

FAO Michael Modlock
Sandrock,
Old London Road,
Coldwaltham,
Pulborough,
RH20 1LF

9th April 2024

Job Ref: J004778

Dear Mr Modlock

Re: Sandrock, Old London Road, Coldwaltham, Pulborough, RH20 1LF

I write with respect to the above and to discuss proposals for a development at the site for the purposes of a planning application. Proposals would include a two-storey side/rear extension to the property and the construction of a single-storey car port and access stairs.

The following account first addresses the historic background of the application site and wider locale, before considering proposals themselves and the associated potential for impacts upon both the built and/or historic environment of the locale more generally and, associated heritage assets of relevance.

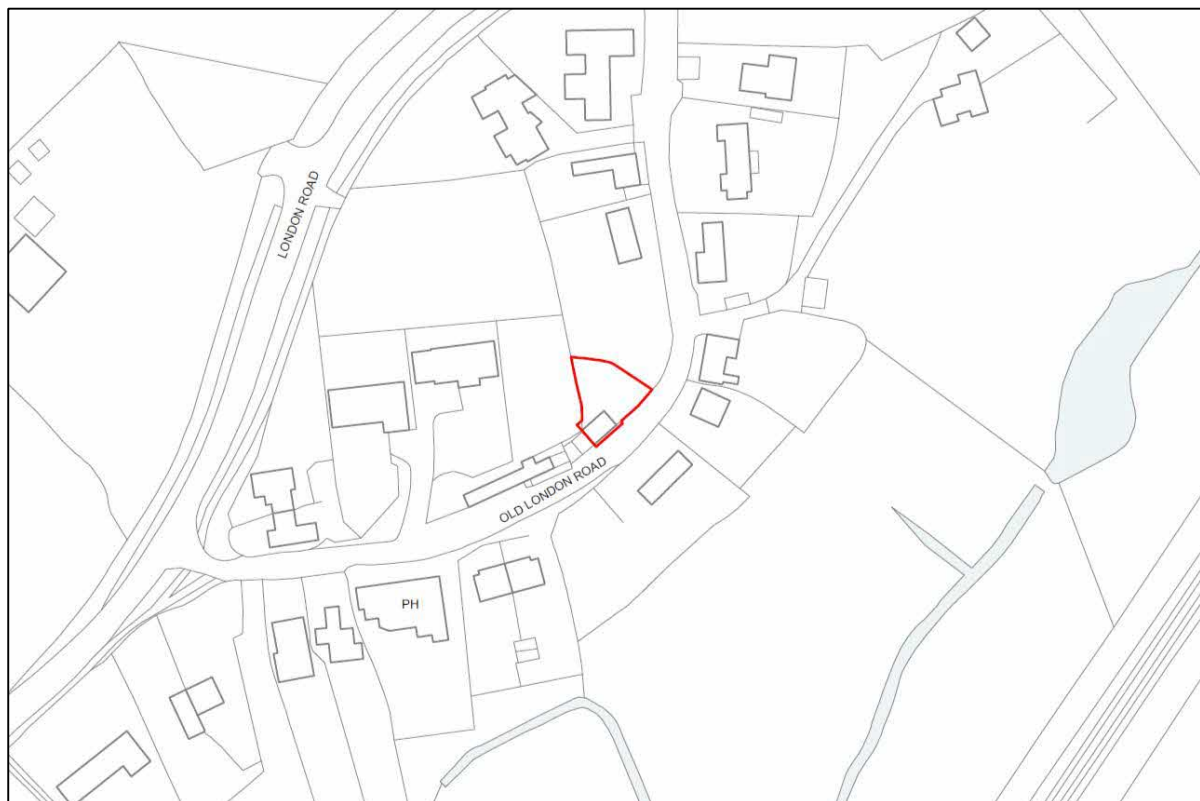


Figure 1: Site Location Plan

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The application site is neither locally nor nationally listed, however, the site is located within the Coldwaltham Conservation Area. The site has been identified as a positive contributor to the character and appearance of the conservation area. Therefore, potential impacts upon the character and appearance of the conservation area must be considered. Proposals offer the opportunity for both the preservation and enhancement of the site and its environs.

