



# Heritage Impact Assessment

---

Lock House,  
Partridge Green

November 2024 | Project Ref 10461



Championing a sustainable  
natural environment



RTPI  
Chartered Town Planners

Project Number: 10461

File Origin: [https://heritagecollectiveuk.sharepoint.com/sites/10001-10500/Shared Documents/10401-10500/10461 - Lock House, Partridge Green/HER/Reports/2024.11.21 - Lock House HIA.docx](https://heritagecollectiveuk.sharepoint.com/sites/10001-10500/Shared%20Documents/10401-10500/10461%20Lock%20House,%20Partridge%20Green/HER/Reports/2024.11.21%20Lock%20House%20HIA.docx)

*No text or imagery within this report has been generated by Artificial Intelligence (AI).*

# Contents

<b>1. Introduction .....</b>	<b>1</b>
<b>2. Relevant Planning Policy Framework.....</b>	<b>2</b>
<b>3. Statement of Significance.....</b>	<b>4</b>
<b>4. Heritage Impact Assessment.....</b>	<b>11</b>
<b>5. Summary .....</b>	<b>14</b>

# Appendices

## **App. 1 Scale of Harm table**

# Figures

- Fig. 1 Extract from the O.S. map of 1911**
- Fig. 2 Ground floor plan, Maple & Co, 1938**
- Fig. 3 Inferred phasing**
- Fig. 4 First floor plan with pre-1909 phase overlaid**
- Fig. 5 Maple & Co elevations 1938**
- Fig. 6 Internal hierarchy and circulation**
- Fig. 7 General view, south-east front**
- Fig. 8 Western end**
- Fig. 9 North entrance and porte-cochere**
- Fig. 10 East end, north side**
- Fig. 11 Main staircase**
- Fig. 12 Panelling in the Dining Room**
- Fig. 13 Baronial fireplace**

- Fig. 14 Tiled finish in service room**
- Fig. 15 Bedroom decoration, first floor**
- Fig. 16 Furniture, Maple & Co c.1940**
- Fig. 17 Tiled bathroom**
- Fig. 18 Panelling of c.1940, second floor**

# 1. Introduction

- 1.1** This Heritage Impact Assessment has been prepared by Dr Jonathan Edis, Director of HCUK Group, on behalf of Mr N. Sutton. It relates to the proposed residential subdivision of Lock House,<sup>1</sup> Partridge Green, a grade II listed building formerly known as the Convent of the Visitation. Built as a farmhouse c.1905, enlarged as a small country house c.1911,<sup>2</sup> heavily reworked c.1938-1940, and further extended in the mid-late 20<sup>th</sup> century, Lock House was originally in the parish of Ashurst, now in the parish of West Grinstead within the jurisdiction of Horsham District Council. It is now a dwellinghouse, but was for a time the Convent of the Visitation in the later 20<sup>th</sup> century.
- 1.2** An earlier proposal (DC/24/0609 – “*Conversion of existing dwelling into 5No. dwellings, replacement of existing garage and flat with 1No. dwelling, and erection of 7No. dwellings as enabling development (Listed Building Consent)*”) was withdrawn following consultation responses. HCUK Group was not involved in that proposal, but has since been brought in to advise on the way forward. It is now proposed to subdivide the dwellinghouse from a family occupation to five dwellinghouses and for the cottage above the garage to be converted into a separate dwellinghouse.
- 1.3** The author of this assessment has more than forty years of continuous employment in the heritage sector, including ten years as a conservation officer advising local planning authorities on applications affecting heritage assets. A large number of those cases have involved the alteration and conversion of listed buildings.
- 1.4** A site visit was undertaken on 20 September 2024. The Maple & Co plans of 1938, described and illustrated below, have been sourced by Mr Sutton.

---

<sup>1</sup> Simply known as Lock in some early documents.

<sup>2</sup> The exact date of the enlargement is inconsistent in historic documents.

## 2. Relevant Planning Policy Framework

- 2.1** The council is required by sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The council must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.<sup>3</sup>
- 2.2** For the purposes of this assessment, preservation equates to an absence of harm.<sup>4</sup> Harm is defined in paragraph 84 of Historic England’s Conservation Principles as change which erodes the significance of a heritage asset.<sup>5</sup>
- 2.3** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF. The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:
- 2.4** The NPPF requires the impact on the significance of a designated heritage asset<sup>6</sup> to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 207 and 208 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.<sup>7</sup> The Scale of Harm is tabulated at Appendix 1.

---

<sup>3</sup> Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137.

<sup>4</sup> South Lakeland v SSE [1992] 2 AC 141.

<sup>5</sup> Conservation Principles, 2008, paragraph 84.

<sup>6</sup> The seven categories of designated heritage assets are World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas, designated under the relevant legislation.

<sup>7</sup> Bedford Borough Council v SCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).

**2.5** Paragraphs 207 and 208 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit. Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 207 or 208 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

*"Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated."*

**2.6** Paragraph 205 of the NPPF states that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

**2.7** Local heritage policy has been taken into account in the preparation of this assessment, as further detailed in the planning statement.

## 3. Statement of Significance

### Introduction

- 3.1** This chapter of the assessment establishes the significance of the relevant heritage assets in the terms set out in the NPPF, and it comments on the contribution of setting to significance.

