

HERITAGE IMPACT ASSESSMENT



Property Address: Park Farm House, Wheatsheaf Road, Woodmancote,
Henfield, West Sussex, BN5 9BA

Client: Oliver Clark & Victoria Elliott

Inspection Date: 23rd July 2024

Report Date: 6th September 2024

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CONTENTS

- 1. INTRODUCTION**
- 2. BUILDING LOCATION AND SITE INFORMATION**
- 3. LISTED BUILDING DESCRIPTION**
- 4. BRIEF HISTORIC BACKGROUND AND INTERPRETATION**
- 5. ASSOCIATIVE RESEARCH**
- 6. ASSESSMENT OF HERITAGE VALUES**
- 7. STATEMENT OF SIGNIFICANCE – MAIN HOUSE**
- 8. OUTBUILDINGS**
- 9. ASSESSMENT OF HERITAGE VALUES – OUTBUILDINGS**
- 9. STATEMENT OF SIGNIFICANCE – OUTBUILDINGS**
- 10. COMMENT ON LAND/BOUNDARIES**
- 11. STATEMENT OF SIGNIFICANCE – OUTBUILDINGS**
- 12. CONCLUSION**

APPENDIX

1. INTRODUCTION

Aspect: Approximately North

Occupation: Owner Occupied

Persons present: Owner

Weather during the inspection: Dry

Inspection Limitations: None of note, though with the ruinous state of some of the outbuildings, some care had to be taken and there were restrictions to access.

1.1 Instructions and Rationale

This appraisal has been carried out to assess the heritage provenance and significance of the subject property and also its various outbuildings. It will also consider the impact of proposed alterations to one of the outbuildings. The appraisal is concerned with the process of conserving the special architectural and historic interest of the building and the character and appearance of its surroundings, whilst providing comment upon both elements of change and alteration to the building.

This appraisal has been conducted in accordance with the general guidelines set out in British Standard 7913:2013 'Guide to the Conservation of Historic Buildings' and also the Historic England publications 'Informed Conservation' and 'Conservation Principles, Policies and Guidance' and in particular responds to policies outlined in the National Planning Policy Framework (NPPF). In respect of information requirements, it sets out that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

Guidance on the implementation and interpretation of historic environment policy has been provided by the Historic England publications including GPA2 'Managing Significance in Decision-Taking in the Historic Environment' and GPA3 'The Setting of Heritage Assets'.

Local level planning guidance has been provided for under the Woodmancote Parish Neighbourhood Plan, the Horsham District Planning Framework and other relevant documentation.

Though close to the South Downs National Park, the property lies outside its boundaries. Therefore, no reference has been made to planning policy in this regard.

A site survey inspection of the property was carried out. This was limited to a non-invasive inspection of the various buildings concerned. Background research was conducted using historic mapping databases, archived material, and through reference to material held at the West Sussex Records Office.

The assessment of the proposals has been conducted with reference to a range of texts, particularly the Historic England good practice guides and local authority's appraisal of the conservation area.

2. BUILDING LOCATION AND SITE INFORMATION

Park Farm House, also referred to in this document as 'the building', or 'the property', is located at national grid reference - TQ 22773 17280.

The main farmhouse building aligned with the present frontage facing approximately north. But, as will be noted, this is a reversal of the original alignment of the oldest part of the existing property.

The property does not lie within a Conservation Area

2.1 Mapping Context

The property is to be seen in context on various OS (or other) maps below:



Tithe Map
1845

The tithe map of 1845 is the earliest map that the property is depicted upon that can reasonably be located. The property is denoted with the farmhouse in red and the remaining farm buildings in shaded black/blue. What is evident immediately is the L shaped outline of the farmhouse, before the sizeable 1930s wings were added, together with the original southern alignment of the property in general. There is also little suggestion of the property access, as no trackway is depicted passing through field 305, though the two outbuildings in this field (and boundary of 303) suggest that the access always passed through this way north.

The barn and its northern return are shown, along with the open farmyard to the north, surrounded by farm buildings. The land north of the house is shown as garden/light woodland, but with surrounding fields as arable/other farmland.

A wider view of the land holdings arising from the tithe return/apportionment suggests that this was a considerably sized farm.

The image below shows the farm in its wider context in 1845 and apportionment shows that all but one of the fields below were owned and farmed by Park Farm at the time that the tithe was taken. The farm also owned the cluster of barns shown to the south of the main farm. These still exist as a private property and are no longer part of the estate.



Comparing that to a later post mid 20th century landholding map (below) suggests that the farm maintained much of this land right up until recently.



There are also some notable differences, with at least one of the large western field systems north of the house not being assigned to the farm in 1845, but forming part of its landholding in the 20th century.



1874

The 1874 the map depicts the farm in situ, but with a very slight change of shape to the farmhouse in that the 145 map suggests a small projection to the south west that no longer survives. These were often lean to arrangements and there is no surviving present physical evidence of what this might have been.

Furthermore, the outbuildings are slightly different with an outbuilding shown to the east of the main farmyard being no longer in existence in 1874, but with the presently surviving stable unit (below) now having been built within that intervening 30 years.



This outbuilding can then be fairly accurately dated.



1896

By 1896, there is little evident change to the outline appearance and arrangement of the farm, apart from the typical matter of less detail and a suggestion that the wooded areas north of the house has somewhat been cleared by this date.



