

VALE GARDEN HOUSES

HERITAGE, DESIGN AND ACCESS STATEMENT

PROJECT: Bridgers Farmhouse, Langton Lane, Hurstpierpoint, Hassocks, West Sussex BN6 9HA
- Addition of a bespoke timber orangery to rear elevation -

DATE: August 2025

AUTHORITY: Mid Sussex District Council

1.0 INTRODUCTION

Bridgers Farmhouse is a detached Grade II listed dwelling situated on the eastern side of Langton Lane, to the north-west of Hurstpierpoint and east of Sayers Common, within a rural countryside setting. The property occupies a modest domestic curtilage containing a garage and outbuildings, with further land extending eastwards under the same ownership to approx. 8.76 acres. The property's principal elevation faces west toward Langton Lane, and vehicular access is gained via a relatively recent entrance to the north of the house, along with the garage, approved under applications DM/21/0218 and DM/21/0219. The site does not lie within a designated Conservation Area, Area of Outstanding Natural Beauty, or National Park.

This Heritage, Design and Access statement has been prepared by Vale Garden Houses Ltd (VGH) on behalf of our client, the Applicant, to accompany the submission of a householder planning application and listed building consent for a bespoke orangery to the rear of Bridgers Farmhouse. It has been compiled to establish the historic origins and architectural development of the property, in order to inform plans for this minor domestic development to the building, ensuring that the works are sympathetic to the historic structure.

In 2021, Listed Building Consent and planning permission were granted for a broader scheme of works to the property, including the construction of a rear orangery (Refs: DM/21/0218 and DM/21/0219). These applications represented resubmissions of earlier approved schemes granted under DM/17/3734 and DM/17/3736.

The current application seeks consent for minor design refinements to the previously approved rear orangery only, as illustrated on the accompanying drawings. The proposed amendments have been carefully developed to remain wholly within the scope and intent of the extant consent and have been designed to maintain the special architectural and historic interest of the listed building.

This statement supports minor amendments to the extant approval, outlining how the revised design remains respectful of the listed building. The proposals are consistent with the principles of the original consent and continue to accord with relevant planning and heritage policy, justifying the grant of consent for the updated scheme.

This statement should be read in conjunction with the plans and supporting documents accompanying this planning and listed application.

2.0 BUILDING HISTORY

Bridgers Farmhouse is part of a cluster of listed buildings along Langton Lane, including Bridgers Cottage, Goldbridge House, Knowles Tooth, and Cobbs Mill (grade II*), contributing to the area's historic character.

Bridgers Farmhouse showcases a mid-19th century exterior constructed using knapped flint with red brick dressings and quoining, topped by a red brick stringcourse and slate tiled roof – decorative bargeboards and striking chimney stacks are also notable features. As a mid-Victorian farmhouse reflective of vernacular craftsmanship, it retains architectural details significant in representing rural Sussex domestic building traditions of its time.

A conservatory was added to the property in 2007, designed and manufactured by Vale Garden Houses, the Agent responsible for this submission, and a specialist in high-quality, traditionally styled glazed structures.

Bridgers Farmhouse was added to Historic England's statutory list as a Grade II listed building 1983; this grade is the most common grade of listing and covers over 90% of the listed building stock in England. Historic England's list entry record is as follows:

HURSTPIERPOINT LANGTON LANE Bridgers Farmhouse

II

2. Mid C19. Two storeys. Two windows. Faced with knapped flints with dressings, Quoin; and stringcourse of red brick. Two gables with scalloped bargeboard. Tiled roof. Casement windows. Two bays on ground moor. Doorway between with gabled hood. One chimney breast on south wall and 2 on north wall, each with 3 red brick shafts.

3.0 THE SIGNIFICANCE OF THE BUILDING



Fig. 1 - Bridgers Farmhouse principal elevation.



Bridgers Farmhouse is a mid-19th century rural dwellinghouse of architectural and historic interest—well-preserved in flint and brick form with characterful detailing. Located in a typical rural lane with other listed buildings, it is protected under statutory listing and subject to planning controls ensuring any change remains sympathetic to its heritage.

