

Design, Access and Heritage Statement in respect of:

Conversion of Garden Room to Habitable Space Subservient to Main Dwelling

Stables Cottage, Sandy Lane, Crawley Down, Mid-Sussex, RH10 4HR

Residential Proposal

Mid Sussex District Council

February 2026

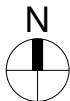


- 1.01
- This has been prepared for a Conversion of an existing Garden Room to a Habitable space subservient to the main building.
- 1.02
- The scheme is designed to meet national technical standards, Mid Sussex District Council planning requirements and provide additional accommodation to suit the needs of a 21st Century family.
- 1.03
- This statement is to be read in conjunction with the full set of planning application drawings submitted.
- 1.04
- The purpose of this Design, Access and Heritage Statement is to demonstrate that the approach proposed:
 - Will limit any impact to the historical significance of Stables Cottage and the adjacent Heatherwood property.



FIG.01 - AERIAL PLAN
Not to scale version identifying site location - courtesy of Google.

Approximate Application Boundary
See site location plan within the planning pack



SITE OVERVIEW

- 1.05
- Stable Cottage is located in Crawley Down Village which is situated in the northeast corner of West Sussex close to the borders of Surrey and Kent. Crawley Down together with Copthorne are served by Worth Parish Council. The site is situated near the junction between Turners Hill Road (B2028) and Sandy Lane.
- 1.06
- The village’s architectural style is a varied mixture of traditional and modern built forms, with a prevalence of Sussex hung tile and local brick vernacular.
- 1.07
- Stables Cottage is a three bedroom two storey residential conversion of a former stables.
- 1.08
- The site area is approximately 0.21 hectare, and has a gentle slope down across the site from North to South.

SITE HISTORY

- 1.09
- Stables Cottage was built in the late-19th Century as a domestic stables for the adjacent Arts and Crafts House ‘Oaklawn’ (1891). The Stables have since been converted in to residential accommodation. Oaklawn House and its gardens were subdivided into two separate dwellings at some point between 1959 and 1984, and renamed Heatherwood West and Heatherwood South. Stables Cottage and the remaining walled garden were also separated from the main house as a stand-alone property, most likely at a similar time to the sub-division of Oaklawn.
- 1.10
- The former conversion to a family home has retained much of the character of the original Stables whilst ad-hock additions that appear to have been made at various times have generally not detracted from its attractiveness. Heatherwood West and South were listed as Grade II in June 2009. Stables Cottage is not listed but is considered to be, and has been treated in this application as a non designated heritage asset. There are no planning records available from Mid-Sussex Council from 1974 prior to 2020 that relate to any permissions applied for or granted in relation to Stables Cottage. The property owner has previously sought permission to extend Stables Cottage in October 2020 (DM/20/3726) and February 2021 (DM/21/0720). Both applications were subsequently withdrawn.
- 1.11
- Stables Cottage sits within a large enclosed garden. The Site is partially surrounded to the North, West and South by tall garden walls and established trees that would have previously made up a portion of the former Oaklawn House gardens. The Eastern boundary is a mix of established trees and fencing that screen the cottage from the relatively close physical proximity of Heatherwood South & West. A shared driveway beyond the established Eastern Boundary helps to separate Stables Cottage further from Heatherwood South & West.

1.12 HISTORIC MAPS

The following OS maps have been gathered to illustrate the development of Stables Cottage and its changing context.