### Lock House

- 3.2** Listed grade II on 6 December 2001, Lock House (formerly the Convent of the Visitation) is officially described as follows:

*"Large house. Circa 1900, first shown on the 1911 Ordnance Survey map, in Vernacular Revival style with extensions and alterations of the 1930s for the Harvey family comprising ballroom, loggia, extension to service wing and refitting in matching style.*

*EXTERIOR: Built of red brick in English bond with hipped tiled roof with eight clustered brick chimneystacks. Two storeys and attics. Irregular fenestration, mainly casement windows with leaded lights.*

*North west or entrance front comprises central projecting gable and projecting end wings. Central gable has carved bargeboards with oriel to attic and three windows below. Four-centred arched oak door with plain spandrels. In front of this is a timber framed three bay porte-cochere and behind a four centred arched doorcase with floral spandrels. On either side are set back portions of two bays. The left side projecting wing has a three-light dormer and to the extreme left is a two bay one storey 1930s ballroom, with round-headed windows and keystones, extended by a further two bays in matching style and with a further floor added above c1970 to provide a chapel and accommodation for a convent. The right hand projection has a square bell turret, timber framed on a tiled base with ogee top. South east side has four casement windows and a further 1930s four window extension with tiled porch in matching style. The south west or garden front was originally of 12 bays but a three bay extension was added in the 1930s to the left and a loggia of three bays*

*and a two bay ballroom extension added to the right. There is a projecting tiled gable with bellcast followed by a recessed part with five windows to the first floor and central five-light mullioned and transomed casement to ground floor flanked by two carved oak four-centred arched entrances and half-glazed doors. The centre has three projecting tiled gables, the end ones with two storey seven-light canted bays, the central bay three-light casements.*

*To the extreme right of the original building is a three-light dormer and three windows to the first floor, including a canted bay with a ground floor three bay brick loggia with wooden double doors at ground floor level. To the extreme right is the 1930s ballroom with round-headed windows extended by two bays c1970 and a further storey with three casement windows.*

*INTERIOR: Staircase Hall has stone fireplace with strapwork frieze and foliate spandrels, cornice with frieze of beasts and ribbed ceiling. Jacobean style carved wooden well staircase with carved balusters and newel posts with strapwork panels and elaborate finials. Drawing Room has marble fireplace and four alcoves. Morning Room has a baronial fireplace with a Coat of Arms, panelled doors with four-centred arches and dado linenfold-type panelling. Former Ballroom has panelled walls. Former Music Room has a built-in china cabinet. Former Bar has wooden fireplace with surround with shell decoration and strapwork pilasters. Dining Room is panelled throughout in maple in an early C18 style and has a green marble bolection-moulded fireplace and coved cornice.*

*The service end is completely of c1937 including tiled kitchen and scullery with original cupboards, strongroom for silver and Housekeeper's Parlour with bolection-moulded fireplace with tiled surround. Subsidiary staircase with moulded balusters and service staircase with stick balusters and square newel posts. First floor retains a few c1900 fireplaces to servants rooms but was mainly refitted in the 1930s. There are guest rooms with panelling and fireplaces including wooden Adam style surround with marble insert and Gibbs surround with marble insert. Master's bedroom has built-in cupboards, marble washbasin and marble bolection-moulded fireplace. Mistress' Bedroom has built-in cupboards, marble fireplace and four floral paintings over the doors.*

*The Dressing Room has walnut built-in wardrobes with interior fittings and fireplace with carved brackets and foliate motifs. Bedrooms to the Harveys daughters Pat and Daphne also have built-in cupboards and wardrobes. There are three Vitrolite lined bathrooms with original fittings, heated towel rails and some original 1930s light fittings. Part of the attic was used as a playroom and has oak panelling.*

*HISTORY: The Harvey family are reputed to have owned Claridges Hotel. Their daughter Daphne was the first wife of Donald Campbell, holder of the world record for waterspeed."*

- 3.3** There are a number of errors and omissions in the list description which, where relevant, are corrected below.
- 3.4** The phasing, plan form and internal circulation of Lock House are illustrated in Figures 1 to 6. Lock House itself is illustrated in Figures 7 to 18.
- 3.5** In the 1901 census Lock was occupied by a farmer, George A. Gates, together with his wife, two sons and two servants. It is not possible to be certain that this was the building we now know as Lock House, because there was (and remains) another building called Lock Farm, which is also listed grade II. On balance, it would seem likely that the entry refers to Lock Farm, and that the building we now know as Lock House was not in existence in 1901. That would place its construction between 1901 (census) and 1909 (map of 1911 in Figure 1, surveyed 1909), probably around 1905. It is understood to have been built as a farmhouse by the then owner of the West Grinstead estate, Arthur Lloyd.<sup>8</sup>
- 3.6** Lock House can be identified with some certainty in the 1911 census, again recorded simply as Lock, with one occupant George Vickery, who described himself as "architect" and "clerk of works" "in charge" of "House rebuilding".<sup>9</sup> He said he was born in Hornsey, Middlesex, around 1885, and it is tempting to connect him

<sup>8</sup> "The Victoria County History, 1986, records that: "Arthur Lloyd, who later lived at Warren Hill in Washington, was already a large landowner in Ashurst in 1903. In 1914 the estate in Ashurst and West Grinstead offered for sale by his executors totalled over 1,000 a., including much of the northwest part of Ashurst. By 1927 much of it had passed to E. E. L. Ezra, who was then one of the two chief landowners in the parish [...] The estate was afterwards known as the Lock estate, from the recently built Lock House in the northern tip of the parish. Mr. and Mrs. Andrew Harvey bought it in 1937, but had both died by 1971, when the Lock estate comprised 903 a. In the 1970s it changed hands more than once, and in 1983 it belonged to Mr. R. Tompkins. In 1984 only the northern tip of Ashurst, including Lock farm, was within the estate."

<sup>9</sup> There was also a coachman living in a separate house called Lock Stables.

with the eponymous George Vickery (b. 1846-1847 in Bath) who was probably the architect of numbers 58-59 West Smithfield in 1906, now listed grade II. However, we find the younger George in the 1921 census again stating that he was born in Hornsey, this time around February 1887 - but described as an agent for a public works contractor. He was living at 32 Falkland Avenue, New Southgate and his place of work was 113 York Road N7 (Holloway), which may have been associated with the business of John Aird and Sons which laid water and gas mains in London.<sup>10</sup> At any rate, the 1911 census confirms that Lock House was "rebuilding" at that time, and the evidence suggests that the young George Vickery may have been a trainee builder exaggerating his role as clerk of works and architect.

### 3.7

At the time of the 1921 census Lock House was in the occupation of Ellice Joseph Ezra (1887-1952), director of the Brighton and Hove Supply Association Limited, who had been born in Kolkata, India. His household consisted of seven relatives and visitors and nine servants<sup>11</sup> on the night of the census, occupying 22 rooms. After more than a century it is impossible to be certain whether the 22-room floor plan was contained entirely within the original "pre-1909" phase shown in Figures 3 and 4, or whether the building had already been extended by 1921 to include the second main phase, or perhaps part of it. The fact that 16 people could be accommodated, most if not all in single bedrooms, suggests that the second phase had at least been commenced by 1921, possibly under the supervision of the George Vickery abovementioned.

