

DESIGN AND ACCESS STATEMENT INCLUDING HERITAGE

HISTORY OF LOCK HOUSE

Lock House was originally built in the early 1900s first appearing on the OS Map in 1909.



It was built as a farmhouse by the then owner of the West Grinstead estate Arthur Lloyd and probably is 2 buildings being an east section linked at ground floor to the west section.

Lock House was described in the plans and elevations found at the West Sussex Records Office on 3 Sept 2024 as reconstructed, in 1940 on behalf of the then owner Andrew Harvey, a merchant and cotton spinner in the 1939 census, and not the owner of Claridges Hotel as stated in the listing.

The reconstruction in 1940 was designed by Maple & Co, who appear on the drawings and probably contract managed by them since as a furniture company they were undoubtedly responsible for the high-quality interiors albeit some of the external alterations are less convincing giving a linear stretched appearance. The 1970s extensions give an institutional feel to the property.

Reconstruction of Lock 1940

Attached are scans of the original 1940s elevations and plans with the yellow shading on the plans showing the new elements.



In elevation in 1940 the works included:

- West flank elevation service wing built.

- Ground floor, 1st floor and roof with bell tower over what was to become Panelled dining room built and was previously probably a corridor link between the 2 buildings constructed in 1909.
- Projecting bay on south elevation for morning room and Mrs Harvey's bedroom constructed.
- Loggia constructed
- Ballroom constructed
- Projecting central bay with entrance hallway constructed. Note the Porte Cochere is not on this drawing.

In plan the entire property is reconstructed in 1940 with red showing new walls and light brown shading showing new joinery and fixtures. It is highly questionable whether any elements of the original farmhouse interiors remain save for a couple of fire-places in former bedrooms on the 1st floor. Of Particular note to items referenced in the listing:

- Entrance hall and Jacobean style stair did not exist until the reconstruction in 1940 so are from this period.
- Drawing room 4 alcoves shown created on 1940s plans.
- Morning room baronial fireplace is 1940 and coat of arms is Bishop so probably relates to Convent from 1971. Morning room panelling with recessed service bell will be Maple & co work from 1940.
- Former panelled ballroom new construction in 1940 and altered through extension in 1970s.
- Music/Ante room built in china cupboard shown as new 1940s construction.
- Former bar coloured as new joinery in 1940
- Dining room is panelled in Mahogany not Maple as stated on listing but was managed by Maple & Co with work done including the fireplace shown as red new construction in 1940.
- Service end limited to former kitchen and pantry is fitted out in 1940 with the silver safe, servants bells, art deco small yellow tiling and cupboards but in the original separate west wing of the original farmhouse. The servants sitting room and part of the house keepers room are also the original 1909 building. Further extensions in 1940 include the slab west elevation with laundry and drying rooms at ground floor and 2 servants room with bathroom at 1st floor together with the 2 storey extension with roof over for the servants entrance into the pantry and the guest bathroom at 1st floor which is the yellow Art Deco Vitrolite bathroom.
- 1st floor completely fitted out in the 1940s by Maple & co. including all cupboards, fireplaces, bathrooms. There are 2 Vitrolite lined 1930s art deco bathrooms – guest bathroom above and Mr Harveys bathroom. 2nd floor room was games room not playroom.

TO BRISTOL ROAD TO PORTUGAL CURVE
- B. H. WILSON

TO OLD CHURCH

DRIVE

100' CLEARANCE

BY MILES & CO. LTD. TOTTENHAM COND. ED. LONDON
NOV. 2 AND 1927
REVISED APR. 2 1931
DRAWING NO. 18.

TO GARDEN & PASS

SCALE: 1/8" = 1'-0"
APPROVED FOR CONSTRUCTION BY
MILES & CO. LTD.
TOTTENHAM COND. ED. LONDON

NO. 18
MILES & CO. LTD.
TOTTENHAM COND. ED. LONDON



pat

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Entire roof would have been recovered as part of this reconstruction in 1940.



