

18th June 2026

Design & Access Statement

The Oast House_Billingshurst Road_Ashington_RH20 3AZ

1. Introduction

- 1.1 This Design & Access Statement forms part of the householder planning application submitted to Horsham District Council for the proposed works at The Oast House, Billingshurst Road, Ashington, RH20 3AZ.

2. Site Context

- 2.1 The site sits within the curtilage of The Oast House, a Grade II listed building sited to the north of Ashington village on Billingshurst Road.
- 2.2 The site is governed by Horsham District Council.

3. Amount of Development

- 3.1 The proposed site including access covers an approximate area of 0.09 Hectares (915m²), whilst the total title boundary is circa 1.99 Hectares.
- 3.2 The existing potting shed had a footprint of approximately 59m².
- 3.3 The proposal does not seek to alter the existing building footprint.

4. Layout

- 4.1 No changes to the external layout are proposed.
- 4.2 No changes to the layout of existing doors or fenestration are proposed from the existing building prior to its collapse.

5. Design

- 5.1 The design of the proposed works looks to closely emulate the building that stood before collapse, ensuring a minimal impact on the setting and Listed Main House . All proposals are sympathetic and complimentary to the context, with the view of reconstructing the potting shed on a 'like-for-like basis with the use of building materials which match the existing, whilst ensuring current building standards are met.
- 5.2 The proposal looks to create a sympathetic and complimentary outbuilding that closely represents what stood previously. The extent of the building will remain as previous, whilst the materiality of the proposal with matching clay brickwork, clay roof tiles and complementary timber doors and windows all reflect the original design aesthetic.

6. Scale

- 6.1 The existing outbuilding has a footprint of approximately 59m².
- 6.2 The proposals maintain the existing building footprint.
- 6.3. The scale looks to match the previously existing, with record information and site surveys used to accurately inform the scale and mass of the building.

7. Appearance

- 7.1 The proposed appearance looks to replicate the original building as closely as possible by using matching clay brickwork, clay roof tiles and complementary timber doors and windows. The intention is to replace the building in a manner that accords with the heritage setting.

8. Access

- 8.1 External access to the property to the property is unaltered.