

BROOK COTTAGE
SPINNEY LANE
WEST CHILTINGTON
WEST SUSSEX
RH20 2NX

REF: 289/2 May 2026

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HERITAGE STATEMENT
FOR
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PROPOSED DETACHED VICTORIAN GREEN HOUSE

INTRODUCTION

This Heritage Statement has been prepared of Mr & Mrs P Grant MacMahon the owners of Brook Cottage.

The proposed detached dwarf wall Victorian green house is to the front of the property and shown on drawing 298/001A

EXISTING

The village of West Chiltington in West Sussex is located around 2 miles north of Storrington and around 10 miles south-west of Horsham town centre.

Brook Cottage is situated on the outer edge of the village to the south, it is located on a private road, Spinney Lane, which is accessed from Monkmead Lane.

The property is not located within the West Chiltington Conservation area and is not included within the Statutory List. The West Chiltington Parish Council Neighbourhood Plan notes the Wells Houses “are an unusual feature of the Parish” and should be protected.

Brook Cottage is a typical Wells House consisting of brickwork coated in a white washed slurry with small windows under a thatched roof.

Wells houses built in the 1920's are the "perfect English village" and unusual feature of the Parish. Each property is an original design by architect Reginald Fairfax Wells following his move to the Storrington area.

The property is surrounded in a dense tree line with other detached dwellings adjoining the property boundary on all sides.

DESIGN PROPOSAL

There are no plans to alter the ordinal Wells dwelling house. The proposed detached dwarf wall Victorian green house would be modest in size and have a brick base and a Victorian frame with clear glazing.

LAYOUT/SCALE

The proposal would not significantly alter the street scene on a secluded, substantial site.

AREA OF OUTSTANDING NATURAL BEAUTY

It is understood that the site is not in an area of Outstanding Natural Beauty.

LANDSCAPING

It is proposed that existing soil is removed to allow the formation of a base for the new structure.

JUSTIFICATION

My Clients would like to build this greenhouse to facilitate their passion for the garden without effecting the charm and character of the existing Wells dwelling house.

DECLARATION

Every attempt has been made to ensure the detail of this document is accurate.

May 2026