The importance of Bridgers Farmhouse can be found in its historic value through previous residents of the building and their connection with the village and the wider area. The building itself has value in its architecture and age.

The Ordnance Survey commenced systematic mapping of the country on a county-by-county basis in the early 19th century. Bridgers Farmhouse appears on the c.1879 edition of the area (*Fig. 2*), although at that time it is identified as ‘Goldbridge House’.

Subsequent Ordnance Survey maps dated c.1897 and c.1963 (*Figs. 3 & 4*) provide a clearer depiction of the property under its current form. The c.1879 map illustrates the earlier core of the building, and by c.1897, a northern extension had been added, establishing the plan form that has remained largely consistent into the present day. The only significant later alteration is a 21st century conservatory extension occupying the southern recess of the house overlooking the rear gardens.

The cartographic evidence suggests that the property name changed from ‘Goldbridge House’ to ‘Bridgers Farmhouse’ between 1963 and 1974 (*Fig. 5*). This renaming likely coincided with the development and subdivision of Goldbridge Cottages further along Langton Lane to the north, at which point the name ‘Goldbridge House’ appears to have been reassigned. The name Bridgers Farmhouse likely originates from the aptly named Bridgers Farm which has always existed just to the south of the property on Langton Lane.



Fig. 2 – OS map from c.1879 (courtesy of NLS).

