

Bottings Farmhouse

London Road

Henfield

BN5 9AD



Design and Access Statement

And Heritage Statement

To accompany a Householders Planning Permission Application for; the construction of a replacement Outbuilding within the garden setting of a Grade II Listed dwelling

Applicants: Mr & Mrs Lynch

April 2026

1.0 INTRODUCTION:

- 1.1 This report has been prepared on behalf of Mr and Mrs Lynch, the current owners of Bottings Farmhouse, a Grade II Listed Farmhouse.
- 1.2 The applicants recently purchased and moved into the property, which includes an existing outbuilding structure to the south-western corner of the rear garden.
- 1.3 The existing structure does not have Planning Consent in its current form. The previous owners obtained Planning Permission ref: DC/19/2239 for 'the retention of the timber framed/clad garden workshop and store' which required alterations to the existing form, and has now expired.
- 1.4 The applicants wish to make minor alterations to the previously Consented proposal and renew this Consent in order to undertake the Works. The proposed replacement structure is in keeping with the accepted form and materiality, agreed previously with the Conservation Officer, and will sit as a sympathetic ancillary structure within the setting of the Grade II Listed Heritage Asset Bottings Farmhouse.
- 1.5 The applicants also wish to create a new opening within an existing garden wall with a field gate to allow better access into the rear garden, and to construct a length of post and rail fencing along the northern boundary.

2.0 LOCATION AND SITE SETTING:

- 2.1 The property is located 1.8 miles north of the West Sussex village of Henfield, on London Road. It is located to the west side of the area known as Mockbridge, due to its proximity to the River Adur and the 'Mock Bridge' over the river. The River Adur runs east-west just 0.3 miles to the north of the property.
- 2.2 Bottings Farmhouse is accessed west off the A281, with a track leading off the footpath from the old railway line which takes you past Little Betley and Cibses which leads to Bottings Farm and The Bull Inn. It is situated to the south side of the lane.

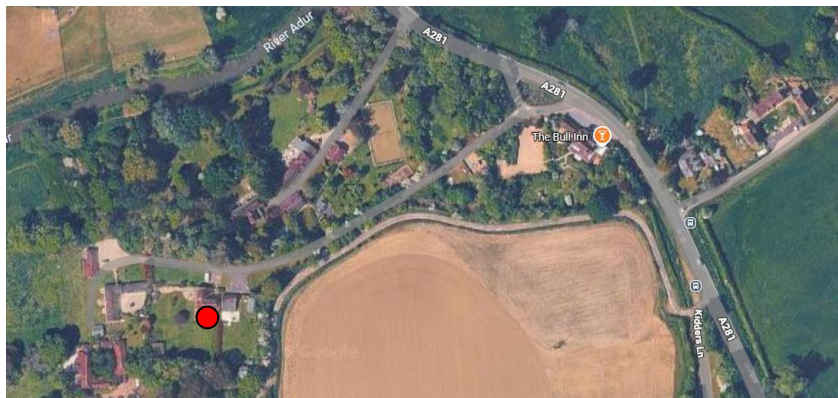


Fig 1: Google Maps Image showing Bottings Farmhouse highlighted in red, with the River Adur to the north

- 2.3 The house is part of a collection of the properties, the barn buildings directly to the west of Bottings Farmhouse were historically part of the farmstead and are now under separate private ownership as domestic residences, the property directly adjacent to the east is also privately owned.



Fig 2: Google Maps Image showing Bottings Farmhouse and neighbouring properties to the south of the lane.

- 2.4 Bottings Farm is included in the Statutory List, Listed Grade II. It is not located within a Conservation Area.

3.0 HISTORY OF BOTTINGS FARMHOUSE:

- 3.1 Listing: the property is included in the Statutory List, Listed Grade II.

Name: BOTTINGS FARMHOUSE, LONDON ROAD

List entry Number: 1027379

Grade: II

Date first listed: 09 May 1980

Listing: L-shaped C17 or earlier timber-framed building with red brick infilling, partly rebuilt in brick. Tiled roof. Casement windows. Stone and brick chimney breast at east end, its south side stepped. Two storeys. Two windows to each wing.

