

Heritage Statement

Proposed single storey rear and side extension

Ivy Cottage, Brighton Road, Lower Beeding, West Sussex, RH13 6NH

Prepared by Archevolve (Southern) Limited

Project reference ARC/241/26

Client: Graham Millar

Local planning authority: Horsham District Council

1. INTRODUCTION AND SCOPE

- 1.1 This Heritage Statement has been prepared by Archevolve (Southern) Limited in support of a householder planning application for a single storey rear and side extension at Ivy Cottage, Brighton Road, Lower Beeding, West Sussex, RH13 6NH.
- 1.2 The statement is submitted to satisfy Horsham District Council's local information requirement for a Heritage Statement, which applies where proposed works would directly or indirectly affect a heritage asset, whether designated or non designated. It is also submitted to address the information requirements of national planning policy for applications affecting heritage assets.
- 1.3 The application site lies within the Crabtree Conservation Area, designated by Horsham District Council in 2011, which extends along both sides of the A281 Brighton Road in the southern part of Lower Beeding parish. The dwelling is not statutorily listed and does not lie within the curtilage of a listed building. There are, however, designated heritage assets in the wider surroundings, and the contribution the site makes to the character and appearance of the conservation area is considered below.
- 1.4 In accordance with national policy, the level of detail in this statement is proportionate to the importance of the assets affected and to the scale and nature of the proposals, which are limited, single storey, and confined to the rear and side of an existing dwelling. The statement describes the significance of the assets that could be affected, including the contribution made by their setting, identifies the effect of the proposal on that significance, and sets out the design measures taken to avoid harm.
- 1.5 The following sources have been consulted in the preparation of this statement:
 - Horsham District Council conservation area mapping for Crabtree, 2011
 - The National Heritage List for England
 - The Lower Beeding Neighbourhood Plan 2014 to 2031, made 8 October 2025
 - The Horsham District Planning Framework 2015
 - The West Sussex Historic Environment Record

Site inspection and measured survey undertaken by Archevolve

The submitted drawings, comprising ARC/241/26/01 Existing Floor Plans, ARC/241/26/02 Existing Elevations, ARC/241/26/06 Proposed Roof Plan and ARC/241/26/07 Proposed Elevations, together with the further drawings listed on the application form

2. THE SITE AND THE EXISTING BUILDING

- 2.1 Ivy Cottage is a two storey detached dwelling set back from the eastern side of Brighton Road within the hamlet of Crabtree. The site sits within a generous, well vegetated plot, with the principal elevation facing west toward the road and the rear garden extending away from the highway. Mature boundary planting and the depth of the plot mean that the rear and side elevations of the dwelling are not readily appreciable from public vantage points.
- 2.2 The dwelling is constructed in red facing brickwork beneath a plain clay tiled roof, with two prominent brick chimney stacks, gabled roof forms, painted timber bargeboards and timber framed casement windows. Internally the ground floor comprises living room, dining room, kitchen and living space, hallway, utility and cloakroom, with three bedrooms and a bathroom at first floor level.
- 2.3 The building has been altered and extended over time. Most recently, planning permission was granted for a single storey extension to the north and south elevations together with internal alterations, and that development has been implemented. The extended rear and side elements are read as clearly subordinate additions to the original two storey form.
- 2.4 The materials palette of the existing building, red brick, plain clay tiles, timber joinery and timber boarding, is characteristic of the local building tradition described in the Lower Beeding Neighbourhood Plan, which records that walls in the parish are frequently part tile hung or rendered, that roofs are more often gabled than hipped and typically finished in red clay tiles, that brick has historically been used extensively in warm red and light brown tones, and that timber has been used both structurally and as feather edge boarding to cover upper storeys or as bargeboards to embellish roof lines.

3. RELEVANT PLANNING HISTORY

- 3.1 Planning permission reference DC/23/2150 related to the erection of a single storey extension to the north and south elevations of the dwelling, together with internal alterations. That application was determined by Horsham District Council following registration in late 2023, and the permission has been implemented.
- 3.2 The current proposal is a modest evolution of that consented and implemented scheme. It provides a slightly larger single storey addition in the same position at the rear and side of the dwelling, with a revised external materials treatment. The extant permission is a material consideration and establishes an accepted baseline for single storey development in this part of the site, including the principle of extension within the conservation area and the acceptability of the resulting scale and footprint in this location.