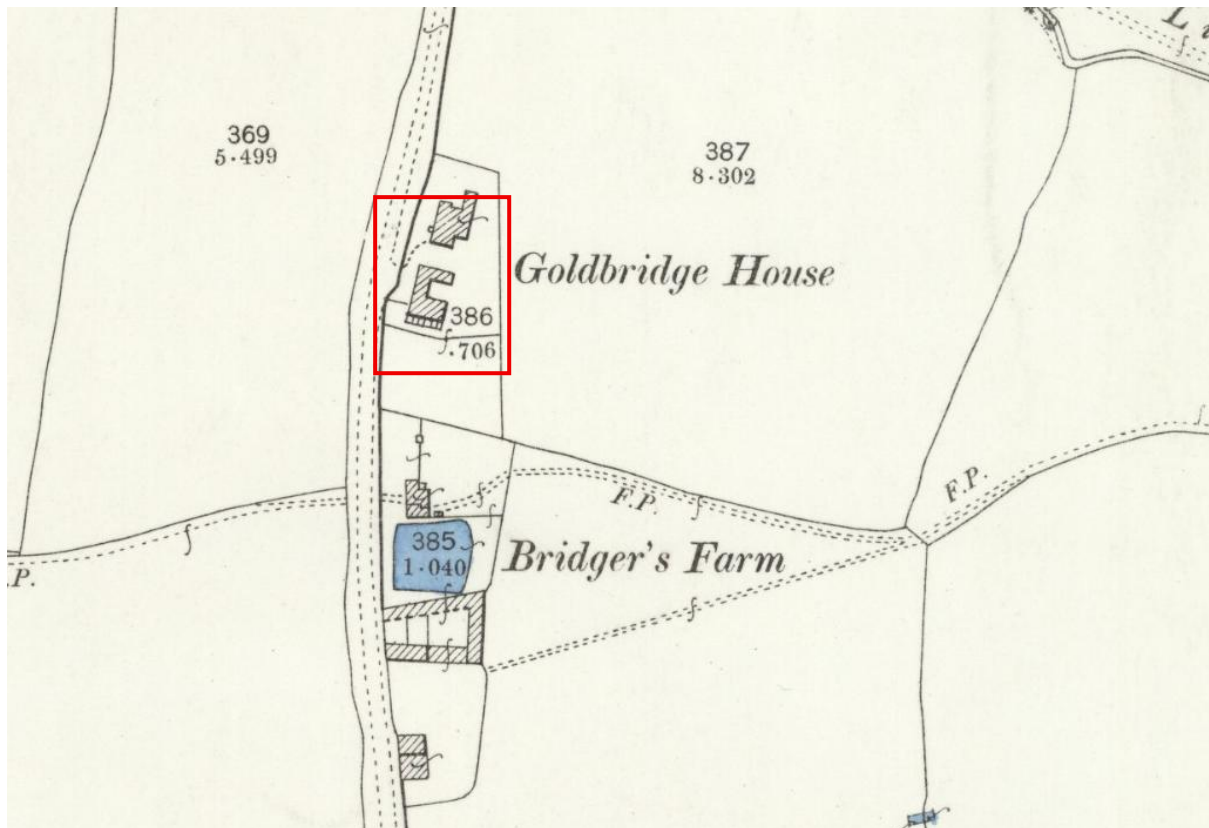


Fig. 3 – OS map from c.1897 (courtesy of NLS).

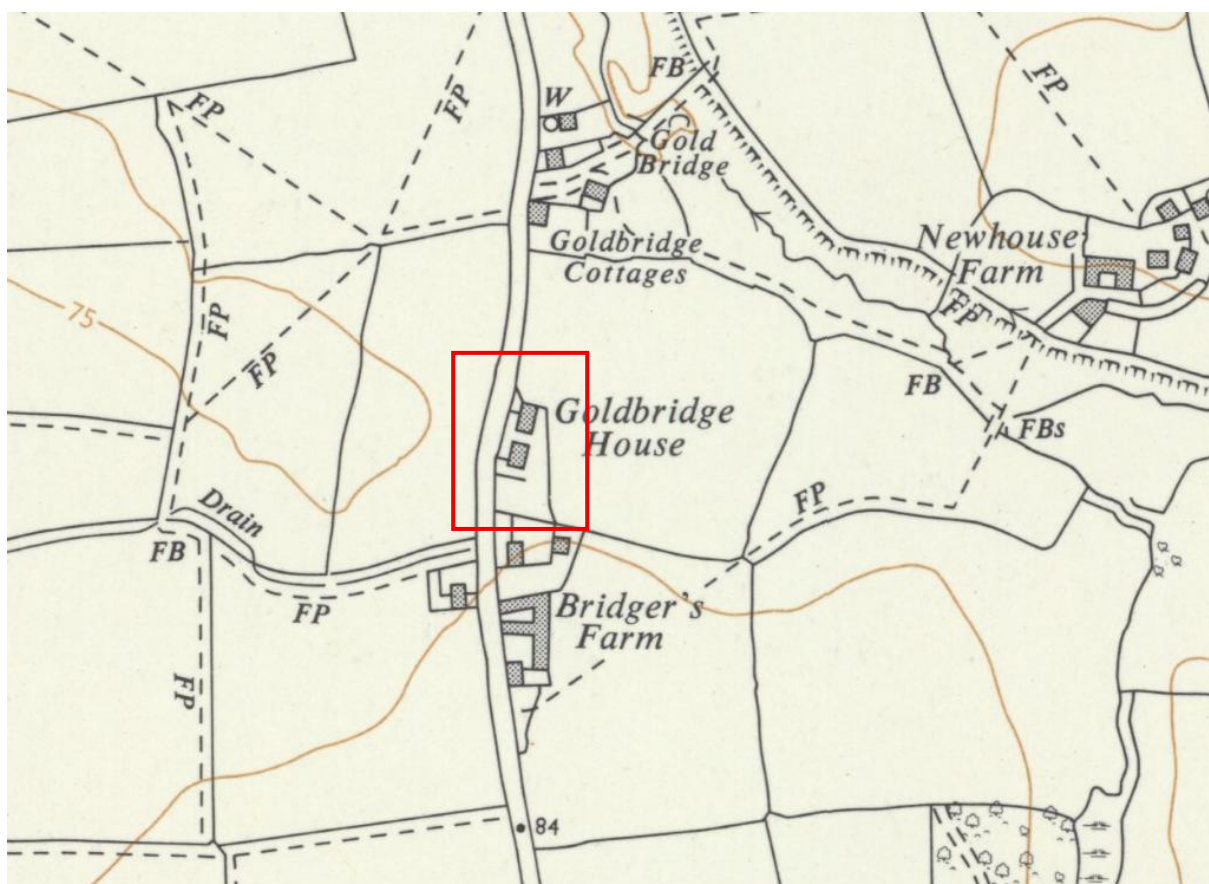


Fig. 4 – OS map from c.1963 (courtesy of NLS).