1909

By 1909, those fields/garden areas north of the house had been reduced a little and would seem to have now been a more formalised garden.



1946

By 1946, the sizeable north wings had been added, changing the shape of the building considerably, though the farmyard remained broadly unchanged – the infill farm buildings that presently cover the farmyard centre still to be added at this date.

3. LISTED BUILDING DESCRIPTION

3.1 The building has been designated a Grade II Listed Building by Historic England and as such, forms one of the core of listed buildings in England recognised for its national importance and special interest.

3.2 List entry No: 1027122

Designation: Grade II

Date Listed: 9th May 1980

3.3 Description

Probably a C17 or earlier house, probably timber-framed, restored and enlarged and none of irregular-shaped plan. Ground floor red brick, above tile hung. Tiled roof. Modern casement windows. Chimney breast to south wing, Datestone 1726 to west wing. Two storeys. Six windows.

4. BRIEF HISTORIC BACKGROUND AND INTERPRETATION

The below ground floor internal plan has been attached for reference, with a due note that the cellar is depicted mirrored and should be the other way around.



Phase 1 – 16th Century or Earlier

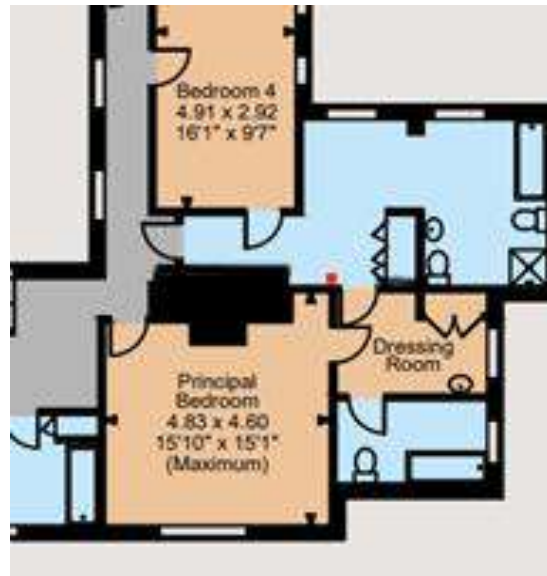
During research, a sales particular of around 1949 was discovered. This document notes the property as being already extended with the northern wings. These wings are almost certainly of 1930s date and are constructed in a manner typical of the era (cavity wall masonry with some timber framing and sacrificial timber facings etc).

Interestingly, the sales brochure proceeds to suggest that the property originally dates back to the time of Henry VIII – thereby pre 1547. No archival documentation for the land, or property could be located in the archival searches yet undertaken that extend that far back, but assessment of physical evidence suggests that there was indeed a building on this site that likely extended as far back as at least the mid-Tudor period.

Unfortunately, understanding of vernacular buildings was somewhat less advanced in the early to mid 20th century and often any substantial timber framing was considered 'Tudor' in the absence of any other definitive evidence, this may explain the slightly fanciful estate agent language. In this case, whilst we are happy that there was an earlier building, the present building is perhaps more complex in its evolution than merely stating that it is a Tudor timber framed house with extensions.

What is key to understanding this building is actually a single, solitary vertical bay post (one of the main vertical posts either at a corner, or along the line of a building – the bays being defined as the space in between these 'box framed' elements). Indeed, all the remaining structure and fabric surrounding this solitary post is predicated by its existence adjacent to the substantial central fireplace.

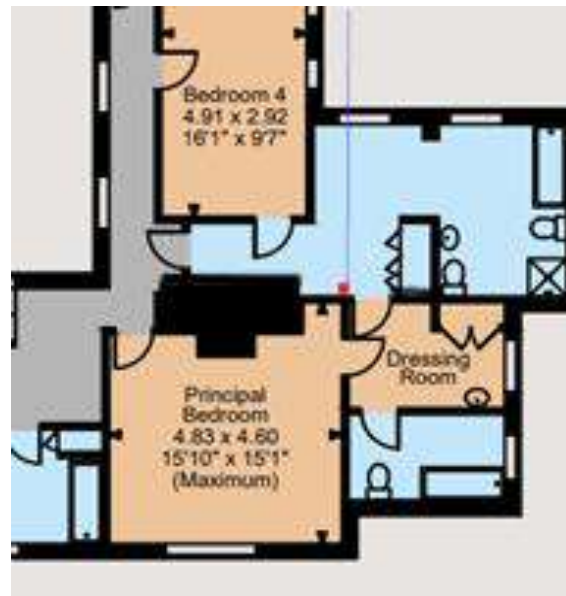
The bay post is located in the position shown as a red dot in the image below:



The reason for implying such importance to this post is that it is, after inspection, the only suspected in-situ surviving element from pre circa 1620-30.

It is suspected of remaining in situ due to the post's orientation in relation to the fireplace. The roof structure above is most certainly later and should the post have been re-used out of situ to support this structure, then the jowl swelling at the top of the post to take a tease tenon joint for a spanning tie beam would have been oriented 90 degrees clockwise for the purpose of supporting the span of the butt purlin roof tie above. The fact that it is not rotated and that the roof was rather roughly placed above this post in this position against the fireplace strongly suggests that the post was already in existence adjacent to the fireplace structure before the roof and surrounding fabric was added and was merely utilised to allow for the present arrangement. Not only this, but it suggests that the building on the site may have been either L shaped from the outset or had a fireplace axially along the back wall instead of the current lateral arrangement. (However, not enough of the mortise arrangement extending from the back of this post could be seen to assess likely options in this regard).

