

Bottings Farmhouse

London Road

Henfield

BN5 9AD



Design and Access Statement

And Heritage Statement

To accompany a Householders Planning Permission and Listed Building Consent Application for; Relaying Roof, Replacement Windows and Doors, and Internal Alterations to a Grade II Listed Building

Applicants: Mr Lynch and Dr McDonnell

February 2026

Rev A – 03.03.2026

Rev B – 03.03.2026

Rev C – 06.05.2026

Rev D – 06.08.2026

1.0 INTRODUCTION:

- 1.1 This report has been prepared on behalf of Mr and Mrs Lynch, the current owners of Bottings Farmhouse.
- 1.2 The applicants recently purchased and moved into the property and intend to restore and refurbish the Grade II Listed property as their family's forever home.
- 1.3 The applicants wish to make minor alterations to the property, to rectify some modern inappropriate interventions, and through sensitive interventions ensure the home is suitable for a modern family and future living as well as conserving the Heritage Asset.
- 1.4 The existing clay tile roof is in urgent need of repair and requires relaying (like-for-like) to the east elevation, and so the application includes the relaying of the roof to the northern end of the long range and to the eastern range.

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.

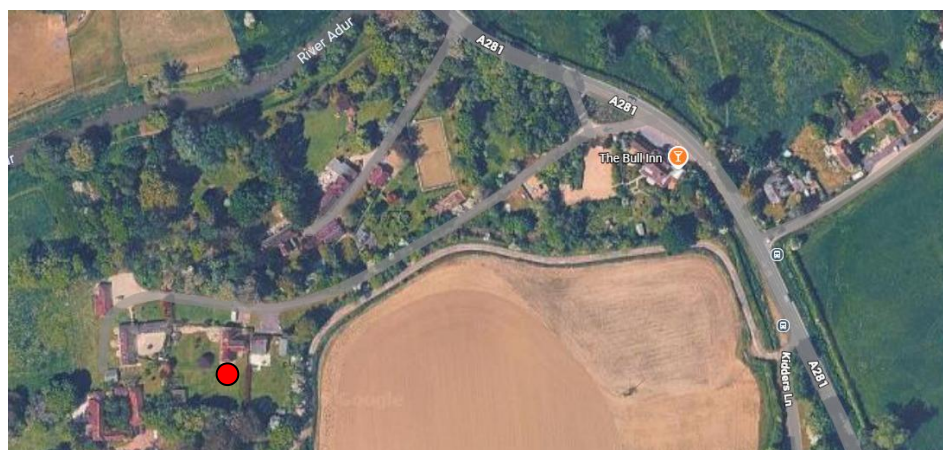


Fig 1: Google Maps Image showing Bottings Farmhouse highlighted in red, with the River Adur to the north

- 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 decent 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 The overall form of the farmhouse remains unchanged on the OS maps which can be viewed back to 1874, except for the addition of the cat-slide element to the north-east which is first seen on the 1909 OS map.