The Rigid class system

Mr Harvey who purchased Lock in 1937 was clearly a wealthy merchant and cotton spinner who we understand frequently travelled to India with his wife Ethel whom he married in 1929 taking over his fathers business as an East India Cotton merchant. Shipping manifest attached showing Mr Harvey's profession:

book seller. Effects £823 13s. 4d.

HARVEY Andrew of 34 Queen Annes-gate London S.W.1
died 28 March 1957 at Harley-street Nursing Home 35
Weymouth-street London W.1 Probate London 23 July
to Ethel Maud de Vere Harvey widow sir James McHaffie
Doak knight Patricia Maud Gamble married woman
and Edward Justin Evans Baker solicitor.
Effects £227561 9s. 4d.

and Ethel Harvey at Lock in 1970.

HARVEY Ethel Maud de Vere of Lock House Partridge Green
Sx died 2 November 1970 Probate London 11 December.
£701287.

In the 1939 census Mr and Mrs Harvey and their daughter Daphne are listed as living at Lock together with staff at Lock, Grant's Farmhouse and Garage cottage which was probably the original name of Chauffeurs cottage. These staff were Butler, footman, kitchen boy, scullery boy, housemaids, chauffeur, game keeper, and unpaid domestic helpers. What is strange is this is now during World War 2 and the reconstruction of Lock house occurred again during World War 2. When the current owner first purchased Lock a former staff member knocked on the door and spent a very informative couple of hours explaining how the house worked. Mr Harvey was criticised for building Lock in 1940 but this gentleman explained that he used workers too old for the war effort or those who returned injured. So, in the short period between the completion of Lock in 1940 and the Labour Government in 1945 when it is accepted the rigid class system ended there was a large staff presence at Lock. But this is at a time when the estate neared 1,000 acres and potentially the Harvey's were giving employment and accommodation to those injured in the war at Lock and the numerous other estate buildings.

E.D. Letter Code		Borough, U.D. or R.D.		Registration District and Sub-district		PERSONAL OCCUPATION.		See INSTRUCTIONS.		
ADDRESS.		SCHEDULE.		SURNAME AND OTHER NAMES.		BIRTH.		S. N. W. or D.		
1		No.	Sub. No.	4		Day.	Year.	10		
2		3		5	6	7	8	11		
Ford (contd)		24	3	Hexfall Molly W		-	F 7 Aug 05	M	Impaid domestic duties	
This record is officially closed.										
This record is officially closed.										
This record is officially closed.										
		7		Farr Margaret E		-	F 11 Oct 89	S	domestic	
		8		Farr Lacie		-	F 10 May 20	S	domestic	
This record is officially closed.										
Rk 263 20/1/52		10		Sampson Violet E		-	F 19 Dec 05	M	Impaid domestic duties	
This record is officially closed.										
This record is officially closed.										
This record is officially closed.										
Hemmicks Cottage 130		14		Barker Violet L		-	F 23 June 14	S	Children's Nurse	
Sixberries		25	1	Coacher Horace A		-	M 21 Sept 00	S	Farm labourer	
		26	1	Barker Virginia L		-	F 5 Oct 02	M	Impaid domestic duties	
This record is officially closed.										
This record is officially closed.										
This record is officially closed.										
Benfield Bungalow		27	1	Dumbrell George E		-	M 29 Apr 03	M	Dairy Farmer	
			2	Dumbrell Violet E		-	F 22 Jan 07	M	Impaid domestic duties	
This record is officially closed.										
This record is officially closed.										
Lock, Parkidge Gr.		29	1	Harvey Andrew		-	M 28 May 83	M	Merchant & Cotton Spinner	
			2	Harvey Ethel M. de V.		-	F 31 July 95	M	Housewife - Impaid domestic	
This record is officially closed.										
20 10 40 DMP M		4		CAMPBELL Harvey Daphne M.		-	F 23 Dec 23	S	Ct School	
		5		Gibbs Alfred L.		-	M 19 Jan 89	S	Butler Valet	
		6		Smith Wilfred A.		-	M 9 Apr 21	S	Footman	
		7		Goldard Cecil L.		-	M 6 Apr 20	S	Kitchen boy	
		8		Houghton Norman L.		-	M 30 Jan 25	S	Scullery boy	
		9		Gittus Elizabeth		-	F 26 Nov 81	S	Cook	
		10		Wearne Elsie M.		-	F 24 Feb 71	S	Housemaid	
		11		Vickery Gertrude M.		-	F 1 Dec 14	S	Lady's Maid	
		12		Spurgess Corrie		-	F 4 May 72	S	Housemaid	
Garage Cottages Lock		30	1	Avery Frank C.		-	M 28 Aug 81	M	Chauffeur Mechanic	
			2	Avery Frances		-	F 22 Nov 84	M	Impaid domestic duties	
			3	Shaw Jess		-	F 23 July 76	W	Impaid domestic duties	
			4	Wardell Olive		-	F 24 Mar 05	M	Impaid domestic duties	
This record is officially closed.										
Grant's Cottage 131		37	1	Small Charles F.		-	M 27 Mar 97	M	Gamekeeper	
			2	Small Kate E. M.		-	F 17 May 96	M	Wife Impaid domestic duties	
This record is officially closed.										
This record is officially closed.										
Grant's Cottage 132		32	1	Heather Arthur R		-	M 21 July 01	M	Gardener	