Furthermore, the post is out of alignment with the remaining bay posts of the current south wall of the house and it is clear from the mortise evidence that the building must have extended in this line to the east. The image overleaf shows the alignment compared to the south wall with a blue line extending:



The alignment and position of the post also allows consideration that, notwithstanding later alterations, the majority of the lower to mid chimney structure likely dates from this homogenous 'Phase 1'. We use the above 'homogenous' description due to the fact that it is not possible to assign any dates either to the stack, or the bay post. In reality, both are highly likely to be of differing dates – with it being more common for such fireplaces to be retrofitted to older open halls from the later 16th century onwards. No possible corroborative evidence can be considered apart from some likely later 16th, or early 17th century bricks seen within the structure of the fireplace. Obviously, no dating was possible in terms of the bay post. Thereby, these can only be ascribed to a catch-all Phase 1.

What is fascinating about the post is that it shows distinct evidence of severe fire damage. Views into the surrounding wall lining was limited, but what can be seen is scorching and the loss by burning of parts of a lateral mortise joint.



Given this and other evidence from the re-used timber around the house, it would be reasonable to assume that this earlier building suffered a severe fire. This has a bearing upon Phase 2 of the building's life, as with reasonable continuation of occupation, one can suggest that the fire must have taken place around the end of the first quarter of the 17th century, requiring a wholesale rebuilding of the house.

Phase 2 – 1630-40

The fact that the property would seem to have been entirely rebuilt after the fire, would certainly explain the lack of other in situ evidence and also the state of some of the re-used elements of timber in the later frame. Some of these are earlier bay posts, scorched and with considerable mortise damage.



The spanning beam in the master bedroom is also re-used out of situ and can be identified as what was a section of wall plate (complete with former mullion window cut outs).



This section of timber indeed could be misleading, as it is installed in such a way as to possibly suggest that it was the end wall of the original building. However, there are certain signs that this is not the case. The position of the window cut outs is wrong, there is a brace position centrally (something that would only be seen on a face wall in that position, not an end wall). Furthermore, the position of the studs does not equate to an end wall and the post ends are not mortised for suitable connective joints of the era. Therefore, it fits far better with interpretation as a section of face wall wallplate, repurposed in this position. However, this end of the house poses some issues in relation to sequencing, as will be outlined below in the section 'Phase 3'.

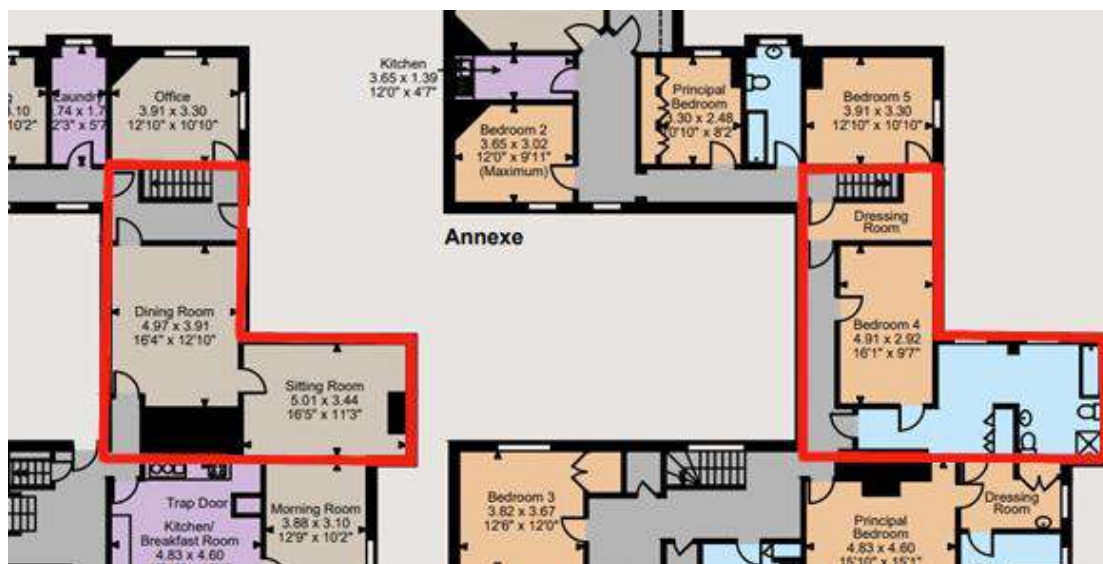
Nonetheless, there is sufficient older material used in the framing of this building to suggest that if the single bay post remains in situ, that the other re-used timber will have come from that former house.

The re-building of the house seems to have come around the first quarter of the 17th century onwards. Indeed, assessment of individual decorative features in what would have been the high end parlour suggest a date of past 1620 in relation to stop carving (below).