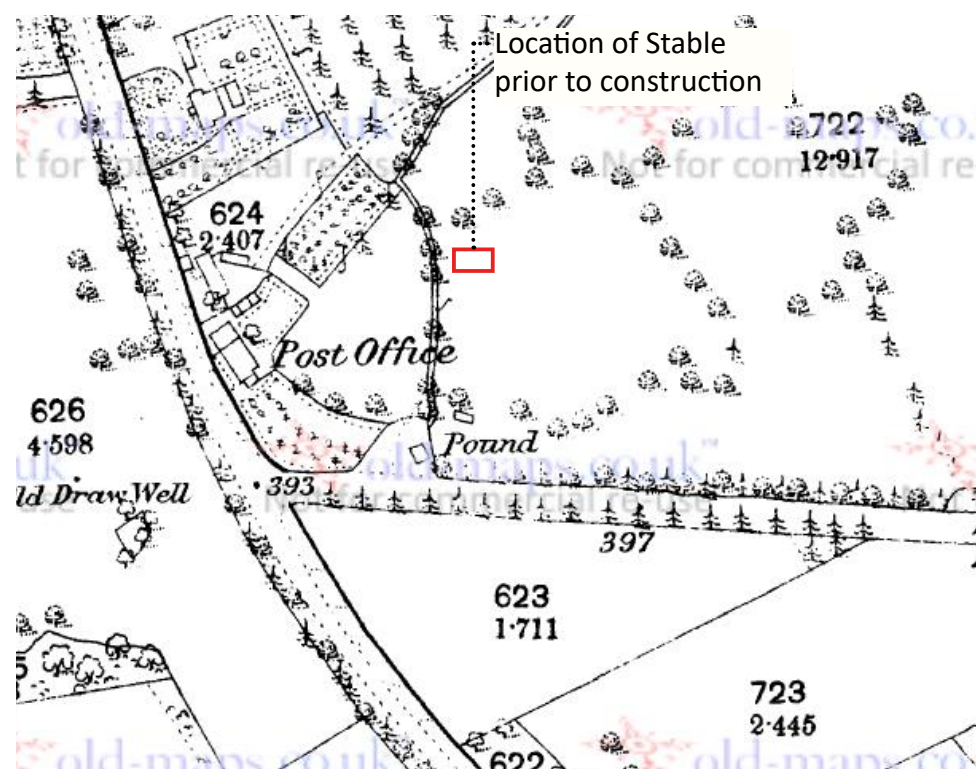


FIG.02 - 1879 OS Map
Location of Stables Cottage prior to construction.