The Break-up of a Country Estate

With the death of Mrs Harvey in 1970 Lock House was sold as an agricultural and sporting estate with 903 acres, 3 farms and 26 cottages.

The estate was lotted and sold off leaving Lock House itself with only 14 acres of gardens. Lock House was to become with various alterations and extensions the Convent of the Visitation in 1972.

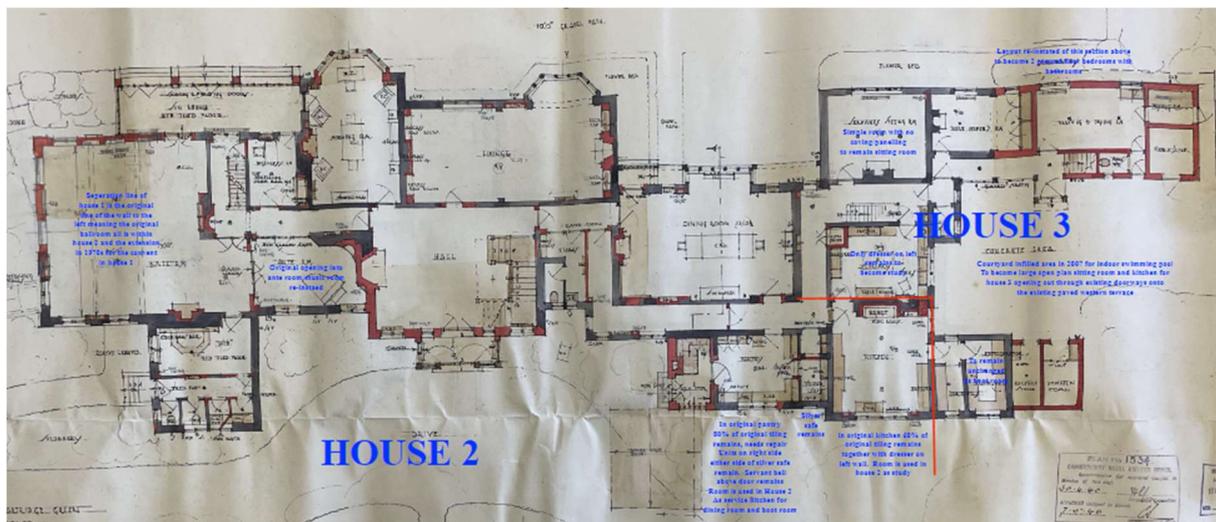
Design and Heritage

As a single dwelling Lock House is now redundant and an alternative future needs to be planned for the property as considered in other reports within this application. The use as a single dwelling has been proved through 14 years of marketing as NON VIABLE.

The least harm to the listed building and the most viable use is a vertical split of the existing listed building into 3 dwellings. These dwellings will be sold on the basis of a 999 year lease with the freehold retained by the existing owners.