Fig.4 OS map extract of 1874-75



Fig.5 OS map extract of 1896-99

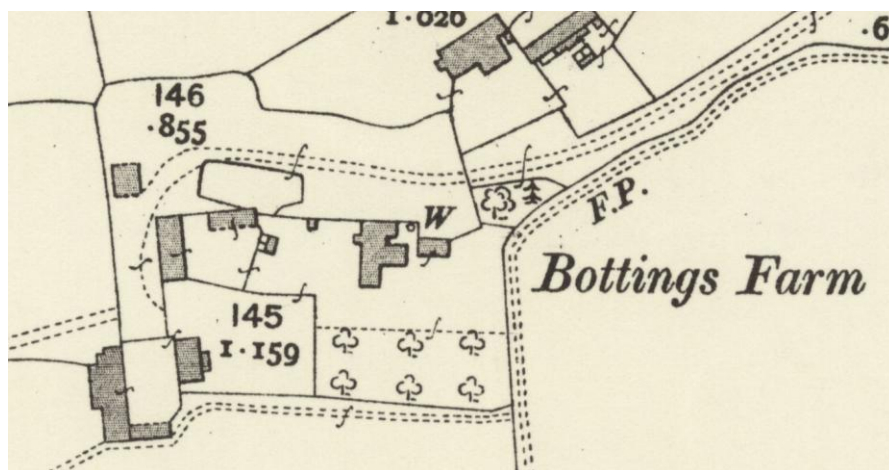


Fig.6 OS map extract of 1909-11



Fig.7 OS map extract of 1938

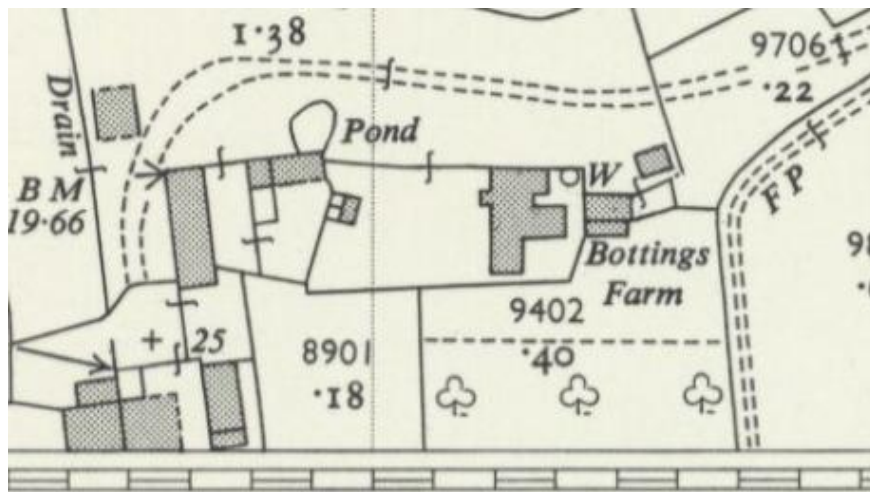


Fig.8 OS map extract of 1956

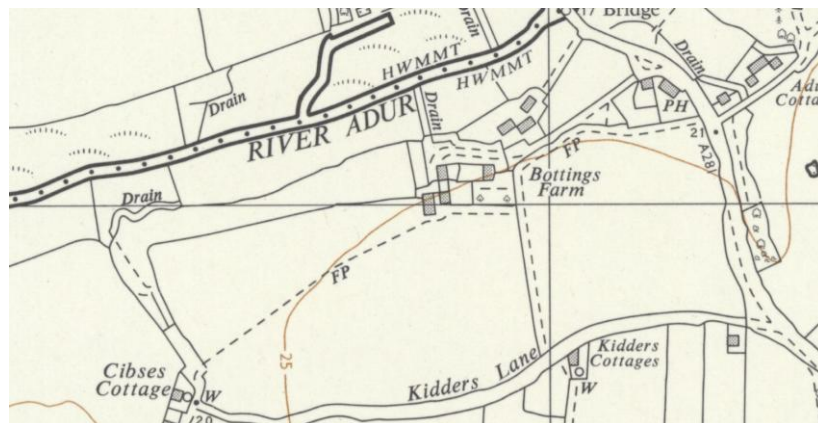


Fig.9 OS map extract of 1963

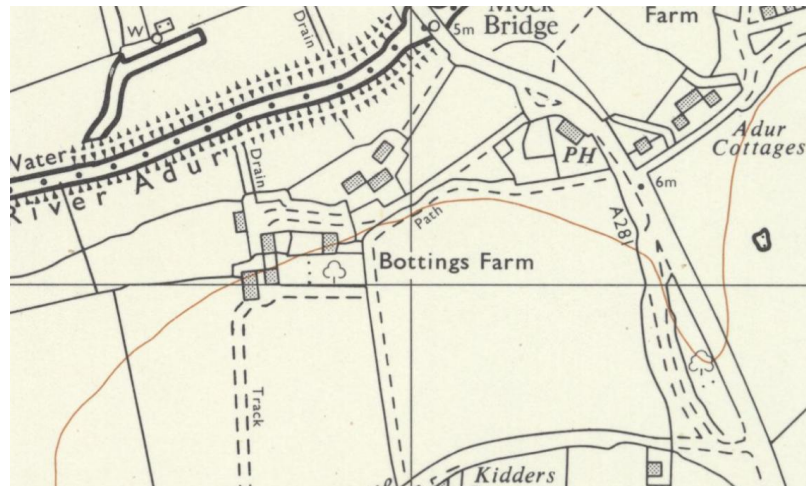


Fig.10 OS map extract of 1974

4.0 EXISTING FABRIC ANALYSIS:

- 4.1 Bottings Farm, named Mockbridge until C19th, is a T-shaped timber framed building largely brick encased under a clay tile roof. The original 'long-range' bays run north-south, with a central chimney. Both ends terminate in hip ends; however the southern end of the range has a slightly higher ridge and steeper pitch, and the northern end includes a catslide roof extending to the east side. The cross wing is at right angles centrally and runs east-west to the east side of the range and includes a stone chimney stack to the east end.
- 4.2 The long range consists of six bays, the northern four being the original construction (a two-bay hall with floored end), which would have included an aisle to the east side to the length of the four bays (partially dismantled when the eastern cross wing was added, and northern portion extended during C19th into a catslide). The two southern bays are separately framed and floored with two upper chambers at first floor level indicating an early second phase of development. The eastern cross wing was added during C17th and replaces a portion of the eastern aisle which is now a wide staircase within the eastern range.