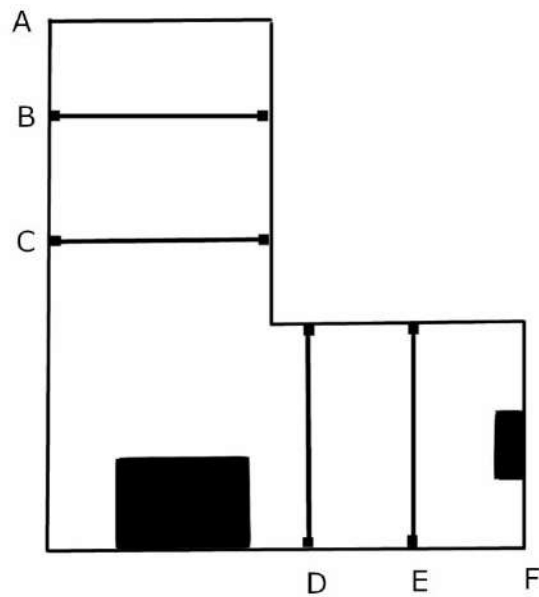


Main Frame and Structure – Bays A through

The diagram below shows the layout of the building in this phase in context to the existing layout.



The diagram below shows the bays as laid out in this Phase 2 building and as corresponding to the roof framing and partitioning. Bays have been assigned a letter for reference.



Roof trusses are sequentially numbered and have not been altered and form the basis of the bay lettering assignment. For instance, trusses 2 and 3 are clearly marked. These correspond to B and C on the diagram above.



The roof had a fully hipped terminal built close to the existing stack, part of which remains in situ under later roof framing for the 'office' end of the building.



This phase was a singular build, with the entire visible structure of the house apart from the single re-used bay post and the lower and mid parts of the chimney structure (both of which date to Phase 1).

Roof

The roof is a butt purlin example with collared rafters. There have been later repairs (some collars are refitted with a ridge board, purlin replacement has occurred in places and also some rafters are replaced). However, the roof remains in situ virtually complete. The roof is interesting in that there are sections of both inline and staggered butt purlin, though quite clearly from the same phase.



The frame is consistent in its layout and construction and shows the building as an 'L' shaped house from the outset. The parlour end chimney stack structure, with its stone footings also dates from this period, though with some later rebuilding.



Wall framing is large square panels, and the herringbone infill panelling is likely to be original to this phase in this instance, rather than a later addition.



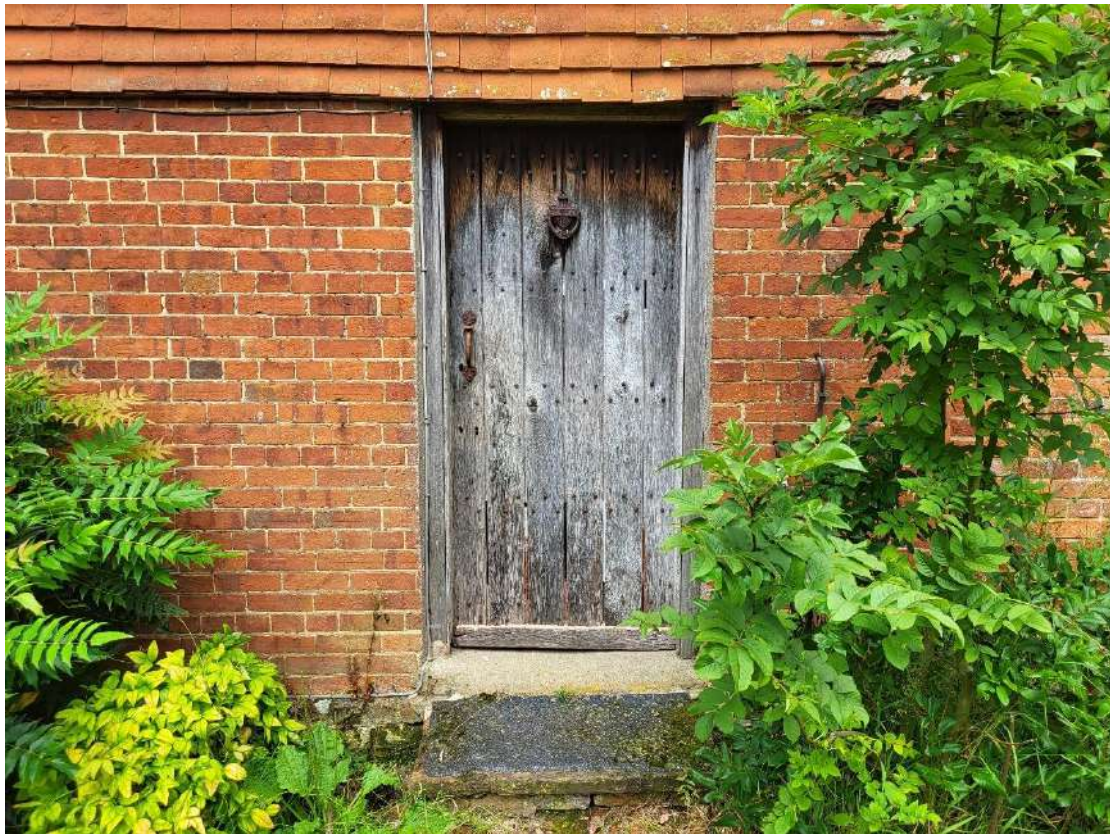
The small cellar under the projecting parlour end is also original to this phase, though largely rebuilt internally and also facing masonry has been replaced above. The entry door is early to mid 20th century.



This Phase 2 house stood on slightly rising ground facing approximately south and this was the primary façade.



Indeed, the older front door position remains, though with the doorway masonry altered for a later and slightly wider front door (probably 18th century).