National Grid Reference: TQ2092518038



Fig.3 Statutory Listing Map

- 3.2 The Sussex County Archives were visited, and a detailed report prepared by Annabelle Hughes on the history of the property 'Bottings Farm formerly Mockbridge in the Manor of Iwhurst' was found.
- 3.3 Historic evidence records that the Manor of Iwhurst estate (in which Bottings Farmhouse is located) was inherited by Andrew Peverel in 1227, passing to his son Thomas Peverel in 1274, and later to his grandson Andrew in 1328. After this, Iwhurst descended through a female connection in the De La Warre line (1387) remaining within this family until the C16th.
- 3.4 The house near the bridge over the River Adur was called 'Mockbridge', after the bridge itself, until 1780 when it is shown as 'Bottings Farm' on the land tax. The property is located within the Iwhurst Manor Estate.
- 3.5 The first reference of a tenant at 'Mockbridge' is under the Peverels, Adam de Mokebrugge in 1296, and later John de Mokebrugge in 1327. The C15th Iwhurst Court Rolls in 1464 and 1491 record the descent of the freehold through the Holney family, then through marriage into the Mercer family and it is believed it remained within the Mercer family until 1745 when the property passed to John Wood of Twineham.
- 3.6 From 1817-1831 John Hughes was the tenant farmer, and in 1841 Bottings Farm was occupied by the farmer Richard Knight. 1871-1881 his son, Peter Knight, occupied the farm as a Farm Bailiff with his wife Phillis and their two grown up sons. In 1871, widow Elizabeth Street also lived at Botting's.
- 3.7 Bottings Farm was the location of the Mockbridge Brewery, founded by J.A. Hughes around 1828. The brewery operated until around 1914, when the property was converted into a private house.
- 3.8 Mr Backhouse purchased the property in 1953, and in 1970 the Rome family purchased it from him. The property remained in the family's ownership until 2024 when the current owners purchased the property.
- 3.9 The historic OS maps show that the farm was in operation well into the C19th with yards to the west of the farmhouse. The land directly to the south of the farmhouse includes an orchard. Since the separation of the farmstead into residential premises the boundary of the garden space to Bottings Farmhouse has been squared off to include some land to the west of the orchard.
- 3.10 Although now separated into individual residences, the site character as a farmstead included ancillary outbuildings which formed part of its farmstead character.