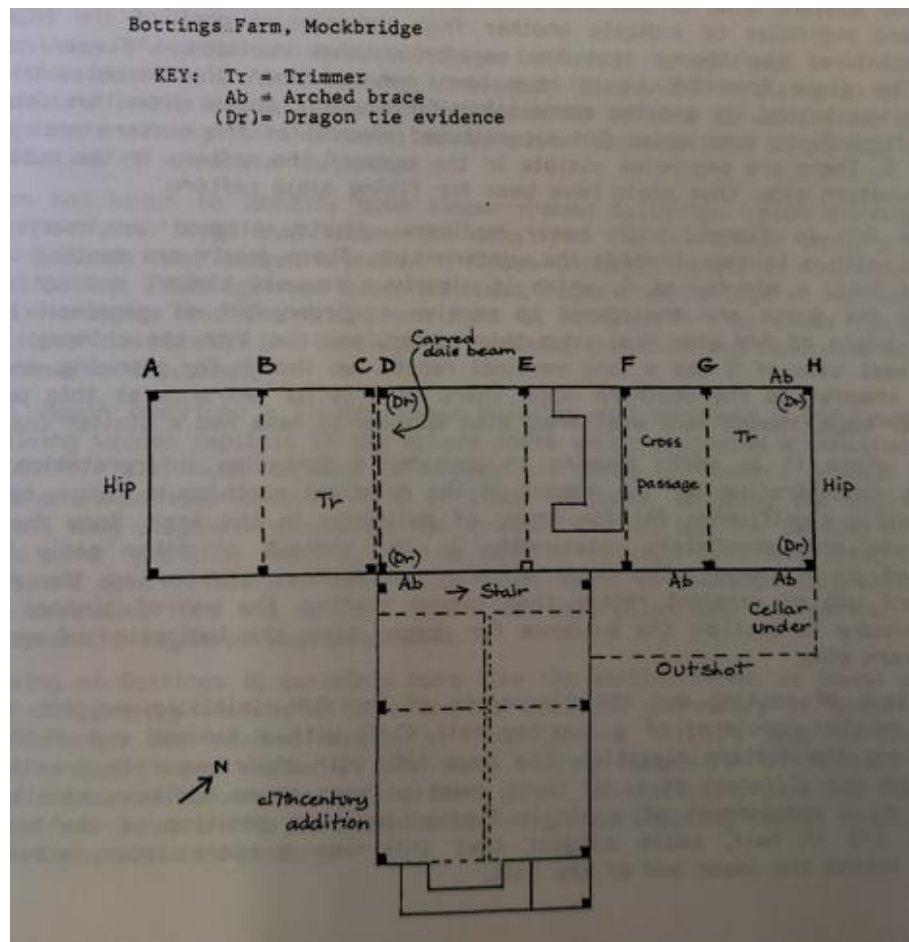


Fig 11: Extract from Annabelle Hughs report showing the bays of Bottings Farmhouse

4.3 Existing north elevation:

The northern elevation displays the original northern end of the long-range to the right-hand side, where the eastern aisle can be seen through the retained exposed timbers and now extends down into a catslide roof. The walls are finished in brick in Flemish bond in a variety of modern brown/red bricks under a square clay tile roof with Sussex hip. The timber frame and softer brick has become heavily eroded due to the use of cementitious render to point the brickwork and fill around the original timber frame.

To the left-hand side, the C16th range is seen projecting to the east under a gable ended roof with square clay tiles. This element is finished in blue brick headers with some red brick quoining to the windows and includes a chimney to the eastern end finished in modern brick in stretcher bond between an exposed timber frame.

Windows are a mixture of C21st timber framed double glazed casements, with single horizontal bars and square lights, and include a projecting bay window to the northern end of the range.



