HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Southwater House, Church Lane, Southwater
DESCRIPTION:	
REFERENCE:	DC/26/1276
RECOMMENDATION:	~~Advice / No Objection / Objection / More Information~~ / Modification ~~/ Refusal~~
SUMMARY OF COMMENTS & RECOMMENDATION:	

Dear Hannah,

I met with the architect and have spoken with him about the principle and details of the proposal. I am satisfied the principle is acceptable. However, it is necessary to ensure there is a continued experience of the historic relationship between the house and the service buildings following the separation. The significance and special interest of the former vicarage is reinforced by the surviving stable block and courtyard. This complementary hierarchy of buildings and structures illustrate the socio-economic status of local clergy in the mid-nineteenth century. The stable and yard also illustrate the importance of horses in everyday life at this time.

To this end the physical separation of the principal and service buildings should be subtle and not prevent an understanding and appreciation of their historic relationship. There would have been a desire to 'present' the house as one arrived along the drive. This sense of presentation and invitation to visitors on arrival should not be diluted and the house should not be obscured or hidden. Following any conversion of the stables to a separate dwelling, the experience of arriving within the property should not be too different than it is presently. I am reluctant to agree a wall dividing the shared portion of the drive from the house but if this is desirable then it should be no more than 1m high. The current proposal for the height of the wall to match the height of the stable yard wall is not acceptable.

We also discussed the pinch point between the end of the new wing and the existing garage. This should be resolved so there is a more comfortable relationship between the two buildings or designed as an archway inviting people through to the garden. Please ask for revised drawings showing a lower wall separating the front of the house from the shared drive and additional detailed drawings showing the junction between the extended stable building and the existing garage. In anticipation I have suggested conditions below.

Regards,
Seán

ANY RECOMMENDED CONDITIONS:

LB06 Site Meeting Before Works Commence

Pre-Commencement Condition: Before any work begins on site, the person(s) responsible for supervising the works must meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed, to confirm that all the conditions attached to the listed building consent are understood and can be fully complied with.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

LB07 Submission of Details

Pre-Commencement Condition: No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing:

i) new and replacement windows, external doors, rooflights.

These drawings must show:

- materials
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, arches, lintels, dormer construction, etc
- method of opening
- method of glazing

b) Section drawings to a scale not smaller than 1:5 fully describing lowered ground floor in the historic building and relationship with external ground level and structural walls.

c) Section drawings to a scale not smaller than 1:5 fully describing new first floor and relationship with existing window reveals and heads.

d) Drawings to a scale not smaller than 1:20 showing internal drainage routes, noting all necessary cutting, chasing and other alteration to historic fabric.

e) Schedule identifying all architectural features that are to be altered, relocated, concealed or removed, fully describing the work proposed.

f) Samples or specifications of external materials and surface finishes.

g) A sample panel of brickwork / stonework, not less than 0.8 sq m, constructed on site. Before any further brickwork / stonework is undertaken, the panel must be inspected and approved in writing by the local planning authority. All brickwork / stonework must be executed in accordance with the sample panel, which shall remain on site until the works are complete and the condition discharged. This is relevant to new boundary walls and extension of the existing buildings.

h) Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the affect on the appearance and fabric of historic and architectural features.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

LB12 Making Good

Regulatory Condition: All building works, finishes, and making-good, both internal and external, shall match the relevant existing work in respect of method, detail, and finished appearance unless otherwise approved in writing by the Local Planning Authority. Where new materials are to be used externally, the colour match shall make allowance for future weathering.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015)

LB02 Roof Detailing/Junctions

Regulatory Condition: The new roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing as found on the existing building. This is relevant for both the extension of the stable and the new garage.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

LB04 Roof Lights

Regulatory Condition: The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

LB05 Rainwater Goods

Regulatory Condition: All new and replacement rainwater goods shall be cast iron or cast aluminium or cast effect plastic.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

LB16 Flues, Vents, and Plumbing

Regulatory Condition: No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

LB17 Grilles and Fixtures

Regulatory Condition: No new grilles, security alarms, lighting, cameras or other like items shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

NAME:	Seán Rix
DEPARTMENT:	Conservation
DATE:	29.09.26