HERITAGE STATEMENT

in respect of extension

to

2 CASTLE RISE, WEST CHILTINGTON, WEST SUSSEX RH20 2GT



1.0 Introduction:

This Heritage Statement has been prepared by Mark Simm Architect for consideration with the Householder Planning Application submitted to Horsham District Council for the extension of 2 Castle Rise, West Chiltington, West Sussex RH20 2GT

This document should be read in conjunction with submitted drawings PL01-PL06 Inc.

2.0 Site and Surroundings

The site is located to the south of the centre of West Chiltington village within a development of 3 new properties built on the former car park of the Elephant and Castle Public House as approved under Planning Application DC/12/2054. The Elephant and Castle Public House has subsequently been converted to a dwelling as part of the same development and is now no 4 Castle Rise.

The former Elephant and Castle (4 Castle Rise) is a Grade II listed building and is situated within the West Chiltington Conservation area. As part of the development to build the 3 houses of which the application site is located, a 16.5m separation zone from the Listed property was created and the application site excluded from the Conservation Area.

3.0 The Assets:

The application site was built as part of a 3-property development on the former car park within the curtilage of the Elephant and Castle Inn: a listed building. The site is also to the south of another listed Property, Hayling Pond Cottage.

The Elephant and Castle Inn, Church Street, West Chiltington was first listed as Grade II on 9th May 1980 (ref: 1027173).



The Description of the asset by English Heritage identifies it as 18th Century, Two storeys. Two windows. Stone rubble with red brick dressings and quoins. Tiled roof. Glazing bars intact. Modern additions to south.

Due to the site of the development to which the application site comprises falling within the former curtilage of the Elephant and Castle, this may be deemed to be the primary Asset.

Hayling Pond Cottage, Church Street is also a grade II listed property first listed on May 9th 1980 (ref: 1182264)



The Description of this asset by English Heritage identifies it as 17th Century or earlier timber-framed building with plaster infilling, largely refaced with stone. Hipped tiled roof. Casement windows. One storey and attic. Three windows. Three gabled dormers.

4.0 Planning History of the site:

The Elephant and Castle was closed for trading in May 2008. Following this redundancy of the property as a Public House, a full planning application (DC 09/1731 and 1734) for change the use to a private residence (demolition of toilet extensions and making good of walls and openings, insertion of stud work partition and doors to recreate cellular plan on ground floor determined by existing windows, doors and fireplaces. Creation of new curtilage area and boundary fences) were made in September 2009 and subsequently approved in 2010.

Thereafter, the owners of the site, Hall and Woodhouse, found the former car park unviable in its entirety and sought permission to redevelop the land to create a new residential courtyard development comprising three dwellings and ancillary parking. Full planning Application DC/12/2054 was submitted in November 2012 and approved June 2013.

Subsequently full planning application DC/13/1127 was made to replace the extant permissions DC/09/1731 and 1734 for the change of use of the public house to

private residence was submitted in June 2013 and approved in August 2013 including the revised curtilage of the Listed building.

Further applications pertaining to discharge of conditions were made and approved as planning references DC/14/2559 and DISC/15/0238

5.0 The Property:

The property of one of 3 new Chalet or dormer style bungalow, approx. 1 ½ storey high. The ground floors are brickwork with some timber cladding. The upper walls and gables are predominantly timber clad to reflect a Sussex-barn style building. However, flat roofed dormers are formed in metal cladding, probably zinc, to give a distinctive modern twist. Similarly, large windows on private garden facing elevations add to a contemporary feel.

Roofs are formed in modern clay tiles with metal roofs on the flat roofed dormers.

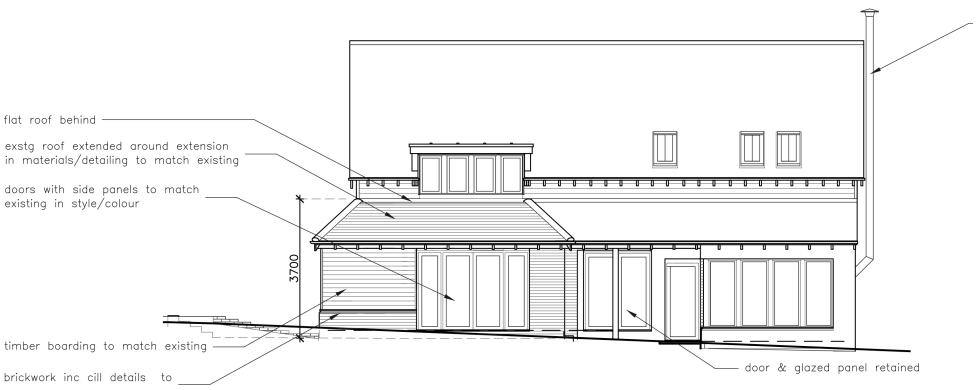
6.0 Proposed Works:

There are 2 elements of the proposed works:

- A single storey rear extension
- A new flue to a fire in existing lounge.

The single storey rear extension should have be considered 'Permitted Development' had the General Permitted Development Rights for the property not been withdrawn under Condition 6 of Planning Consent DC/12/2054 for the overall development.

The extension has been designed to replicate many of the existing ground floor features and the roof is to be formed in clay tiles as a continuation of the existing covered walkway at the rear. All windows and doors are intended to match the style and colours of the existing openings as closely as practicable.



7.0 Impact on Assets:

The application site is not within the West Chiltington Conservation Area (outlined in green below), is not within the curtilage of either Listed Building and is separated from either Listed Building by 1 Castle Rise.



The proposed extension is entirely to the rear of the application site and there are no sightlines to or from 4 Castle Rise (former Elephant & Castle Inn). The proposed flue would be largely obscured by the gable of 1 Castle Rise, however, due to the fall of the site it is considered that the very top of the flue may be slightly visible above the ridgeline of #1. The flue will be powder coated 'black' to make it less prominent than, say, if finished in polished stainless steel.



Similarly, from Hayling Cottage, 1 Castle Rise will largely obscure the proposed flue although the top of the flue would be higher than the gable of #1.

Due to the fall of the land, position of existing fences and hedges, the proposed rear extension would be completely invisible from Hayling Cottage which is over 35m away.



8.0 Conclusion:

The application site is significantly separated from either Listed Property and for the most part is hidden behind its neighbour, 1 Castle Rise. The proposed extension is entirely at the rear of the application and has no sightlines to or from either Listed Building.

The proposed extension is to be built in materials that are consistent with the existing property and, thus, entirely in keeping.

Therefore, neither of the Listed Properties are directly impacted by the extension at the rear of 2 Castle Rise or the new flue and, as such, proposals can be considered to have negligible impact.