4. LEGISLATIVE AND POLICY FRAMEWORK

- 4.1 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in the exercise of planning functions with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Section 66(1) of the same Act requires special regard to be had to the desirability of preserving the setting of a listed building where such a building would be affected.
- 4.2 Chapter 20 of the National Planning Policy Framework, published on 17 August 2026, sets out national policy for conserving and enhancing the historic environment. The information requirements of Policy HE5 require an applicant to assess the significance of any heritage asset affected, including any contribution made by its setting, and to identify whether the proposal is likely to have a positive effect, to have no effect on significance, to result in harm to significance, in which case the degree of harm is to be identified, or to cause total loss of significance. It is the effect of a proposal on significance, rather than the scale of development in itself, which is the relevant test. Policy HE4 requires proposals to avoid or minimise harm to the significance of heritage assets. Policy HE6 addresses designated heritage assets and confirms that harm to their significance is a matter of considerable importance and weight, and the framework contains dedicated policy for conservation areas.
- 4.3 The adopted development plan for the area comprises the Horsham District Planning Framework 2015 and the Lower Beeding Neighbourhood Plan 2014 to 2031. Policy 34 of the Horsham District Planning Framework seeks to protect and, where appropriate, enhance the district's heritage assets and their settings, and Policies 32 and 33 require a high standard of design which is sympathetic to the character and appearance of the surrounding area. Policy 12 of the Lower Beeding Neighbourhood Plan supports development proposals which are in keeping with local vernacular traditions and materials, and the supporting text sets out the palette of brick, clay tile, tile hanging, render, Horsham stone and timber boarding described at paragraph 2.4 above. Policies 2 and 13 of the Neighbourhood Plan seek respectively the conservation of landscape character and respect for prevailing density.
- 4.4 The emerging Horsham District Local Plan 2023 to 2040 remains at examination, and limited weight can be attributed to its policies at this stage. Its approach to the historic environment is nonetheless consistent with the assessment set out below.

5. ASSESSMENT OF SIGNIFICANCE

- 5.1 The Crabtree Conservation Area derives its significance principally from its historic interest as a small, dispersed roadside settlement of the High Weald fringe, and from its architectural interest as a loose grouping of buildings of varied date and status, including former estate cottages, farmhouses, an inn and later residential development, set within a strongly wooded and rural landscape framework. The character of the area is defined by the intermittent, low density pattern of development along the A281, the depth and greenness of plots, mature boundary vegetation and tree cover, and a consistent, locally

rooted materials palette of red brick, clay tile, tile hanging, timber boarding and Horsham stone. The interspersal of built form and vegetation, and the sense of a rural rather than suburban settlement, are essential to its character and appearance.

- 5.2 Designated heritage assets within and adjoining the conservation area include The Crabtree Inn, listed at Grade II, a late eighteenth or early nineteenth century painted brick building with a tiled roof, and Peppersgate, listed at Grade II, a restored sixteenth century timber framed house with a Horsham slab roof. The Leonardslee registered park and garden lies to the north of the conservation area, with the associated house also listed. The significance of each of these assets is derived principally from its own architectural and historic interest, with the contribution of setting being local and, in each case, drawn from the immediate curtilage and the wooded rural context rather than from views involving the application site.
- 5.3 Ivy Cottage itself is unlisted. It is a modest traditional dwelling which, by virtue of its age, its red brick and clay tile construction, its chimney stacks and gabled roof forms, and its position within a deep and well vegetated plot, makes a positive contribution to the character and appearance of the conservation area. That contribution is made almost entirely by the front, two storey form and the principal elevation as seen from Brighton Road, together with the mature landscaped setting of the plot. The rear and side elevations, and the subordinate single storey additions, make a neutral contribution. They are of no historic interest in themselves and are not visible from the public realm.

