



Rowfant Mill Cottage

Design, Access and Heritage Statement

February - 2025

Project Details



Client Property Address:

Rowfant Mill Cottage
Rowfant
Crawley
RH10 4TB

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5.1 Conclusion

Introduction & Context

Introduction

Resi has prepared this Design and Access Statement on behalf of our client, for who we are acting as planning agent. It has been produced to support a planning application for a proposed development at Rowfant Mill Cottage.

The document, and the wider application, has been prepared having due regard to the Development Plan for the Council as well as the National Planning Policy Framework (NPPF) so as to ensure that the Local Planning Authority has a proper understanding of the proposed development.

Description of Development

The suggested description of development is as follows: *Proposed rear ground floor extension, internal alterations, existing barn alterations and all associated works at Rowfant Mill Cottage off Old Hollow, RH10 4TB*

The proposed works include the following:

- Rear ground floor extension
- Internal alterations to barn

Character and Significance

The application site is located at Rowfant Mill Cottage, Rowfant, Crawley, RH10 4TB.

This area is characterised by a rural setting with a mix of detached and semi-detached properties, often set within larger plots with mature gardens and surrounded by significant greenery, including woodland and open countryside. Rowfant itself is located in an area with a varied residential typology, comprising traditional cottages, barn conversions, and larger detached homes, many of which reflect the area's historic and agricultural heritage.

Rowfant Mill Cottage is a detached cottage that serves as a single-family dwelling. It retains a traditional architectural style in keeping with its rural surroundings, featuring period characteristics typical of historic properties in the area.

Site Analysis

2.1 The Existing Property

The existing property is a detached dwelling.

The property does not form a symmetrical pair with another dwelling, as it is a standalone building. Properties along the street have a varied architectural style, reflecting a mix of traditional cottages, barn conversions, and larger detached homes.

It is on the south side of Old Hollow. The existing site benefits from a front garden in the form of a driveway and laid-to-grass areas.

To the rear, there is a large-sized garden.

The neighbouring property benefits from a rear extension, which enhances its living space while maintaining the rural character of the area.



Existing Site View

Site analysis

2.1 The Existing Property



Existing Front facade



Existing Rear facade



View of neighbouring roof and window

Site analysis

2.2 Local Precedent

There are several examples of similar existing or newly approved proposals locally, these are listed below.

Address: Mill House Old Hollow Copthorne Crawley West
Sussex RH10 4TB

Reference(s): DM/16/5524

Decision: Granted

Decision Date: 14/12/16

Description: First floor extension over existing single storey dwelling.



Mill House Old Hollow Copthorne Crawley West Sussex RH10 4TB

The Proposal

3.1 Proposed Design and Pre-Planning Advice

The Proposal comprises a ground floor rear extension, with a flat roof, with an eaves height of 3m. The extension shall have a depth of 2.44m and be set in from the boundary line.

The Proposal has been carefully designed to be subservient to the overall mass and volume of the house.

Fenestration and materials will reflect the building's architectural character and rural setting. These will be of a high quality.

The proposed works to Rowfant Mill Cottage respect its Grade II listed status while allowing for sensitive adaptation.

The footprint has been adjusted to preserve the historic well as a visible external feature. The extension has been set back to maintain the cottages original footprint, and a smaller design has been chosen to reduce its visual impact.

The rear of Rowfant Mill Cottage is entirely non-original. The mismatched uPVC porch and kitchen will be replaced with a historically appropriate extension using bricks matching the front, for a more sympathetic design.

The rear outbuildings, which were considered to contribute to the site's historical development, will be retained and repaired rather than demolished. The building will be repurposed as a playroom, store and shower room.

The barn conversion has been designed to preserve its historic character while allowing for ancillary use. Insulation methods will minimize impact on original fabric, and the stable flooring will be retained.

External alterations have been limited, with the new French doors carefully positioned, and the existing side door retained rather than infilled to maintain historical legibility.

The Proposal

3.1 Proposed Design and Pre-Planning Advice

The installation of a bath in the first-floor bathroom will have minimal impact, with pipework routed to avoid disrupting historic fabric. Floorboards will not be altered unless necessary.

The proposal complies with Mid Sussex District Plan Policy DP34, the Council's Design Guide (DG49), and relevant NPPF policies.

Impact on Neighbours

4.1 Impact in Context

Overshadowing and overbearing impact have been a key part of the design process and the following ensures that there will be no impact to neighbouring properties:

- Due to the orientation and location, the proposal will not overshadow the site of any neighbouring properties
- The proposed extension will be inline with SPD guidance in terms of height and depth, it is well established that this impact is minimal



View of Neighbouring Property

Conclusion

Our proposal at Rowfant Mill Cottage is one that will improve our clients existing home, allowing optimal use of this residential property.

The proposed development would complement the existing building and respects the existing character and context of the building itself, and of the wider built context.

The proposed development would optimise the site, ensuring a balance is struck between the extent of development on the site, and the potential of the site as a residential dwelling. The proposals would achieve this while greatly improving the character and composition of the existing dwelling, and ensuring that there are no adverse impacts on neighbouring residential amenity.

The proposed development would respond to the site and wider pattern of development with regards to scale, bulk, massing, detailed design and materials, and would be subordinate to the main dwelling.

All materials would be of a high quality and durable, so the aging of the materials integrates with the existing building, and would create a positive impact on the surrounding context.

In summary, the proposals have been designed with careful consideration of relevant Development Plan policies and local supplementary planning guidance, as well as the requirements of the NPPF. The development is considered to comply with the Development Plan when read as a whole, and the proposals would preserve the character and appearance of the area.