

DESIGN AND ACCESS & HERITAGE STATEMENT

**LAKERS FARM COTTAGE
MILL ROAD
WEST CHILTINGTON
PULBOROUGH
RH20 2PZ**

Application submitted for the:

PROPOSED PROVISION OF A DETACHED GARDEN ROOM

May 2026



1. INTRODUCTION

- 1.1. This Heritage and Design and Access statement is submitted in support of an application for Householder Planning Permission for the provision of a freestanding, detached garden room in the rear garden of the property.
- 1.2. The proposal seeks to provide a modest, ancillary space for the occupants, to be used exclusively as a garden office incidental to the main dwelling. Measuring 3.66m x 1.83m, it has been carefully designed to be subservient to the main listed building, utilising a low-profile flat/pent roof and high-quality traditional yet contrasting materials.



Image 1: Artist's rendering of the proposed style of the garden office

INDICATIVE ONLY: Not to scale. Layout and dimensions are illustrative

2. SITE DESCRIPTION

- 2.1. The application site is located in Mill Road, West Chilmington, with the main entrance on Mill Road and rear access onto Stream Lane.
- 2.2. Lakers Farm Cottage is a Grade II listed building (List entry 1027146), previously known as Lakers Farm Cottages Nos 1 & 2.

- 2.3. Lakers Farm Cottage is a small 18th Century 2-storey cottage, constructed of stone rubble with red brick dressings and ashlar quoins. It features a tiled roof and timber casement windows.
- 2.4. In terms of the surrounding context, there is built form surrounding Lakers Farm Cottage in the form of various renovated buildings. The rear garden area where the proposed outbuilding will be sited is offset and elevated approximately 1100mm above the ground floor finished floor level of the main cottage.
- 2.5. The boundary immediately behind the existing shed features an approx 2500mm high, unrendered breeze block wall, understood to have been constructed in the 1980s. Crucially, this breeze block wall only exists in this specific location directly behind the shed, and does not extend elsewhere along the property boundary.



Image 2: Breeze block boundary wall to rear of existing shed

- 2.6. Within this upper garden area, the existing shed sits within a naturally sunken section, approximately 300mm below the primary garden level.



Image 3: Existing shed in sunken location

3. THE APPLICATION PROPOSAL

- 3.1. This application seeks permission for the erection of a single-storey, detached garden room within the residential curtilage of Lakers Farm Cottage. The proposed structure is to directly replace an existing, dilapidated shed currently occupying the site, which backs onto the isolated section of breeze block wall. The proposed building will remain within this existing sunken location.
- 3.2. As detailed in the submitted Proposed Elevations and Floor Plans, the garden room will have a minimal footprint of exactly 3660mm x 1830mm (approx. 6.7 sqm externally).

Design & Form

- 3.3. The building features a contemporary flat/pent roof design sloping front to rear, with a maximum front height of approximately 2500mm. This low-profile design ensures the structure remains visually subservient to the main cottage and respects boundary heights. It features a modest 300mm front roof overhang.

Foundation Strategy

- 3.4. The building will be placed on timber bearers supported by ground screws, providing a 50mm air gap from the ground level. This foundation method has been specifically chosen to negate the need for extensive excavation or a concrete slab, thereby protecting the site's ecology, natural drainage, and any potential archaeological assets within the curtilage of the listed building. This elevated base also mitigates any local surface water flooding risks.

Proposed Use

- 3.5. The building is intended exclusively for use as a garden office, incidental to the enjoyment of the main dwelling house. It will not be used for primary living accommodation, overnight sleeping, or as an independent residential unit.

4. HERITAGE IMPACT ASSESSMENT

- 4.1. The primary heritage consideration is the impact of the proposed outbuilding on the setting of the Grade II listed Lakers Farm Cottage.

Physical Separation

- 4.2. The garden room is entirely freestanding. There will be no loss of historic fabric, nor any physical attachment to the listed building. The structural integrity of Lakers Farm Cottage remains completely untouched.

Visual Impact and Enhancement

- 4.3. The proposed structure is small in scale (2.5m maximum height) and will be situated in the rear garden. By intentionally keeping the new building within the existing 300mm sunken depression, its perceived overall height from the main garden is further reduced, ensuring it does not compete visually with the 18th-century cottage. By utilising vertical ThermoWood cladding paired with aluminium glazing profiles, both finished in a unifying RAL 9005 (Jet Black), the building creates a traditional yet contrasting look. The vertical orientation of the timber deliberately nods to the rustic, agricultural aesthetic of traditional timber

outbuildings and barns found in the region. This approach ensures it reads as a distinct, lightweight, and contextually appropriate addition to the garden, avoiding any confusing historical pastiche while beautifully complementing the stone and brick of the main house.