The cellar accessed from the Phase 3 kitchen floor entry also mostly dates from this period.

Phase 3 - early 18th century (1726 onward)

What is conjectural is whether there was any form of structure to the west of the main chimney stack in Phase 2. This takes the position of the present kitchen and cellar entry.

The roof frame of Phase 2 is clear that there was no structure wrapping around the main stack at eaves level. The hip was a terminal end, so any structure beyond the stack must have been single storey. Unfortunately, no physical evidence is conclusive.

The present projection depicted in the blue box below is dated on a date stone to 1726 and the wall masonry certainly suggests that this is broadly accurate.



The re-used material within may have been taken from a pre-existing structure. However, this is conjectural and leads to questions about where the present re-used timber material used within came from, if not from the Phase 1 house.

Nonetheless, this remains an early 18th century kitchen range.

Phase 4 – Post 1870 and pre-1896

Mapping layout, though not always totally accurate, suggests that the extension infill in the south western corner is a probable very late 19th century addition – though it may replace a smaller lean-to arrangement covering a cellar entry.



Phase 5 – 1930s enlargement and refurbishment

The 1930s extension was built as a pastiche, so no historic material exists within it. However, these parts are still protected by the listing and are indicative and representative of their era. So, ceiling fabrication, fireplaces, wall finishes and other decorative elements are to be considered of evidential value in this case and should not be considered any the less important in respect of significance.



Fenestration almost certainly dates from this period and was extended to the entire house to provide a suited match around the building (thus unfortunately losing any older fenestration that may have existed in the process). Nonetheless, the fenestration that now exists is well observed and is of a sort that would not have been out of place in a mid to later 17th century house. The fenestration, despite its 1930s date, remains a key feature of this building.



Other internal joinery is also of similar importance, for instance the various braced doors and also door furniture surviving from the 1930s refurbishment.



5. ASSOCIATIVE RESEARCH

Very few associative records were uncovered, though tenant occupier's names were noted following census returns. These are not relevant to the significance statement and are not outlined here.

At the time of the 1845 tithe apportionment, the farm was actually owned by a Mrs Lucretia Wood, who appears to have owned the property at the tithe for only a short time and was noted as being a widow. Records suggest that she can only have been the owner since post 1833, as an inventory for this property was carried for the then owner, Mr Edward Tidy in this year for the express purpose of the purchase by Mrs Wood.

It would also appear that Mr Tidy did not own the property for long, as it, and a number of other nearby properties, appear to have been owned by a Mr Richard Hoadley, upon whose death in 1829. There looks to have been various probate matters relating to the passing of the property to Mr Tidy. However, this is conjectural at present, due to the lack of Mr Hoadley's direct ownership of the subject farm being definitively established within surviving records and the various probate documents being inconclusive surrounding property matters relating to Park Farm itself.

6. ASSESSMENT OF HERITAGE VALUES

A broad appraisal of the heritage values associated with the building has been carried out relating to its evidential value, historical value, communal value, and aesthetic value. The purpose of assessing these values is to enable an assessment of the building's significance, whether physically manifest in its architectural features, or in some other less tangible form. This approach permits a more considered and objective

assessment of proposed alterations and can inform management of the process of change.

6.1 Evidential Value

- 6.1.1 Evidential value is described by Historic England as both “physical remains” and “evidence of human past activity.” and evidential value is derived through assessment of what is visible and manifest for inspection.
- 6.1.2 Typically with buildings such as this, historic changes were often driven by many interlinking factors, such as changes of use, ownership, fashions, technological change and development and commercial imperatives to allow the building to function suitably for its owners and users. Some changes contribute to the character of a building and some changes may be argued to have resulted in a diluting impact.
- 6.1.3 Externally, whilst alterations and extensions have taken place, these for the most part appear both typical and distinguishable. The sizeable 1930s and later extensive alterations, for instance, are to be considered to have evidential value as they indicate historic evolution.
- 6.1.4 The building retains much character and remains in fair physical order. Traditional materials are still in use. A range of early/mid-20th century fenestration is still in situ around the building.
- 6.1.5 Internally, the building has clearly undergone significant alteration and probably has done so many times as would be expected. Historic plan form of the L shaped house remains broadly evident, notwithstanding the somewhat fragmentary elements of some parts of the timber frame and also the evident alteration and addition to roof framing.

6.2 Historical Value

- 6.2.1 Historic England consider that historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. This can be either illustrative, whereby the site can be perceived to represent a period in history, or associative, where a connection with an event or person can contribute to the historic significance of a site.
- 6.2.2 Historic England state that most buildings which date between 1700 and 1840 and remain ‘in anything like their original condition’ are worthy of statutory protection. Park Farm House meets this criteria.
- 6.2.3 The age and development history of the subject property has resulted in a building with an eclectic mix of styles and construction methodologies, all deemed necessary and suitable at the time of construction to perform the functions necessary for those in possession and which provides the building with some illustrative evolutionary value, but this is tempered by the 1930s wings which do tend to detract from understanding the building from the north. Thankfully, the south end of the building remains somewhat untouched and can still be more effectively ‘read’.
- 6.2.4 Associative value can be drawn from knowing at least two, possibly three mid 19th century land owners, but this is of minimal importance.

- 6.2.5 The building spans a considerable historic period and has seen continuous occupation both in relation to residential and agricultural/commercial usage until the present day. This provides the building with general evolutionary interest.