Historic Background

The application site is located within the historic Parish of Coldwaltham. The earliest evidence for settlement in the area comes from the remains of Stane Street, a Roman Road located directly north of the village. A Roman settlement is recorded at Hardham to the northeast of the village. Whilst there is little documentary evidence for the origins of the settlement, it is likely there was a Saxon presence at Coldwaltham, which developed in the region known as the 'scarp-foot' or 'Wealden Greensand and Gault Clay Vale' in the Arun River Valley.

There is no specific reference to Coldwaltham in the Domesday survey of 1086, as this was likely included as part of one of the larger neighbouring manors at Bury or Amberly. The present Church of St Giles was likely built upon an earlier church of Saxon origin, however, as an 11th century Saxon gravestone was found in the grounds, pre-dating the present church. The oldest part of the present church reportedly dates to the 13th century.

There is little documentary evidence of the history of the Parish during the medieval period, although it is likely a small hamlet developed around the Parish church. The settlement likely relied upon the River Arun to the south and developed industry in association with this as well as developing agricultural farmland surrounding the settlement.

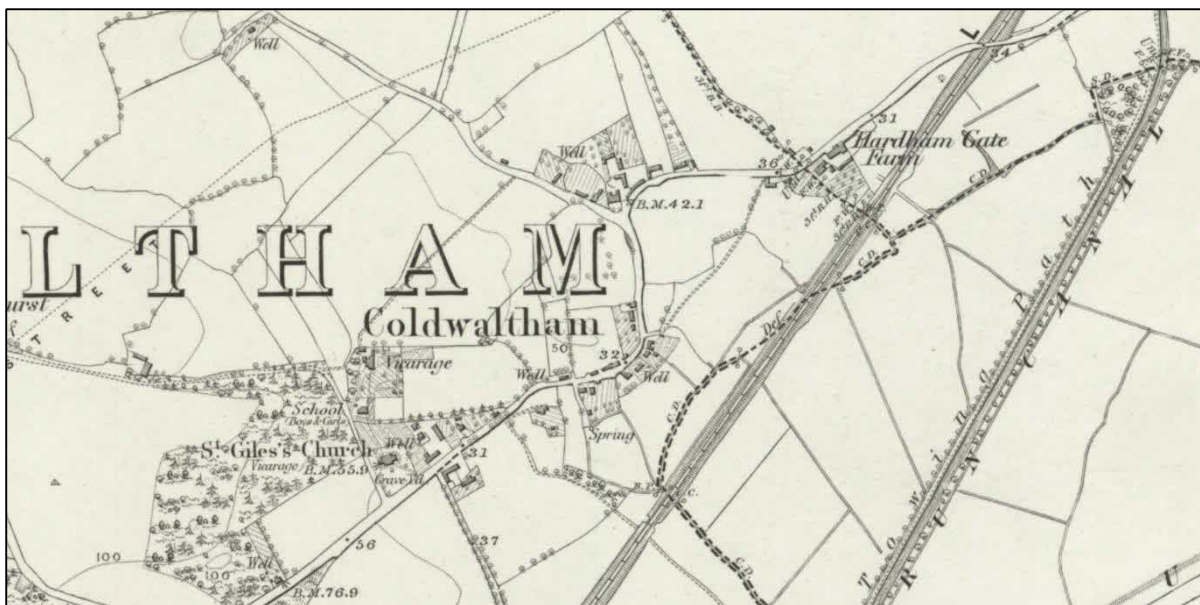


Figure 2: OS Map Extract Coldwaltham, 1876

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During the 19th century the village developed along the London Road to the east of St Giles Church (Figure 2). A smaller subsidiary village settlement is also located to the northeast of the church where the main road meets Kings Lane. The village is comprised of a school, vicarage and detached houses which mainly front London Road. The surrounding landscape is primarily agricultural in nature.