### 3.8

It is understood that the Harveys bought Lock House in 1937.<sup>12</sup> Andrew and Ethel Harvey were recorded as the occupants in the emergency census of 1939, taken on the outbreak of war, together with their two children and eight live-in servants. There was also a chauffeur in Garage Cottage. Andrew Harvey was described in the 1939 census as a cotton spinner and merchant. No evidence of a connection with Claridges has been found, contrary to what is said in the list description. The Harveys employed Maple & Co to rework Lock House c.1938-1940. Founded in 1841, Maple was primarily a furniture and upholstery business, and their primary involvement in Lock House was certainly on the interior, as noted in the list

---

<sup>10</sup> Several George Vickerys were born in the mid-1880s. The architect George Vickery (b. 1846-1847) had a son called George H, but he was born in Deptford around 1877 (census) and became a landscape artist and sculptor, later being killed in the First World War.

<sup>11</sup> Plus a chauffeur in a detached house or cottage.

<sup>12</sup> Victoria County History.

description (albeit there is no explicit reference to Maple & Co in the list description) and illustrated in Figures 11, 12, and 14 to 18.

**3.9** The Victoria County History of 1986 summarises the history of Lock House as follows:

*"Lock House, of red brick in revived vernacular style, was built c.1900 on a secluded site north-west of Old Lock; it was enlarged after 1937, the matching gatehouse being dated 1940. About 1971 the house became a convent for the Roman Catholic Order of the Visitation, which still had it in 1983."*

**3.10** Lock House is illustrated in Figures 7 to 18.

**3.11** The significance of Lock House is assessed as follows:

- Architectural interest: The pre-1938 phases all appear to have been constructed by builders rather than architects. While there was a vernacular revival theme running through the early 20<sup>th</sup> century work, it would not be true to say that Lock House is a particularly notable example of its type in illustrative terms, or that it has any particular architectural associations. The highest point seems to have been reached in the period 1938-1940, when Maple & Co were involved. Their contribution is best seen in the architecture of some of the interiors, but it would be fair to describe the company as "high end quality" and "traditional" rather than particularly innovative or ground-breaking in terms of design. The exterior reworking of 1938-1940 is architecturally pedestrian.
- Historic interest: Maple & Co is the main historic connection, followed by the relatively brief use as the Convent of the Visitation. The occupants of the building in the 20<sup>th</sup> century (Ezra, Harvey) were relatively local and obscure.
- Artistic interest: The main artistic interest is in the Maple & Co interiors as illustrated in Figures 11 to 18.
- Archaeological interest: There is no intrinsic archaeological interest in Lock House.
- Communal interest: There is no communal interest in Lock House.

- Setting: Lock House is set within a rural area, and it has rather enclosed, secluded surroundings on the north-west side. It is more open on the south-east side, where the land is terraced down the slope. The grounds are landscaped to a degree, but there is no particular evidence of the intervention of any notable 20<sup>th</sup> century landscape designers. The setting is not unimportant, but it is not a major contributor to the heritage significance of the building.

### 3.12 Factors to be taken into account in the assessment of significance are:

- Floor plan, hierarchy and circulation: Lock House has been adapted over the past 80 years, as rigid social systems have evolved, so the “upstairs downstairs” hierarchy and circulation embedded within the building has already broken down to a degree. The main distinctions, as they survive today, are illustrated in Figure 6.
- Extension and alteration: The vast majority of the building consists of extension, and much of the physical fabric of the past century consists of alteration, resulting in an over-long composition that lacks the control of a skilled designer. There is some doubt as to whether the second main phase of extension was undertaken 1911-1921 (under the supervision of George Vickery, to accommodate 22 habitable rooms) or whether it occurred after 1937 (Victoria County History). Nothing of heritage significance turns on the point, since the extended form of the building is not of particular interest in either event; it is the Maple & Co interiors that are of interest.
- Authenticity, reconstruction and reworking: Less than half the exterior walling of the pre-1909 building survives, having been engulfed by relatively pedestrian pre-WW2 work on two sides, and altered to the front and rear. In terms of authentic work of architectural and artistic quality the Maple & Co interiors stand out as the highlight.

## Summary of significance

- ### 3.13
- Lock House is primarily of architectural and artistic heritage interest because of the Maple & Co interiors of c.1938. In other respects the historic associations are relatively modest, and the external architecture is compromised by over-extended facades that lack control and focus. The original work of c.1905 has been

massively altered and added to, resulting in a lack of authenticity. Elements of the floor plan, including surviving aspects of the master/servant hierarchy, are still evident.

## 4. Heritage Impact Assessment

### Introduction

- 4.1** This chapter of the assessment describes how the proposed development will affect the setting and significance of the heritage assets identified in the preceding chapter.

### The proposed development

- 4.2** It is proposed to subdivide the dwellinghouse from a family occupation to five dwellinghouses and for the cottage above the garage to be converted into a separate dwellinghouse.

### Effect on Lock House: Interior

- 4.3** The proposed subdivision of Lock House will have a physical effect on the floor plan,, and it will change some aspects of circulation and hierarchy. However, it should be noted that the current (2024) users of the building do not arrange their lives around this “upstairs downstairs” principle. They live in the house as a whole. This is because the social system has changed dramatically in the past century, meaning that any hierarchical distinctions are already embedded or fossilised in the fabric to be “read” or not as the observer chooses. To that extent, the hierarchical functions have long since fallen into disuse.

- 4.4** The principal objective of the subdivision has been the physical preservation of the of Maple & Co interiors. With reference to the drawings and the Design and Access Statement, the principal effects will be:

Unit 1: This is in a very altered part of the building, already heavily modernised. The proposed internal changes will not harm the special interest of the listed building.

Unit 2: This unit will contain the majority of the original surviving fabric of the c.1905 building, as adapted c.1938. All the principal features of the Maple & Co

reworking will be preserved, thereby conserving the building's main element of heritage interest.