Fig.4 OS map extract of 1874-75



Fig.5 OS map extract of 1896-99

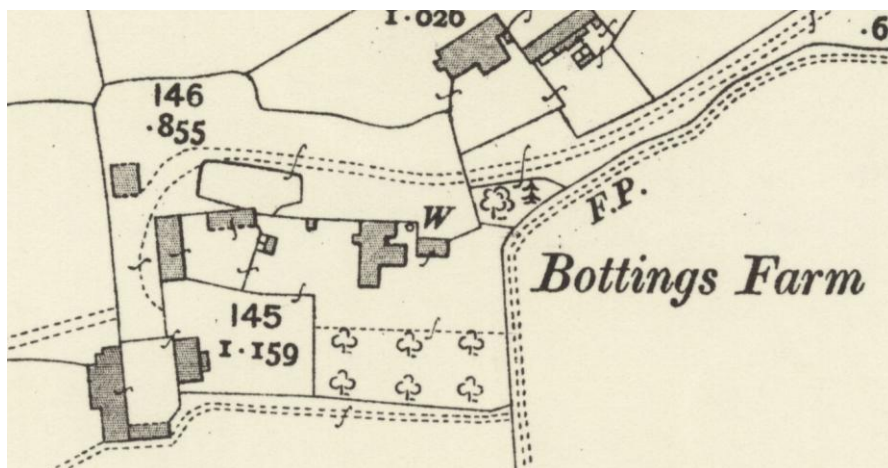


Fig.6 OS map extract of 1909-11



Fig.7 OS map extract of 1938

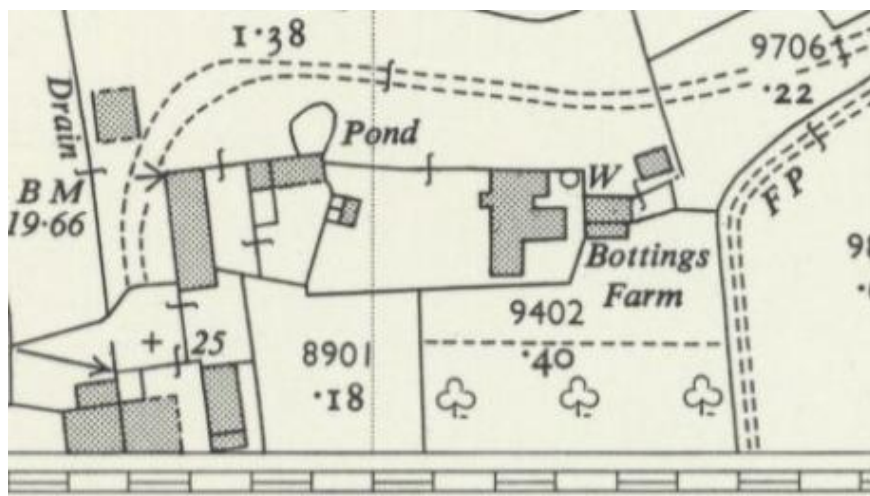


Fig.8 OS map extract of 1956

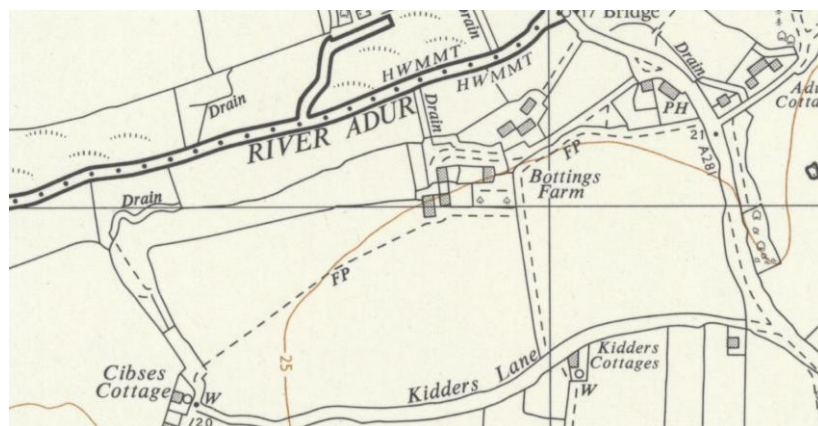


Fig.9 OS map extract of 1963

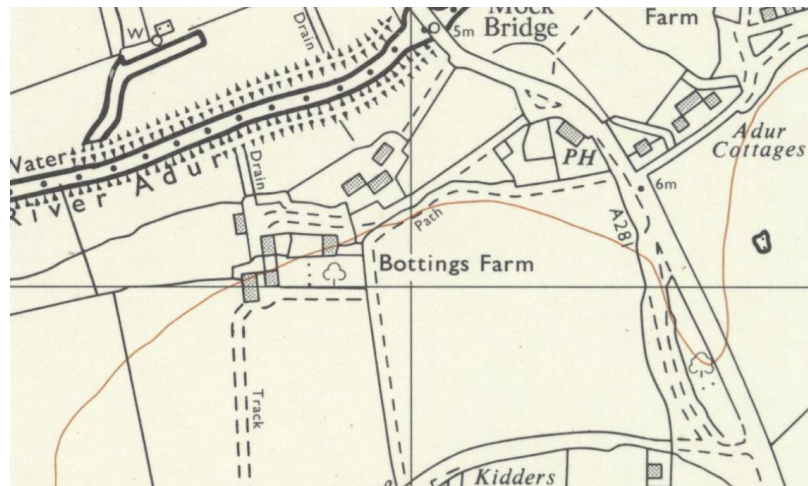


Fig.10 OS map extract of 1974

4.0 EXISTING FABRIC ANALYSIS:

- 4.1 The original dwelling is a Grade II Listed detached farm cottage consisting of a T-shaped timber framed building with original long range (running north-south) and latter addition of a cross range (east-west).
- 4.2 This application is for the replacement of the existing outbuilding structure and minor alterations within the garden setting only. No Works are proposed to Bottings Farmhouse.
- 4.3 The existing garden to Bottings Farmhouse extends to the south and west. 29m to the rear the ground level rises gradually to the south, bounded by fields and farmland beyond a timber clad fence.
- 4.4 The existing outbuilding structure was built by the previous owner of the property, and it is understood that it was identified by the Conservation Officer whilst on a site visit to a neighbouring property, as not having Planning Permission – and that in its existing form it would not be Granted Planning Consent.
- 4.5 The existing outbuilding is a rectangular timber framed structure located to the rear south-eastern corner of the garden. It is finished in horizontal lapped timber cladding, with a single ply membrane shallow pitched roof. Doors and windows are upvc. The existing form is not appropriate within the setting of the Historic building, being of modern utilitarian design.



Fig.11 Photos of the existing outbuilding and rear garden area

- 4.6 To the east, the property is closely bounded by the neighbouring property with a high-level horizontal clad panel timber fence. This area includes stone paviour patios and a courtyard area.



Fig.12 Photos of the existing east side of the garden and boundary

- 4.7 To the west, the garden extends 26m to the next neighbouring property with a brick garden wall. This area includes an old farmstead animal structure. The garden comprises of large lawned areas, an orchard, stone patio seating spaces and established planting.