Development throughout the late 19th century and early 20th century is limited and is generally restricted to small-scale infilling. The most significant change to the village can be observed from the Ordnance Survey Map of 1938, where London Road has been realigned to run north of the old road which has been renamed to Old London Road.

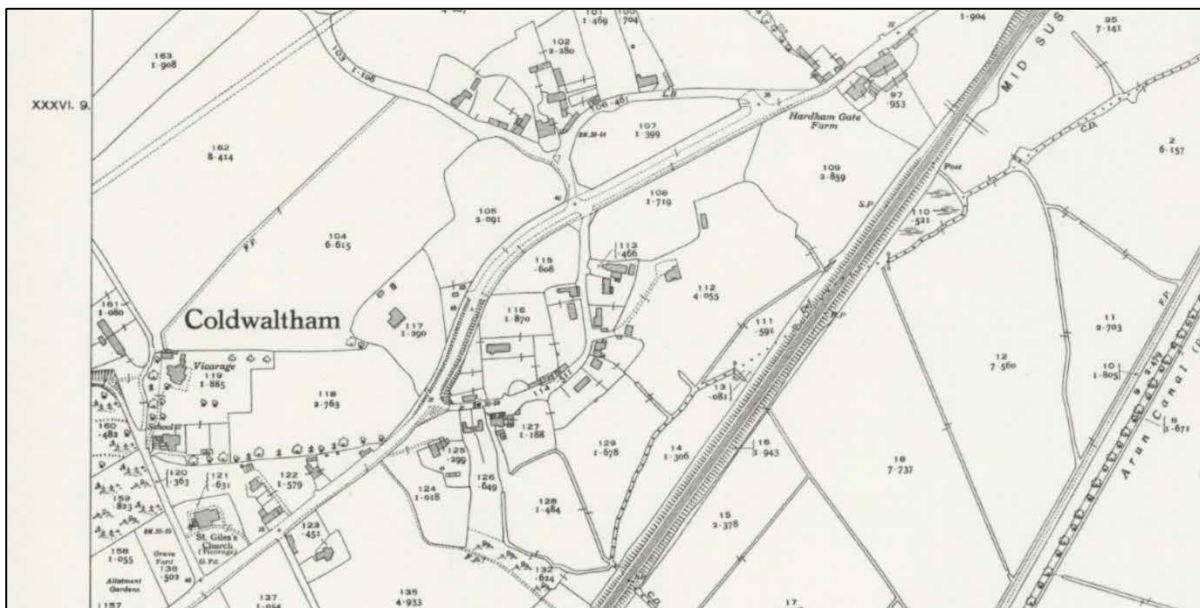


Figure 3: OS Map Extract Coldwaltham, 1938

During the mid-late 20th century the village expanded significantly to the south of the Parish church, however, the old village core has been subject to only minor and restricted developments which has allowed it to retain its historic character.

Sandrock

Against such a backdrop the application site first appears on the Tithe Map of 1844 (not reproduced here) and was originally a village cottage which was leased on a 'copyhold' system from the Bishop of Chichester. The cottage appears on the Ordnance Survey map of 1876 (Figure 4) occupying a plot on the northwestern side of Old London Road. The property is rectangular in form of a generally smaller scale than the properties fronting either side of Old London Road.

The plan form of the cottage undergoes little observable change throughout the 19th and early to mid-20th century and remains consistent. During the latter half of 20th century a single storey extension was added to the east and the cottage was extended upwards to

construct a first floor, however, no records of this are available on the local authority planning register.