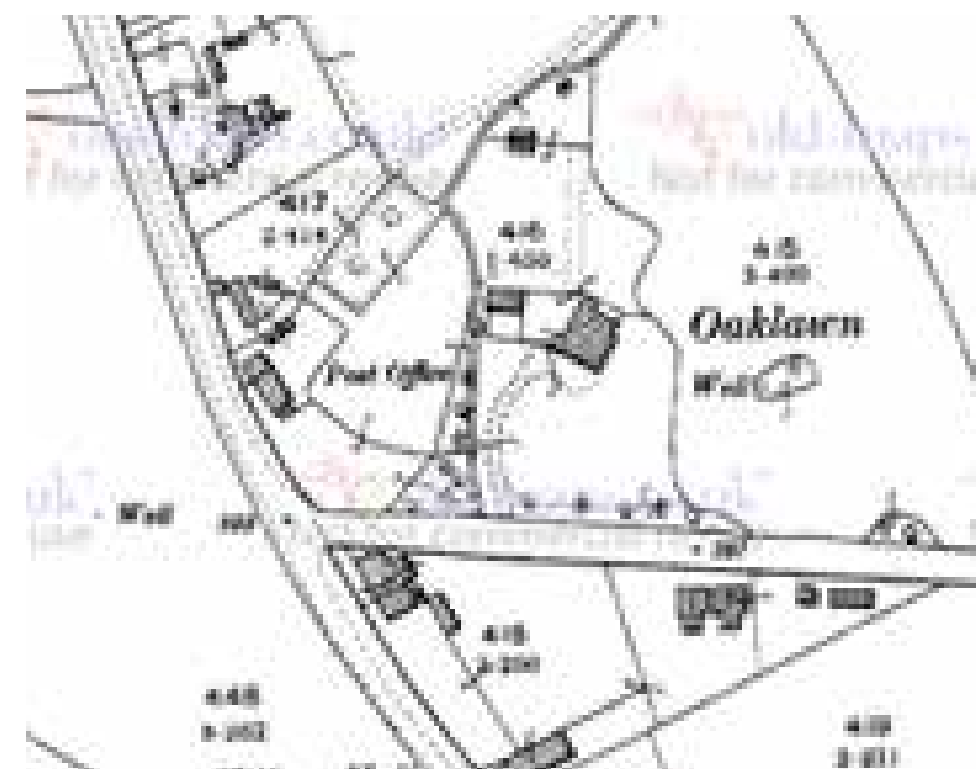


FIG.03 - 1897 OS Map
Stables Cottage shortly after construction.



FIG.04 - 1910 OS Map
Rear extension to original form.

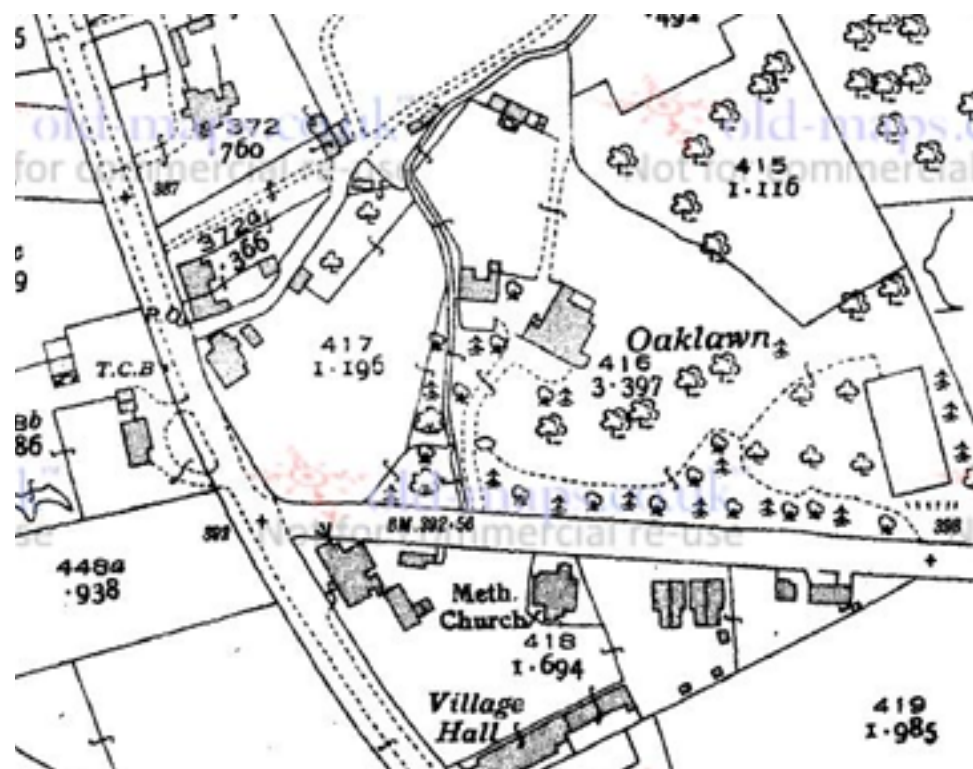


FIG.05 - 1937 OS Map
Further extension to North East Corner.



FIG.06 - 1984-87 OS Map
Infill to North East corner, Eastern outbuildings, extension to Heatherwood and additional garaging.



1.13 PHOTOGRAPHIC ANALYSIS



FIG.07 South (Front) Elevation



FIG.08 North (Rear-garden) Elevation



FIG.13 View of a section of the existing garden wall that would have once formed part of the Oaklawn gardens.



FIG.09 View of the western boundary of Stables Cottage



FIG.10 View from the rear garden of Heatherwood West



FIG.11 View of steps from garden level up to raised patio area



FIG.12 Heatherwood South



FIG.14 Photograph Key Plan



FIG.15 Sandy Lane Street View

2.01 LAND USE

The existing use is a Class C3 - Residential Dwelling house. This use will remain within this use-class.