6. THE PROPOSALS

- 6.1 The proposal comprises a single storey extension to the side and rear of the dwelling, replacing and slightly enlarging the previously consented single storey addition. The extension is arranged as a low, subordinate range with a shallow pitched clay tiled roof, incorporating a flat roof section with a rooflight over the deeper part of the plan, as shown on drawing ARC/241/26/06. External walls are finished in vertical timber boarding, with new timber framed casement windows and glazed doors to the garden elevations, as shown on drawing ARC/241/26/07.
- 6.2 The extension is single storey throughout, with its eaves and ridge set well below the eaves of the host dwelling. No works are proposed to the front elevation, to the roof of the original building, to the chimney stacks, or to the two storey historic fabric. No trees or hedgerows are to be removed, and the existing boundary treatments and landscape setting of the plot are retained unaltered.
- 6.3 The choice of timber boarding for the extension walls is a deliberate response to conservation area character. It distinguishes the new work from the brick of the host building, so that the historic form of the dwelling continues to read clearly, while drawing on a material which is expressly identified in the Lower Beeding Neighbourhood Plan as part of the local vernacular tradition. The retention of clay tiling to the pitched roof maintains continuity with the roofscape of the host building and of the wider conservation area.

7. ASSESSMENT OF EFFECT ON SIGNIFICANCE

Crabtree Conservation Area

- 7.1 The proposal is single storey, subordinate in scale and massing to the host dwelling, and located to the side and rear of the building where it will not be appreciable from Brighton Road or from any other public vantage point. It occupies a position already established as acceptable by the extant permission, and the increase in footprint over that scheme is modest. The pattern of development along the A281, the low density of the plot, the proportion of built form to open and vegetated space, and the mature landscape framework which together define the character of the conservation area are all unaffected. The materials proposed are drawn from the established local palette. The proposal therefore has no effect on the significance of the Crabtree Conservation Area. The character and appearance of the area would be preserved, and the statutory duty under section 72(1) of the 1990 Act is satisfied.

Nearby listed buildings

- 7.2 The application site does not form part of the setting of The Crabtree Inn, Peppersgate, Leonardslee, or the Leonardslee registered park and garden in any way which contributes to their significance. There is no intervisibility between the proposed single storey works and these assets, and the proposal would not alter the way in which any of them is experienced or understood. There is accordingly no effect on the significance of these designated heritage assets, and no question of harm arises under section 66(1) of the 1990 Act.

Ivy Cottage as a positive contributor

- 7.3 The elements of the building which carry its local interest, the two storey brick form, the clay tiled roof, the chimney stacks and the principal elevation, are entirely retained and unaltered. The works are confined to the rear and side, where existing single storey additions of no historic interest are located, and the new work is legible as a later, subordinate addition. There is no loss of historic fabric of interest and no dilution of the building's contribution to the conservation area.

Conclusion on effect

- 7.4 Applying the framework set out in Policy HE5 of the National Planning Policy Framework, the conclusion of this assessment is that the proposal would have no effect on the significance of the heritage assets identified. No harm, at any level, has been identified, and no balancing exercise against public benefits is therefore engaged. Policy HE4 is satisfied, in that the design has been developed specifically to avoid harm to significance through limitation of scale, position away from public view, retention of all historic fabric of interest, and use of materials drawn from the local vernacular.

8. CONCLUSION

- 8.1 Ivy Cottage is an unlisted dwelling which makes a positive contribution to the character and appearance of the Crabtree Conservation Area, principally through its two storey brick

and clay tile form as experienced from Brighton Road and through the mature, well vegetated setting of its plot.

- 8.2 The proposed single storey rear and side extension is a modest evolution of a scheme already permitted and implemented at the property. It is subordinate in scale, confined to the rear and side of the dwelling, invisible from the public realm, and finished in materials expressly identified in the Lower Beeding Neighbourhood Plan as part of the local building tradition. All historic fabric of interest, together with the landscape setting of the plot, is retained.
- 8.3 The proposal would preserve the character and appearance of the Crabtree Conservation Area and would have no effect on the significance of any designated or non designated heritage asset. It accordingly accords with sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, with Chapter 20 of the National Planning Policy Framework, with Policies 32, 33 and 34 of the Horsham District Planning Framework 2015, and with Policies 2, 12 and 13 of the Lower Beeding Neighbourhood Plan 2014 to 2031.

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