Figure 4: OS Map Extract Application Site, 1876

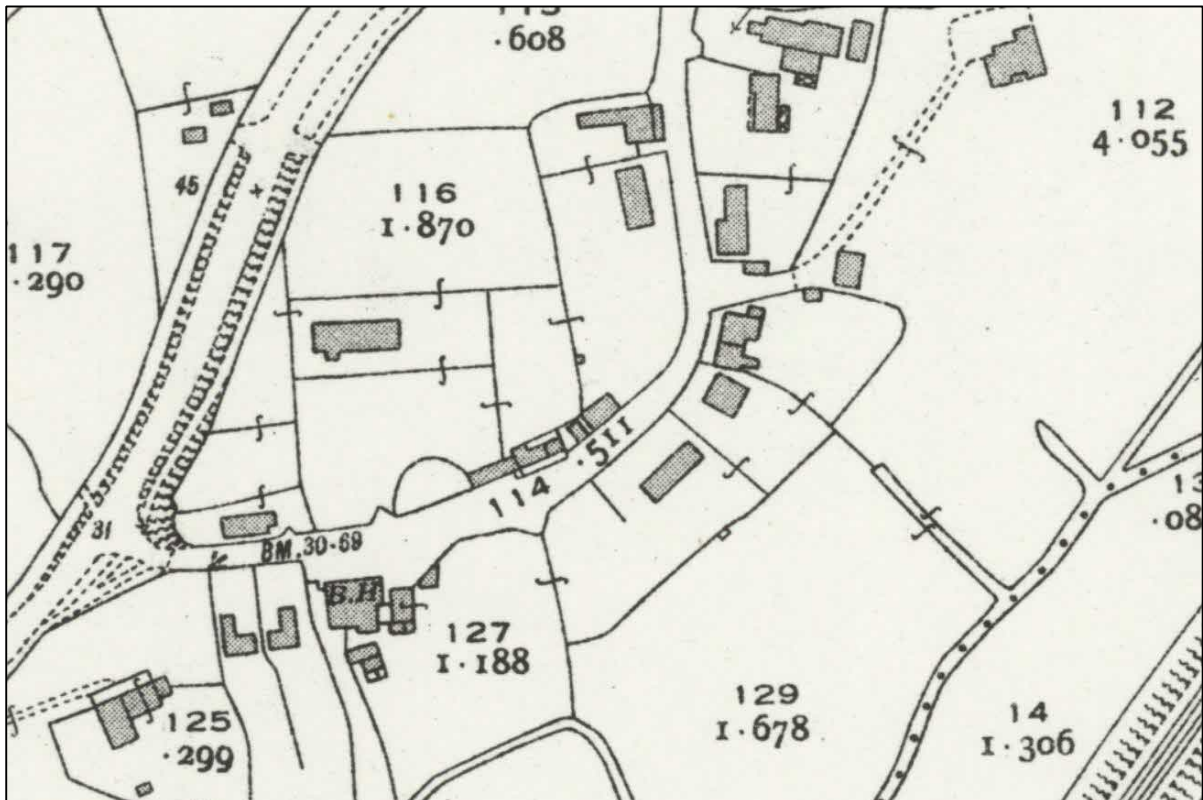


Figure 5: OS Map Extract Application Site, 193

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More recently, in 2019, an application was permitted for the replacement of windows, replacement of existing first-floor tile hanging with featheredged weatherboarding, and the reconstruction of the front porch (Ref: SDNP/19/00471/HOUS). This proposal redesigned the first floor to appear more traditional and reflective of the wider historic village. These works were undertaken by the homeowner, a local carpenter. The property, however, remains one of the smaller-scale dwellings which front Old London Road.

Heritage Assets

As noted, the application site is neither nationally nor locally listed, however, the core of the building dates to the mid-19th century and is located within the Coldwaltham Conservation Area. Furthermore, the dwelling has been identified by the local authority as positively contributing towards the character and appearance and therefore significance of the conservation area.

