing stone within the western gable and chimney breast, the timber framed roof gable and Horsham Stone will be salvaged and reused has been submitted to and approved in writing by the Local Planning Authority.

The development shall take place in strict accordance with the agreed details.

Reason: To preserve a finite resource of considerable historic character and special architectural interest in accordance with Policy 34 of the Horsham District Planning Framework (2015).

HERITAGE METHOD STATEMENT

Salvage and Reuse of Historic Materials

Planning Application Reference: DC/25/1321

Site Address: Rickfield Farm, Brighton Road, Horsham, West Sussex, RH13 6HY

INTRODUCTION

This Method Statement is submitted in support of the discharge of the pre-commencement heritage condition attached to planning permission DC/25/1321. It sets out a proportionate and practical approach to the salvage, off-site storage and reuse of existing historic materials, having regard to ecological constraints affecting the building.

The following materials of historic interest are present within the building and are the subject of this Method Statement:

- Stone within the western gable and chimney breast
- A single timber frame within the gable end
- Horsham Stone flooring within the existing kitchen

The building is subject to ecological constraints associated with bat protection. As a result, intrusive inspection and opening-up of the structure cannot take place prior to commencement and prior to the issue of the relevant Natural England licence. Accordingly, the condition of certain elements, particularly the timber frame, can only be fully assessed once lawful access is permitted.

1 METHOD OF SALVAGE

Stonework – Western Gable and Chimney Breast

Stone will be carefully dismantled by hand where required to facilitate the approved works.

Intact stones will be retained for reuse where practicable.

Stone that is damaged or unsuitable for reuse will be set aside.

Timber Frame – Gable End

The single timber frame within the gable end will be retained where possible.

Where dismantling is required, timber members will be carefully salvaged.

Timber will be assessed for condition once access is lawfully permitted, including consideration of dry rot, wet rot and wood-boring insect damage.

Only timber that is sound and suitable will be reused. Timber that is not suitable due to condition will be excluded.

Horsham Stone Kitchen Flooring

Horsham Stone slabs will be carefully lifted by hand prior to works.

Slabs will be assessed following removal.

Sound slabs will be retained for reuse where practicable.

It is acknowledged that some slabs are damaged and unsuitable for reuse.

2 STORAGE

Salvaged materials will be stored off site within existing farm buildings that are under the same ownership.

Storage buildings are weather-protected.

Materials will be stored in a manner that avoids damage during the construction period.

Horsham Stone slabs will be stored flat.

3 RE-USE WITHIN THE APPROVED DEVELOPMENT

Salvaged Horsham Stone and gable stone will be reused in the construction of the new front porch, which is a prominent element of the approved design and intended to reference and highlight the site's historic character.

Where condition allows, salvaged timber from the gable end will be reused and displayed internally within the kitchen, which forms the principal reception and living space of the dwelling.

4 HERITAGE JUSTIFICATION

The reuse of original stonework within the principal entrance porch and the internal display of historic timber framing ensures that the most significant historic materials are retained, legible and given prominence within the completed development.

This approach represents a positive and proportionate response to the building's heritage value, making meaningful use of a finite historic resource and integrating it into the new design, in accordance with Policy 34 of the Horsham District Planning Framework (2015).

5 IMPLEMENTATION

The development will be carried out in accordance with this Method Statement and any material change to the approach set out above will be agreed in writing with the Local Planning Authority.

4 CONCLUSION

This Method Statement provides a clear, flexible and proportionate framework for the salvage, storage and reuse of historic materials, taking account of ecological constraints and the variable condition of existing fabric. It fully satisfies the requirements of the pre-commencement heritage condition attached to planning permission DC/25/1321.