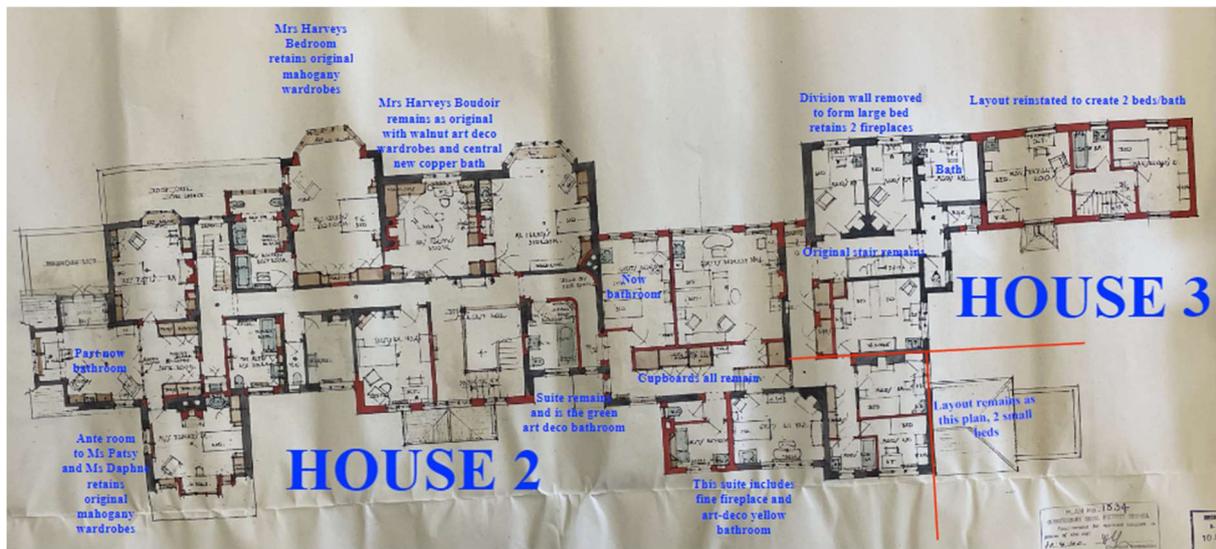
Working from east to west (left to right) on the plans the units are numbered 1-3.

The division of the house is not arbitrary but carefully considered to respect the 1940s interiors and function of the house. Illustrated below is the 1940s Maple&co plans for the reconstruction with alongside these the proposed scheme plans.



House 2 runs to the original east end of the house with a new party wall installed between house 1 and 2 on the line of the original east end flank wall to the ballroom. As can be seen in plan form the layout of all the rooms now (as existing and proposed because there is no change to this property) not only retain their original features but function. The only exception to this is with modern living that the ballroom is now the kitchen and the original staff kitchen while retaining what features remain including the tiling and dresser will be used as a study with the pantry used as a 2nd kitchen to serve the adjacent dining room.

House 3 comprises various rooms with no historical features or anything of architectural merit. It also includes the 2007 indoor swimming pool. The original layouts in the flank west section are reinstated with the indoor pool becoming a large open plan kitchen living room.



At 1st floor House 2 retains pretty much all the cupboards from the Maple&co work in 1940 and other features such as the window seats in the bay windows. It also includes the 2 remaining period bathrooms being the green and yellow vitrolite lined bathrooms with original sanitaryware. To the west end above the original kitchen are 2 bedrooms sharing a bathroom which were former staff rooms. House 3 restates the 1940s layout in the west flank elevation.

Unit 1 - Coloured brown on proposed floorplan – 3 bed 2,750 square foot house

The 1970s extension for the Convent of the Visitation is converted to form a well proportioned 3 bedroom large house of 2,750 square feet with a good sized private garden located to the east and screened from the principal gardens by the existing planting and building. The gardens are highlighted on the attached image.



