

Combined Design & Access and Heritage Statement

***Erection of Oak framed rear and side Extension at Chatesgrove, Cross Colwood
Lane, Bolney, RH17 5RY***

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INTRODUCTION

This combined Design, Access and Heritage Statement has been prepared by Julius Bahn in support of a Householder and Listed Building Consent Application at Chatesgrove, Cross Colwood Lane, Bolney. The proposal seeks permission for an oak framed extension to the rear and side of the dwelling providing enhanced family living accommodation while respecting and preserving the historic and architectural significance of the property.

Julius Bahn's design philosophy combines traditional mortise-and-tenon pegged carpentry with modern precision manufacturing, ensuring that each structure delivers authenticity, longevity, and refined architectural quality. The proposal at Chatesgrove continues this approach: a hand-crafted oak frame set on a sympathetic plinth, detailed to read as a lightweight, subservient addition that complements the form and materials of the host building.

The Statement sets out the design rationale, planning policy context, and heritage assessment underpinning the proposal. It demonstrates how the scheme responds positively to the site's character, delivers a high standard of design consistent with Mid Sussex District Plan Policies DP26 (Design) and DP34 (Heritage Assets), and accords with the objectives of the National Planning Policy Framework (202) for achieving well-designed places and conserving the historic environment.

THE PROPOSAL

The application seeks permission for the erection of an oak-framed extension to the rear and side of Chatesgrove, forming a coherent and sympathetic addition to the existing dwelling. The development comprises two distinct but integrated elements designed to provide enhanced family living accommodation while remaining subservient to the form and character of the host building.

Along the north-east facing side elevation, a single-storey glazed extension is proposed measuring approximately 13.5 metres in length, 5.9 metres in width and rising to 5.6 metres at the ridge. The design follows the full depth of the side elevation, providing an elegant, traditionally detailed oak-framed structure that complements the proportions of the existing dwelling.

Across the north-west facing rear elevation, a single-storey flat-roofed orangery is proposed, measuring approximately 9.5 metres in width, 5.3 metres in depth, and 2.7 metres in overall height. A central glazed roof lantern will provide natural daylight throughout the internal space, while the surrounding parapet and restrained detailing ensure a lightweight, subservient form.

Both elements will feature a brick and render plinth to match the existing dwelling, with a tiled roof, exposed oak frame, and slim-profile glazing, ensuring architectural coherence and visual continuity between new and old. The proposal has been designed as a high quality, hand-crafted extension that respects the original building's scale, materials, and character, while delivering functional, family-oriented living accommodation appropriate to its rural setting.

HERITAGE STATEMENT

INTRODUCTION

This section of the Statement assesses the proposal in the context of the relevant national and local heritage policy framework and evaluates the significance and setting of the heritage asset. It considers how the proposed works would affect the significance, both in physical and visual terms, drawing upon the principles established within Section 16 of the National Planning Policy Framework (NPPF, 2024) and Policy DP34 of the Mid Sussex District Plan. The assessment addresses each of the key components- national policy, local policy, heritage significance, setting and impact-to demonstrate that the proposal preserves and enhances the special architectural and historic interest of the property and its wider context.

NATIONAL POLICY

NATIONAL PLANNING POLICY FRAMEWORK (NPPF, 2024)

Section 16 of the NPPF provides detailed guidance on conserving and enhancing the historic environment. It recognises that heritage assets-ranging from listed buildings to conservation areas and historic landscapes-are irreplaceable resources that should be conserved for the benefit of future generations. Paragraphs 202-203 emphasise that plans and decisions should support the viable use, maintenance, and enhancement of heritage assets while addressing risks such as neglect or decay.

Paragraphs 207-210 require applications to describe the significance of heritage assets, including their setting, and oblige local authorities to ensure that their conservation contributes to local distinctiveness and economic vitality. Paragraphs 212-213 state that development proposals should respect that significance, with substantial harm or total loss only permitted in exceptional circumstances where justified by clear public benefits. Under paragraphs 214-215, even where harm is less than substantial, decision-makers must weigh that harm against the public benefits of the proposal.

Paragraphs 218-219 encourage recording and public dissemination of information where heritage assets are affected, while paragraph 221 addresses enabling development, allowing it only where the benefits to heritage conservation outweigh policy conflicts. The NPPF defines a *heritage asset* as any building, monument, site, place, area or landscape identified as having significance heritage considerations in planning decisions-valued for its architectural, historic, archaeological or cultural interest, and for the contribution it makes to local character and distinctiveness.