Fig.13 Photo of the existing west side of the garden and existing structure

- 4.8 Towards the front boundary to the north, the gardens are separated from a front lawn and the driveway by a low-level old farm stone wall topped with timber fence panelling. The wall has been infilled in modern construction in the location which is believed to have been a historic gate opening.



Fig.14 Photos of the existing front wall separating the garden and lawn

- 4.9 To the northern front of the property, the other side of the garden wall, is a lawned area which extends up to the shared access driveway and parking to the property and the neighbouring properties.



Fig.15 Photos of the existing front lawn and drive

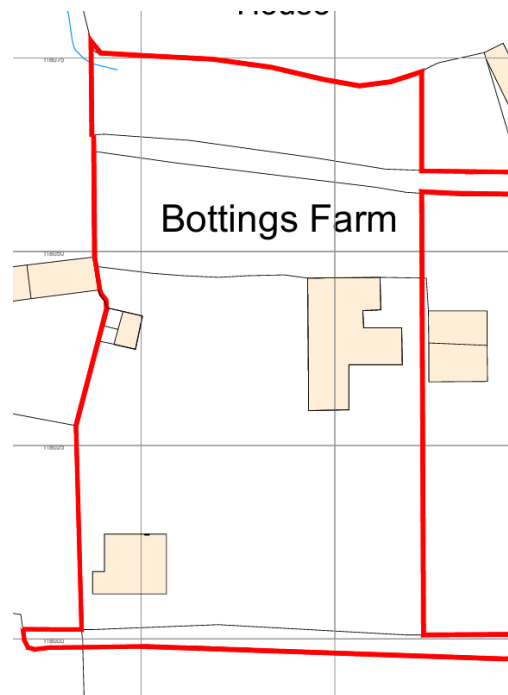


Fig.16 Existing Site Plan

5.0 PLANNING HISTORY:

- 5.1 The following historic Planning applications were found on the Horsham District Council website:

Application: Householder Planning
Reference: DC/19/2239
Date: 04 Nov 2019
Description: Retention of timber framed/clad garden workshop and store
Decision: Permitted

Application: Householder Planning
Reference: DC/19/0681
Date: 26 Mar 2019
Description: Retention of timber framed/clad garden workshop and store
Decision: Withdrawn

- 5.2 The previously Consented scheme for the garden structure DC/19/2239 received support from the Conservation Officer, who highlighted the importance of the structure visually sitting as a traditional rural building reflecting the farmstead history of the site.

The proposed form included a horizontally hung timber weatherboarded timber framed structure under a half-hipped clay tile roof. It was at the time believed that the existing structure could be altered to include these alterations, which the applicants have had assessed by a local Contractor, who has advised that the current poor state of the half-finished structure means it will be difficult to build up to the proposed ridge height and a new build replacement structure will allow for the high quality finish and a cohesive structure. This new application seeks Planning Permission for a proposal very similar to the previously Consented with some minor alterations to openings.



