



Design and Access & Heritage Statement

Erection of a side extension, detached garage and pool house with the inclusion of a swimming pool.

Shuckers Farmhouse

Copsale Road
Nuthurst, Horsham
West Sussex
RH13 6QY.

Design and Access

This design and access statement has been prepared for the application at **Shuckers Farmhouse**.

Use and Access

The application site's use class is C3, a dwellinghouse, located outside any designated built-up area, within a rural countryside setting. While the application site lies outside the boundary of the Nuthurst Conservation Area, its curtilage includes a Grade II listed building (List Entry Number: 1027026), as expanded on in the heritage section below.

Amount and Scale

The proposed development consists of a side extension to the listed house, erection of combined garage and pool house, with the inclusion of a swimming pool. Firstly, the side extension is approximately 72M². The combined garage and pool house is approximately 112M². Lastly, the swimming pool is approximately 60M². Further information on heights/levels can be seen in accompanying drawing entitled '23080 - Shuckers Farmhouse - PLANNING - 3.07 Proposed Elevations'.

Layout

Information on the layout of the proposed development can be found in the heritage section under title '*Proposal Evaluation and Mitigation measures*'

Appearance and Landscaping

Features incorporated into the design of the side extension include a low-profile aluminium frame with floor-to-ceiling glazing and a roof designed to appear as minimal in thickness as possible. While these elements reflect a contemporary aesthetic, their inherent minimalism is helpful in this context, as it clearly distinguishes the extension from the listed building without detracting from the building's historic and architectural prominence.

The design of the garage/pool house also carefully considers the proximity to the listed building and retains a traditional aesthetic that suits the site's rural character, through the use of specific architectural details and choice of materials. The garage/pool house features a hipped barn-style roof with exposed rafter feet, traditional barn-style garage doors, and uses materials such as facing brickwork for the plinth, timber cladding, and clay roof tiles. These design and material elements are particularly implemented on the front (principal) elevation, as the listed main house will be seen in tandem with the rest of the site, making it imperative to compliment it, rather than detract from it.

Policy 32 of the Horsham District Planning Framework (HDPF) states that good design is a key element in sustainable development and seeks to ensure that development promotes a high standard of urban design, Architecture and **landscape**. Additionally, **Policy 33** of the Horsham District Planning Framework (HDPF) states that '*development proposals should make efficient use of land, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, **retain landscaping** where feasible (and mitigate loss if necessary).*

Given the site already has beautiful landscaping within it, it was key to maintain and compliment the existing landscaping to accommodate the new proposed development. The proposed landscaping seamlessly 'connects' the existing landscaping and the proposed landscaping, ensuring guidance given in the HDPF is implemented.

Heritage

This heritage statement has been prepared for the planning application at **Shuckers Farmhouse**.

Introduction And Site Description

The site is accessed via Copsale road, and its current use serves as a residential dwelling house. The property is situated outside of any defined built-up area and within the countryside setting. The application site falls outside the Nuthurst conversation area. However, the site's curtilage encompasses a **Grade II Listed Building** (List Entry Number: 1027026), as seen in figure 1 below.