2.02 AMOUNT

The proposal would provide an annexe to the main house with living accommodation and 1 bedroom.

LAYOUT & SCALE

2.03 The proposal seeks to partially re-configure the current layout of the existing single storey garden room with minor additional floor space.

2.04 Overall, the scheme is sensitive to the neighbouring properties and as such the design has been developed to ensure privacy of the adjacent neighbours by ensuring all new views are retained within the site.

2.05 TREES

There are a number of large trees surrounding the site, and the proposal seeks to retain these trees, as well as ensuring the survival of all trees within neighbouring sites.

ACCESS-VEHICULAR AND TRANSPORT LINKS

2.06 There is no proposed change to either the vehicular or pedestrian access to the building. The site is located off of Sandy Lane via a shared drive and is easily accessed by vehicle or on foot, and is within distance of public transport such as bus stops on Sandy Lane and Turners Hill Road. Stables Cottage has ample parking spaces within its curtilage which will be sufficient considering the proposed increase of one additional bedroom space.



FIG.16 View from Stables Cottage’s Garden back towards Heatherwood South Landing window

3.01 THE PURPOSE OF THIS HERITAGE STATEMENT

Generally, 'Heritage Statements' are intended to identify the important characteristics (often referred to as 'significance') of the 'heritage asset' (in this instance historic buildings) to which the document relates, and to explain how the proposals set out in the application impact upon those characteristics/significance.

3.02 In this instance, there are two heritage assets to be assessed – the 'designated' heritage asset adjacent to Stables Cottage (Heatherwood/Oaklawn, a Grade II listed house to the immediate East of Stables Cottage), and Stables Cottage itself, a 'non-designated' (unlisted) heritage asset.

3.03 The NPPF (National Planning Policy Framework) sets out in paragraph 128 that the level of detail set out within them should be proportional to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

3.04 With proportionality in mind, this document sets out the following:

- An appraisal of the significance of Heatherwood/Oaklawn, and Stables Cottage.
- Details of the proposals (accepting that this is intended to be a summary, and the overall Design, Access and Heritage Statement document sets out the proposals and rationale for them in a greater level of detail).
- An analysis of any 'impact' of the proposals on the significance of either the designated or non-designated assets.

3.05 A BRIEF APPRAISAL OF THE HISTORICAL SIGNIFICANCE AND CONTEXT OF STABLES COTTAGE

The intention of this appraisal is to give a high-level history of Stables Cottage, principally in relation to the Grade II listed 'Heatherwood', a fine Arts and Crafts building, within the setting of which Stables Cottage sits.

3.06 Heatherwood (which has been internally subdivided into a pair of dwellings, Heatherwood South and Heatherwood West) were formerly known as 'Oaklawn', when constructed in 1891 by the preeminent Scottish Architect Thomas Maclaren.

3.07 It is noted in the listing description that Oaklawn was the first of three commissions by the Architect in England, preceding the main body of Maclaren's work, which included over 150 buildings in the United States.

3.08 Oaklawn itself is a good example of the late-19th Century Arts and Crafts style, built robustly in a material palette which typifies Mid-Sussex vernaculars, including Wealden Sandstone, Flemish bonded brickwork, and decorative fish scale hung tiles. The roofline is a riot of gables and robust chimney stacks, with varied forms of dormers, rooflights, and lanterns breaking up the clay tiled slopes.

3.09 Stables Cottage is contiguous with Oaklawn, and would have been constructed to act as the stable building serving the main house. It is constructed in a similar palette of materials to Oaklawn, with a clay tile roof, a mixture of white painted and un-painted brickwork, hung tiles (to dormer cheeks), weatherboarding (to the weathervane cupola), and render.