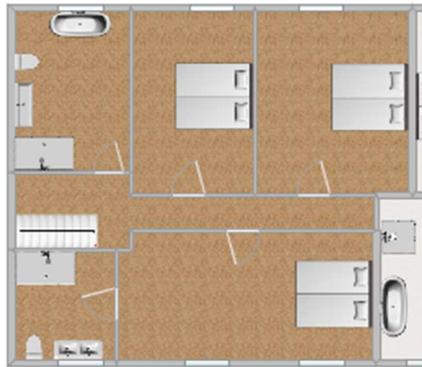
Ground floor plan showing large/ sitting room kitchen with new planting on south terrace and the opening up of new French doors in the east elevation to create garden access. Parking on the existing hardstanding hedge screened area



In the photo the original end of the ballroom can be clearly seen by the step up in the floor beneath the deep downstand beam. Whilst the original windows in the east ballroom elevation were re-

incorporated in the 1970s extension no dado or panelling was continued which can also be seen in the photo. The division line between house 1 and 2 is the original line of the end ballroom wall. The existing large steel and glass stair will be removed and replaced with a straight run. The boxed out by the existing kitchen division wall between the larder and the kitchen will be removed. The house has car parking on existing hardstanding screened by existing hedging in close proximity to its front door. You enter up the existing steps through the existing front door into a good sized entrance hallway of which you go through the existing doors either into the new stair lobby or into the large open plan kitchen and living room.

First floor which is all 1970s extension partitioned up to create 3 large bedrooms and bathrooms.



Accordingly, an attractive 3 bedroom house with a small annex room in the basement or home office is created within 1970s elements of the building achieving no harm to the listed building.

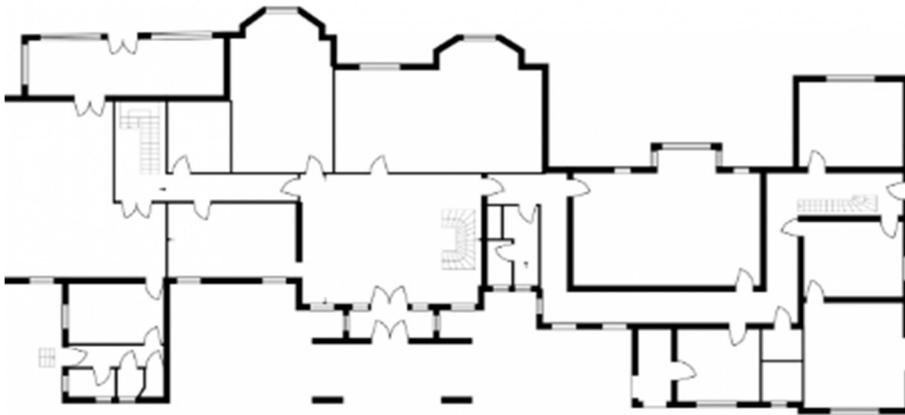
Unit 2 - white coloured on proposed floorplan – 8 bedroom 12,250 square foot house

The original house reconstructed in 1940 by Maple&co of 8 bedrooms and 12,250 square feet which includes all the original interiors from 1940's reconstruction remaining such as china cupboards, alcoves, doors, fireplaces, vitrolite bathrooms, original sanitaryware, kitchen, pantry, silver safe walnut lined dining room, panelling and wardrobes.