Fig 12: photo of the existing north elevation, northern end of long range



Fig 13: photo of the existing north elevation, eastern range

4.4 Existing east elevation:

Shows to the right-hand side, the northern end of the long range with square clay tile roof dropping to a catslide, with a modern timber framed front door located at the depth of the original arcade. C18th fixed glazing panel retained. Red brick is laid in stretcher bond. Lack of leadwork and drainage is causing significant damage to the fabric along the abutment with the eastern range.

Centrally the eastern outshot is dominated by the chimney stack finished with a stone base and brickwork at first floor level. Due to lack of gutters the wall has over time become heavily saturated, this paired with the used of cementitious render to repoint the stonework has caused heavy erosion of the stonework.

To the left-hand side, the southern end of the long-range shows brickwork in Garden Wall bond at ground floor level and modern brick infill in stretcher bond with exposed timber framing to first floor. Roof is finished in square clay tile, re-laid in the 1980's, resulting in a crisp pitch with the patina and undulations concealed by the new rafters.



Fig 14: photo of the existing east elevation, entrance porch



Fig 15: photo of the existing east elevation, eastern chimney



Fig 16: photo of the existing east elevation, southern end of long range

4.5 Existing south elevation:

The southern elevation shows the south end of the long-range with brickwork in Flemish bond at ground floor level and clay tile hanging to first floor to the left-hand side, and the eastern range projecting to the right-hand side with red brick finish in Flemish bond with blue brick detailing. Materials are modern alterations most likely completed during the 1980s at the time of roof repair works.

To the furthest right-hand side, the chimney stack is seen finished in stone and clay tile hanging to the eastern range. The eastern range is finished in red brick with blue header bricks in a sort of Garden Wall bond.

Windows are all C21st timber sash, and casement with diamond leaded lights.



Fig 17: photo of the existing south elevation, southern end of long range



Fig 18: photo of the existing south elevation, eastern range

4.6 Existing west elevation:

The northern elevation demonstrates the full length of the north to south long-range, with the change in roof heights and pitches clearly visible differentiating the two stages of development. The walls are finished in brick with a white paint finish, with exposed timber framing to the southern two bays. The roof is finished in square clay tiles with Sussex hip to north and south ends.

Windows are a mixture of timber C21st casements, with clear, square, and diamond leaded lights, and include two projecting bay windows to the northern end of the range.



Fig 19: photo of the existing west elevation, northern end of range



Fig 20: photo of the existing west elevation, southern end of range

- 4.7 Externally, the property has been heavily adapted over the centuries, with many modern alterations which dilute the Heritage Value of the building, the different stages of development are clearly visible with many exciting features which allow the story of its development to be read today.
- 4.8 At some point during the C20th the roofs (except to the catslide element) have been stripped and re-laid throughout. The southern end of the long-range was damaged during a storm during the 1980's. Whilst reconstructing, the builders have retained most of the original rafters internally however, they have installed modern soft wood timbers against the historic rafters which has resulted in a straightened appearance of the main roof – losing the appearance of the undulating timber and historic patina.
- 4.9 A decorated dais beam above a planked screen is noted by Annabelle Hughes as being of Architectural and Historical interest, with hollow chamfer and roll mould with a line of dog tooth carving which runs the length of the beam within the sitting room. This detail is usually seen in stone around arches of Norman churches. Dog tooth decoration was used between 1160-1260, meaning the four earliest bays at Bottings Farmhouse are of great significance in early surviving vernacular buildings in Sussex.



Fig 21: Dog tooth decoration in the sitting room

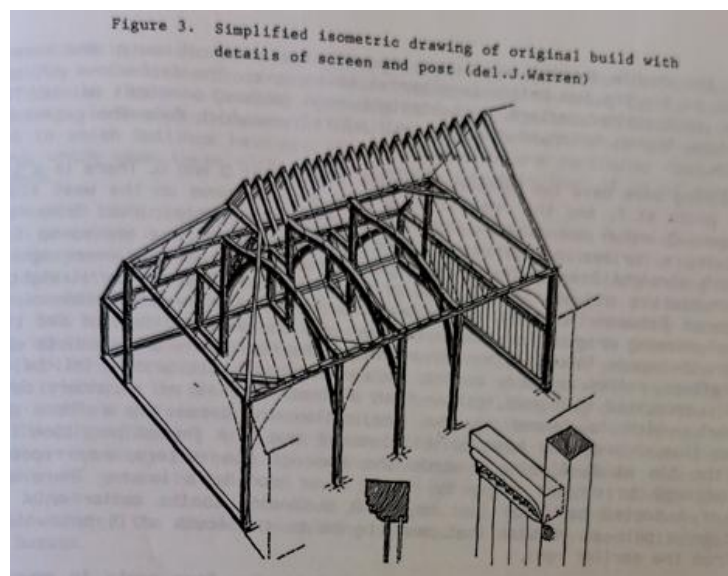


Fig 22: Extract from Annabelle Hughs report showing the original frame

- 4.10 There are some modern interventions which detract from the Heritage Value of the building, and it is proposed to rectify this as part of this Application. Essential to this is the removal of a C20th partition wall which has been installed within the sitting room.
- 4.11 It is concluded by Annabelle Hughs that the original bays of Bottings Farmhouse represent early medieval buildings in Sussex, hall house type, exhibiting five of the features R. T. Mason described as archaic features.



