Heritage Statement in support of planning application number DC/25/0539

Mareland Cottage, Broadwater Lane, Copsale, Horsham, West Sussex, RH13 6QW

Proposed changes:

1 Side extension

History

The RH13 6QW area in Horsham, Sussex is located within the South Downs National Park. Specifically, it falls within the Horsham Town Centre Conservation Area.

It has been previously described how it came to be that Horsham's arrival on the map and its continued success over centuries has depended on two activities: marketing and administration. Both those activities have been particularly successful because of Horsham's geography; that is where it is in relation to the coast, to a river, to the Weald and to London. The name of Horsham may have derived from Horsa Ham – a settlement where horses were kept but may also equally derive from the name of the Anglo-Saxon chieftain who owned land in the area.
Archaeological evidence suggests that the fertile coastal planes of what was to become Sussex were the first to be settled. The land of the weald was then used for seasonal grazing. As the population grew and the forests of the weald were cleared, clusters of dwellings grew at river crossings and meetings of trackways.

Horsham grew from its position at a crossing of the Arun. The church grew close to the crossing and drew its congregation from scattered farmsteads which slowly expanded to form the market and administration centre which was to become Horsham.
Despite the provision of natural resources in terms of timber and iron ore, the Sussex clay made travel within the winter months particularly difficult. The road network was improved with the turnpiking of Worthing Road in 1764, attracting new people to live and work in Horsham. The influx of wealth during this period is notable through the concentration of Georgian architectural features and styles. By 1770 an avenue of lime trees had been planted in Causeway and several grand buildings erected, one of which is within the Conservation Area - Manor House, Causeway (1704).

In the 1830s and 40s a new town was laid out beyond East Street. In 1848 the railway station was built in North Street and as the railway line was extended over the next 20 years Horsham became a centre for rail communications. The town grew which strengthened its commercial function, but it was not a location for industrial growth. New building materials and techniques were introduced, but, although several fine late Victorian buildings and the bandstand were constructed, many of the timber framed and Georgian buildings were retained, albeit with new facades, and the siting of new buildings maintained the medieval layout of the town centre. The Conservation Area is situated in the southern part of the town and includes part of the primary shopping frontage. The area includes St Mary's Church, the traditional core of Causeway and Carfax. The River Arun flows to the south of the Conservation Area, whilst the A281 skirts the Conservation Area to the north. The Conservation Area encompasses the medieval part of the town, including the historic trackway which now forms West Street.

Horsham Conservation Area.

Much of central Horsham and surrounding district is designated a Conservation Area.

The Horsham Town Conservation Area was designated by Horsham District Council in 1974 and was further reviewed in 2001.

The Property:-
Marelands Cottage, Broadwater Lane, Copsale, Horsham West Sussex, RH13 6QW

This property is a 3- bedroom detached property.
In detail: - The property consists of 3 bedrooms, 2 bathroom, 2 reception rooms.

Original build date not known.

Although Marelands Cottage is not itself a listed building, it is recognised that it sits within the Horsham Conservation area.

Overriding goal of the proposed works

Preserve the character of the property while enhancing its fitness for purpose in the 21st century by increasing the living space for the occupants.

Preserve the character of Marelands Cottage in Broadwater Lane, both the property and Broadwater Lane generally, and the district of Horsham.

The proposed changes to the existing property are a side extension and will not be visible from the main road. In addition to this, the property generally is not visible from Broadwater Lane.

We understand and take seriously into consideration the importance of maintaining both the character and appearance of the existing building and its surroundings.

Use traditional or matching materials wherever possible.

Achieve this by:

Enhancing the usefulness of this building by not adding a frivolous addition but as stated above, improving the living environment for the family, and conserving and reducing energy costs.

Heritage statement submitted on behalf of the applicant, Charles Carvosso by Keenan Project Design Ltd.

Date:- 07/05/2025