Fig.17 Previously Consented elevations DC/19/2239

Dear Brett,

I am satisfied the principle of a garden building is acceptable. As previously stated it is important that any building in this location reflects a traditional rural building that may be expected in this context. Bottings Farm and its farm complex are now in separate ownership. A building that reinforces an appreciation of the functional history of the farmstead would not be harmful. I am satisfied the revised design does reflect a traditional rural building and will not harm the setting of the adjacent listed buildings. I have suggested some building conditions below.

It will be necessary to ensure the proposed alterations to the existing building are implemented and completed to ensure the existing building does not remain as it is currently constructed. Is it possible to place some similar conditions as were placed on the Ewhurst Manor application to ensure the works are completed? I have attached the decision notice for reference.

Regards,
Seán

LB01 Samples of External Materials and Finishes

Pre-Commencement Condition: Prior to relevant work begins, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details:

- a) Samples or specifications of external materials and surface finishes.

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).

LB02 Roof Detailing/Junctions

Regulatory Condition: The new roof junctions at ridge, hips, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges, bonnet hip tiles and hogs back or half round ridge tiles.

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).

LB03 Windows

Regulatory Condition: The windows fitted in the building hereby permitted shall have timber casements flush fitted with their frames. The windows shall not be fitted with trickle vents or lead applied to the face of the glass.

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).

Fig.18 Conservation Officer comments

6.0 PROPOSED ALTERATIONS:

- 6.1 The proposal seeks Planning Permission for the replacement of the existing Outbuilding structure within the rear garden with a new Outbuilding which will comply with the recommended form and material alterations previously agreed with the Conservation Officer. The proposal replaces an existing structure and does not result in an intensification of use or built form within the site but instead provides a higher quality, sympathetic solution which will sit as an ancillary structure to compliment the setting of the Historic building.

Ancillary outbuildings have historically formed part of this farmstead's character, and the proposal reinstates that tradition.

6.2 Accommodation:

Internally the new structure will provide the same footprint as the existing structure; an open plan multi-purpose ancillary space (as a home office, gym, and family activities). The outbuilding will be for incidental use and ancillary to the dwelling only.

6.3 Materiality:

Externally the proposal will be in keeping with the previously consented materials (Planning ref DC/19/2239) with horizontal lapped timber cladding finished in black, under a plain clay tile roof. Windows and doors are proposed to be timber framed casement in black finish as a subservient complimentary farmstead structure to the dwelling. The proposal includes Heritage Conservation rooflights.

6.4 Siting:

The Outbuilding is proposed to be located on the footprint of the existing structure, and so encroaching no further into the garden than existing and maintaining the existing lawn and garden spaces. Existing trees within the garden are to be retained, and appropriate protection measures implemented during construction in accordance with best practice (BS5837).

6.5 Form and Scale:

The proposed Outbuilding has an eaves height of 2.5m, and ridge of 5.9m. Due to the changes in land level across the site, the structure sits at a higher ground level than the main garden area, due to the large size of the garden and amenity space and the distance from neighbouring properties this does not have an impact on surrounding uses, supported by the existing fall of the land and well-established hedgerow on the neighbouring boundary. The roof form will include a traditional half hip, and a catslide to the east.

6.6 Ancillary Use:

The proposed outbuilding is designed and will be used solely for purposes incidental to the enjoyment of the host dwelling, including use as a home office, gym, and associated storage.

The building:

- Does not include kitchen facilities
- Is not capable of independent residential occupation
- Will remain in the same ownership and planning unit as the main dwelling

