



**HERITAGE STATEMENT FOR PROPOSED WORKS AT
THE COACH HOUSE, HOLLYBANK LANE,
EMSWORTH, PO10 7UN**

Introduction:

On 14th February 2008 The Coach House was granted planning consent under a Certificate of Lawful Use or Development to become a separate dwelling (application ref no. 07/71003/002).

On 25th April 2009 The Coach House received planning permission for a single storey rear extension and new extension to the front elevation. As part of this consent 3 no. dormers were added to the rear together with alterations to the existing door and window openings (application ref no. 09/71003/005).

The Coach House is accessed via Hollybank Lane and within the curtilage of Hollybank House.

Hollybank House is a 19th century Grade II listed house situated to the north of Emsworth and the smaller settlement of New Brighton and is on the southern edge of Southleigh Forest at the foot of the South Downs, close to the Hampshire, West Sussex border. It is on rising ground and commands views of Chichester harbour.

Historic development

Hollybank House was built in 1827, a manor house in 4.04 ha. (10 acres) of grounds reached by a long driveway banked by rhododendrons with harbour views from the first floor. The wooded area was densely forested and impenetrable until the 1987 storm, when 80 mature trees were lost. In the grounds is a rare icehouse, an old pump and a dairy with lead tables and shelving. The Greenwood map of 1826 shows the area to be well wooded prior to the building of the house.

Trees such as oak, beech, copper beech, yew, cedar and holly have survived and new trees have been planted along the drive. After the storm damage was cleared, the present owner started a new garden. Heather was put in to deter the deer from eating the varied, sweet scented and beautiful plants. A small formal garden is near the house, the rest being lawns, shrubs and gravel paths, creating an almost wild garden with minimal upkeep. Especially dramatic is the pink rhododendron in the shade of the trees and fragrant yellow azaleas.

Current description

The house now provides bed and breakfast accommodation and also has available a marquee for wedding receptions and other functions.

JB Architecture	-	01243 933732	-	jb-architecturedesign.com
Jimmy: 07769 904282				Sean: 07780 633012
jimmy@jb-architecturedesign.com				sean@jb-architecturedesign.com