Unit 3: This is in a transitional part of the building that was largely a service area. The minimal changes will not affect the special interest of the building.

Unit 4: This is in a part of the building that was primarily a service area. Minor changes in layout are proposed which will not affect the special interest of Lock House.

Unit 5: This consists of the conversion of a modern swimming pool that is not of heritage interest. There will be no resultant effect on the heritage significance of Lock House.

Unit 6: The conversion of the garage will not harm the setting or significance of the listed building.

- 4.5** While the proposed subdivision will break up the redundant social hierarchical circulation of the listed building to an extent, the principal Maple & Co interiors of c.1938 will be preserved.

## Effect on Lock House: Exterior

- 4.6** No extensions are proposed. There will be minor changes to external doors and windows, but nothing that will harm the heritage significance of the listed building.

## Effect on Lock House: Setting

- 4.7** Car parking arrangements and separation of curtilages will bring about very little change within the setting of the listed building. There will be no loss of heritage significance.

## Justification

- 4.8** The proposed subdivision is based on the premise that 13 years of marketing have failed to result in a buyer coming forward for single family use. For all practical purposes this scenario will, if it continues, lead to a point where the building becomes uneconomical to run in its current form. In the event that it becomes a "problem building", subdivision into smaller units is likely to be the only practical

solution. Therefore, the present proposal seeks to arrive at an acceptable and manageable position while the building is in good condition, rather than risking long term deterioration and the need to try to resolve a more acute situation in the future.

## Summary of effects

- 4.9** The proposed subdivision of Lock House will break up the redundant social hierarchical circulation of the listed building to an extent, but the principal Maple & Co interiors of c.1938 (i.e. the chief features that contribute to special interest) will be preserved. Minor changes to the floor plan will not reduce the significance of the building. Only very minor external changes are proposed, which will not give rise to harm to heritage significance. The conversion of the garage and the separation of the various new curtilages will not impact on the setting of the listed building in such a way as to harm its significance. In summary, there will be no loss of heritage significance and paragraphs 207 and 208 of the NPPF will not be engaged. The effect will fall off the bottom of the scale in Appendix 1. There will be no conflict with local heritage policy. There will be preservation for the purposes of the council's duty under section 66(1) of the Act.
- 4.10** In the event that the council disagrees with the above assessment and concludes that there will be less than substantial harm to the significance of Lock House, it is submitted that this could only take effect in respect of the effect on hierarchy and circulation, and that the impact would be small (i.e. at the bottom of the scale in Appendix 1). In these circumstances the balancing exercise would be engaged, in which case the public benefit would have to be weighed against that very low level of harm, as further assessed in the planning statement.

## 5. Summary

- 5.1** Dating from c.1905 and massively extended throughout the 20<sup>th</sup> century, Lock House is primarily of architectural and artistic heritage interest because of the Maple & Co interiors of c.1938. In other respects the historic associations are relatively modest, and the external architecture is compromised by over-extended facades that lack control and focus. The original work of c.1905 has been substantially altered and added to, resulting in a lack of authenticity. Elements of the floor plan, including surviving aspects of the master/servant hierarchy, are still evident.
- 5.2** It is proposed to subdivide the dwellinghouse from a family occupation to five dwellinghouses and for the cottage above the garage to be converted into a separate dwellinghouse.
- 5.3** The proposed subdivision of Lock House will break up the redundant social hierarchical circulation of the listed building to an extent, but the principal Maple & Co interiors of c.1938 (i.e. the chief features that contribute to special interest) will be preserved. Minor changes to the floor plan will not reduce the significance of the building. Only very minor external changes are proposed, which will not give rise to harm to heritage significance. The conversion of the garage and the separation of the various new curtilages will not impact on the setting of the listed building in such a way as to harm its significance. In summary, there will be no loss of heritage significance and paragraphs 207 and 208 of the NPPF will not be engaged. The effect will fall off the bottom of the scale in Appendix 1. There will be no conflict with local heritage policy. There will be preservation for the purposes of the council's duty under section 66(1) of the Act.
- 5.4** In the event that the council disagrees with the above assessment and concludes that there will be less than substantial harm to the significance of Lock House, it is submitted that this could only take effect in respect of the effect on hierarchy and circulation, and that the impact would be small (i.e. at the bottom of the scale in Appendix 1). In these circumstances the balancing exercise would be engaged, in which case the public benefit would have to be weighed against that very low level of harm, as further assessed in the planning statement.

## 5.5

Material to the way forward, whether paragraph 208 of the NPPF is held to be engaged or otherwise, is the fact that the proposed subdivision is based on the premise that 13 years of marketing have failed to result in a buyer coming forward for single family use. For all practical purposes this scenario will, if it continues, lead to a point where the building becomes uneconomical to run in its current form. In the event that it becomes a “problem building”, subdivision into smaller units is likely to be the only practical solution. Therefore, the present proposal seeks to arrive at an acceptable and manageable position while the building is in good condition, rather than risking long term deterioration and the need to try to resolve a more acute situation in the future.

# Appendix 1

## *Scale of Harm*

<b>Scale of Harm</b>	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK, 2019