Net Improvement

- 4.4. The removal of the existing, deteriorating shed and its replacement with this architecturally considered structure will result in a visual enhancement to the immediate setting of the heritage asset. The existing site context in this specific location is heavily characterised by the stark presence of the 1980s 2.5m unrendered breeze block wall. Siting the new, high-quality dark-clad garden room against this backdrop will much better hide and screen the visual impact of the blockwork wall than the current dilapidated shed does. This introduces a significantly higher standard of finish to this part of the curtilage. We believe the proposal preserves and actively enhances the setting of the listed building while providing functional, modern amenity space required for 21st-century family life.

Material Selection and Heritage Benefits

- 4.5. The materials chosen for the garden room actively contribute to preserving the historic setting. The vertical ThermoWood cladding provides a clean, natural texture that successfully mimics traditional agrarian outbuildings. This rustic aesthetic, combined with its RAL 9005 (Jet Black) finish, helps the structure recede visually into the garden backdrop, ensuring it does not compete with the prominent masonry of the main house. The slim aluminium glazing profiles offer a lightweight, contemporary touch that honestly identifies the building as a modern addition. Furthermore, the use of Structural Insulated Panels (SIPs) ensures a highly energy-efficient and sustainable build with minimal on-site construction time and disruption to the historic environment.

5. MATERIALS AND WASTE

Construction & External Finish

- 5.1. The core structure will be constructed using prefabricated Structural Insulated Panels (SIPs) - 97mm thickness for the walls and 122mm for the roof and floor. Externally, the building will be clad in vertical ThermoWood, painted in RAL 9005. This allows for rapid, clean installation with minimal on-site disruption while delivering an attractive, durable, and traditional outer skin.

Fenestration

- 5.2. Windows and doors will be high-quality aluminium profile finished in RAL 9005 to seamlessly match the cladding. They will feature laminated glazing and comprise one single entrance door, one fixed narrow window, and one single casement window.

Waste Management

- 5.3. Due to the prefabricated nature of the SIP construction and the use of ground screws, on-site waste will be negligible. The existing dilapidated shed will be carefully dismantled and disposed of via licensed operators. Any construction packaging or off-cuts will be cleared periodically to prevent trip hazards. No hazardous waste is anticipated.

6. MANAGEMENT AND ACCESS

- 6.1. Access to the site for materials, removal of the old shed, and installation of the new room will be via the rear entrance on Stream Lane, utilising the existing access points to minimise disruption to Mill Road.
- 6.2. The rapid nature of SIP and ground screw installation means the initial construction phase will be remarkably short, significantly minimising noise, dust, and general disruption to neighbouring properties compared to traditional masonry builds.

7. HORSHAM DISTRICT COUNCIL SPECIFIC POLICIES

Water Neutrality

- 7.1. The application site falls within the Sussex North Water Supply Zone. We categorically confirm that the proposed garden room is a "dry" building. As an incidental garden office, it will contain no plumbing, no sinks, no toilets, and no connection to the water supply. Therefore, the proposal will result in absolutely zero increase in water consumption and is entirely water neutral.

Arboriculture and Trees

- 7.2. The proposed location for the garden room is entirely clear of any tree root protection areas. No trees will be pruned, removed, or otherwise affected by the proposed building or its construction.

Biodiversity

- 7.3. The use of ground screws preserves the existing soil structure and microbiology beneath the building. To further encourage biodiversity, the applicant intends to install a bat box or bird nesting box on the adjacent mature garden boundary.

8. SUMMARY AND CONCLUSION

- 8.1. The proposed garden room is a highly sustainable, modest, and reversible addition to the rear garden, replacing an existing dilapidated shed.
- 8.2. By utilising a low-profile design, separated siting, and non-invasive ground screw foundations, every care has been taken to preserve and protect the setting and integrity of Lakers Farm Cottage.
- 8.3. The proposal complies with local and national heritage policies and provides a necessary functional space (garden office) for the occupants without causing harm to the historic environment or neighbouring amenity.