

Groom's Cottage Hope Farm, The Haven

Design, Access and Planning Statement

2201-RP-GC-01-3000_P1

December 2025



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Front cover: Photograph of the west elevation of Groom's Cottage

1.0 Introduction

1.1 Executive Summary

Hope Farm is a peaceful farmstead set within 220 acres of pasture and woodland located in The Haven, an area of mainly old cottages and farms to the south of the parish of Rudgwick.

There has been many changes to the buildings and landscape of the farm over the centuries, with the focus moving from agriculture to residential use in the past 20 years.

There have been recent planning application for works to three groups of buildings across the site: the modern agricultural sheds to the west, the Grade II listed residential barn conversion to the south-east and the Grade II listed Farmhouse to the north-east. The Groom's Cottage is a 20th century structure that was converted to residential use in 2004/5 and forms part of the large modern agricultural sheds to the west of the site. The cottage is a simple brick and timber clad building with tiny windows to the east elevation.

The proposals are to make the cottage a more pleasant and attractive place to live. Modest extensions to the east and west will provide some additional space, but also add appropriate visual interest including exposed green oak structures and more attractive fenestration. These will relate to other structures on site, without distracting from the significance of the nearby listed barns. The extensive attic space is to be made habitable with the addition of conservation rooflights and a dormer window.

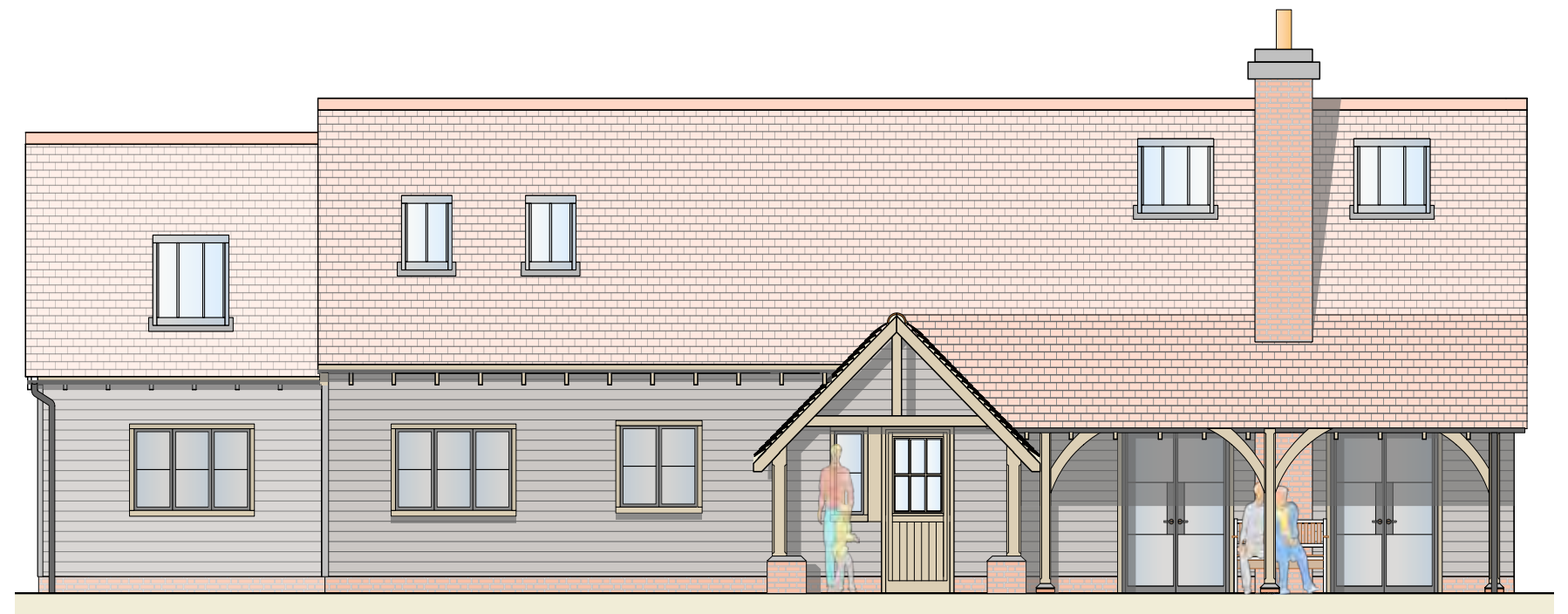
The proposals were submitted to HDC prior to this application for comment. A meeting was held with a Senior Conservation Officer to discuss the proposals. He was generally supportive of the design, but requested some minor changes which are described in section 3.2. These revisions have been incorporated into the design that is now submitted for planning approval.