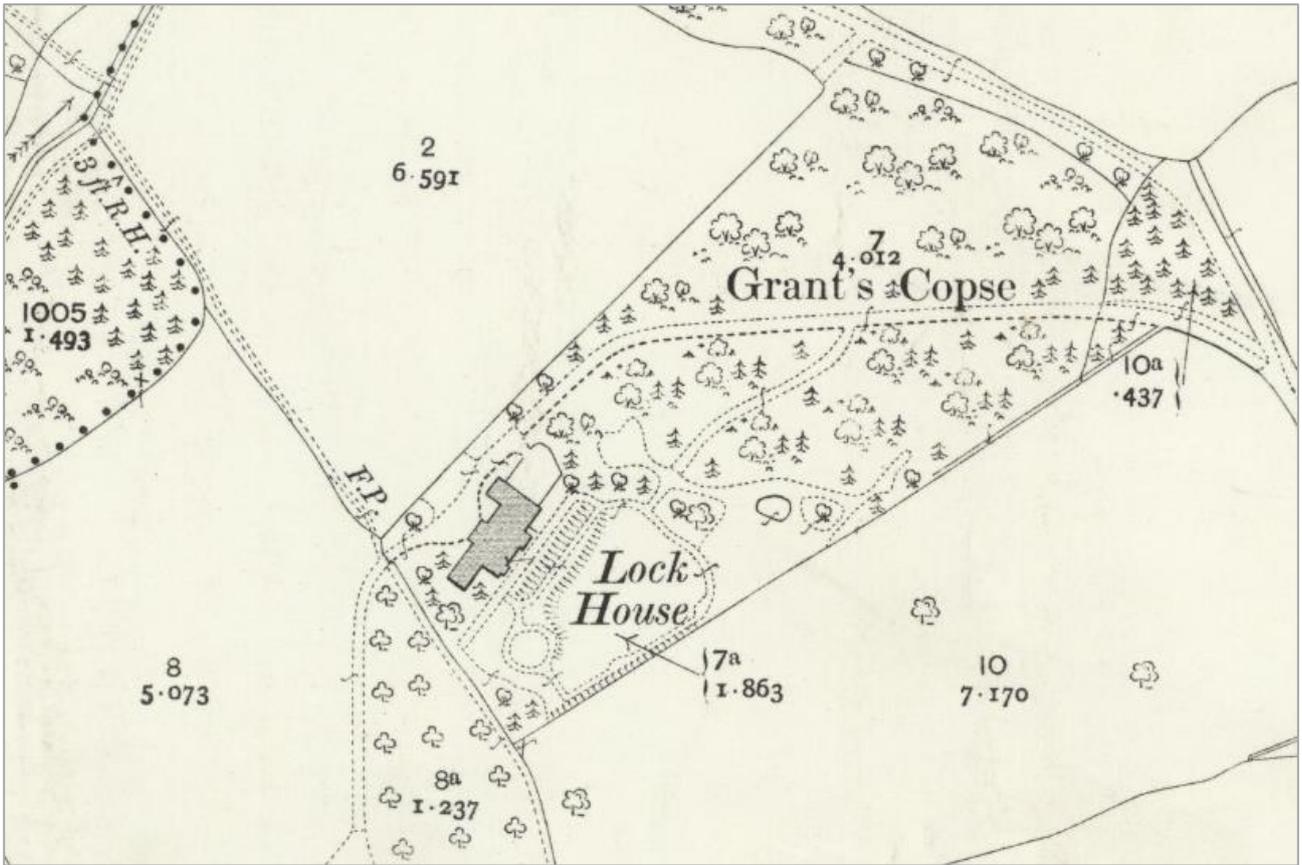


Figure 1 - Lock House, from the O.S. map of 1911, revised 1909. The overlay shows the 1909-1911 map, with the 1938 footprint in black and the modern footprint in red.



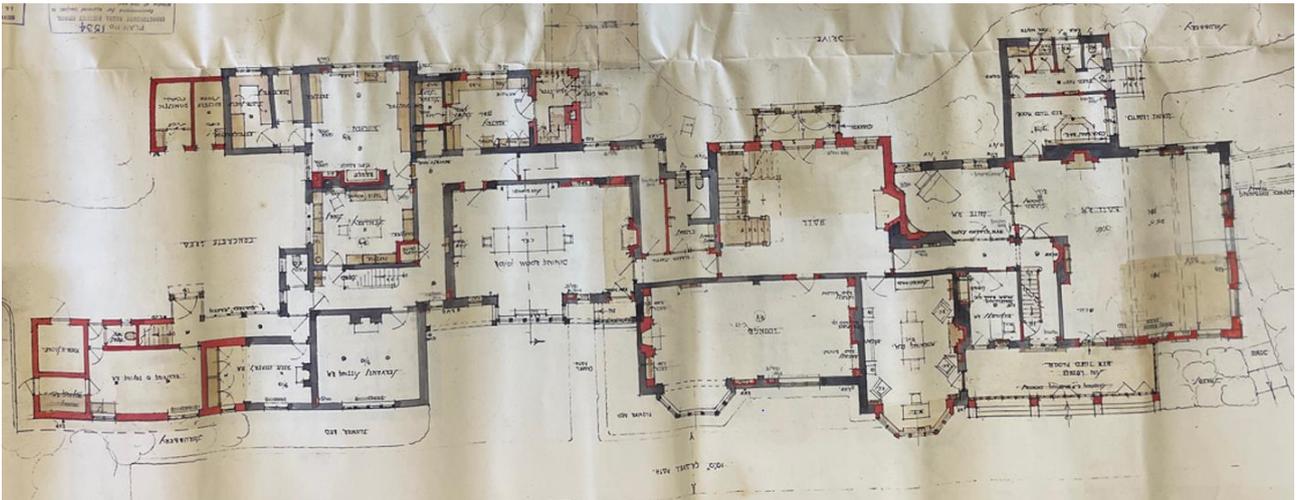
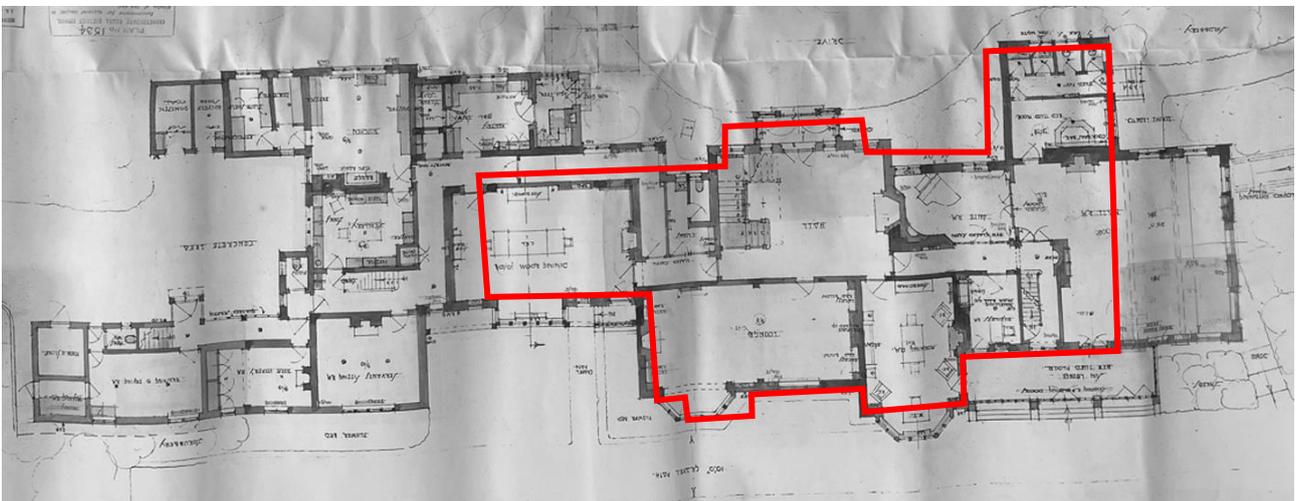
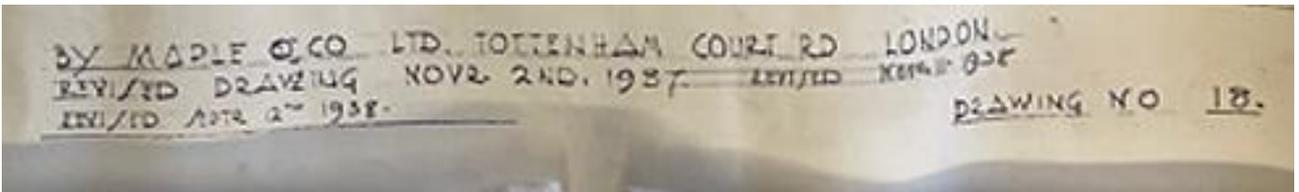