Fig 23: Existing Floor Plan showing Historic Development

CONCLUSION

Our knowledge of early mediaeval buildings in Sussex is confined to a few of the "first-floor hall" type, found chiefly in coastal locations.⁽²⁸⁾ Pallingham is the only example found in the Weald, at Wisborough Green.⁽²⁹⁾ It must be said, also, that these buildings were all high in the social scale, and/or ecclesiastical, so perhaps not truly representative of vernacular building.

R.T.Mason had begun to identify some timber-framed buildings, which although of the "ground-floor hall" type that became the norm from the fourteenth century, exhibited certain features that seemed archaic.⁽³⁰⁾ These included Capons at Cowfold, Homewood House at Bolney, Tickerage near East Grinstead, Apple Tree Cottage at Henfield, Greens Farm at Newdigate and Chennels Brook Farm at Horsham.⁽³¹⁾ To these could now be added Little Stammershan and Bottings at Horsham, Buckwish and Pendrells at Henfield and Ryelands at Balcombe.⁽³²⁾

In 1966, Mason described a timber-framed building at Limsfield - Old Court Cottage - containing wooden capitals to the arcade posts which suggested a construction date of c1200.⁽³³⁾ This house appears to embody all seven of Mason's archaic features. Bottings at Mockbridge contains five of these features, omitting the duplication of the braces and long diagonal lacing ties (or scissor braces), but the carving of the dais beams is of a type that could suggest a date of between 1170 and 1240, this being the accepted span of tooth ornamentation when found in churches. Dog-tooth appears to have developed from the earlier 'sunk star' decoration, and the earlier forms are more simple, the segments less petal-like.⁽³⁴⁾

The carving at Bottings is certainly more like the earlier forms, as found around the doorway of Climping church (c1180), on the southern clerestory of Steyning church (1170-80), over the vaulted chapel at Aldingbourne (c1200), and, further afield, around the south aisle arches at Hambledon church, Hampshire (c1170-80). There are also the traces of volutes on the northern post, which closely parallel the capitals on the half columnar shafts of the pilaster strips on Sompting church tower, dated to the end of the eleventh century.⁽³⁵⁾

Fig 24: Extract from Annabelle Hughs report

4.12 Assessment of Heritage Value

A Conservation Management Plan informs the design process and should be used to justify a design, which should follow.

Having established the historical development, the next task before the design stage must be to assess the Heritage Value of the existing with '5' at the highest value and '0' the least. A detailed site inspection revealed:

Element	Description	Heritage Value
Externally:		
- north elevation	original form largely intact with original timber frame exposed to aisle.	4
	Modern materials used to reclad Historic framing.	2
	Modern fenestration mis matched and in poor condition.	1
	Modern repairs to roof remove patina.	2
- east elevation	shows historic development and form of property, with original long-range and C16th eastern range.	4
	Modern repairs to roof remove patina.	2
	Structural disrepair of catslide roof.	3
- south elevation	shows historic development of property, However heavily impacted by C20th materials.	3
	Modern fenestrations miss matched and in poor condition.	1
- west elevation	shows historic development and form of property, with original long-range.	4
	C20th fenestration with bay windows and dormer in poor condition.	1
	Modern repairs to roof remove patina.	2
Internally:		
- Ground floor		
Long range (n)	key historic features present, including dais within sitting room, inglenook although concealed behind modern fireplace, stone flooring.	5
Long-range (s)	much modern internal alteration. Some Historic framework visible. Original layout legible.	3
E range	original aisle legible through staircase.	3
- First floor		
Long range (n)	exposed timber framework and tie beams throughout.	5
Long-range (s)	much modern internal alteration. Some Historic framework visible. Original layout legible.	3
E range	modern finishes throughout.	1

5.0 PLANNING HISTORY:

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

Application: Householder Planning
Reference: DC/26/0733
Date: 20 July 2026
Description: Demolition of the existing outbuilding and erection of a replacement outbuilding
Decision: Permitted

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 It is noted that several modern alterations have been previously undertaken at the property without Listed Building Consent, which pre-date the applicant's ownership of the property, this application seeks to rectify the alterations made bearing in mind the significance of the Heritage Asset, and its remaining Historic features.