Gareth Roberts



View of the Groom's Cottage from the west



Proposed West Elevation

2.0 Context

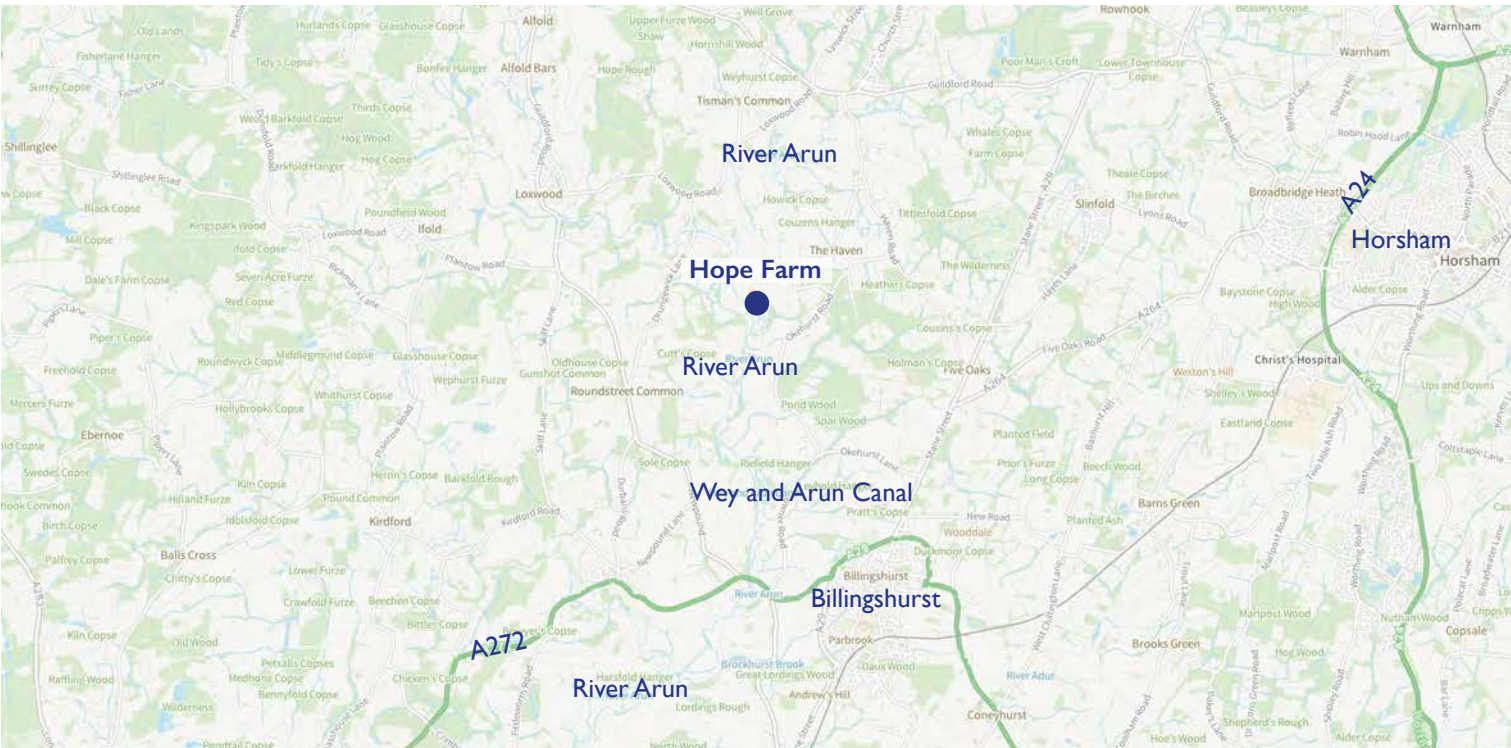
2.0 Context

2.1 Site Location

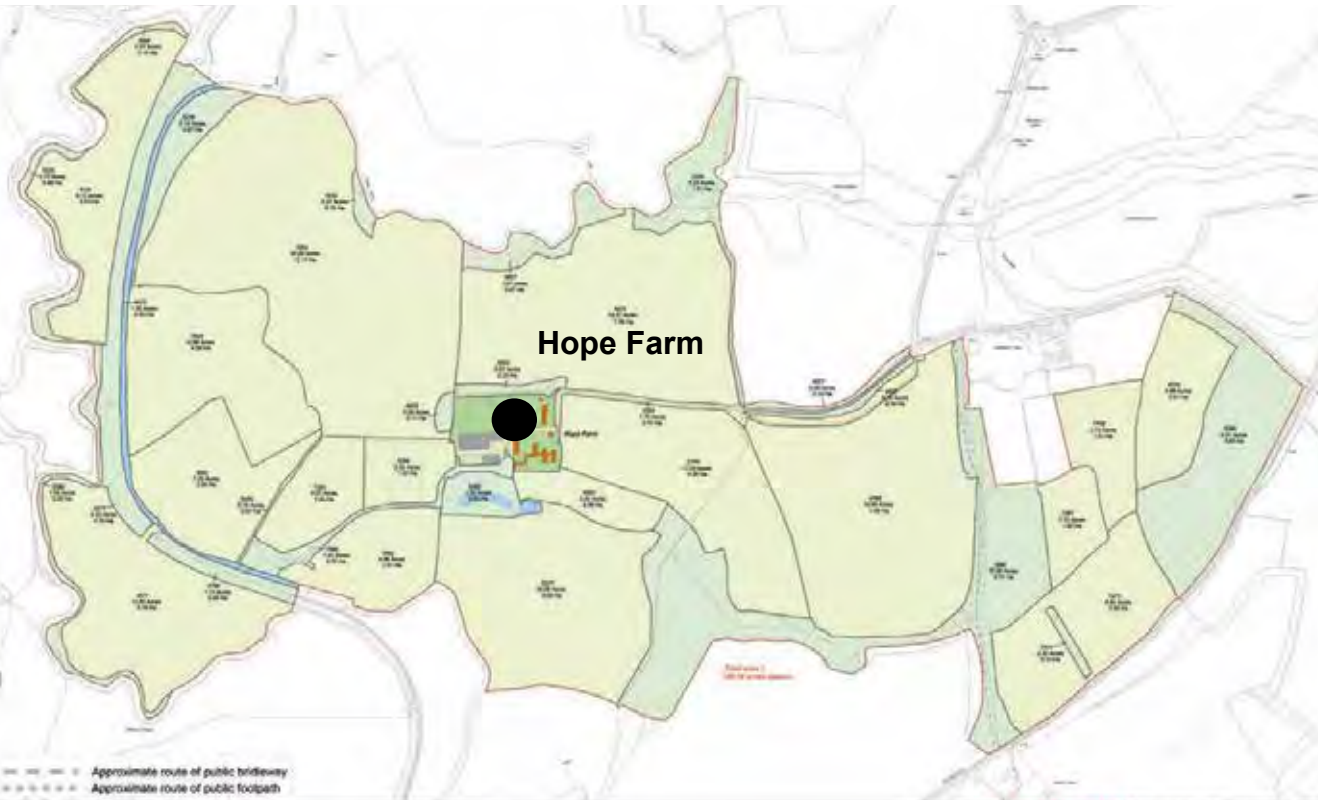
Hope Farm is situated within The Haven, a rural hamlet at the southern end of the parish of Rudgwick, West Sussex. The village of Billingshurst lies to the south. The farmhouse is set on high ground within a loop of the River Arun.

The farm lies within the western body of the Low Weald National Character Area, which runs around three sides of the High Weald through Kent, Sussex and Surrey. This is a well wooded region notable for its many rivers and stream fed fields with ponds and river valleys.

The 220 acre site contains the farm buildings at its core. The surrounding land slopes towards a floodplain in the southern section. The site also includes a section of the River Arun.



Hope Farm Location



Hope Farm - Boundary Plan



The Low Weald National Character Area

2.0 Context

2.2 Farmstead Description

The Farmstead lies within the open countryside, outside of any settlement boundary and is accessed via a long drive which starts close to Heathers Farm. This private access road enters the site from the north-east, runs past the farmhouse and then turns right towards the large farm buildings.

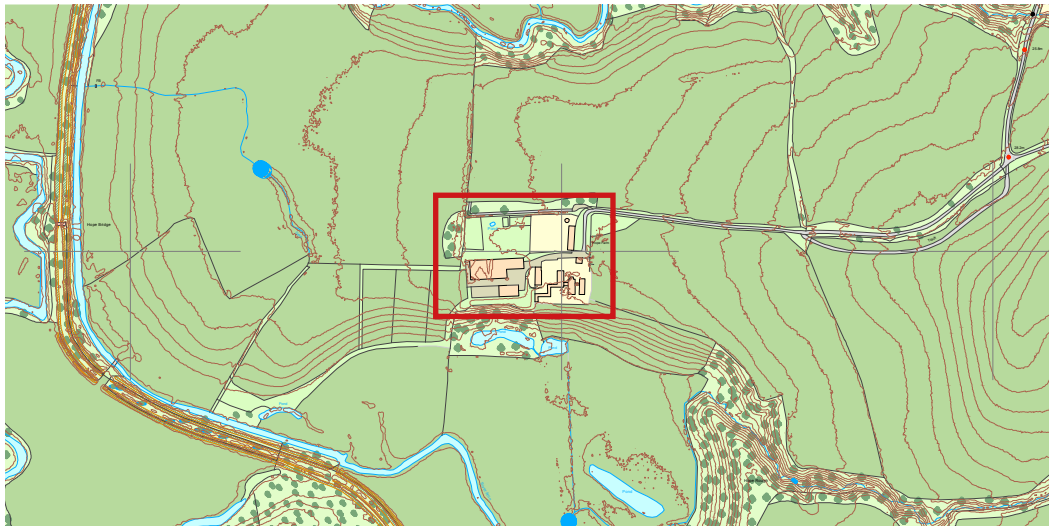
There are beautiful views over pasture and woods to the south due to the elevated position of the farmstead. Due to the gentle slope up from west to east, the modern, large farm sheds are approximately 1.5m lower than the residential buildings to the west.

The buildings on the site comprise:

- The Farmhouse, originally constructed in the 16th and 17th centuries with major late 20th century alterations. This was the subject of consented planning applications DC/22/2377 and DC/22/2378;
- The main house, created from converting two historic barns in 2011 and an old granary. These were the subject of planning applications DC/23/2162 and DC/23/2163 which received consent in May 2024.
- The Groom's Cottage - a modern bungalow built on the site of an 20th century agricultural building;
- Large sheds constructed circa 2004. These were the subject of the consented planning application DC/23/0677 for a new pool and poolhouse.

There are two Grade II listed buildings on the site - the Farmhouse and East Barn. Rudgwick Barn is curtilage listed.

The focus of the farmstead has moved in the past few decades, with the Farmhouse being replaced as the main residence by the barn conversion.