Figure 2 – Maple & Co ground floor plan, 1938, rotated so north is towards the top. Below is the outline from the 1909-1911 O.S. map in Figure 1, overlaid on the 1938 plan.



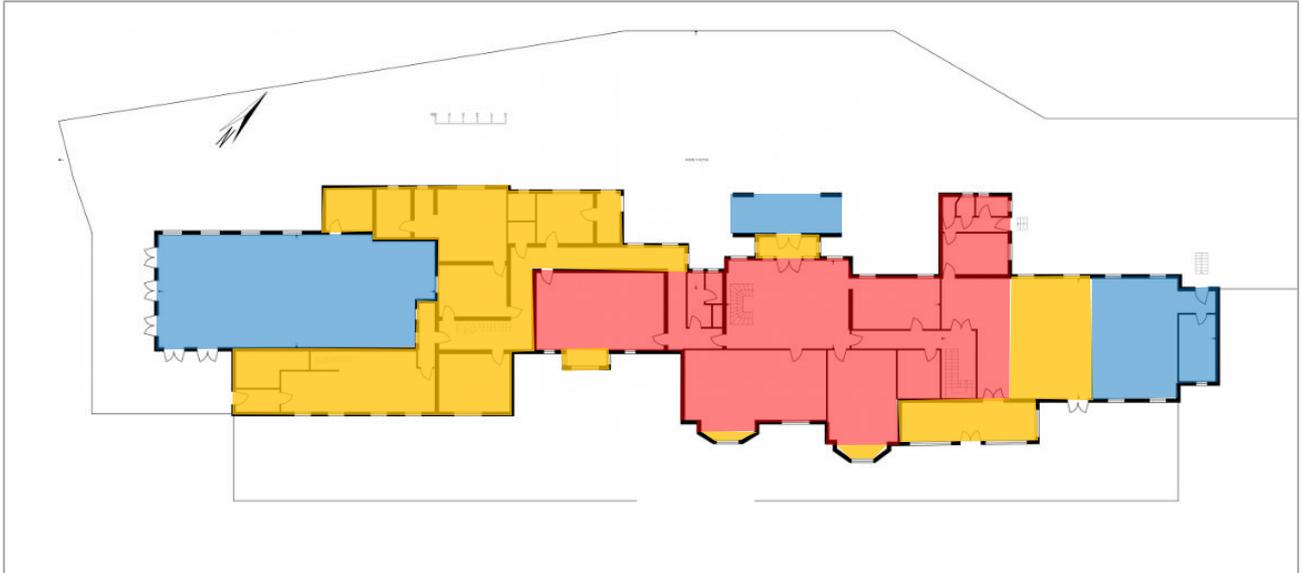


Figure 3 – Existing ground floor plan (north toward the top) with inferred main phases.



Pre-1909, possibly c.1905



1909-1938 (probably 1911-1921, with some details added shortly after 1938)