6.0 PROPOSED ALTERATIONS:

- 6.1 Bottings Farmhouse is a Designated Heritage Asset. The CMP assessment directs that the existing property has undergone many modern alterations and adaptations, with on-site findings revealing the poor quality of some late C20th and C21st works, and structural damage caused from the poor condition of the catslide roof and lack of adequate rainwater goods. The property is host to important design elements which are of Architectural and Historical importance and must be safeguarded for future reading of the property and understanding of vernacular Medieval architecture.
- 6.2 The application seeks Consent for minor alterations to the Grade II Listed dwelling which include amendment to the internal layout to create a first-floor bathroom, replacement of the modern windows, removal of modern partitions to important Historic fabric, and the installation of rainwater goods.

6.3 **Ground floor:**

The proposal includes the removal of modern fireplace surround within inglenook fireplace and the removal of modern partition wall within sitting room. Both alterations restore the original form and legibility of the sitting room and Historic core of the house.

Assessment: Improved Impact on the Heritage Asset.



Fig 25: Modern fire surround within inglenook

Externally, the installation of a French drain to the perimeter of the eastern side of the property is proposed and new patio laid to the front entrance courtyard to provide adequate drainage away from the Historic building which is currently affected by rising damp.

Assessment: Improved Impact on the Heritage Asset.

6.4 **First floor:**

The proposal includes the installation of a shower room at first floor level, and lobby which will provide toilet facilities for bedrooms 1 and 2 at first floor level and a safer means of escape in case of fire for bedroom 3 which at present the occupant must pass through several other rooms to escape.

The removal of modern infill panels to expose the original timber frame within Bedroom 4 which will allow it to be read with the rest of the bay behind the inglenook to the northern end of the range.

Whilst on site with the Conservation Officer, the applicant wishes to discuss the options available for the removal of the modern ceiling over bedroom 4 to expose the roof structure over, and the opportunity to improve the access into bedroom 4.

The proposal also includes the installation of Heritage Conservation rooflights, along with a new dormer window, and replacement of the existing dormer window which is in a poor state of repair.

Assessment: Managed Impact on the Heritage Asset.

6.5 **Roof Repair Works:**

The application seeks Consent to undertake roof repairs to the eastern catslide roof pitch, below the square clay tiles the existing rafters require some repairs due to ongoing leaks. Wherever possible rafters will be treated, retained, and strengthened. The tile roof finish will then be re-laid as existing, retaining the undulations and patina of the roof. Further assessment is required once the roof has been opened up.

Assessment: Urgently required to maintain the Heritage Asset and its Setting.

6.6 **Windows**

Consent is sought for the replacement of the existing C21st modern windows.

The existing windows are of low Heritage value (being of modern construction) and of poor design quality not fitting of a property of Heritage Value. Most of which are casements with modern double glazing.

The proposal is to approach each window individually, taking in to account the style and finish of the elevation on which it sits and proposing a considered and sympathetic replacement. The proposed windows will be timber and use good quality wood to improve the functionality and longevity of the property. The proposal is for a discreet solution to double glazing (heritage double glazing) to remain in keeping and sympathetic to the existing building. The replacements will result in an improvement to the existing elevation

Assessment: Improved Impact on the Heritage Asset.

Historic England considers that the addition of double-glazed units to existing windows may be considered acceptable, including the following:

- *Where a historic window retains no significant glass, has sufficiently deep glazing rebates and is robust enough to accommodate the increased thickness and weight of double-glazed units without significant alteration (for example late Victorian or Edwardian 'one-over-one' sash windows or a simple casement).*
- *Where an existing replacement window of sympathetic design is to be retained and is capable of accommodating double-glazed units.*
- *Steel windows that are able to accommodate slim double-glazed units.*

Historic England says that consideration may be given to the installation of new slim-profile double glazed replacement windows where:

The new windows are of a more sympathetic design and the net impact on significance will neutral or positive.

No incidental to the building fabric will result from the removal of the existing windows

6.7 **Cosmetic Beam Treatment**

The proposal is to redecorate some of the internal black beams creating a natural timber look finish by specialist company 'Back From Black'. The applied finish goes over the top of the existing surface of the beams, resulting in no stripping or blasting. The natural grain of the wood is highlighted so that the character of the beam is enhanced. The process creates a natural looking finish. all materials used are water-based.