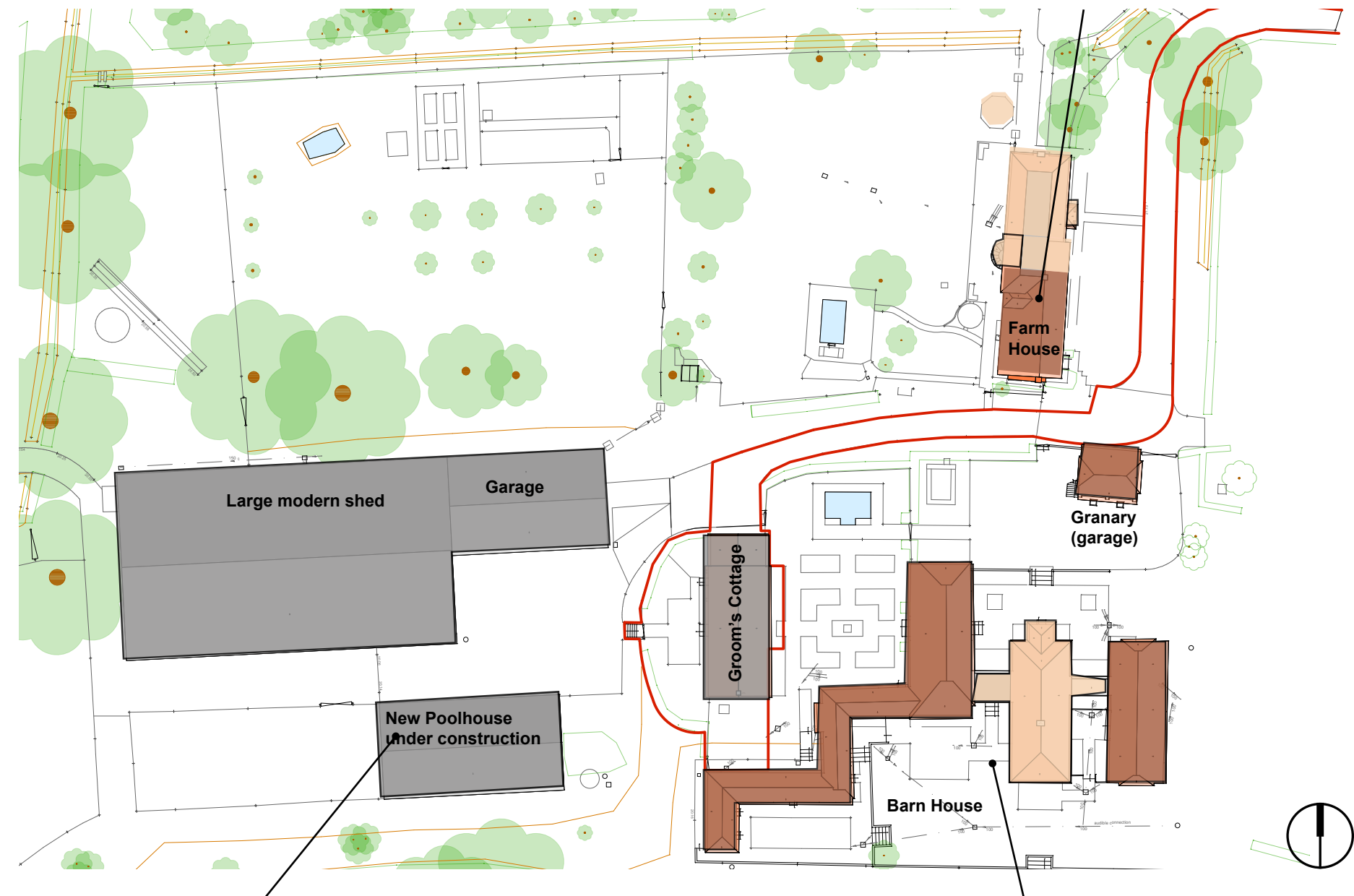


Farmstead location

- Residential / Ancillary
Original structures from 16th to 18th Century, but undergoing significant alterations late 20th and early 21st centuries.
- Residential
Built late 20th to early 21st Century
- Ancillary
Early 21st Century



Proposed works to the Farmhouse -
Planning Applications DC/22/2377 and DC/22/2378



Proposed Pool and Poolhouse under construction - Planning
Application DC/23/0677



Proposed alterations to the Barn House under construction -
Planning Applications DC/23/2162 & 2163

2.0 Context

2.3 Historical Development of the Farm from 1840 - 1970's

The historic development of the farm is described in detail in the report by Donald Insall Associates, which is summarised below.

The history of the farm during this period is mainly documented by maps and sales particulars. The maps to the right from 1840 to 1971 show how the farmstead has changed over the past two centuries. The Farmhouse, East and Rudgwick barns plus the granary remain a constant while various ancillary buildings appear and are then replaced. By 1971, there were a large number of agricultural buildings to the south and west with the barns enclosed by a structure that appears in the early 20th century.

The farmhouse was always the main residence on the farm and would have been the first building most visitors saw on entering the farmstead.

The maps show that the outbuilding which was converted into the Groom's Cottage first appears in the 1971 OS map.



Tithe Map 1840 (West Sussex Record Office)



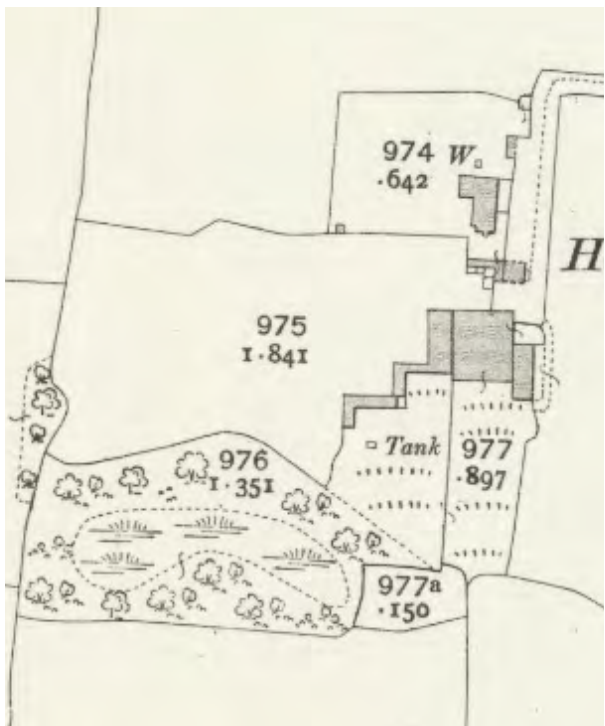
Ordnance Survey map, surveyed 1875-6 and published 1879 (NLS)



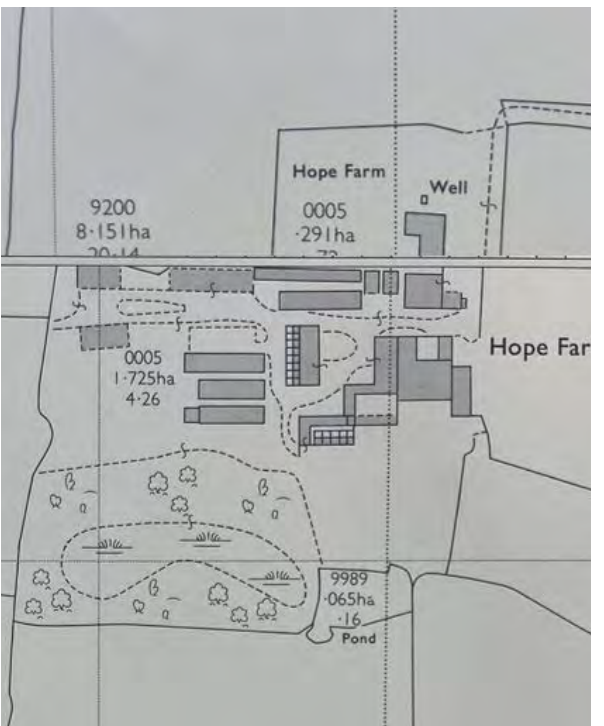
Ordnance Survey map, revised 1895 and published 1898 (NLS)



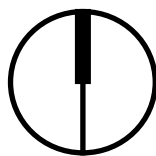
Ordnance Survey map, revised 1909-1910 and published 1914 (NLS)



Ordnance Survey map, revised 1909-1910 and published 1935 (NLS)