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

The NPPG supplements the NPPF by providing detailed guidance on assessing development proposals affecting heritage assets. It stresses that significance derives not just from physical form, but also from the host setting. Consequently, any harm or loss must be clearly justified. The degree of harm, be that

substantial or less than substantial, determines how the corresponding NPPF policies are applied. The guidance further states that any harm to designated assets must be weighed against demonstrable public benefits, which may include economic, social, or environment gains.

The NPPG also introduces the principle of optimum viable use, recognising that the most appropriate and sustainable use of a heritage asset is one that sustains and enhances the significance and secures its long-term conservation. Not all elements of a conservation area necessarily contribute equally to its value, and proposals that help reveal or better reflect that significance should be supported.

LOCAL PLANNING POLICY

MID SUSSEX DISTRICT PLAN (ADOPTED 2021)

The proposal has been assessed against the relevant policies of the Mid Sussex District Plan (2014-2031), which provides the strategic planning framework for the district. The policies most pertinent to this application are DP26: Design and DP34: Listed Buildings and Other Heritage Assets, supported by the objectives of the NPPF (2024) and the Mid Sussex Design Guide SPD.

Policy DP26 requires all development to reflect the character and appearance of its surroundings, to be well designed, and to reinforce local distinctiveness. New development must demonstrate a clear understanding of the site and its context, respect the scale, form and materials of existing buildings, and contribute positively to the local townscape and landscape. The policy encourages high-quality, sustainable design that complements and enhances the existing built environment.

Policy DP34 seeks to conserve and enhance the special architectural and historic interest of designated and non-designated heritage assets. Development should protect listed buildings and their settings from harm, preserve the contribution they make to local character, and ensure that any alterations or extensions are sympathetic in scale, materials, and detailing. Where less than substantial harm arises, this must be weighed against the public benefits of the proposal, in accordance with national policy.

Supporting guidance within the Mid Sussex Design Guide SPD (2022) emphasises that contemporary additions to traditional buildings should be subservient in form, proportion and detailing, and use high-quality materials that complement the host structure. The SPD also encourages clear distinctions between new and old fabric, allowing the historic building to remain legible and dominant within its setting.

Collectively, these local policies require proposals to demonstrate that design quality, scale and detailing are informed by the site's context and their heritage significance is preserved or enhanced. The proposed oak-framed extension accords with these principles by maintaining subservient proportions, utilising a traditional material palette, and minimising physical and visual impact on the host building and its setting.

LISTED BUILDING DESCRIPTION

Chatesgrove is a Grade II listed building, first designated on the 28th of October 1957 for its special architectural and historic interest. The property is an early-seventeenth-century L-shaped timber-framed house with plaster infill panels beneath a Horsham stone slab roof. Both the north and south elevations feature projecting gables with oversailing bressummers, decorative bargeboards and pendants, with the northern gable dated 1622. A substantial stone chimney breast occupies the internal angle of the L-plan, and traditional casement windows punctuate the elevations, contributing to its vernacular Sussex character.

Internally, the building retains much of its historic structure and detailing, including stone fireplaces with oak lintels, exposed timbers, and the legible plan form of an early-seventeenth-century farmhouse. A later twentieth-century addition exists to the west, but the building's essential form, materials and craftsmanship remain highly intact, providing clear evidence of its age, evolution, and architectural significance within the parish of Bolney, Mid Sussex.

SIGNIFICANCE OF HERITAGE ASSETS (POLICY CONTEXT)

National policy defines significance of a heritage asset as the *“value of a place to this and future generations because of its heritage interest”*. (NPPF, Annex 2). This significance can range from various different factors, including architectural or artistic interest, historic interest, archaeological interest and communal or social interest. When evaluating significance, both the physical fabric of the asset, as well as its setting should be considered as each of these contribute in differing ways as to how the asset is experienced and understood.

The NPPF and NPPG stress that understanding significance is the foundation for informed decision-making. Any proposals that affect a heritage asset must be supported by an assessment of its appropriateness. This assessment must be proportionate to the significance of the asset. Development should aim to sustain and if possible, enhance significance and ensure that any harm-be it physical, visual or contextual-is clearly justified and minimised. This approach underpin the principle of *“conservation through understanding”*, which seeks to balance sympathetic change with the ongoing use and viable management of historic buildings.

SIGNIFICANCE OF THE HOST BUILDING

Chatesgrove derives its architectural and historic significance from its origins as an early-seventeenth-century timber-framed farmhouse, dated 1622. The building is a particularly good surviving example of vernacular domestic architecture from this period in Mid Sussex, retaining its L-shaped plan form, exposed timber frame with plaster infill, and Horsham stone roof. The characteristic oversailing gables, bargeboards, and pendants are hallmarks of the region's carpentry tradition, illustrating the craftsmanship and construction methods of the early post-medieval period. Together, these features

contribute to the property's architectural distinction and to its value as a representative example of the area's rural building heritage.