1. Arrival: a brief inspection is carried out of the general site area.
2. Beam Inspection: a detailed assessment of their condition and to identify any issues. Following inspection provide guidance on the exact style of finish to be applied.
3. Sampling: either providing pre-finished samples for consideration or carry out sampling in a small test area on actual beams.
4. Treatment Application: fine detail work which highlights the features of the beams and picks out the grain and any carpenters marks etc.
5. Clear down and Final Inspection: all materials cleared from site to enable a full inspection of the beams.

Please refer to supplementary document 'Back From Black Process Guide' included within the application for further information.

7.0 **HERITAGE IMPACT ASSESSMENT:**

- 7.1 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 value of this Heritage Asset is the primarily drawn from the original long-range and the evidence of the dog-tooth carving. Externally there is clear developmental stages of the build, albeit with modern material intervention throughout. The proposal includes repairs to the front elevation to maintain the Heritage Asset and its contribution to the setting for the future and public benefit.

- 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.'*

Internal alterations are proposed which revise previous modern intervention which was harmful to the Heritage Asset. The proposal includes minor internal alterations which retain and respect Historic features. The proposal amounts to less than substantial harm and at the lower end.

- 196 – 'Where a development proposal will lead to less than substantial harm to the significance of the heritage asset, this

Bottings Farmhouse has been a dwelling for many centuries and has undergone alterations, adaptations and configurations to fulfil the changing requirements of the society. This proposal continues the historical development of the dwelling and allows the home to be future proofed for its occupants.

7.2 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 makes no change to the setting of Bottings Farmhouse, but repairs and enhances the existing fabric to maintain the building for the benefit of the building and its setting.

7.3 **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.*

- #### 7.4 North Elevation:



1. Replacement of the modern C21st windows with Heritage double glazed flush casements.
2. Reforming of the sash window openings within the C16th range, to the original proportions.
3. Localised raking out of cementitious render which has eroded the Historic fabric, and replacement in lime render, in particular around the aisle framework and brick infills to the northern end of the long range.
4. Installation of cast aluminium rainwater pipes and gutters.

Assessment: Improved Impact on the Heritage Asset.

7.5 East Elevation:

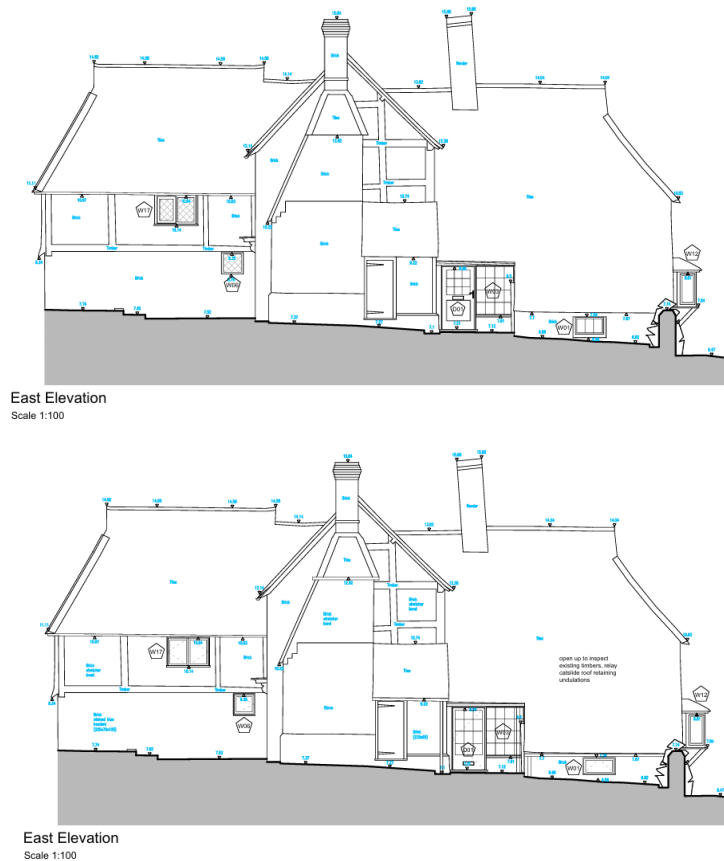


Fig 27: Existing and proposed east elevation

The architectural composition includes:

1. Replacement of the modern C21st windows with Heritage double glazed flush casements. Replacement front door to sit in keeping with the retained fix glazed panel.
2. Relaying the square clay tile roof over the catslide roof, including any required timber repair Works, existing sagging and patina of the roof to be retained.
3. Localised raking out of cementitious render which has eroded the Historic fabric, and replacement in lime render, to the stonework to the chimney on the eastern range. Repairs to loose brickwork infill panel to southern end of long range.
4. Installation of cast aluminium rainwater pipes and gutters.