Proposed Ground floor plan



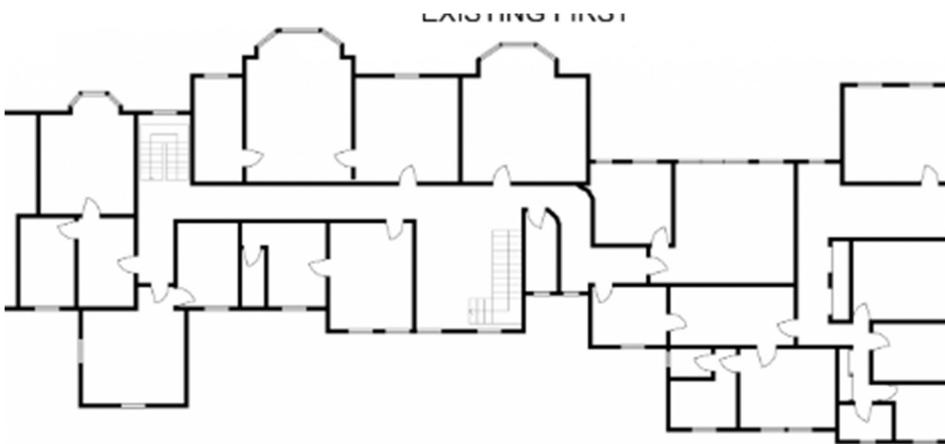
Existing Ground floor plan



Proposed 1st floor plan



Existing 1st floor plan



Existing and proposed 2nd floor plan

There are no works within unit 2 save for the fitting of a new kitchen at ground floor level. This new kitchen will have the original opening (only closed up with plywood) to the former music room re-instated to create a large family kitchen with a large dining table as well as separate sitting area with direct access into the garden through the existing loggia.

No work is undertaken to this section of the property which is the original main owners, “front of house” section of Lock House together with the surviving “back of house” elements being the former kitchen, pantry and silver safe. This house therefore retains not only the original rooms and features but retains them in their original function save for the service kitchen (use ceased prior to applicants purchase 20+ years ago) which will have its features retained but be used as a study.

The accommodation will include at ground floor:

A large family kitchen in the former ballroom and music room – This is the only element of change.

A sitting room and study as currently in the morning room

A large lounge in the original lounge with the alcoves

The main entrance hallway. Car parking will be directly outside as existing by the porte cochere

The mahogany panelled dining room

The original kitchen, silver safe and pantry with their original 1940s tiling and cabinets

At first floor:

8 bedroom suites with wardrobes and bathrooms including both art deco bathrooms all as existing without change.

At 2nd floor:

No changes with the space remaining as currently as many store rooms together with a cinema.

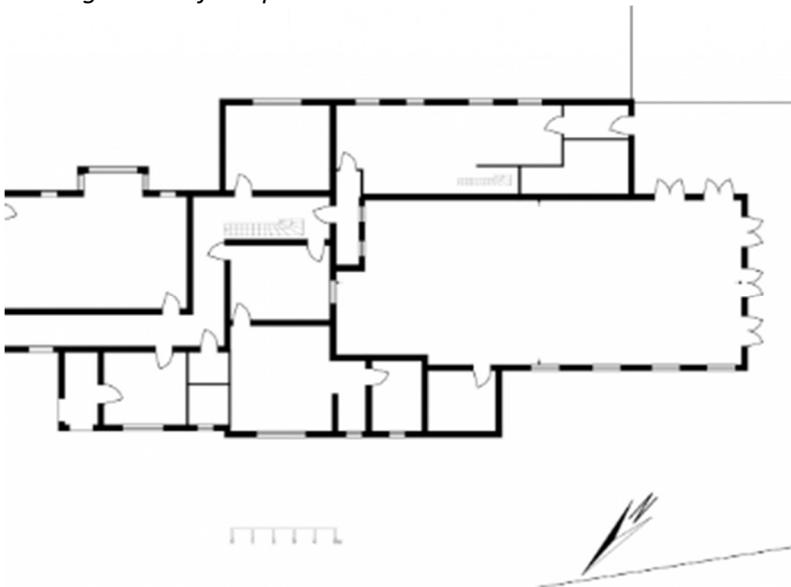
In terms of gardens this house represents the entire visible south elevation of the house (the west section house 3 is screened by an existing 6m hedge) and will retain all of the parkland gardens without separation which the listed building currently enjoys.

Unit 3 - Green coloured on proposed floorplan

Proposed Ground floor plan



Existing Ground floor plan



Proposed 1st floor plan



Existing 1st floor plan



The proposed works to this house are very limited being:

1. Filling in the existing swimming pool and creating a large open plan kitchen sitting room opening out onto the existing paved and walled terrace.
2. The fitting out of 2 bedrooms on the ground floor and 2 bedrooms on the 1st floor of the 1940s wing which retains no internal historic detail.
3. Creating a new front door entrance into the house from the private screened garden to the front.
4. Creating an ensuite bathroom for the central bedroom.

Car parking for this unit will be just to the west of its front door on an existing area of hardstanding.