6.3 Communal Value

- 6.3.1 Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. This can be divided into Commemorative and Symbolic values where the place may invoke emotion or contribute to an individual's or community's sense of place or social values where a place can be a form of catalyst for memories associated with it.
- 6.3.2 The communal value of this property can be considered as moderate. This is due to its lifetime as a farmhouse and being a residential house in private ownership. Its communal value stems, therefore, solely from its combination of general historicity and outward aesthetics.
- 6.3.3 This building and others like it in the vicinity provide a tangible link to the history of the locality and to our continued understanding of the built environment around us.
- 6.3.4 The contribution this and other buildings make to the character of the area serve as a benchmark for future development and as a minimum standard for the quality and aesthetic of development within the vicinity.

6.4 Aesthetic Value

- 6.4.1 Aesthetic value according to Historic England "derives from the ways in which people draw sensory and intellectual stimulation from a place." This value can be attributed to conscious design whether it be predetermined by an architect or the work of a craftsman and can also encompass historic and evolutionary changes to a building.
- 6.4.2 The various elevations can be considered to have fairly equal importance, with the north view showing the extensive 1930s alterations which sought to build upon the general vernacular aesthetic of the surviving building. The south façade gives a more balanced view of the house as it might have appeared in the later 18th/early 19th century onwards but retaining the L shape arrangement of the original 17th century house.
- 6.4.3 Whilst the interior of the building has received significant alterations over the years, the historic charm and a good many features remain, and this contributes immeasurably to the building.

7. STATEMENT OF SIGNIFICANCE – MAIN HOUSE

Following consideration of the above values, it can be considered that Park Farm House presents medium level attributes across the full range of heritage values above, both in respect of original features and also of historic changes and alterations to the building which have occurred progressively over the years. Given its association with the local community in terms of its agricultural/commercial life and its appearance and survival, the designation of listing can be readily understood. Neither the outward appearance nor the inward fabric of the building should be considered of greater or

lesser distinction and changes to each should require sensitive design and careful consideration. Whilst the significance of the building nationally could be considered in line with the grade 2 designation and, thereby medium, the overall historic significance of the building within its local context can be considered as high. Thereby, any changes to the outward appearance will tend to weigh somewhat heavier than perhaps arguably they should.

8. PROPOSAL OVERVIEW

8.1 The proposals outlined stem from the drawing issue suite below.

	DRAWN INFORMATION	Size	Scale	
Architectural - Randell Design Group				
312 0.001	Site Location Plan & Block Plan	A4		01
312 0.100	Existing Site Layout Plan	A3	1: 200	01
312 0.101	Existing Ground Floor Plan	A2	1: 100	01
312 0.102	Existing First Floor Plan	A2	1: 100	01
312 0.103	Existing Basement Plan	A2	1: 100	01
312 0.201	Existing North Elevations Sheet 01	A2	1: 100	01
312 0.202	Existing East Elevations Sheet 02	A2	1: 100	01
312 0.203	Existing South Elevations Sheet 03	A2	1: 100	01
312 0.204	Existing West Elevations Sheet 04	A2	1: 100	01
312 3.001	Proposed Site Layout Plan	A3	1: 200	02
312 3.101	Proposed Ground Floor Plan	A2	1: 100	02
312 3.102	Proposed First Floor Plan	A2	1: 100	02
312 3.103	Proposed Basement Floor Plan	A2	1: 100	01
312 3.201	Proposed North Elevation Sheet 01	A2	1: 100	01
312 3.202	Proposed East Elevation Sheet 02	A2	1: 100	01
312 3.203	Proposed South Elevation Sheet 03	A2	1: 100	01
312 3.204	Proposed West Elevation Sheet 04	A2	1: 100	01
312 3.205	Existing & Proposed Internal doors Basement	A2	1: 100	01
312 3.206	Existing & Proposed Internal doors Ground	A2	1: 100	01
312 3.207	Existing & Proposed Internal doors First	A2	1: 100	01
312 3.300	Existing & Proposed Internal Elevation to Kitchen	A2	1: 20	01
312 3.301	Existing Internal Elevation to Playroom	A2	1: 20	01
312 3.302	Proposed Internal Elevation to Playroom	A2	1: 20	02
312 3.303	Stair Balustrade Design Intent Sht 01	A2	1: 20	01
312 3.304	Stair Balustrade Design Intent Sht 02	A2		01

- 8.2 The section below will consider the proposals with reference to the values and considerations outlined previously in this report. The works will be considered also against a broad framework which is outlined below to attempt to categorise the impact and nature of the alterations:

Proposal: Brief description of the proposal together with an assessment to establish whether there is enough information comprehensively to understand the impact of the proposals on the character and historic significance of the building.

Impact: Consideration of the effects of the proposal on authenticity and integrity of the heritage values attributed to the building.

Reversibility: Consideration is given to the ease of reversibility, so as not to prejudice alternative future solutions, where this can be considered of value and possible.

Mitigation: Consideration of the necessity to mitigate the impact of loss of any element of historic significance resulting from the proposals such as recording and archiving.

Compensation: Consideration of any consequential conservation-based benefits resulting from the proposals.

Outcome: Evaluation of the anticipated outcome of the proposals given the information available.