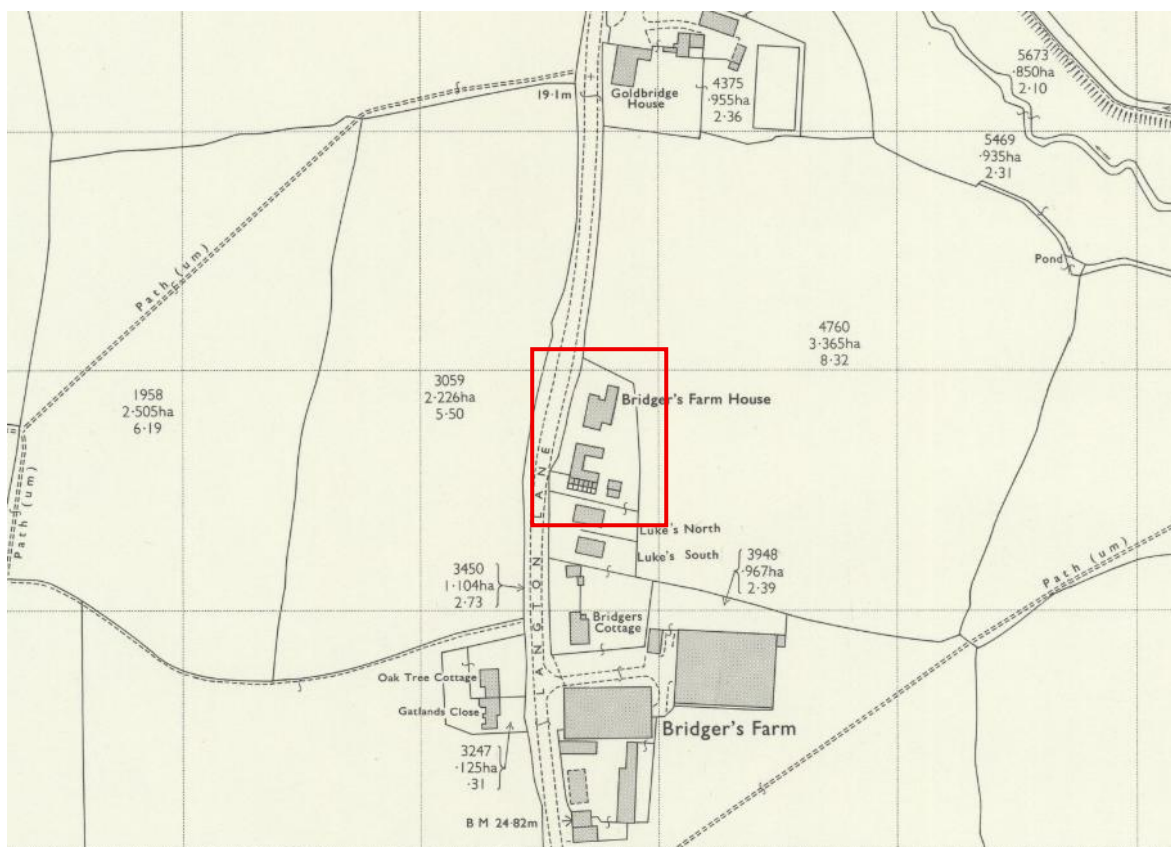


Fig. 5 – OS map from c.1974 (courtesy of NLS).

4.0 THE PROPOSED WORK

As reviewed earlier in this document, the applicant has an extant approval for an orangery (DM/21/0218 & DM/21/0219), which incorporates other areas of development on site that have now been commenced. As the original designers and manufacturers of the existing 2007 conservatory, Vale Garden Houses were approached by the applicants to help with the construction of the approved orangery. The intention was to emulate the detailing and craftsmanship of the existing addition, ensuring visual continuity and a cohesive architectural aesthetic in relation to the host building.