Post-1938, mid-late 20<sup>th</sup> century

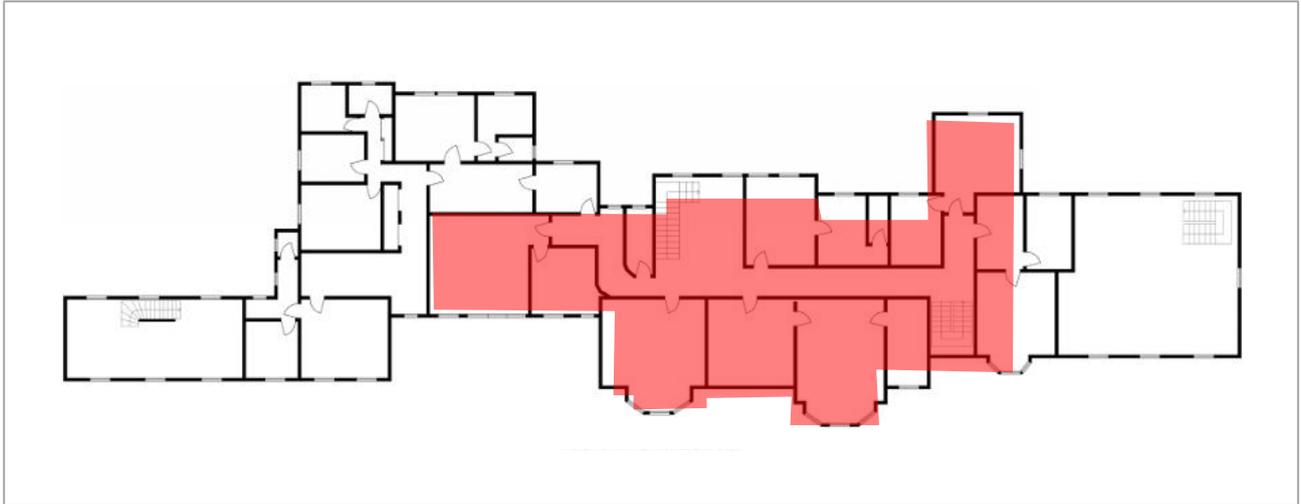
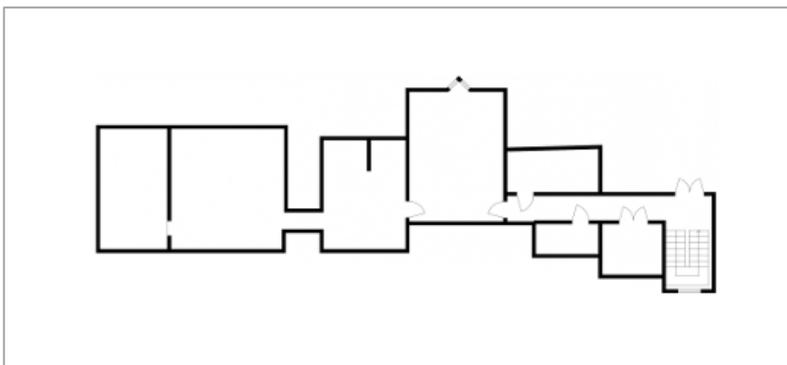


Figure 4 – Existing first floor plan, with the original pre-1909 phase transposed from the ground floor plan in Figure 3. The second floor plan is shown below.



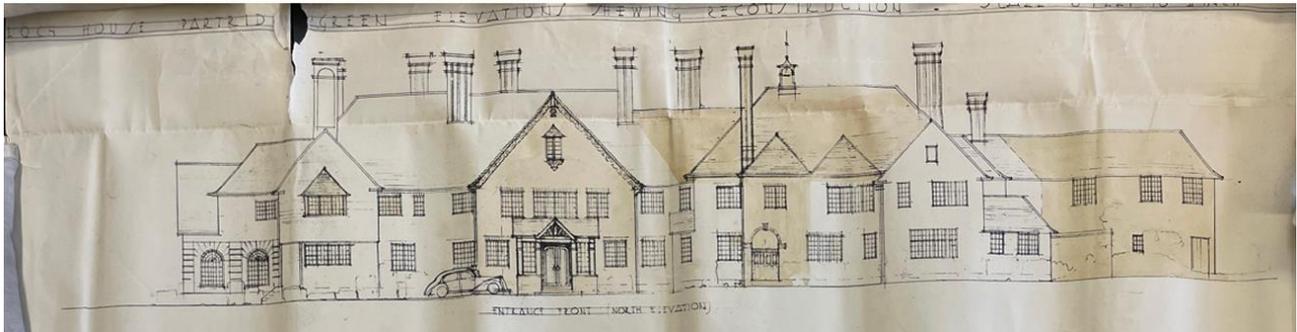


Figure 5 – Maple & Co elevations of 1938 showing new and reconstructed work with a pale yellow wash (original to the drawings).

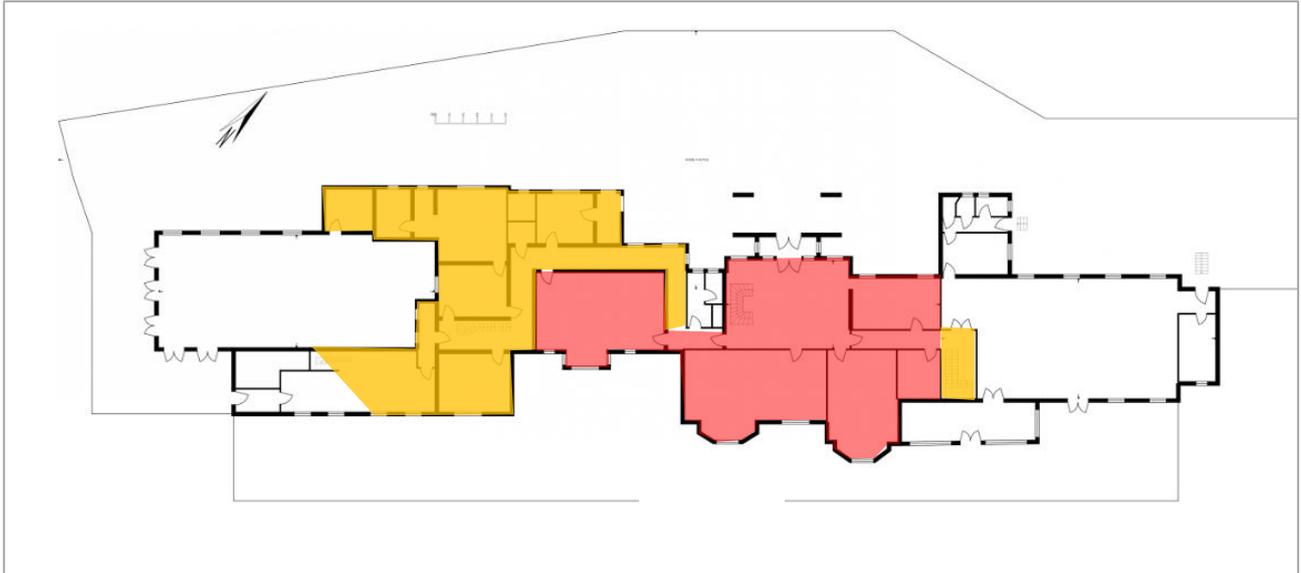


Figure 6 – Internal hierarchy and circulation at ground floor (above) and first floor (below). The rooms and spaces shaded pink are the “principal areas” and the rooms and spaces shaded yellow are service areas that still display characteristics of the pre-1945 social arrangement within the building.