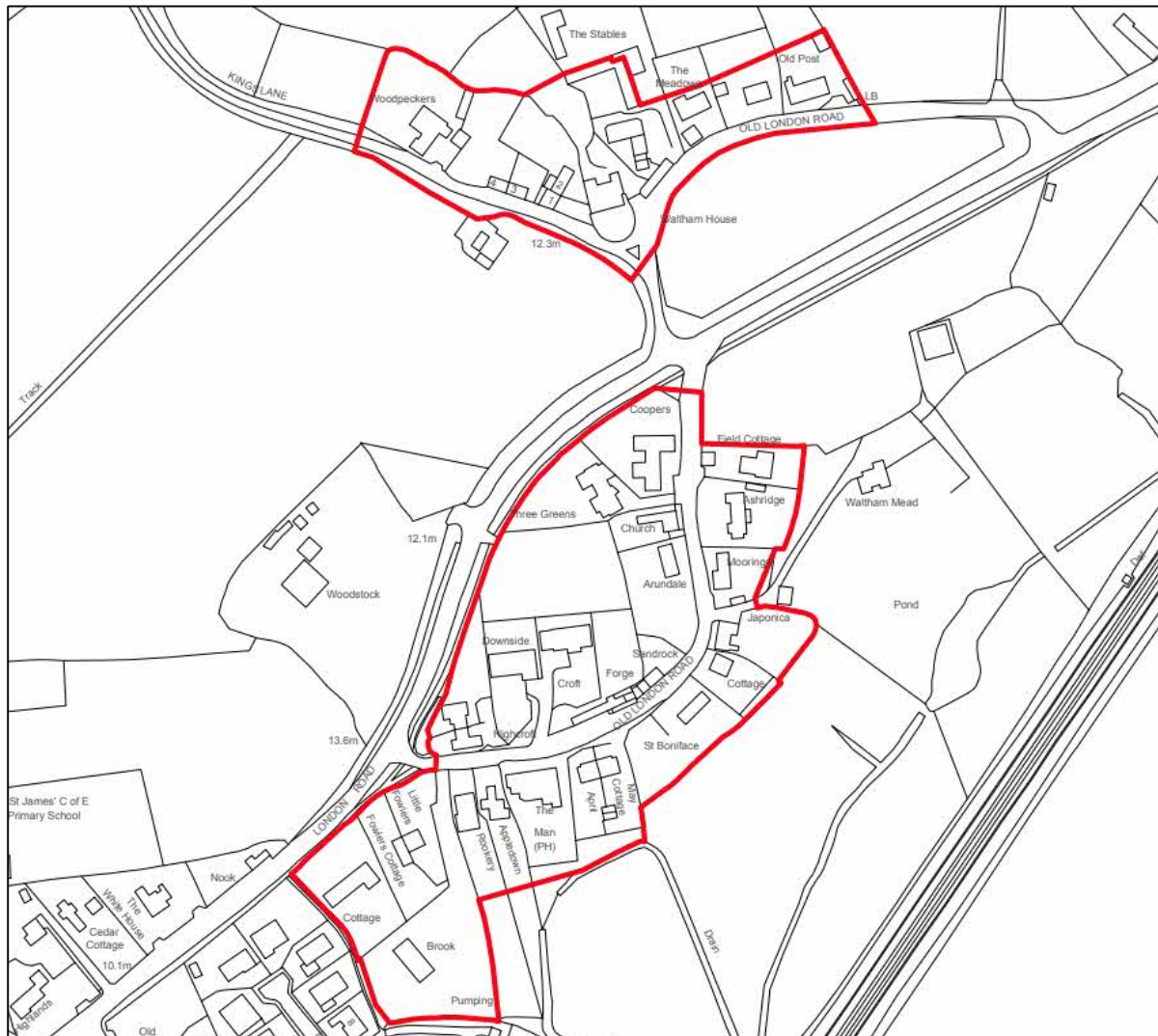


Figure 6: Coldwaltham Conservation Area Map

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The conservation area designation mainly comprises the historic core of the original village to the northeast of the main modern settlement. The special interest of the conservation area is derived from the retention of the historic core of Coldwaltham village which has remained relatively unaltered since the middle of the 19th century. Whilst there are only a modest number of listed buildings within the conservation area, most of the properties are of some age and date to the 19th century or earlier.

The overarching character and appearance of the conservation area is a mix of traditional cottages which are either brick built (some being rendered) or constructed from local stone, all generally with tiled roofs. These properties are generally dispersed and detached with moderately sized plots. Whilst development has been limited within the confines of the conservation area, many of these properties have since had extensions added. Sandrock occupies a plot in the centre of the lower part of the conservation area, with a moderate gap on the eastern side of the property. The cottage is constructed from local stone at ground floor which is reflective of the vernacular whilst the first-floor weatherboarding, although a modern addition, is generally reflective of traditional rural architecture.