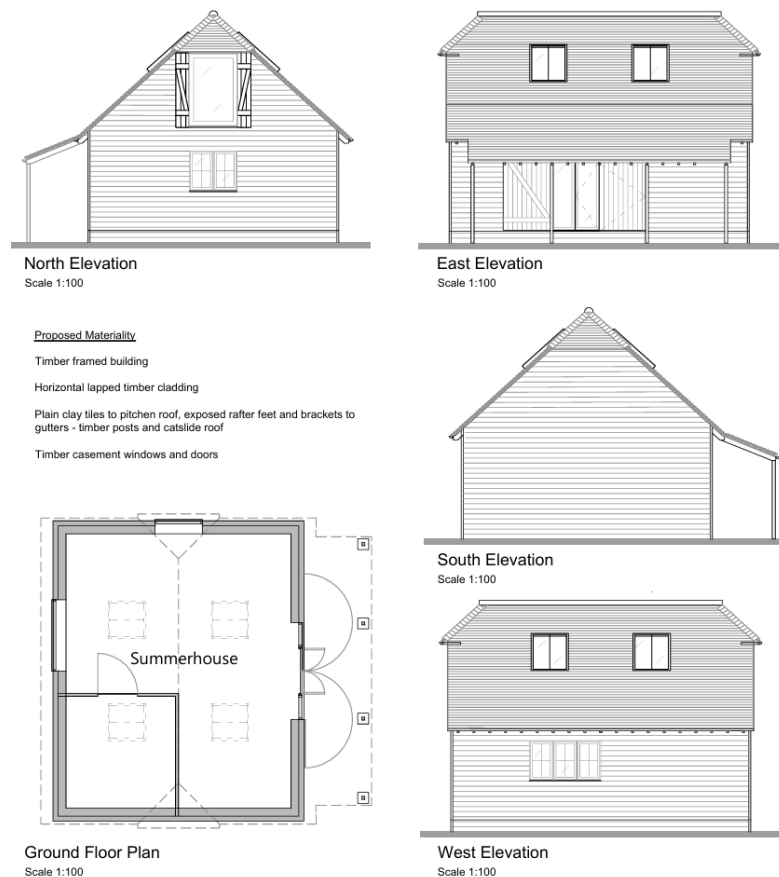


Fig.20 Proposed Elevations

6.7 The proposal seeks Consent to create a new 2.5m wide opening within the existing garden wall to the north of the garden, removing a section of modern brick infill, and installing a traditional field gate in keeping with the farmstead vernacular. This will improve access to the front of the property from the gardens. The proposal retains in full any older stone and brickwork to the garden wall, only making alteration within modern fabric.

6.8 The proposal also seeks to construct a timber post and rail fence along the northern boundary of the property separating the front lawn from the access driveway, further reinforcing the farmstead vernacular whilst creating delineation along the northern boundary of the property.