The proposal, as illustrated in the accompanying application drawings, seeks to deliver a high-quality, bespoke timber and glazed orangery that remains within the scope of the extant approval. However, the design has been sensitively refined to respond more closely to the applicant's current brief while maintaining consistency with the architectural character of the existing building.

The outcome of the design brief forms the basis of this submission, and has been summarised below:

- Overall footprint area reduced.
- Roof arrangement unchanged.
- True-divided glaze bars and individual glazed units to all panels - refer to MER2989 (99).
- Framework redesigned to omit doors from side elevations and incorporate a set of double doors in the front / east facing elevation.
- Simple column detail retained - to match existing conservatory.
- Opening through from house corresponds to consented scheme.

It is our client's vision that the proposal will provide a ground floor space with modern thermal properties, practical usability and an aesthetic that recognises and respects the heritage asset and its setting.

The proposed arrangement is designed and constructed to a very high specification, with careful consideration to quality control and application. The space is formed in a combination of masonry walls, traditional timber framework, high specification glazing and bespoke aluminium systems. This combination of modern and traditional techniques results in a high-quality traditional appearance, which will ensure a timeless and robust building for many years to come.

It is worth noting that the secret gutters that flank the glazed gable roof incorporates a patented ladder beam system allowing the roof to be structurally self-supporting resulting in minimal bearing on the building. To preserve the visual integrity of the building while addressing security concerns, a GRP finish is proposed to the flat roof areas due to the property's vulnerable rural location and the increased risk of lead theft, resulting in damage to the host building. All visible roof sections will be finished in traditional Code 5 lead to ensure the roof retains its authentic appearance in line with the building's heritage value.



The new facing brickwork for the orangery plinth wall will be constructed primarily from salvaged bricks reclaimed during associated approved works to the property, including the removal of an internal wall and sections of external wall to form the new opening. This approach will provide sufficient reclaimed material to complete the plinth wall, with any shortfall made up using carefully selected new TBS 'Audley Antique' bricks to ensure a close visual match.

The 'Audley Antique' replicates tones reminiscent of vernacular bricks once produced by now-closed local brickworks – ideal for heritage projects. It's widely used across the UK in applications demanding an authentic, aged look. The standard form is a full brick measuring 215 × 102.5 × 65 mm; offering a handcrafted appearance.

Reusing bricks from the original house will help achieve a consistent appearance, offer a sustainable and environmentally responsible solution, and protect the character and integrity of the listed building. Mortar colour, joint depth, and finish will be matched to the existing brickwork.

Furthermore, the 'traditional' use of materials reflects those that are found on the site and in the area generally. This allows for the proposed works to sit comfortably against the main building and its environs, whilst remaining clearly discernible as a different phase of construction of the building.