FIG.17 Stables Cottage front (South) elevation



FIG.18 Stables Cottage rear (North) elevation

- 3.10
- The group value of Stables Cottage and Oaklawn, particularly in relation to their legibility as a former grand single dwelling (now subdivided) and its ancillary service building (now a detached house) is important. In correspondence related to previous applications pertaining to proposed alterations of Stables Cottage, Mid Sussex District Council have noted:

 - [Stables Cottage] has ‘...considerable group value within the still appreciable former garden setting of a house.’
 - [Stables Cottage] ‘...makes a positive contribution to the setting of the adjacent Grade II listed house (Heatherwood) and has group value with it being of the same age an architectural style and sharing a similar palette of materials. It contributes positively to the special interest of the listed building, including the group value which the buildings share.’

3.11

Conservation is the management of change, rather than the process of holding a building (or buildings) in aspic. Indeed, this is clear from the subdivision of Oaklawn, and the conversion of the former stables of Oaklawn into ‘Stables Cottage’ in the past – both have changed and evolved in an iterative manner.

3.12

Though subdivided, Oaklawn/Heatherwood is still appreciable as a substantial Arts and Crafts House.

3.13

Though converted, and extended/altered, Stables Cottage is still legible as a former stable building, and though perhaps constructed rather than evolved into a building of somewhat agrarian character, it nonetheless has a clear group value with Oaklawn.

3.14

To the front (South) elevation of Stables Cottage the former coach house opening to the left-hand side has been infilled with glazing, and the smaller stable openings to the right have been converted into windows. The substantial clay tiled pitched roof has been broken up with asymmetrical catslide dormers, a chimney stack, and a cupola topped with a pyramidal lead roof and weathervane. This accretive selection of forms and materials has been rather successful, and allows the legibility of the stables to remain. The relationship between Stables Cottage and Oaklawn both in terms of their massing and aesthetics can most appreciably be understood from the principal southern views.

3.15

To the rear (North) elevation of Stables Cottage is less successful (in terms of the legibility of the non-designated heritage asset). The gabled east-west range of the former stables, cupola and chimney can still be read, and a catslide dormer, along with a sprocketed roofline of a ground floor previous extension are successful. Less successful is a visually dominant two storey flat roofed tower, which projects from the building line, and contains the ground floor W.C. and first floor family bathroom. Collectively the various rear extensions erode the legibility of Stables Cottage as a former stable building.

3.16

DETAILS OF THE PROPOSALS

The proposal in brief is to convert an existing garden room and create additional habitable space for family member, consisting of a Living Room, Bedroom and Shower Room at ground level.

3.17

The materials proposed are to match the existing used for the Garden Room - timber frame with cladding.

ANALYSIS OF PROPOSALS

3.18

The proposals are considered to be sympathetic to Stables Cottage in their form and materials, and no more than is necessary to allow the building to continue to function as a single-family dwelling in the 21st Century. Stables Cottage has been incrementally developed in an ongoing manner throughout its history, and the proposals would be the latest phase of this development.

3.19

In terms of the group value of Stables Cottage and Oaklawn/Heatherwood collectively, the proposals would have no impact on this significance in terms of the collective evidential, historical, aesthetic, or communal values of the two heritage assets, or their shared setting. The two buildings would still be legible as a former substantial house and its stable building, and as no changes would be proposed to the southern (principal) elevation of Stables Cottage, the building would still be legible as a former stable.

4.01 We ask that the Council support this application for the following reasons:

- Whilst Stables Cottage is not listed or regarded as curtilage listed it is considered by Mid Sussex District Council's Conservation Officer to be in the setting of a listed building and considered a non-designated heritage asset in its own right.
- The application scheme does not result in loss of privacy, overlooking, overshadowing, reduction in natural light or reduction in outlook to nearby residents, therefore complying with Policy B3 (Neighbour Amenity).
- The proposed amendments will not have any detrimental impact on adjacent neighbours due to the lack of visibility through dense tree lines and hedgerows.