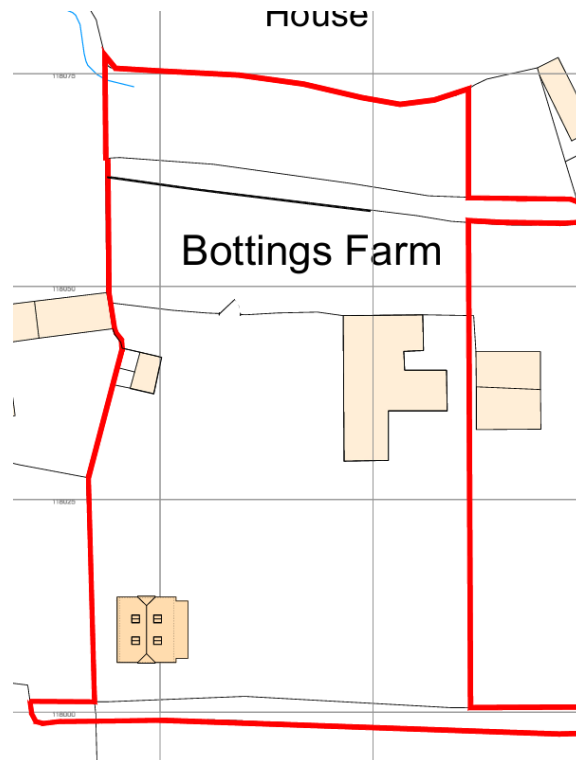


Fig.19 Proposed Site Plan

7.0 HERITAGE IMPACT ASSESSMENT:

- 7.1 The application site is the garden of a Grade II Listed dwelling.
- 7.2 The proposed development relates solely to the replacement of an existing outbuilding located at the far rear of the curtilage and minor alterations to garden boundaries. The siting ensures the structure remains well removed from the principal dwelling and public viewpoints along the private lane.
- 7.3 The proposal has been carefully designed to preserve the character and appearance of the setting of the Listed building through:
- Its subservient scale and form relative to the host dwelling
 - Its location within the rear garden, limiting public visibility
 - The use of high-quality, traditional materials reflective of the host building's history
 - The incorporation of black timber cladding to clearly express the building as ancillary
- 7.4 The proposed outbuilding replaces an existing structure of equal siting and does not extend further into the garden or introduce a new built form into previously undeveloped parts of the site. The new proposal rectifies a poor-quality structure within the setting.
- The proposed alterations to the garden wall are limited to forming an opening in the modern infill portion of the wall. Both the proposed field gate and post and rail fence are appropriate in style to the farmstead setting.

- 7.5 As such, the proposal preserves and enhances the character and appearance of the setting of the Listed building in accordance with statutory duties and local policy.

Assessment: the development results in no harm to, and preserves, the significance of the Heritage Asset and its setting. The proposed replacement structure will be an improvement within the setting of the Heritage Asset. Even if any residual Harm were identified it would clearly be outweighed by the public benefit of replacing the poor-quality structure.

Local Planning Authorities are required to assess a proposal affecting heritage assets strictly in accordance with 'Section 16. Conserving and enhancing the historic environment' in which four tests are set down:

- 190 – *'Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'*

Para. 201 guides *'Not all elements of a Conservation Area will necessarily contribute to its significance'*. The same should be taken to apply to a Heritage Asset.

The proposal includes a replacement outbuilding structure to replace an existing poor quality inappropriate structure. The proposal improves the setting of the Heritage Asset.

- 193 – *'When considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm Or less than substantial harm to its significance.'*

No Works are proposed to the Heritage Asset.

- 7.6 In addition to these tests:

- 189 – *'an applicant to describe the significance of any heritage asset affected, including any contribution made to its setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'*

Bottings Farmhouse is included in the Statutory List, Listed Grade II.

Clause 200 refers to setting which is as important in the conservation of a heritage asset as the original fabric itself.

The proposal improves the setting of Bottings Farmhouse.

- 7.7 **ICOMOS Protocol:** The Protocol is used for additional assessment:

Practical

- a - *'read a monument, ensemble or site and identify its emotional, cultural and use significance. Refer to sections 2, 3 and 4.*
- b - *'understand the history and technology of monuments, ensembles or sites in order to define their identity, plan for their conservation, and interpret the results of this research' Refer to sections 2, 3 and 4.*
- c - *'understand the setting of a monument, ensemble or site, their contents and surroundings, in relation to other buildings, gardens or landscapes' Refer to Design & Access Statement.*
- d - *'find and absorb all available sources of information relevant to the monument, ensemble or site being studied' Refer to sections 2, 3 and 4.*
- e - *'understand and analyse the behaviour of monuments, ensembles and sites as complex systems' Refer to Design & Access Statement.*

8.0 SUPPORTING DOCUMENTATION:

8.1 Plans and information submitted in support of the application comprise the following:

- 26042/500: Existing Site Plan and Location Plan
- 26042/510: Existing Floor Plans and Elevations
- 26042/600: Proposed Site Plan and Location Plan
- 26042/610: Proposed Floor Plans and Elevations
- 26042/611: Proposed gate and fence

9.0 CONCLUSION:

- 9.1 The outbuilding will create; multipurpose ancillary space for Bottings Farmhouse including home office space/gym and garden storage. The outbuilding will remain incidental to the main dwelling.
- 9.2 The proposed materiality and detailing are in keeping with the character of the existing property, and aligned with the previously Consented design DC/19/2239.
- 9.3 The proposed form of the outbuilding is in keeping with the property and protrudes no further into the garden than the existing garden room, retaining the existing garden space.
- 9.4 The proposed opening within the existing garden, reinstates a historic opening. It also improves access to the front of the property from the gardens. The proposal retains in full any older brickwork to the garden wall, only making alteration within modern fabric.
- 9.5 The proposed timber post and rail fence has no impact on the setting of the Historic building and is in keeping in materiality to a traditional farmstead.