1971 Ordnance Survey map (West Sussex Records Office)

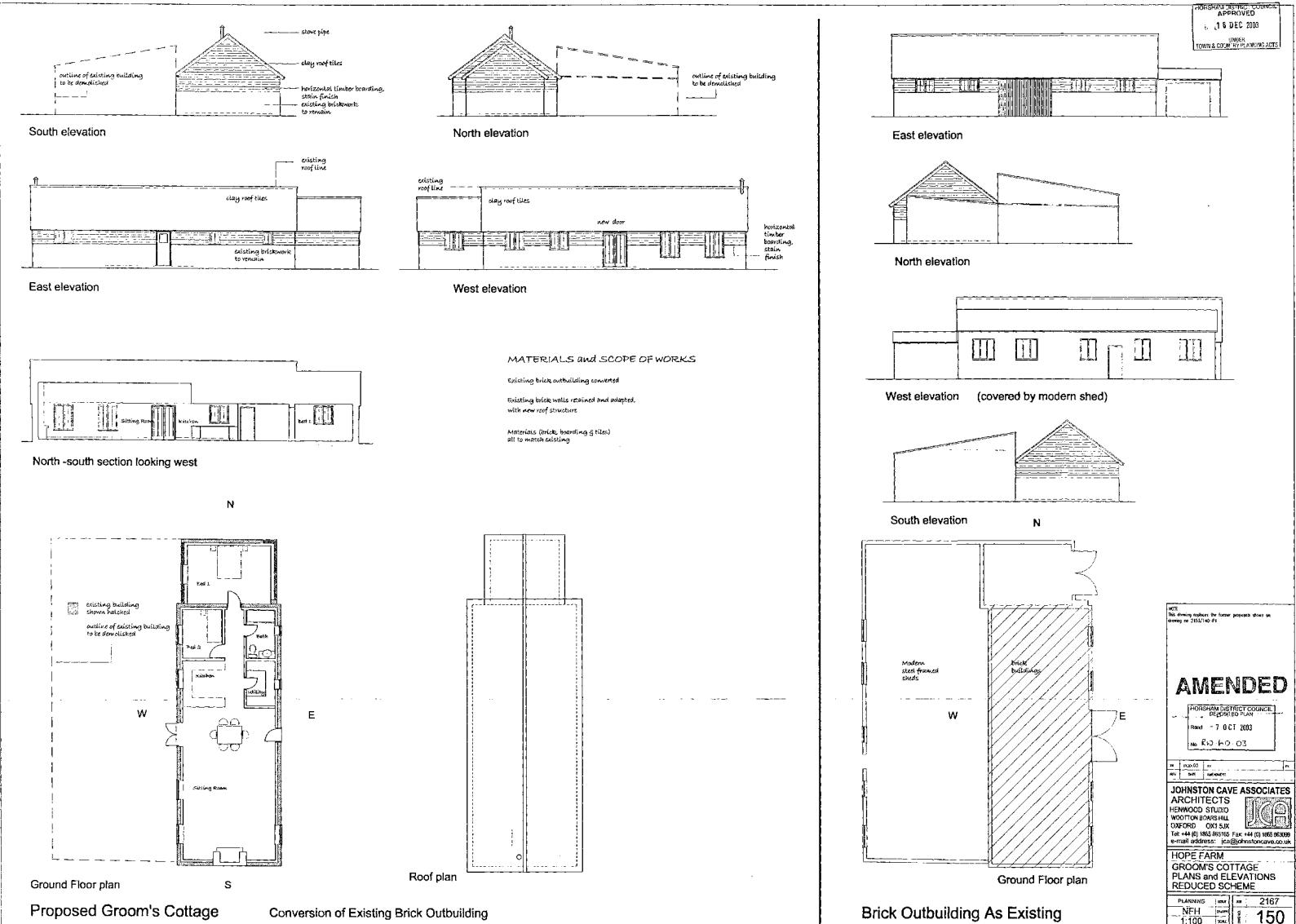


2.0 Context

2.4 Planning History

After the extension of the farmhouse in 1976 (pre listing), the next major works to be carried out was the demolition of a group of agricultural sheds to the west of the farm and construction of large equestrian buildings and the Grooms Cottage which gained planning consent in December 2003. The equestrian uses were restricted to private domestic purposes in association with the use of Hope Farm as a dwelling.

As you can see from the consented drawing to the right, the Groom’s Cottage was created by converting an existing brick outbuilding which had been partially enclosed by a metal agricultural shed.



Planning drawing from 2003 for the proposed Groom’s Cottage by Johnston Cave Associates

2.0 Context

2.5 Photos of the Exterior



West Elevation



East elevation - an old opening is apparent from the newer brickwork



View from south-west



Approaching the Groom's Cottage from the driveway with the Poolhouse and Large Sheds under construction to the right

2.0 Context

2.6 Photos of the Interior



Main living room



Roof space

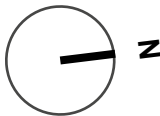
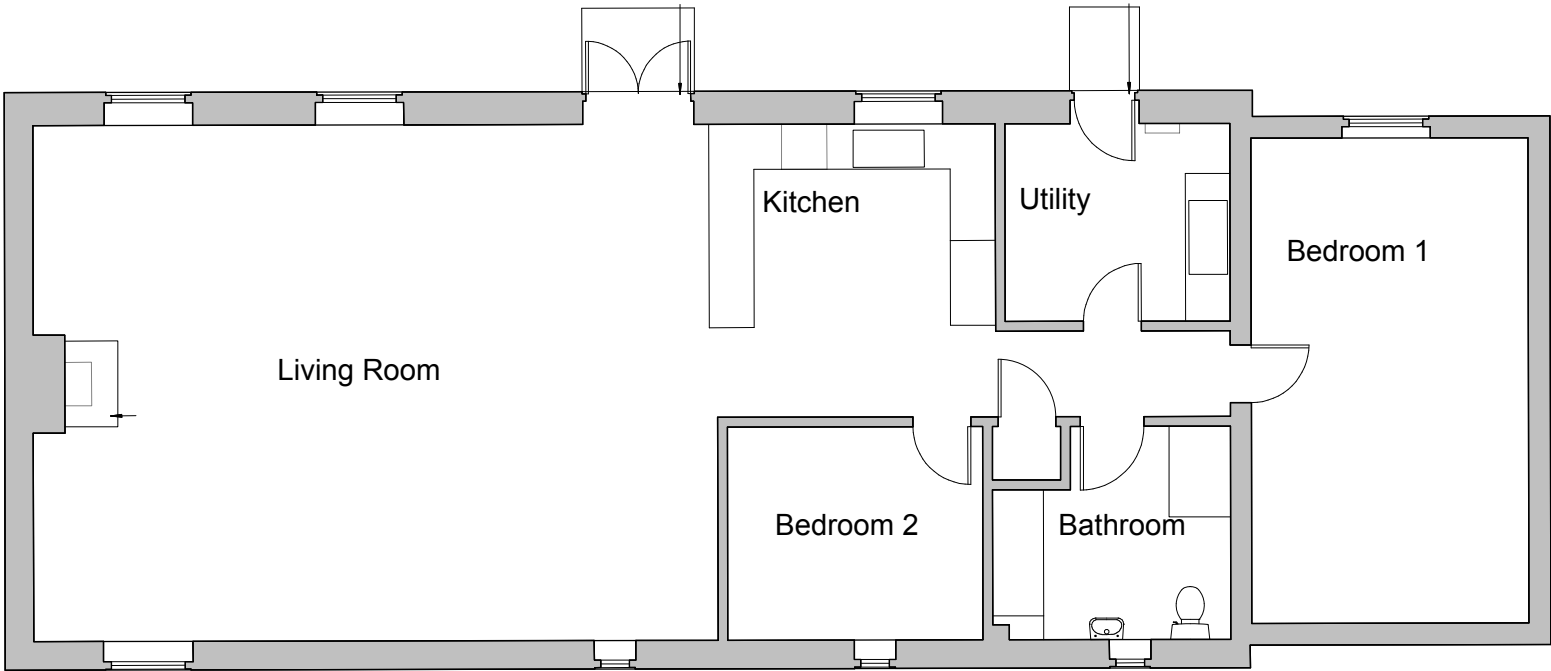
2.0 Context