The gardens will run down about 20m from the house starting with an area of existing sandstone terrace and then lawns bordered by mature trees and existing hedging. The lawns sit on a higher level than the parkland lawns and croquet lawn of unit 2 and will be further hidden with a clipped yew hedge to give the occupants a flat, private and secluded garden with southerly views. The house already has its own private terrace to the west.



Ground floor room to be partitioned as 2 bedrooms



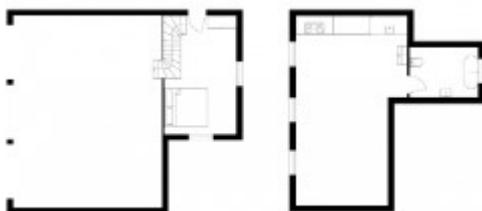
First floor photo showing room to be partitioned as 2 bedrooms



Indoor pool to be converted to kitchen and sitting room

Unit 6

Existing floor plans



Proposed floor plans



The garage and flat over were constructed in 2007 and will be simply changed by converting the 3 bay garage into further living accommodation.

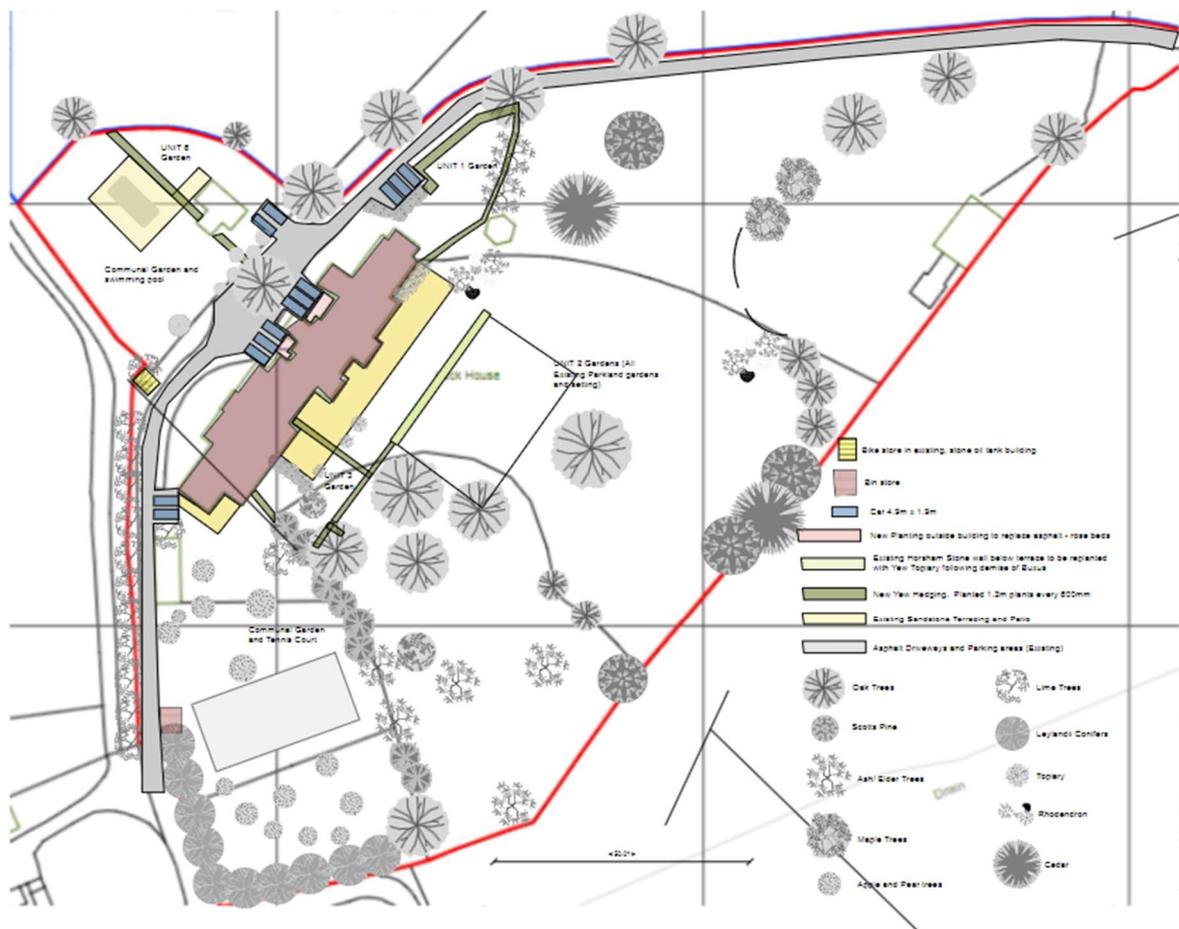
The House will be allocated a private garden as shown on the landscape plan and has car parking on the hardstanding areas already existing.

