

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 28 March 2025 17:11:31 UTC+01:00
To: "Hamish Evans" <Hamish.Evans@midsussex.gov.uk>
Subject: DM/25/0248 Stable Cottage, Lindfield Road, Ardingly

Hi Hamish

Comments on the above application.

The site, Stable Cottage, is a curtilage listed building located towards the south eastern rural edge of Ardingly village. The building is attached at its northern end to Upper Lodge, which is a Grade II listed former farmhouse dating from the early 16th century (according to the list description). Upperlodge Farm is recorded in the West Sussex Historic Farmstead and Landscape Character assessment as a historic farmstead of the medieval period. Apart from the former stables building, which appears from historical map regression to date from the 19th century or earlier, and forms the eastern side of a former farm yard of buildings to this side of the house, there is also another surviving ancillary building to the north western corner of the former farm yard, and a small barn just outside the yard adjacent to this. What appears to be a former cartshed dating from the late 19th century is located to the south of the former farmyard, orientated parallel to its southern side. Map regression suggests that for a period during the later part of the 19th/early 20th century a single roof may have been constructed over the entirety of the yard, but it does appear that the earlier buildings were retained as part of this structure and revealed again on its removal. These former farm buildings would be regarded as curtilage listed or as NDHAS- as above, Stable Cottage is considered curtilage listed.

Based on the limited information in front of us, Upper Lodge is likely to be considered to possess architectural interest based on its construction and craftsmanship, historical illustrative value as a good example of a rural Sussex farmhouse of its period, and aesthetic value based in part on the use of vernacular materials viewed within the landscape from which they were drawn. It also possesses group value with the surviving historic farm buildings within its setting, including Stable Cottage.

The former farm buildings to the west of the house, including Stable Cottage, would possess similar values as examples of agricultural buildings of their type and period. These buildings, including Stable Cottage, also possess group value with each other and with Upper Lodge, and contribute positively to the setting of the listed building.

In addition to the former farm buildings, the surviving rural character of the setting of Upper Lodge also contributes positively to its special interest and the manner in which this is appreciated, in particular those parts of that interest which are drawn from its historical illustrative and aesthetic values.

There is a public right of way running south from Lindfield Road along the eastern side of the former farmstead and into the countryside beyond.

The current proposal, which follows on from pre-application advice, is for alterations and extensions to Stable Cottage including a porch addition to its southern end, and extensions to its northern end comprising a flat roofed addition to the western elevation of the building which,

with internal alterations, would provide a bedroom, and a linked pavilion set against the northern wall of the former farmyard and attached to this flat roofed addition by a glazed link. To consider these works in turn:

- The proposed porch addition is relatively modest in scale and is sympathetic in design to the building and its context. This aspect of the proposal is not considered contentious, subject to detail.
- The proposed flat roofed addition to the western elevation of the northern end of the building, which did not form part of the pre-app scheme, is however considered unacceptable. This extension because of its flat roofed form is unsympathetic to the established hipped/barn hipped roof profile of the building- a similar issue was discussed during pre-application stage with respect to the design of the attached pavilion, which was originally also shown as flat roofed. Subject to confirmation by an appropriately detailed targeted historic building assessment, which does not form part of the current heritage statement, it would appear that this northern end of the existing building was constructed around the mid 20th century. As such, this aspect of the proposal is unlikely to be considered to adversely affect historic fabric. It may be, on this basis, that a more appropriate alternative scheme would be to slightly bring forward the entire building line of this part of the eastern elevation of the building under a matching barn hip, with materials and fenestration as existing. Alternatively, internal replanning of this northern part of the building may be required.
- The proposed glazed link is shown as lightweight and visually recessive. Subject to detail, including of materials, this aspect of the proposal is considered acceptable.
- The form of the pavilion annexe has been amended following on from pre-application advice to show a hipped roof form and a design generally reminiscent of a cart lodge conversion. This is considered acceptable in the context of the history of the site, however I do have some concerns regarding the detailing and specifically the fenestration to either end of the building, which is shown as large square casements. Given the traditional, 'agricultural' aesthetic of the annexe these look out of place, being inappropriately contemporary and domestic in character. I would recommend smaller, side hung casement windows with a vertical emphasis are substituted for the windows as shown.

In summary, although the scheme has moved on positively in some respects from the pre-application proposal there remain significant aspects of concern which require amendment to ensure that the special interest of the curtilage listed building and the setting of the adjacent former farmhouse are preserved, in accordance with the requirements of DP34. Further information is also required to support the proposed alterations to the northern end of the existing building.

Thanks,

Emily

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Submit your planning application online.
<http://www.planningportal.gov.uk>

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