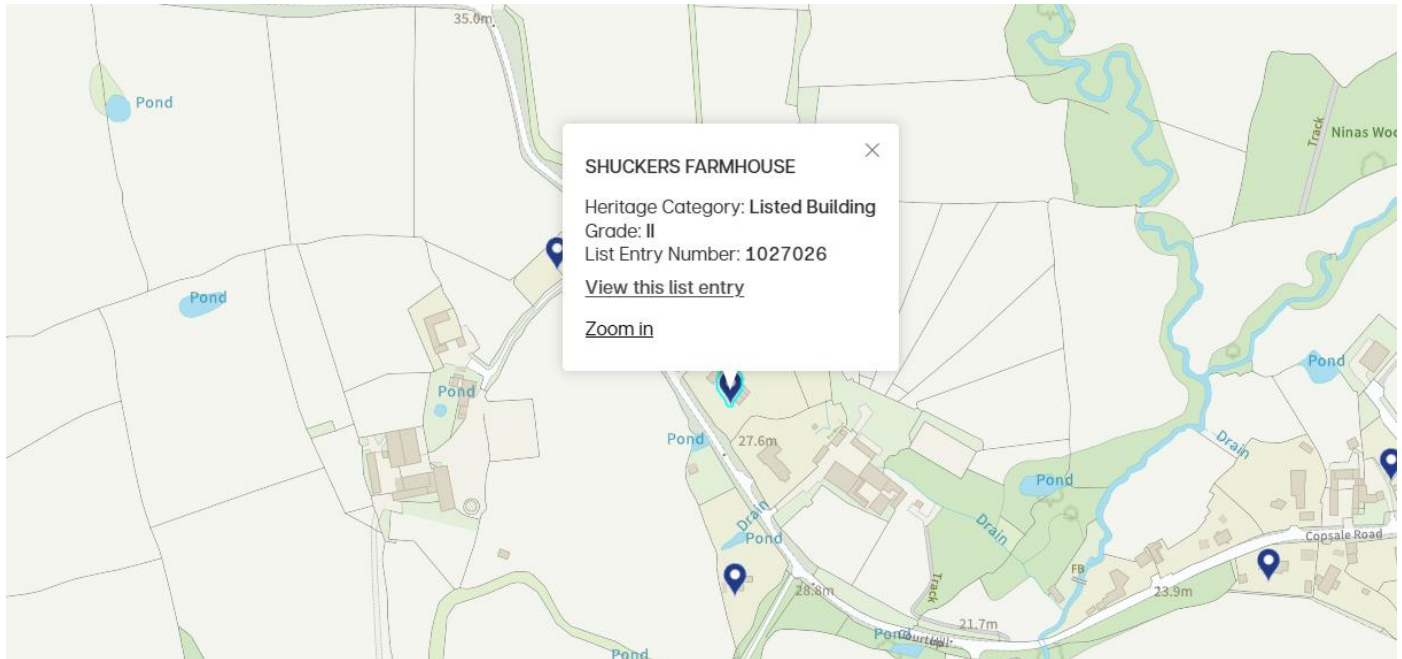


Figure 1 - Listed Building Search (Historic England, 2025).

Architectural And Historical Significance

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, for its *special architectural or historic interest*.

The building received its **Grade II Listed** status firstly on the 28th November 1980, in which the listing specifies the building to be a 17th century timber frame building, with '*painted brick on ground floor and tile-hung above. Hipped thatched roof. Casement windows. Gabled porch of painted brick. Ground floor addition behind. Two storeys. Three windows*' (Historic England, 2025).

It is viewed that the listed building within application site, is the historic farmhouse of Shuckers Farm, and that In the present day, all the historic farm buildings have been converted into independently owned residential buildings. In the case of Shuckers Farmhouse, the **Grade II Listed** house has been extended and altered over the years, however the historical and architectural core has remained intact.



Figure 2 - External View of Shuckers Farmhouse (Google Maps, 2025)

Proposal Evaluation and Mitigation measures

Policy 34 of the Horsham District Planning Framework (HDPF) states, *'the council will sustain and enhance its historic environment through positive management of development affecting heritage assets ... Development affecting the setting of a listed will not be permitted which would have an adverse impact on the setting or special architectural character or appearance of a listed building.'*

A fundamental factor of the design strategy was to work **with** the listed building and compliment it, rather than work **against** it, and cause adverse impacts, that detract from the special architectural and historical appearance of the listed building. Mitigations measures have been introduced throughout the design process to ensure minimal impact to the listed building, without compromising the functionality of the proposed spaces.

A key example of this principle can be evidenced by the strategic positioning of the proposed side extension to the listed building.

The side extension is proposed to be set back from the principal elevation, which is deemed to be historically significant and is built off the later rear wings of the house. The rear wings were said to be 'not historically significant', and that 'no historic fabric would be disturbed', according to the pre-application advise feedback (PE/24/0235).

This, along with the attention to detail, in ensuring the extension is to be minimal, would avoid any undue attention to the extension, and maintain appropriate subservience to the main **Listed House**. Key design features adopted to the principal elevation include, low profile aluminium frame floor to ceiling glass, and ensuring the roof is minimal in its perceived thickness. These design elements can be seen as contemporary, however the inherent minimalism is favourable in this case, as it creates a clear distinction between the extension and the listed building itself, without undermining the superiority of the listed building.