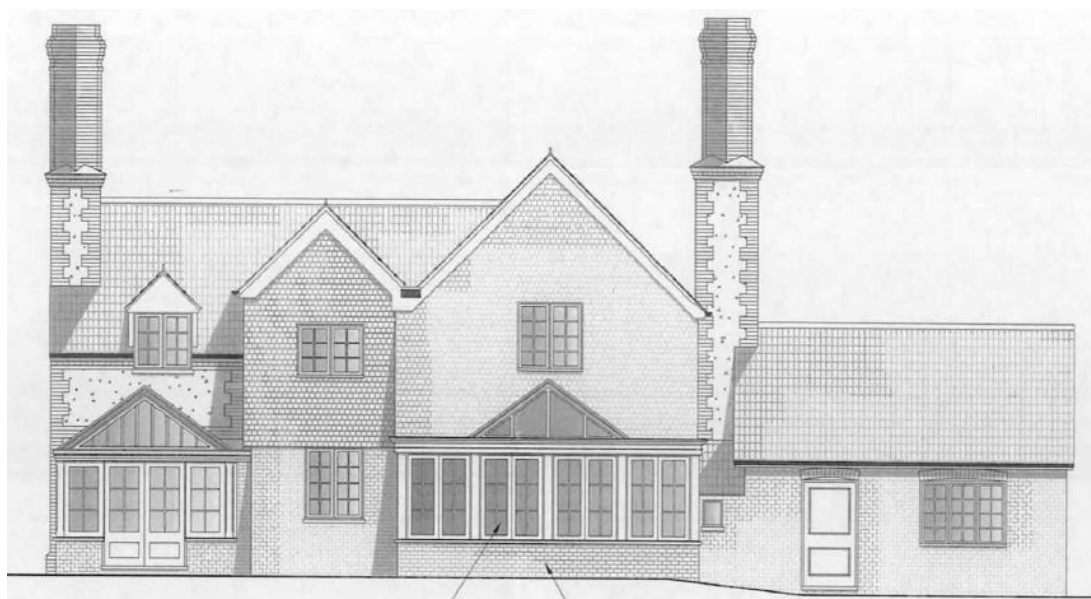


Fig. 6 - Excerpt of extant approval drawing – east facing elevation (not to scale), Drawing No. 17.02.17.015.



Fig. 7 - Proposed east facing elevation (not to scale), VGH Drawing No. MER2989-14883-2 (P2).



Fig. 8 – Photograph showing existing east facing rear elevation.

5.0 PLANNING POLICY

The proposed works required to the existing listed building would be carried out in accordance with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

NPPF

The National Planning Policy Framework (NPPF), most recently updated in July 2021, has replaced all previous Planning Policy Guidance (PPG) and Planning Policy Statements (PPS) in respect of the consideration and determination of planning applications. The heart of the NPPF is set out within Paragraph 11, which stresses the presumption in favour of sustainable development. In decision making, this means:

- Approving development proposals that accord with an up-to-date development plan without delay; or
- Where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The NPPF defines significance as “*the value of a heritage asset to this and future generations because of its heritage interest*”. However, the NPPF suggests different values for assessment to Historic England.

In developing the proposals on behalf of the Applicant, we have drawn on the following sections set out in the NPPF: Paragraph 8, 10, Section 12 [paragraph 126] and Section 16.

Special attention has also been paid to the Planning (Listed Buildings and Conservation Areas) Act 1990. In particular:

- Section 66 of the Listed Buildings and Conservation Areas Act provides a statutory duty in respect of Listed Buildings for the decision maker to “*have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*”.

HISTORIC ENGLAND

Historic England consider the aspects that reflect worth are the following values that people associate with a place: Evidential value, Historical value, Aesthetic value, and Communal value. In addition, the contribution of the heritage asset’s setting needs to be considered. It is these that form part of this report’s assessment.

- *Evidential value* relates to the potential of a place to yield evidence about human activity for instance archaeological. This can be with built form or below ground archaeology.
- *Historical value* is the extent to which the asset is associated with, or illustrative of, past people, events and aspects of life and how this can be connected through the asset to the present.
- *Aesthetic value* includes design, artistic, visual, landscape and architectural qualities.
- *Communal value* derives from commemorative, social or spiritual value, local identity and the meaning of a place or asset for people who relate to it.

LOCAL

Mid Sussex District Plan 2014-2031 (Adopted March 2018):

- Policy DP26 – Character and Design
- Policy DP34 – Listed Buildings and Other Heritage Assets

Hurstpierpoint and Sayers Common Neighbourhood Plan:

- Hurst C1 – Conserving and Enhancing the Character

Supplementary Planning Documents:

- Mid Sussex Design Guide SPD (Adopted November 2020)

It is anticipated that the key planning considerations will be:

- That the proposals preserve the designated heritage asset and its setting, and any features of special architectural or historic interest which it possesses, and;
- The overall principle of the development

6.0 RELEVANT PLANNING HISTORY

- *07/00525/LBC* – Erection of single storey timber and double-glazed conservatory. Removal of window to form new doorway into conservatory. Base wall to incorporate field flints and quoins.
- *DM/17/3734* – Proposed new garage with studio in roof void. New access to Langton Lane. New rear orangery and internal alterations.
- *DM/17/3736* – Proposed new garage with studio in roof void. New access to Langton Lane. New rear orangery and internal alterations.
- *DM/21/0218* – Proposed new garage with studio in roof void. New access to Langton Lane. New rear orangery and internal alterations to include removal of secondary rear staircase.
- *DM/21/0219* – Proposed new garage with studio in roof void. New access to Langton Lane. New rear orangery and internal alterations to include removal of secondary rear staircase.
- *DM/21/2090* – Discharge of conditions 3, 4 and 5 relating to DM/21/0218.