2.7 Building Analysis

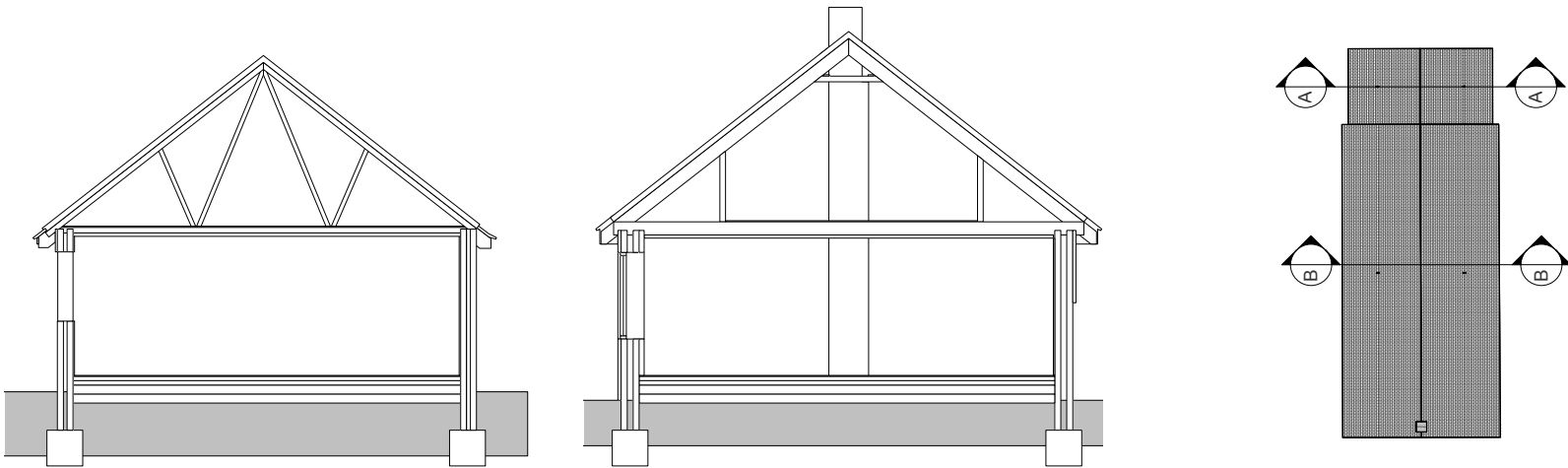
The existing Groom’s Cottage is a modest, single storey, rectilinear bungalow. The main part of the building is a converted outbuilding from the 20th century, with a modern extension built in the early 2000’s to the north creating a double bedroom. The construction reflects typical traditional materials in the area and other buildings on site: clay roof tiles, red brick and oak cladding. The building is very linear with no hips to the roof and simple, low key details with no interesting architectural features. The patched brickwork on the east facade shows there was previously a large door opening.

Internally, the rooms have low flat ceilings whilst the tiny windows to the east wall restrict views out and daylight. The attic is currently used for storage but has sufficient height to be used as a habitable space.

The Heritage Statement by Donald Insall which accompanies this application states that the building’s: “... *modern construction and appearance has no special architectural or historical significance.*” (Para 4.2.4)