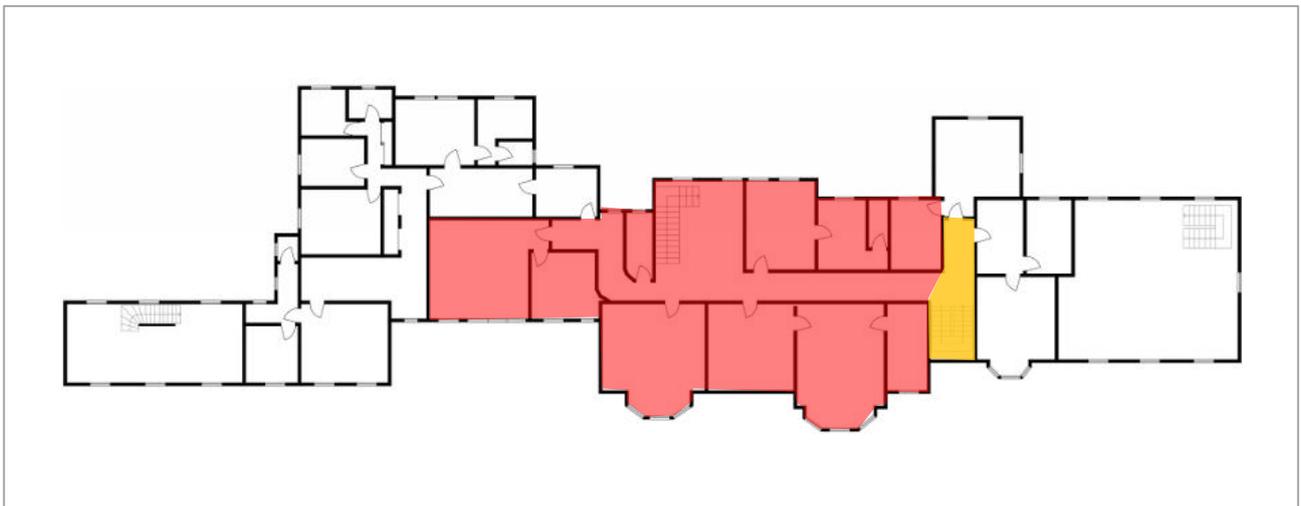




Figure 7 – General view of the south-east front.



Figure 8 – The western end of Lock House, with the late 20<sup>th</sup> century swimming pool in the foreground.



Figure 9 – The northern entrance and porte-cochere.



Figure 10 – The eastern end, north side, with interpretation below.

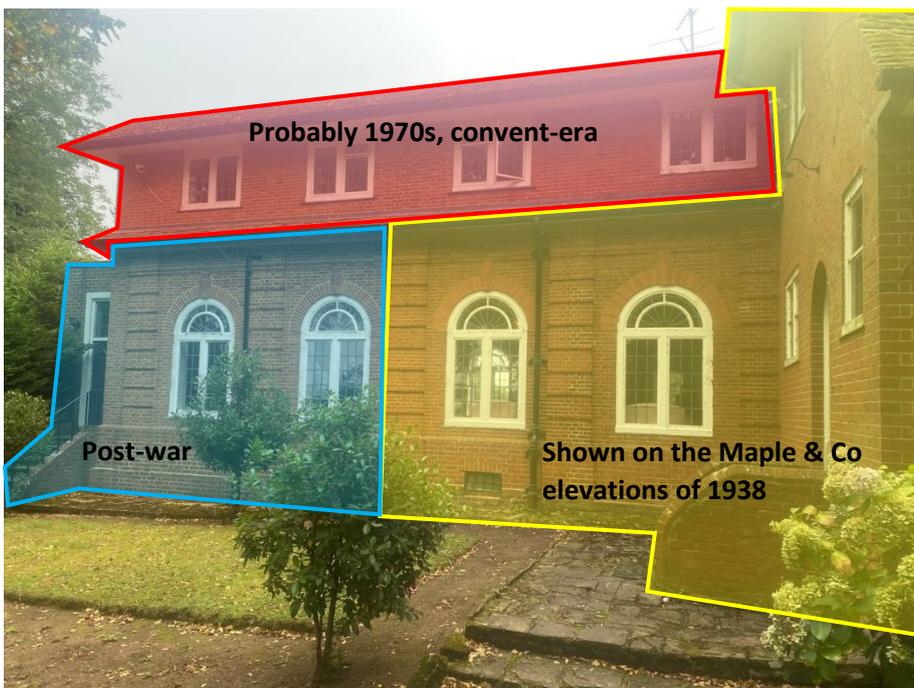




Figure 11 – The main staircase, c.1940.





Figure 12 - Panelling in the Dining Room.





Figure 13 – This fireplace is described as “baronial” in the list description. It is Renaissance in inspiration (see the example from Serlio, c.1568, below left). The coat of arms was probably painted or overpainted in the convent era.

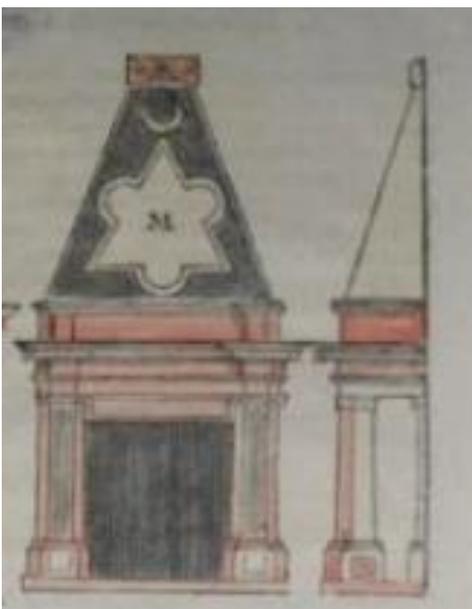




Figure 14 – An example of tiled finishes c.1940 in one of the service rooms, ground floor, western end.



Figure 15 – Bedroom decoration and fixtures, principal apartments, first floor.





Figure 16 – Furniture, probably by Maple & Co, c.1940.



Figure 17 – An example of one of the tiled bathrooms with vitrolite fittings.





Figure 18 – Panelling of c.1940 at second floor.