9. CRITICAL ANALYSIS OF PROPOSALS

Proposal 1: Exterior Changes to Land and Immediate Environs

Drawings: 312 0.100 & 312 3.001

Alterations comprise:

1. Various trial pits
2. Electric vehicle charging point
3. Re-levelling and re-laying of the courtyard stonework, including the provision of an additional step.
4. Provision of land drainage.
5. Retaining walls and planter detail.
6. Removal of an oil tank.
7. Revisions to the external basement threshold (services basement entry).
8. New step under front entry canopy.
9. Reclaimed brick path to the original front door and removal of secondary path adjacent.

Impact: None of the proposals have significant impact on the listed asset. The addition of trial pits is reasonable in respect of general proposals. Any releveling and relaying of stonework to the courtyard areas needs to be with a view to retaining fabric and material as appropriate. However, the reduction of levels and the introduction of French drains and other means of groundwater control is considered only to be of benefit to the asset.

The removal of the old oil tank is not controversial.

The retaining wall elements will be subject to design. However, this along as the materials scale and massing is reasonable then no issues arise from a heritage perspective. Certainly, the proposed scale as shown on the indicative drawing would be considered reasonable from our standpoint.

The new step under the front canopy will again be subject to finish. However, the replacement of the existing finish is not controversial.

The removal of the secondary footpath and then the introduction of a reclaimed brick footpath to the original front door actually allows better legibility in respect of the original layout of the asset concerned. We would be in general support of this approach.

There are no significant issues related to the introduction of a car charging point from an heritage standpoint.

Reversibility: Most items outlined can be reversed or altered at a later date, if seen to be necessary. Obviously, the removal of the oil tank is not designed to be reversible.

Mitigation: There are no significant matters of mitigation to address.

Compensation: Both the ground drainage and also the lowering of general ground levels in respect relaying paving are to be considered of consequential benefit to the listed asset as they will reduce the risk of penetrative migratory dampness.

Furthermore, as noted above, the introduction of a centralised path to the original front door allows for greater legibility in respect of the buildings earlier phasing.

Outcome: The proposals outlined are neither controversial nor damaging to the asset. Indeed, most would result in either benign or beneficial outcomes and should, therefore, supported.

Proposal 2: Visual and other alterations relating to the North Elevation

Drawings: 312 0.201 & 312 3.201

Alterations comprise:

1. Lead apex gablet detail

Impact: A render infill gablet detail is to be removed and renewed in lead

Reversibility: The area could be re-rendered if ever desired.

Mitigation: N/A

Compensation: Lead is more sustainable and more in keeping.

Outcome: The alteration is very minor and not controversial.

Proposal 3: Visual and other alterations relating to the East Elevation

Drawings: 312 0.202 & 312 3.202

Alterations comprise:

1. Removal of oversailing rainwater pipework

Impact: The removal of a relatively modern routed rainwater downpipe.

Reversibility: Such pipework can be reinstated, if ever desired.

Mitigation: N/A

Compensation: A cleaner façade, aesthetically

Outcome: Subject to appropriate rerouting, this is not controversial.

Proposal 4: Visual and other alterations relating to the South Elevation

Drawings: 312 0.203 & 312 3.203

Alterations comprise:

1. Revised rainwater pipework.
2. 2 no. French Doors.
3. Lead apex gablet detail.
4. New window.

Impact: The rainwater pipework is somewhat central to the façade. The positioning is not overly controversial. However, it would be possible to move it slightly towards the corner of the building by angling the downpipe at the same pitch as the roof and this may minimise its impact.

The addition of replacement French doors is also not considered a significant alteration. There will be some minor loss of 1930s material as the alteration will involve the removal of a window and alteration of the opening accordingly.

The introduction of a small window in place of the disused pantry entry door is also not considered of significant issue so long as there is good match to the underside brickwork as it is built up to infill the former door opening.

The gablet replacement is as per previous comments.

So long as both French doors reasonably replicate glazing bar and general glazing details then no issues are noted from an heritage standpoint.

Reversibility: There is no impediment to returning the property to the previous arrangement, though the original window and door will have been disposed of.

Mitigation: There could be a condition imposed to store the window and door, if desired.

Compensation: N/A

Outcome: The proposals are

Proposal 5: Visual and other alterations relating to the West Elevation

Drawings: 312 0.204 & 3.204

Alterations comprise:

No notable alterations.

Impact: N/A

Reversibility: N/A

Mitigation: N/A

Compensation: N/A

Outcome: N/A

Proposal 5: Ground Floor alterations

Drawings: 312 0.101, 312 3.101, 312 3.300, 312 3.301, 312 3.302, 312 3.303 & 312 3.304

Alterations comprise by room:

R0.01 Living Room	Provision of new log burner Fitted shelving New floor coverings
R0.02/3 Guest Hall/WC	3 no. doors to be re-hung Cement plaster removal and either exposure of stonework, or lime finish to the kitchen partition wall.
R0.04 Kitchen	Cat flap removal Alteration to fire opening Removal of the larder Kitchen units over redundant cellar trap door Removal of modern face mounted timbers Rehang entry door
R0.05 Family Dining	Reconfiguration of opening between this room and the kitchen Removal of modern face mounted timbers
R0.06 Family Living	Provision of new log burner New fitted joinery Removal of modern face mounted timbers
R0.07 Nook	Provision of new log burner Re-hang entry doors
R0.08 Lobby	Reconfiguration of stair enclosure, new newel and balustrade Remove door to hallway
R0.09 Office	New fitted joinery
R0.10 Boot Room	New fitted joinery Create opening R0.11
R0.11 Laundry	Internal window removal and sealing over Remove hallway partition door just outside the laundry entrance New opening to access R0.13 WC
R0.12 Playroom	New stud partition walls to create storage and vestibule entries. New doors. Possible opening of blocked fireplace windows (conjectural) Alterations to fireplace

R0.13 WC Renewal of redundant external door, with interior lining
Re-use of WC/Cistern

Assessment by room:

R0.01 Living Room

Impact: The

Reversibility: Both the log burner and also the fitted joinery can be reversed.
The flooring changes are not designed to be reversed.