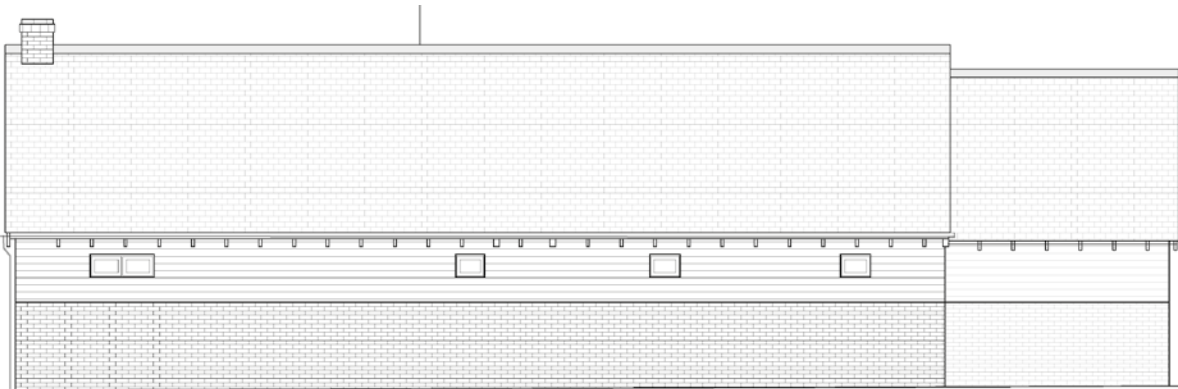
Existing Ground Floor



Existing Sections A and B



Existing West Elevation



Existing East Elevation



Existing South Elevation

3.0 The Proposals

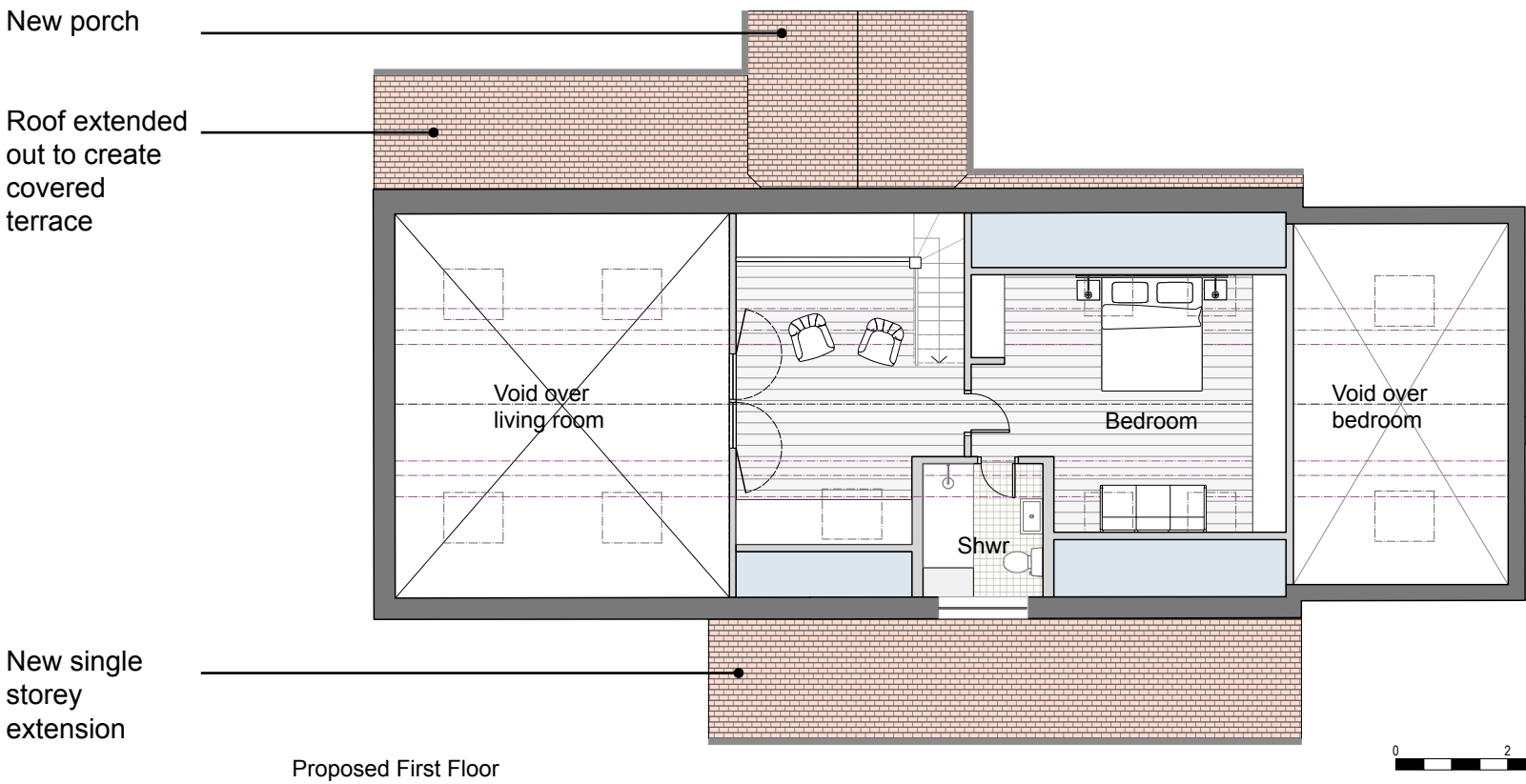
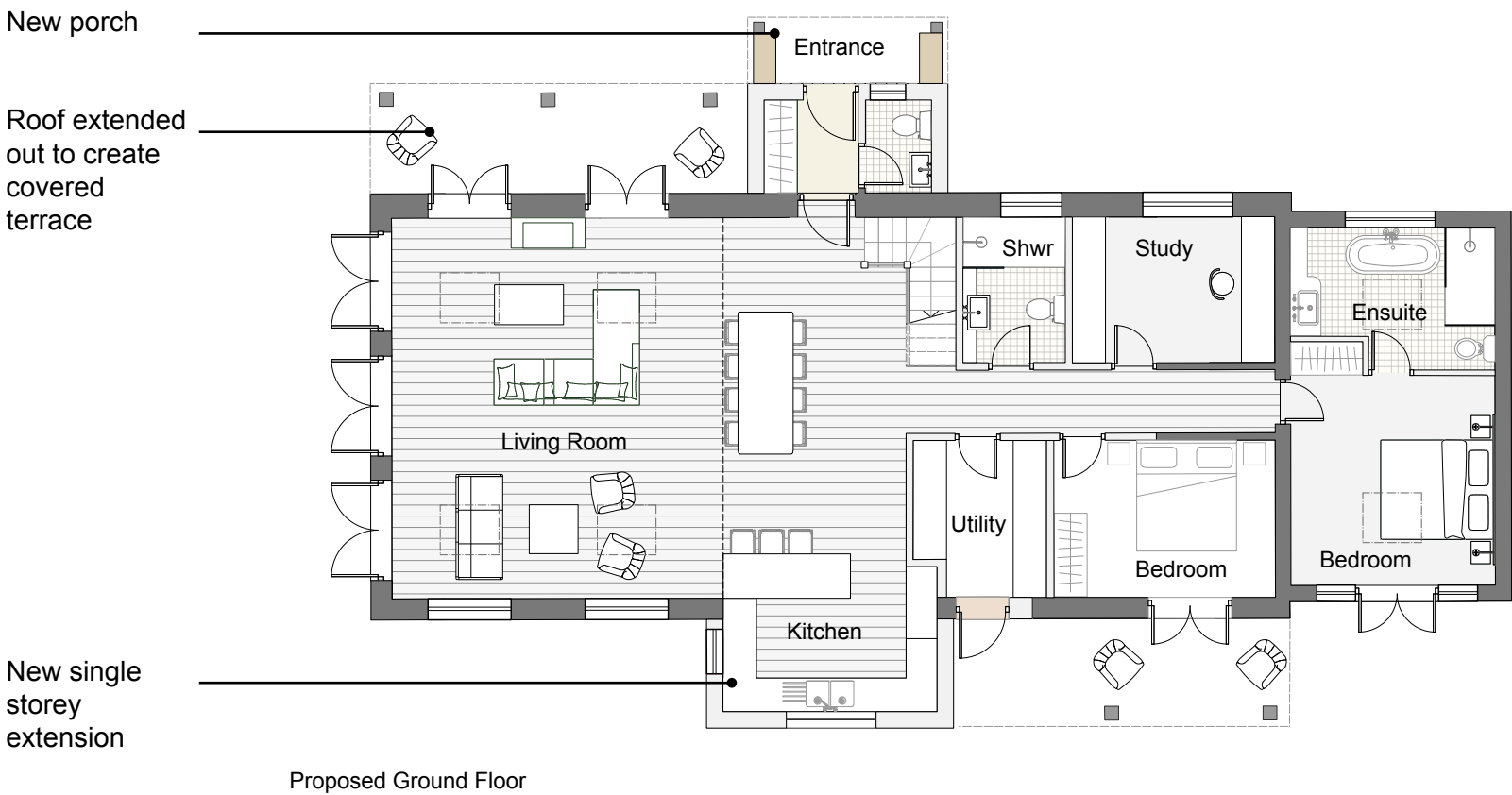
3.0 The Proposals

3.1 Proposal Overview

The proposal is to refurbish the existing building and to add two modest extensions to the east and west. The impact of these will be reduced by extending the existing roof over them, whilst also creating two covered terraces.

Larger windows and patio doors will be added to the east elevation so the cottage can enjoy views of the adjacent garden. The chimney will be moved so that the south facade can be opened up with new patio doors.

Internally, there is some minor changes to the layout at ground floor to add a study and an ensuite bathroom. The roof will be adapted to create double height spaces over the living room and main bedroom. A floor will be retained over the centre of the cottage to provide a third bedroom and a bathroom.