Historically, the building embodies the evolution of local domestic architecture, reflecting both the prosperity of early-seventeenth-century Sussex farmsteads and the gradual adaptation of such dwellings over time. Later twentieth-century alterations to the western range are clearly distinguishable and, while of limited architectural merit, demonstrate the continued occupation and functional development of the house. The core structure, however, remains remarkably intact, retaining original fireplaces, oak lintels, and exposed beams, which collectively preserve the building's evidential value and authenticity.

The property's setting also contributes to its significance. Chatesgrove sits within a generous garden plot along Cross Colwood Lane, in a semi-rural location characterised by mature vegetation and traditional boundary treatments. Its sense of enclosure and separation from the public realm reinforce the building's domestic and historic character, allowing it to be appreciated primarily as a private dwelling of early-seventeenth-century origin, rather than as part of the wider streetscape. This secluded setting, combined with the building's legibility and material integrity, underpins its contribution to local distinctiveness and to the evidential narrative of Bolney's rural development.

IMPACT ON SIGNIFICANCE

The proposed development has been produced with a clear understanding of Chatesgrove's special architectural and historic interest and is designed to preserve the building's significance while providing much needed family space. Unlike the previously approved schemes of 2018 and 2020, which would have required extensive roof alterations and loss of original building fabric, the current proposal represents a light-touch and reversible form of intervention. The single-storey oak-framed extension is self-supporting and connects to the existing dwelling at ground-floor level through a modest, clearly defined link. This ensures that the load on the 1620's structure is minimal, with no interference to the roof form, principals walls, or internal historic layout.

Where the extension meets the original building, this has been handled discreetly through a flat-roofed connection section, creating a subservient junction between old and new. The proposed opening to the historic fabric-a set of French doors from the existing dining room-constitutes the only direct alteration and will not remain permanently open, thereby retaining the spatial integrity of the 1620s plan form. All other connections are made to the later 1920s parts of the dwelling, which are of limited historic value. As such, the proposal focusses any physical change on less sensitive fabric, ensuring the preservation of the principal historic structure and the continued legibility of the building's chronological development.

Visually, the design also enhances the way the listed building is experienced. The extension's form is clearly distinct yet complementary, adopting roof pitches that reflect those of the host building while using extensive glazing to reduce perceived mass and introduce natural light. The materials-oak frame, tiled roof, and brick/render-harmonise with the existing palette, reinforcing local craftsmanship

traditions. The extension sits within a sunken and secluded garden position, invisible from public viewpoints and without adverse effect on the setting of the listed building. Consequently, the proposal achieves the preservation of significance required Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and accords with paragraphs 207-215 of the NPPF, delivering a sensitive, high-quality addition that sustains and enhances the special architectural and historic interest of Chatesgrove.

SUMMARY OF 2018 PLANNING APPROVAL (DM/18/3238)

Mid Sussex District Council granted planning permission and listed building consent on 3rd October 2018 for a part one-storey and part two-storey extension to the existing house, together with internal and external alterations, a new cellar to the north, dormer window to the east elevation, demolition of an existing garden store and construction of a single-storey guest lodge (ancillary to the dwelling). Additional works included landscaping, a sunken seating area, and a re-configured entrance with replacement gates.

The approved extensions were located mainly on the 20th century wing, considered less sensitive than that of the seventeenth-century core. The side extension measured approximately 9.55m deep, 2.4m wide, with an eaves height of 2.1m and ridge 7.4m beneath a catslide roof. A two-storey hipped rear element measuring 3.5m x 1.3m with an eaves height of 4.5m and a ridge of 6.6m. The detached guest lodge was 7.6m x 9.1m, eaves of 2.4m, ridge 4.3m. The Council's Conservation Officer concluded that these works were acceptable in scale, form and bulk, remaining subordinate to the 17th-century range and confined largely to areas of modern fabric.

The decision found that the proposal preserved the listed building's special architectural and historic interest and complied with Policy DP34 of the Mid Sussex District Plan, Policy BOLD1 of the Bolney Neighbourhood Plan and relevant NPPF heritage paragraphs. Conditions required approval of materials- particularly Horsham stone roofing provenance- and protection of existing timbers, along with cast-iron rainwater goods and detailed landscaping materials. The Council concluded that the scheme caused no harm to the building's significance or setting and represented a sympathetic and policy-compliant enhancement to the property.