Gardens

As a listed building the gardens are an important part of the setting of Lock House. However, they are not of such status as to be interdependent with the house.

The conversion of the listed building must be a success to ensure the long-term future of the heritage asset. Purchasers demand some private amenity garden areas to allow outdoor play, lounging and dining. This needs to be balanced with the need not to affect the setting of the listed building.

The proposed landscape plan uses existing mature hedging and trees as well as level changes to achieve private garden areas for houses 1 and 3 whilst retaining the parkland setting for house 2. This is all shown on the proposed landscape plan below.



Communal facilities

A new communal bin store just inside the back gates will be built as per the proposed plans to store refuse and recycle bins which are collected weekly from the back gates.

The main driveway from Lock Lane will be the access into the estate for all the residents.

The residents will also have a communal bike store located in the existing stone store with the oil tanks giving direct access onto the bridleway. Also to be provided will be secure open lockers within this stone store for any residents gardening tools in lieu of the provision of sheds.

The Tennis Court and Orchard will be a communal garden for the enjoyment of all occupants as will the existing heated outdoor swimming pool.

The units will all be sold on a long leasehold basis. This achieves control of the property with the fabric of the building remaining with the freeholder stopping future structural alterations by leaseholders and changes to the facades. Furthermore, unacceptable residential paraphernalia such as garden fences, trampolines, washing lines, etc are all prohibited.

These provision therefore deal with all residential paraphernalia by allocation in existing hardstanding areas allocated car parking, provision in an enclosed bin store adjacent to the bin collection point of bin storage for all units ensuring no unsightly bins, provision in the existing tank room for bicycle storage and garden tools, existing mature planting providing privacy of gardens with leasehold prohibitions against fences/ garden walls, further leasehold prohibitions to stop any other form of unacceptable residential paraphernalia – washing lines/ climbing frames/ trampolines/ garden sheds. All the grass on the estate will be cut and maintained by the freeholders ensuring limited noise pollution from grass cutting.

Conclusion

Lock House is a Country Mansion which was effectively created through reconstruction in 1940, by a wealthy merchant. The estate was broken up in 1972 when Lock House became a convent and the house was extended to the east. Now through 13 years of marketing, it has been demonstrated that as a single residence there is no demand for the property. Use as a single dwelling is NOT VIABLE.

The proposed residential sub-division creates 4 residential units. House 1 from the 1970s convent extension to create a 2,750 square foot 3 bedroom house. House 2 being the original mansion house of 12,250 square feet with 8 bedrooms being the original house with all the 1940s interiors “front of house”/ “Back of house” with no development works. The 1940s extension and 2007 swimming pool all with no historic features becoming house 3 which is a 7 bedroom 5,000 square foot house. The final house is the conversion of the detached garage block and existing flat.

The parkland setting of Lock House remains as the allocated gardens for the main section of the house (house 2) with the other units getting good private gardens without impacting on the setting of the building. The constituent elements of residential paraphernalia have been carefully thought out and clear provision is made to ensure no impact on the setting of the listed building while carefully and discreetly providing for the needs of the residents in terms of allocated car parking, a bike store, a bin store, garden tool store and private gardens screened largely by existing planting/ trees and hedging with clear leasehold prohibitions stopping unacceptable paraphernalia. The communal facilities will provide excellent leisure facilities for the occupants.