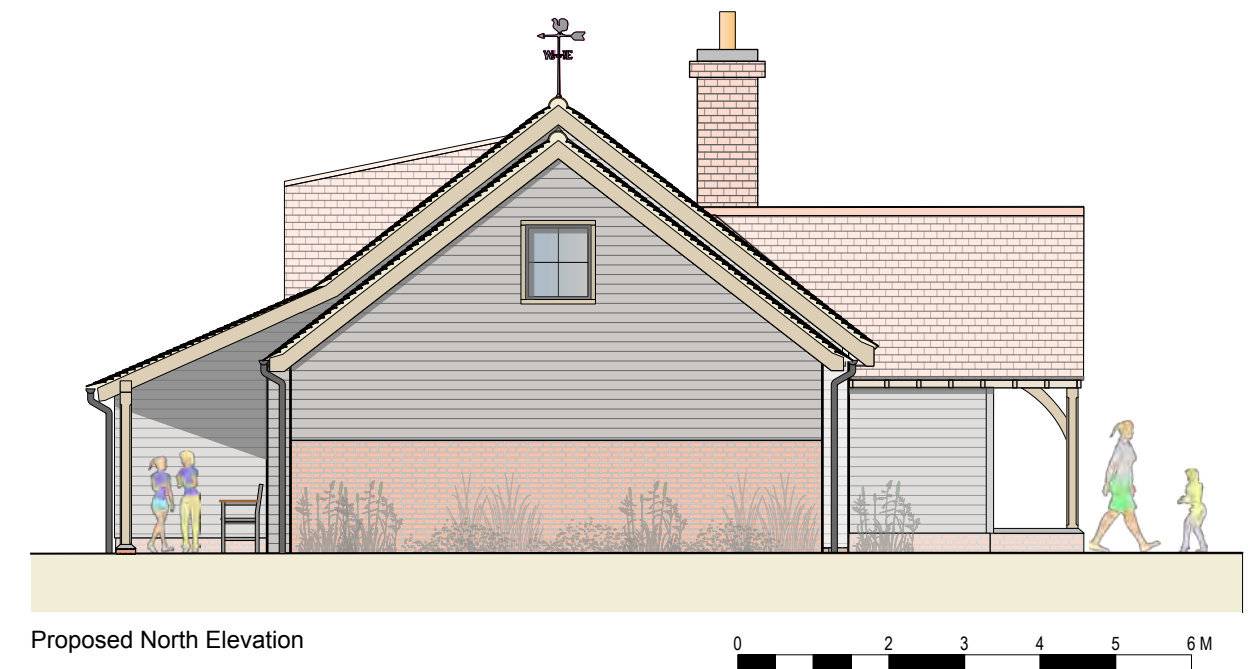
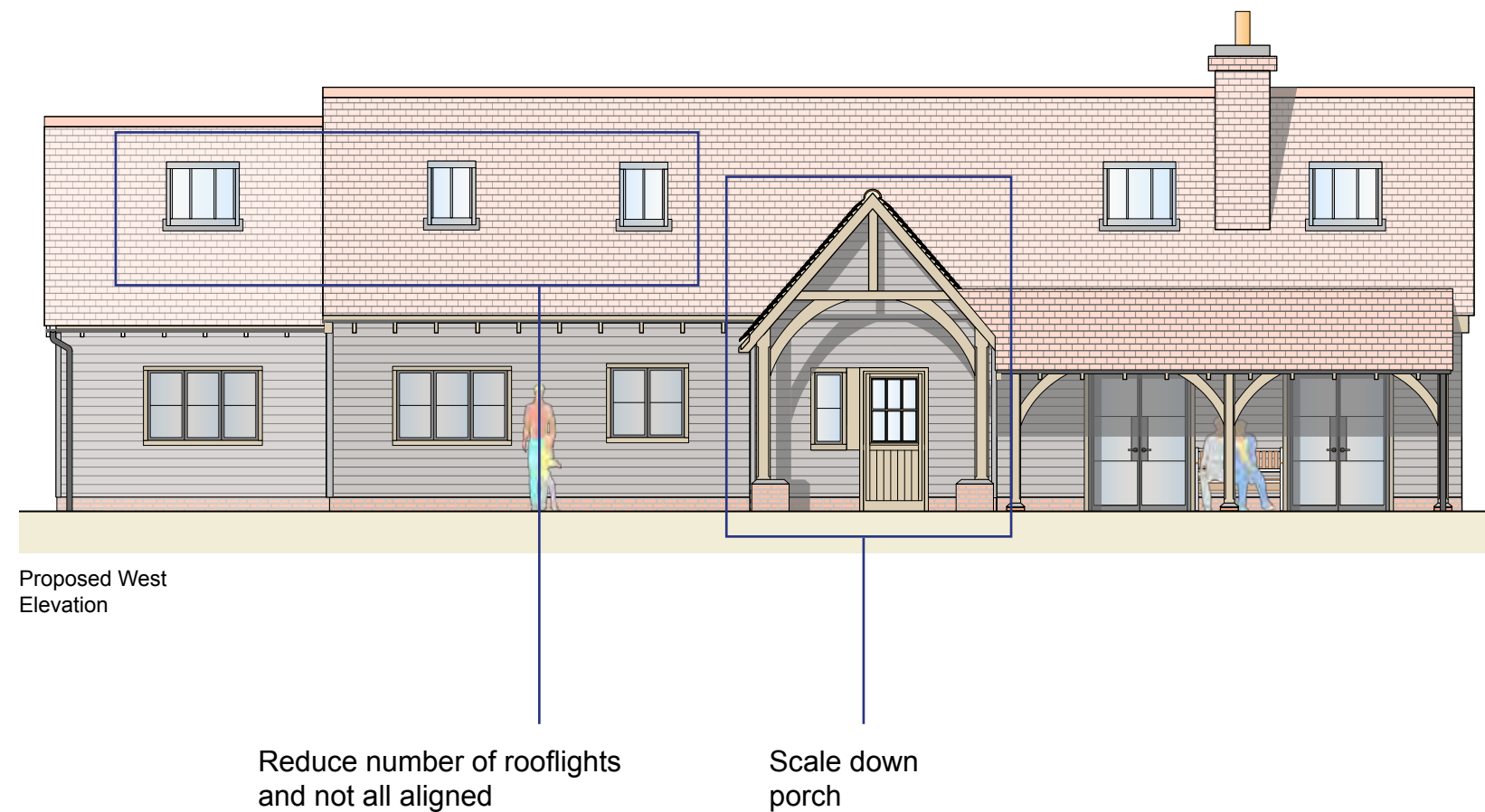


3.0 The Proposals

3.2 Pre -Application Elevations

We initially submitted our proposals to Horsham Planning Department for pre-application advice, which included the elevations below. We discussed the proposals on site with the Senior Conservation Officer on 11th September 2025. He was generally supportive of the design, but requested some minor changes as follows:

- Rooflights to be reduced in number and set out in a more irregular fashion.
- Porch structure to be lower and less grand, more appropriate for a secondary, agricultural type building.



3.0 The Proposals

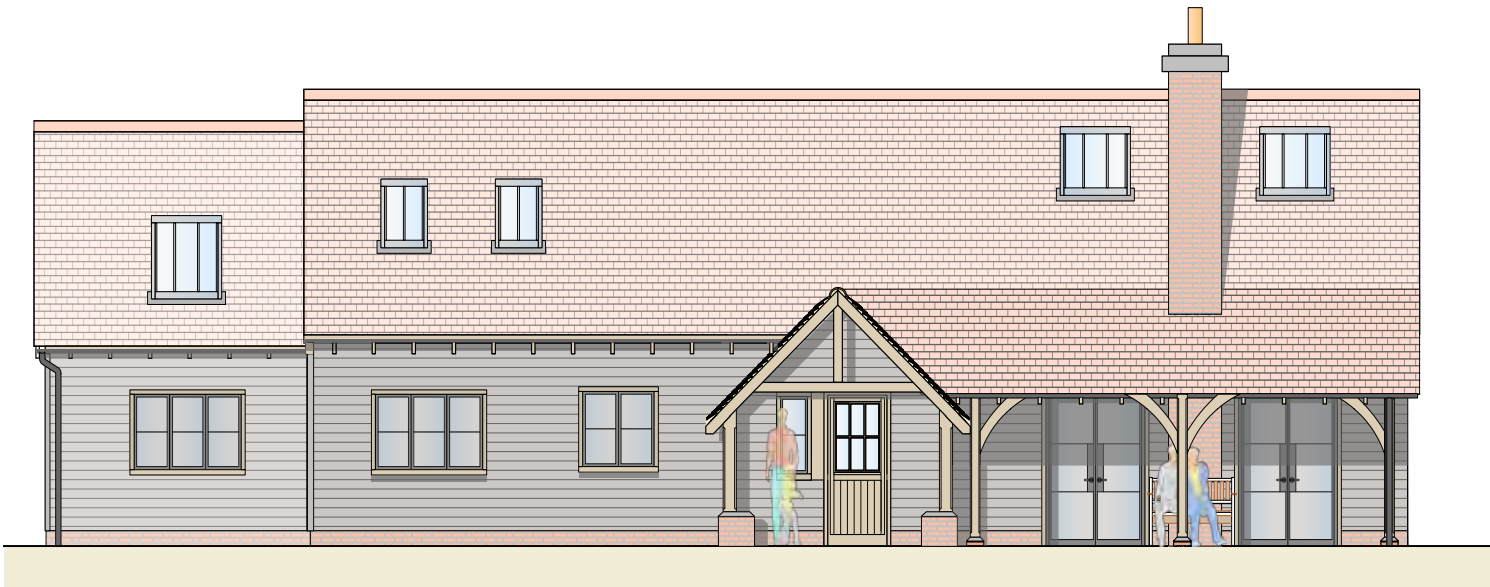
3.3 Final Proposed Elevations

In response to the comments received from HDC, the design has been amended to address the comments made regarding the domestic character of the building. The rooflights in the main building have been reduced in size and repositioned, and the entrance porch has been lowered in scale. These revisions have been undertaken to ensure that the building more appropriately reflects the form and character of the surrounding historic farm buildings.