SUMMARY OF 2020 PLANNING APPROVAL (DM/203145)

Mid Sussex District Council granted planning permission and listed building consent on 3rd November 2020 for internal and external alterations to Chatesgrove, together with the demolition of an existing garden store and its replacement with a single-storey guest lodge, erection of a pool house, and landscaping and access improvements including new brick piers and sliding oak gates. The proposals consolidated the earlier 2018 approvals (DM/18/3238 and DM/18/1345) into a single, simplified scheme.

The approved plans removed the previously consented two-storey and single-storey extensions to the main house in favour of internal reconfiguration, retaining existing walls wherever possible. External changes were limited to minor fenestration adjustments-an additional kitchen window, French doors to the rear terrace, and the blocking of non-historic openings.

The works affected mainly the twentieth-century fabric and were “not considered contentious”, ensuring that the special architectural and historic interest of the property would be preserved.

COMPARISONS WITH PREVIOUS APPROVALS (2018/2020)

Two earlier consents were granted at Chatesgrove as were outlined above. Both were considered acceptable by Mid Sussex District Council, demonstrating the principle of extending and adapting the property had already been established. The 2018 scheme involved a substantial combination of one-and-two storey extensions, as well as a multitude of other works. The 2020 scheme aimed to simplify these works. Despite being consented, neither was implemented due to the complex and invasive structural works required to integrate the new extensions into the existing roof and timber frame.

The current proposal takes a different and more conservation-minded approach. Rather than large-scale alteration to the historic roof structure or creation of a new-storey addition, the design introduces a self-supporting oak-framed extension that connects to the house in a limited and reversible way. The new form sits wholly at ground-floor level, avoiding any disturbance to the 1620s roof structure, and carries its own structural load through an independent oak frame and valley-gutter junction. In doing so, it eliminates the need for the extensive removal of original fabric that rendered the earlier consents impractical and potentially harmful to significance.

Whereas the 2018 scheme sought to increase accommodation partly through vertical expansion, the current proposal instead focuses on horizontal continuity, providing a single-storey side extension and a linked orangery to the rear. The overall height of 5.6m is materially lower than the 7.4m height of the previously approved catslide, ensuring a less dominant and more subservient appearance. The single-storey orangery, at only 2.7m further reduces the visual weight of the new addition. Together, these elements achieve a flatter, more recessive massing profile, consistent with the NPPF principle of minimising impact on historic fabric through proportion and hierarchy.

In terms of architectural language, the proposal adopts a lighter and more transparent aesthetic. The glazed gables and oak frame introduce delicacy and permeability in contrast to the more enclosed brick-and-tile construction of 2018. These design choices respect the craftsmanship of the host building while allowing the extension to be clearly distinguishable yet harmonious, consistent with the Mid Sussex Design Guide’s guidance on contemporary additions to historic buildings. The flat-roof link acts as a deliberate visual break, ensuring the new and old remain legible and the 1620s range retains visual primacy.

The heritage impact is also demonstrably lower. The only direct alteration to the listed fabric is the creation of a single French-door opening from the existing dining room, a reversible change affecting a non-structural section of wall. All other interventions occur within the later twentieth-century addition, already identified by the Council as less sensitive. By contrast, the 2018 design required major tie-ins to the historic roof and chimney, while the 2020 scheme-though lighter in scope-did little to improve the building's functionality for modern family life. The new scheme therefore represents a balanced synthesis of practicality and conservation, offering meaningful living space without the level of intervention previously contemplated.

Finally, the siting and landscape relationship of the proposal is inherently sympathetic. The extension is set within a sunken garden approximately 1m below surrounding ground level, shielded from all public viewpoints and neighbouring properties. This ensures the development remains visually recessive and causes no harm to the setting of the listed building. When considered against the 2018 and 2020 permissions, the current proposal demonstrably achieves a net reduction in visual, physical, and structural impact, while delivering the modern accommodation necessary for long-term viable use. It therefore represents a refinement and enhancement of the established principle of development at Chatesgrove and accords fully with Policies DP26 and DP34 of the Mid Sussex District Plan and paragraphs 207-215 of the NPPF.

APPEARANCE

The proposed development adopts a traditional oak-framed construction with a brick and render plinth to match the existing dwelling, ensuring a seamless visual relationship between old and new. The side extension, which runs approximately 13.5 metres along the north-east elevation and measures 5.9 metres in width with a ridge height of 5.6 metres, has been designed to follow the proportions, roof pitches, and material rhythm of the host building. The oak is expressed externally beneath a tiled roof, reflecting the craftsmanship and vernacular character of the original 1620s structure while clearly reading as a later, subservient addition. Detailing such as slim-profile glazing, traditional joinery, and cast-iron rainwater goods have been specified to maintain consistency with the existing architectural language and the requirements of the building's listed status.