Figure 7: Sandrock, Old London Road, 2024

Therefore, with the implementation of a sensitively designed scheme, there exists the opportunity to extend the cottage and simultaneously preserve its contribution towards the character and appearance of the area whilst enhancing these environs more generally through the implementation of a high-quality and considered scheme.

Proposals

Proposals for Sandrock comprise the construction of a two-storey side/rear extension to the property and the construction of a single-storey car port and access stairs. The existing building is a two-storey house constructed from stone at ground floor level and white painted weatherboarding at first floor level. The windows and front door have red brick surrounds and courses and features a pitched timber-framed tiled porch over the front door.

To the east of the house a timber retaining structure fronts the bank and currently presents as an awkward gap to the street scene and is somewhat unsympathetic element of the application site. Therefore, this aspect of the application site has the potential to be significantly enhanced by proposals.



Figure 8: Existing Front Elevation



Figure 9: Proposed Front Elevation

The extension will be attached to the single-storey ground floor element on the eastern side of the house. The ground floor element will be constructed from painted masonry and will have a central casement window, the extension will extend upwards to two storeys comprising a part shallow sloped roof constructed from clay tiles and part flat roof seeded with wild flowers. Responding to pre-application advice sought prior to this submission, the

roof on the eastern elevation has been softened as indicated by the red line on Figures 9 & 10. The roof will have a central coloured zinc standing seam dormer. The rear elevation will be constructed from painted masonry with unpainted window reveals to add visual interest.



Figure 10: Proposed Rear Elevation

Additionally, a single storey timber car port will be constructed to the east of the new extension, replacing the existing timber retaining structure. Steps and retaining walls will be constructed on the right-hand side of the carport from local sandstone, these steps will lead up to the rear garden and will provide more efficient access to this.

The extension will facilitate the creation of a living room at ground floor level and a new master bedroom at first floor level. This will enhance the practical functioning and general habitability of the property and bring it up to modern contemporary living standards.

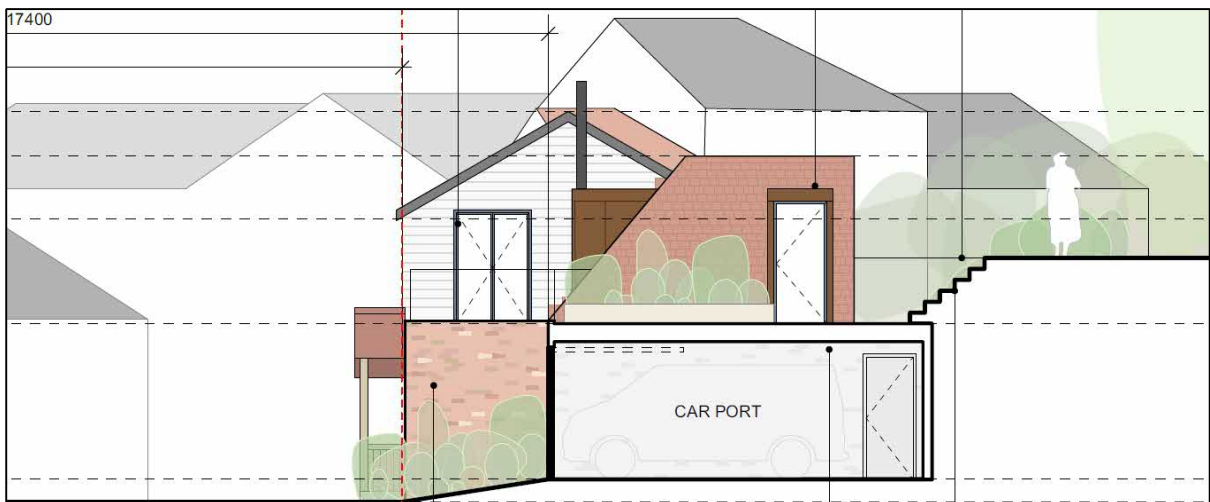


Figure 11: Proposed East Elevation

A number of design measures have been implemented to ensure that the extension remains subservient to the host property. Firstly, the extension is well sited in its plot and will be set back from the road which ensures that the previous form of the existing property remains

almost entirely legible when viewed from the front elevation, thus preserving the main contribution the site makes towards the character and appearance of the conservation area.