The same design process is consistent with the ancillary building adjacent to the listed building.

Given the side extension links the listed building and the ancillary building (Annexe) together, a minor alteration is required to the roof of the annexe, to lift the eaves and ridge height, to ensure the eaves of the annexe is un-interrupted and un-broken by the proposed extension. The development would replace the existing thatched roof with either traditional straw, or the alternative of 'water reed', whilst maintaining the exact same appearance as the existing. The alternative of using water reed would only transpire, should the currently supply issues of sourcing straw continue. Nevertheless, this would in turn not have a harmful impact on the character of the ancillary building.

This is key, as the thatched roof of the ancillary building is viewed in tandem with the main listed house, making it imperative that the extension is also subservient to the annexe.

Additionally, the garage and pool house have been consolidated under one roof following the feedback from the pre-application advice, however, further design features have been implemented to minimise the potential visual impact, that could be caused by overbearing outbuildings in close proximity to the listed building.

As the garage is positioned closest to the listed building and is visible from the principal elevation and street scene, emphasis has been placed on designing a visually subservient, and traditionally designed garage, that does not visually encroach the historical and architectural significance of the main house.

The design is mindful of the proximity to the listed building and has maintained a traditional design that is appropriate for the site's rural setting. The design adopts a traditional barn hipped roof with exposed rafter feet, traditional barn-style doors for the garage and the use of traditional materials such as facing brickwork for the plinth, with timber cladding and clay roof tiles. This is specifically implemented in the front principal elevation, to conceal the modern use of the pool house and swimming pool to the rear, as much as possible, just advised in the pre-application feedback.

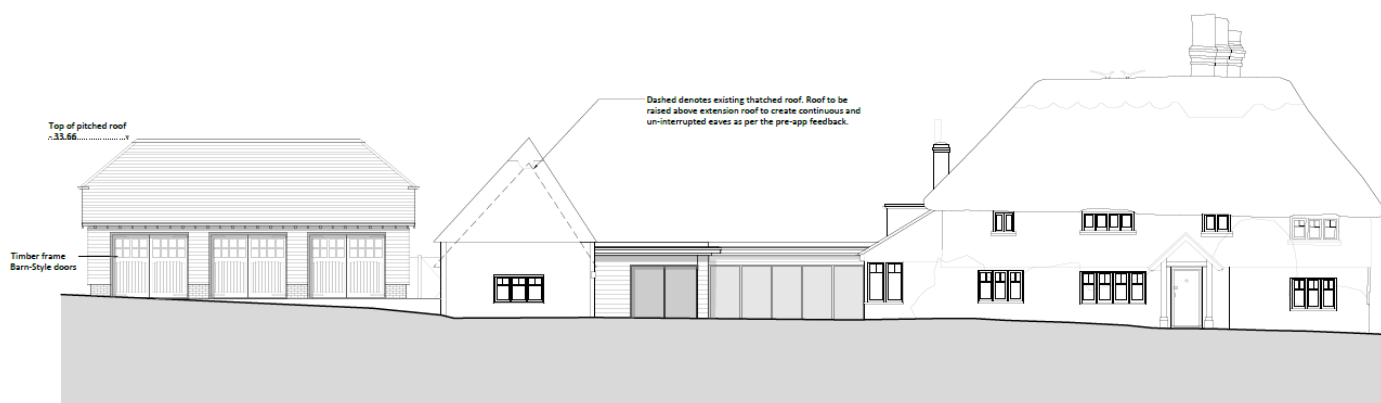


Figure 3 - Proposed Principal Elevation of Shuckers Farmhouse (N.T.S)

Conclusion

The proposed development at Shuckers Farmhouse has been carefully designed to respect and preserve the architectural and historical significance of the Grade II listed building, while also meeting modern functional requirements. The side extension, garage, pool house, and swimming pool have all been sensitively positioned and designed to ensure they remain visually subservient and complementary to the listed farmhouse and its rural setting.

Traditional materials and thoughtful architectural detailing have been used to integrate the new structures harmoniously within the site, remaining in line with the Horsham District Planning Framework and the pre-application advice, the proposal sustains the character of the heritage asset and its setting, while delivering high-quality design and enhancing the overall usability of the property.