7.0 DESIGN COMPONENTS

USE

The proposal is designed to be used as a year-round space integral to the rest of the ground floor. It will provide the owners with a well-insulated and usable space in which they can enjoy their private gardens.

SCALE

The proposed orangery will project 3.4m off the rear elevation, will be 5.188m wide and 3.75m high to the ridge. These dimensions are in keeping with the extant approvals.

APPEARANCE

The proposed orangery has an inset glazed roof with a lead dressed glazed gable and ridge set above sympathetically proportioned window casements designed to complement the host property and retain the prevailing aesthetic. The framework will be in a painted finish sitting on a dwarf wall. The proposal also incorporates areas of high wall at the house abutment – see section 4.0 for details. Traditional joinery methods are used throughout the construction from a combination of Douglas Fir and Sapele mahogany, all set on hardwood cills.

ACCESS

Vehicular access to Bridgers Farmhouse remains unaffected by the proposed works. As for internal openings, the proposal is in line with the extant approval. Access to the garden will be via a set of traditional double doors in the east facing framework overlooking the garden.

LANDSCAPING

The proposal will be installed onto an area within the owner's private rear garden. Existing internal and external site levels will be retained.

MANUFACTURE AND INSTALLATION

Vale Garden Houses adopt a unique manufacturing approach, in that every project is assembled entirely as a dry-fit in the factory before painting and delivery for Installation. This process ensures great accuracy of fit, and eliminates unnecessary work on site, which in turn minimises stress or damage to the fabric of the host building.

8.0 FLOOD RISK

The site falls within flood zone 1. Land within this zone has a low probability of flooding from rivers and the sea.

9.0 ARBORICULTURE

There are no TPO trees registered on the site or within 50m of this address. The proposal does not facilitate the removal or disturbance of any existing trees.

10.0 CONCLUSION

In conclusion, the proposal, which is of high architectural design, has qualities that will not only benefit the current occupants but also contribute to the public benefit through its sustainment and enhancement of both the use and significance of the heritage asset.

Whilst assessing the balance of impact over the heritage benefits, it is also essential to achieve a level of compliance with modern building regulations and basic thermal requirements.

The proposed development seeks to deliver a sensitively refined orangery design that remains in accordance with the scope and principles of the extant approval. The design takes clear reference from the approved scheme as well as the existing conservatory on site, and has been carefully considered to preserve the character, appearance, and special interest of the listed building and its setting.

In doing so, the proposal fully accords with Policy DP26 of the Mid Sussex District Plan, which requires high-quality design that reflects the distinctive character of the locality, and with Policy DP34 of the same plan, which sets out the need to conserve and enhance heritage assets in a manner appropriate to their significance. The works will not result in harm to the significance of the designated heritage asset and represent a proportionate and justified development.

Accordingly, the proposal constitutes no harm for the purposes of the NPPF and Local Plan Policies. In light of the existing consented scheme and the sensitive approach adopted, it is respectfully submitted that the application should be approved.

Lastly, Vale Garden Houses have an outstanding reputation for designing and building the highest quality conservatories, orangeries, and garden rooms, and an established expertise in working with historic buildings, spanning over 40 years. All materials and workmanship throughout the structure will be of the highest quality and it is not intended to compromise with any aspect of the infrastructure or finishes in any way.

SUPPORTING DOCUMENTS INCLUDED WITH SUBMISSION:

MER2989-14883-2 (P1) – Existing

MER2989-14883-2 (P2) – Proposed

MER2989-14883-2 (P3) – Location Plan

MER2989-14883-2 (P4) – Site Plan

MER2989 (99) – Typical Construction Details

MER2989-Details of External Materials

MER2989-Heritage, Design & Access Statement (v3)