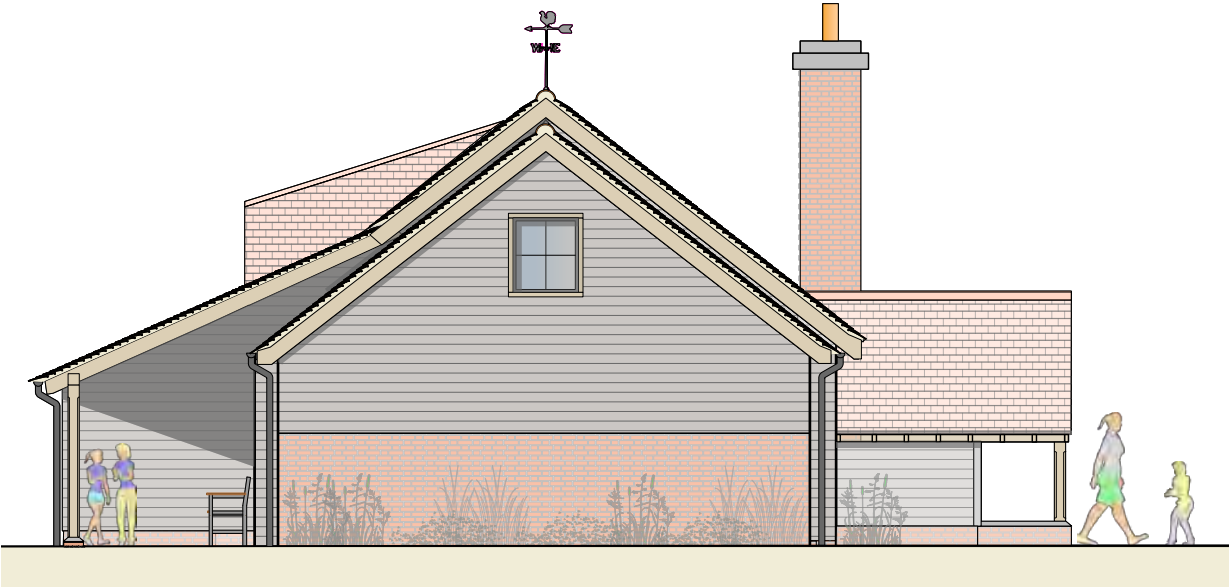
The building will reuse existing materials and use new to match, namely clay roof tiles, oak feathered boarding and red brickwork. The proposed green oak porch and covered terrace structure will reference similar structures across the rest of the farmstead. The rooflights will be conservation type.

We sent the revised elevations to HDC for review and received the following comments from the Senior Conservation Officer:

“The principle is acceptable in terms of the impact to the setting of the listed buildings. I did suggest some amendments to the design to tone down the domestic characteristics, so the building better relates to the historic farm buildings rather than appearing as a cottage in the former farm yard area.”



Proposed West Elevation



Proposed North Elevation



New brickwork to match existing



Conservation rooflights



Clay roof tiles



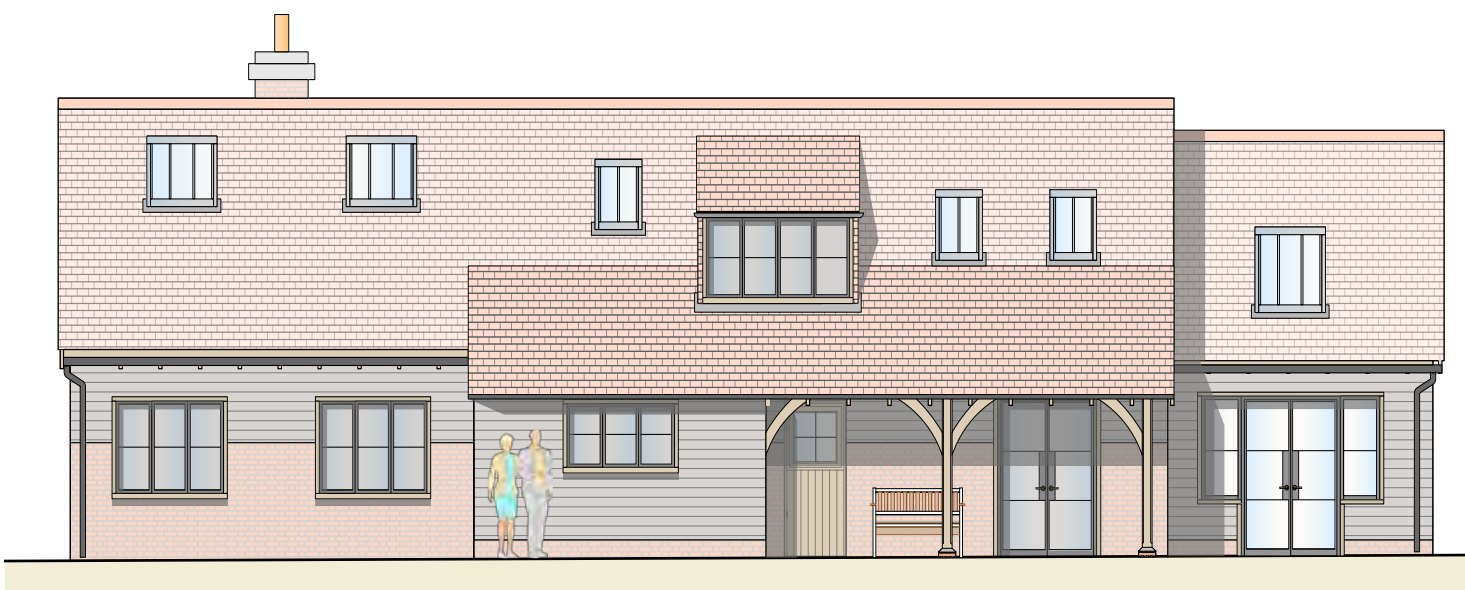
Green Oak Porch (OakMasters)



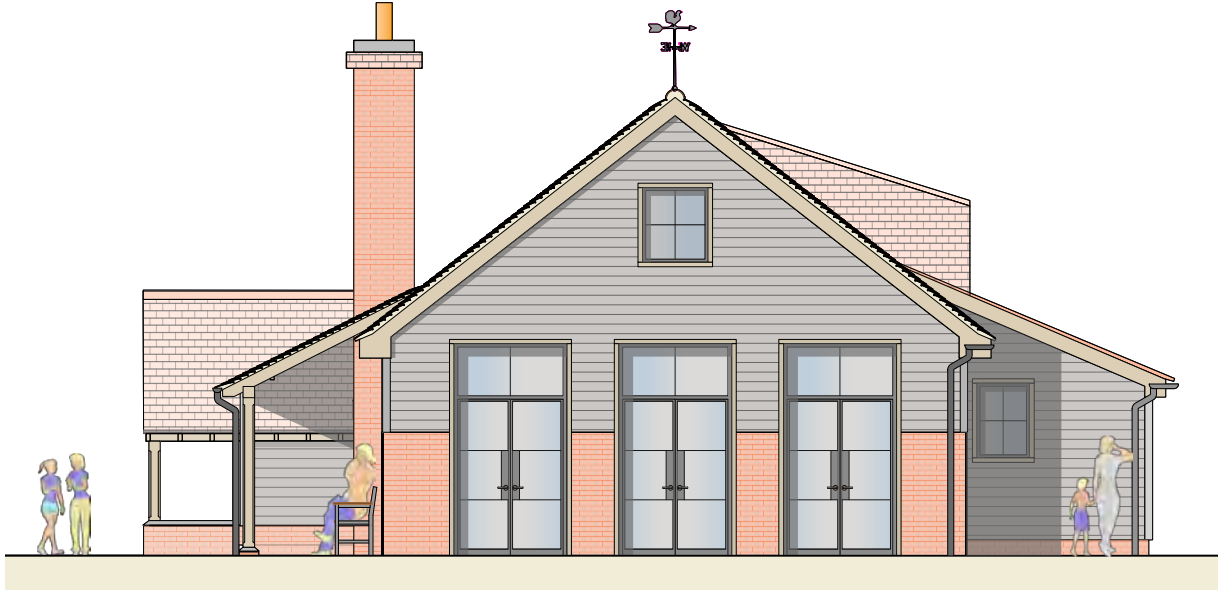
Covered terrace with green oak structure

3.0 The Proposals

3.3 Final Proposed Elevations



Proposed East Elevation



Proposed South Elevation



Oak feathered boarding to match existing



Metal framed French doors



Metal framed windows to Poolhouse



Covered terrace with green oak structure