Secondly, the ridge height of the extension will be considerably lower than that of the main house, further contributing to its subservience. Furthermore, this design approach is directly reflective of the extension of Sandrock's neighbour to the west at The Old Forge, continuing a tradition of new built form in a sympathetic manner.

The scale and mass of the new structures are considered to be entirely appropriate and will effectively assimilate with the host structure whilst having a positive impact upon the street scene by enhancing the street frontage. Furthermore, Sandrock is one of the smaller dwellings within the confines of the conservation area and the proposed increase in size of the property will respond to the general scale and mass of the larger dwellings in the area. There is a clear precedent for the extension of dwellings within the conservation area, including historic buildings, given that many of the properties fronting Old London Road feature these.

In terms of materiality, the extension and car port will be constructed from a range of traditional materials, including timber and sandstone, which are directly reflective of the locale and character and appearance of the conservation area. Once again, this continues this tradition of built form and will preserve this aspect of the conservation area whilst contributing positively towards local character and distinctiveness.

Following the implementation of proposals, a wholly positive impact is considered to result given that the scheme would engender the overarching preservation and enhancement of the character and appearance of the conservation area. This would be achieved via the implementation of what is a considered, sensitive, and high-quality scheme that would engender the better, continuing long-term use, upkeep, maintenance and therefore preservation and enhancement of the application site, and in turn, the overarching preservation and enhancement of the character and appearance of the conservation area.

Furthermore, the scheme clearly responds to paragraph 212 of the NPPF which states that local authorities should look for new development within conservation areas to enhance such designations, whilst proposals which preserve elements that make a positive contribution to the asset should be treated favourably.

Proposals further accord with South Downs Local Plan policy SD12 whereby proposals conserve and enhance the historic environment, including through the safeguarding of heritage assets and their setting. Furthermore, proposals accord with policy SD15 as the scheme would preserve or enhance the special architectural or historic interest, character or appearance of the conservation area.

For the reasons set out above, the construction of the extension and car port may be viewed as according with the objectives set out by the relevant regulatory framework. Principally

this would include s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 where special regard has been had for the desirability of preserving the character and appearance of the conservation area. Importantly, where impacts and associated effects are considered universally positive and of an enhancing and/or preserving nature, no level of harm is acknowledged.

Summary

The application site, originally built during the mid-19th century, is located within the Coldwaltham Conservation Area and is considered to contribute positively towards the character and appearance of the area. Therefore, potential impacts upon the character and appearance and the residing significance therein must be considered by proposals.

Proposals for Sandrock comprise the construction of a two-storey side/rear extension to the property and the construction of a single-storey car port and access stairs. The proposed extension and car port will remain subservient to the host structure whilst being constructed from traditional materials which are directly referential to the character and appearance of the conservation area. Therefore, proposals not merely preserve the contribution that the host property makes to the character and appearance of the conservation area but will enhance this through the implementation of a high-quality and sympathetic scheme.

In light of the account given above, the scheme more than amply responds to the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 (s.72) where special attention has been paid to the desirability of preserving or enhancing the character or appearance of the area.

Proposals therefore accord with paragraph 135 of the NPPF which directs decision makers to ensure developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

Proposals therefore respond positively towards the historic and/or built environment whilst achieving a high standard of design and layout which respects the special historic and/or architectural interest of the host structure and its contribution towards the character and appearance of the conservation area.

For this reason, the principle of development is not considered to be at odds with the significance of either the application site or its wider locale, and as such, it is considered that proposals should be looked upon favourably by the local planning authority.

I trust this is of assistance, but should you have any questions or wish to discuss any aspect then do not hesitate to contact me.

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Yours sincerely,



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