Across the north-west facing rear elevation, the single-storey orangery is deliberately lightweight and contemporary in tone, complementing the more traditional side element. Measuring 9.5 metres in width, 5.3 metres in depth, and 2.7 metres in overall height, it features a flat roof with a central glazed lantern that introduces natural light deep into the floor plan. The orangery's oak structure, slim glazing bars and modest height ensures a subservient relationship with the host building, while the detailing creates a visually grounded, well-proportioned form. The combination of high-quality natural materials, refined detailing, and modest scale ensures that the extensions integrate harmoniously with Chatesgrove's established character, enhancing the building's appearance without compromising the historic fabric.

SCALE AND AMOUNT

The proposed extensions have been designed to achieve a measured and proportionate addition to Chatesgrove, providing the level of accommodation required by the applicants while respecting the established scale and hierarchy of the listed building. The overall combined footprint of approximately 130m² represents a modest addition when viewed against the substantial plot and the scale of the existing dwelling. The side extension, at 13.5 metres in length, replaces the earlier two-storey concept approved in 2018 with a single-storey form of reduced height and visual weight. Its ridge height of 5.6 metres sits comfortably below the main roofline, ensuring the new structure reads as clearly secondary in massing and character.

The rear orangery adds a further 51m² of floor area but is confined to a single storey with an overall height of just 2.7 metres to the parapet. This low profile, combined with the sunken garden setting, ensures that the extension does not challenge the prominence or legibility of the 1620s range. Collectively, the extensions have been designed to maintain subservience through both form and proportion, ensuring the historic building remains the dominant element in all views. The proposed scale therefore strikes an appropriate balance between meeting genuine living needs and conserving the architectural and historic interest of the listed property, fully consistent with Policies DP26 and DP34 of the Mid Sussex District Plan.

LANDSCAPING

The proposal will have no adverse impact on the existing landscape character or setting of Chatesgrove. The extensions are positioned within the established domestic garden, occupying a naturally sunken area approximately one metre below surrounding ground level, and will not require the removal of any significant trees or boundary vegetation. Existing planting and boundary treatments will be retained, ensuring continuity of the site's mature, enclosed appearance. The new structures integrate naturally with the garden layout and topography, preserving the site's rural character and maintaining the secluded and private setting that contributes to the listed building's significance.

SUSTAINABLE DEVELOPMENT

The proposal has been designed in accordance with the principles of sustainable construction and long-term environmental performance. The use of renewable natural materials, particularly the oak frame, provides a highly durable and low-carbon structure with a design life extending well beyond standard construction. All oak components are sourced from sustainably managed forests, and the timber is naturally renewable, recyclable, and carbon-sequestering. High-performance glazing, enhanced insulation, and air-tight detailing will improve the thermal efficiency of the dwelling, reducing energy demand while maintaining the building's breathability and heritage character. The new extensions have been orientated to maximise natural daylight and passive solar gain, further lowering reliance on artificial lighting. Collectively, these measures ensure that the development represents a sensitive and

sustainable form of enhancement, consistent with the environmental objectives of the NPPF (2024) and Policy DP26 of the Mid Sussex District Plan.

CONCLUSION

The proposed oak-framed extensions at Chatesgrove, Cross Colwood Lane, Bolney have been developed through a clear understanding of the site, the building's historic fabric, and the requirements of relevant national and local planning policy. The scheme represents a refined and conservation-led evolution of the previously approved 2018 and 2020 proposals, delivering essential family accommodation while significantly reducing structural intervention to the seventeenth-century core. The extensions are modest in height, subservient in form, and positioned discreetly within the existing garden setting, ensuring that the listed building remains the dominant architectural element.

The design combines traditional craftsmanship with contemporary performance standards, using renewable materials such as oak, brick, render, and clay tiles to achieve a visually coherent and environmentally responsible form of development. The proposal avoids harm to the significance or setting of the listed building, introduces no public visibility or landscape intrusion, and preserves the legibility of the property's historic plan form. By focusing all physical change on the later twentieth-century fabric and maintaining clear separation from the 1620s structure, the scheme achieves the balanced approach to conservation and adaptation required by Policy DP34 of the Mid Sussex District Plan and Section 16 of the NPPF (2024).

Accordingly, the proposal is considered to represent a sensitive, well-proportioned, and policy-compliant enhancement to Chatesgrove. It delivers tangible social and environmental benefits through improved living accommodation, sustainable construction, and the continued viable use of a designated heritage asset. The development therefore satisfies the statutory duty under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is fully consistent with the overarching objectives of national and local planning policy for the conservation of the historic environment.