Assessment: Improved Impact on the Heritage Asset.

7.6 South Elevation:

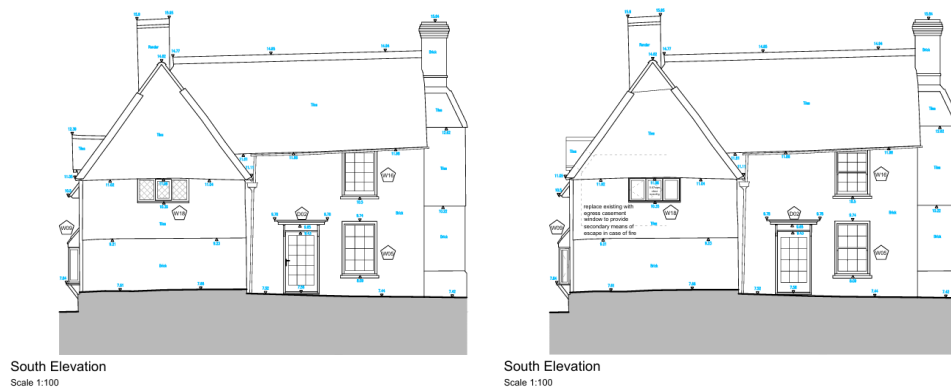


Fig 28: Existing and proposed south elevation

The architectural composition includes:

1. Replacement of the modern C21st windows with Heritage double glazed flush casements and sashes. Replacement of modern door.
2. Localised raking and of cementitious render which has eroded the Historic fabric, and replacement in lime render.
3. Installation of cast aluminium rainwater pipes and gutters.

Assessment: Improved Impact on the Heritage Asset.

7.7 West Elevation:



Fig 29: Existing and proposed west elevation

The architectural composition includes:

1. Replacement of the modern C21st windows with Heritage double glazed flush casements. Replacement doors with stable doors to Kitchen and Utility rooms.
2. Installation of Heritage Conservation rooflights, between the existing rafters to be retained as existing.
3. Installation of dormer window and replacement of existing dormer window, which is in poor condition to match.
4. Localised raking out of cementitious render which has eroded the Historic fabric, and replacement in lime render.
5. Installation of cast aluminium rainwater pipes and gutters.

Assessment: Managed Impact on the Heritage Asset.

8.0 SUPPORTING DOCUMENTATION:

- 8.1 Plans and information submitted in support of the application comprise the following:
- 26042/100: Existing Site Plan and Location Plan
 - 26042/110: Existing Floor Plans
 - 26042/111: Existing Roof Plan
 - 26042/120: Existing Elevations
 - 26042/121: Existing Elevations
 - 26042/200: Proposed Site Plan and Location Plan
 - 26042/210: Proposed Floor Plans
 - 26042/211: Proposed Roof Plan
 - 26042/220: Proposed Elevations
 - 26042/221: Proposed Elevations

9.0 CONCLUSION:

- 9.1 Bottings Farmhouse at its core is a potentially Medieval Hall house, which has evolved over the centuries, adapted to suit the changing needs of the occupiers, with many additions, demolitions, and adaptations of its layout.
- 9.2 Buildings with a Heritage Value are the result of managing the changing needs of the society that they serve. Those that did not, do not survive for current and future generation to appreciate. The original hall house has adapted resulting in its continued use today which provides a canvas for managing the current need for change to improve the functionality of the space.
- 9.3 The overall form of the original long-range and eastern range survives, with the external form intact, although much of this is refinished during the late C20th.
- 9.4 Some extremely important Historical interior features remain intact including the dog tooth dais at ground floor level within the sitting room.
- 9.5 The proposal seeks to make minor alterations, and to undertake repair and rectification Works. The proposed changes result in the improvement of the structure and fabric of the property and improve and maintain the fabric and Heritage Asset. And result in a public benefit in maintaining the value of this building for future generations.
- 9.6 The proposal seeks to create solutions which respect the historic fabric of the building, improve the legibility of its development and its historic features, and enhance its use and functionality as a C21st home.