Mitigation: N/A

Compensation: N/A

Outcome: The alterations to this room are not considered contentious.

Assessment by room:

R0.02/3 Guest Hall/WC

Impact: Re-hanging the marked doors, so long as the doors are retained
and not replaced is supportable. The removal of plaster in this
area, so long as it is carried out without damage to the substrate,
will bring general benefit. Exposure of the stonework, or re-
rendering in appropriate materials would be acceptable.

Reversibility: The doors could feasibly be re-hung again, if necessary. The
replastering would not be considered a reversible matter.

Mitigation: N/A

Compensation: Breathability is improved in relation to the plasterwork.

Outcome: The alterations to this area are not considered contentious.

Assessment by room:

R0.04 Kitchen

Impact: Obviously, we are not concerned with the removal of the cat flap. Projected alterations to the fire opening will involve the removal of the present oak lintel and removal of a modern brick enclosure for the fridge. The brick enclosure wraps around the present aga and is clearly a fully modern re-imagining of the fire opening. No historic material looks to be affected by the removal of the brickwork, which stands proud of the stone backing and this stonework would be revealed by the proposals (a matter strongly supported in place of the excessively ugly present arrangement) and so, in theory, the alterations proposed to widen the opening are acceptable from an heritage standpoint.

The spanning of steelwork is necessary from a structural standpoint, but cladding steelwork with timber is often unsatisfactory in respect of join lines and abutments. Can be addressed then we have no concerns.

Placing kitchen units over the existing seller entry trap door is not of significant concern so long as the trapdoor can be secured and is not damaged by the proposed installations.

The larder area is modern and fairly insubstantial. There are no heritage implications in its removal.

The removal of modern face mounted timber work and alterations to the entry door are also generally acceptable.

Reversibility: Much of this work is not designed to be reversible. However, it is clearly appropriate for any works to install units over the original seller entry should be carried out with a view to that seller entry being usable if the kitchen is ever rearranged.

Mitigation: N/A

Compensation: The stone fire back were now actually be visible.

Outcome: Whilst alterations to the fire opening are of a seemingly significant scale, the general benefits in terms of actual historic fabric which will be revealed behind unpleasant modern linings suggests that this work is appropriate in nature. Remaining works are not controversial and affect only modern material.

Assessment by room:

R0.05 Family Dining

Impact: There is a small shelved recess just above the present seller entry hatch. It is proposed that this will be opened to create a worktop height opening fronting the sink unit which is designed to be installed over the current seller entry hatch. This will involve the removal of just under a meter squared of walling which will equate to a small loss of fabric of an unknown age. It is possible that it will be 18th or 19th century brick infill material once the wall is opened up.

Removal of any modern face timbers is not considered controversial.

Reversibility: The wall could be infilled, but the small amount of brick infill cannot be adequately retained, or broken out carefully enough to retain. Such loss is very minimal in nature as does not affect the asset, in our view.

Mitigation: N/A

Compensation: N/A

Outcome: Whilst there is very minimal loss of some undefined material, this loss is not considered to be harmful in nature and the proposals for this room are considered acceptable.

Assessment by room:

R0.06 Family Living

Impact: The burner is considered with the same provisions as above. The fitted joinery is not contentious as our removal of other modern face timbers as required.

Reversibility: The log burner could be removed in due course, as could the joinery.

Mitigation: N/A

Compensation: N/A

Outcome: The proposals for this room are considered acceptable.

Assessment by room:

R0.07 Nook

Impact: The log burner is considered with the same provisions as above. Alterations to the doors are also considered acceptable.

Reversibility: The doors could be rehung if desired.

Mitigation: N/A

Compensation: N/A

Outcome: The proposals within this room are considered acceptable.

Assessment by room:

R0.08 Lobby

Impact: The proposals for the current modern infill stair enclosure are as per the design drawing. Obviously, there will be other provisions in respect to fire safety which are outside the scope of our comment. In respect of the general design, the reconfiguration will render the stairs with more of a traditional staircase aesthetic. It is by no means certain whether a staircase in this position would necessarily have been a fully enclosed staircase or whether there would have been other balustrade details before modern enclosure. The design is reasonably sympathetic and we would therefore have no significant concerns.

The removal of the lobby door to the rear hallway passage is not considered contentious.

Reversibility: The fabric of the stairs is remaining intact and the design does not necessarily preclude the removal of balustrade and newel details to fully enclose the staircase again should this ever be desired.

Mitigation: When all the modern cladding is removed from the staircase it may be prudent to assess whether there is any remaining evidence of previous arrangements in respect of balustrading or other infill enclosures.

Compensation: N/A

Outcome: Alterations to the staircase are considerable but proportionate. Given the design, we are happy to support the alterations in this instance.

Assessment by room:

R0.09 Office

Impact: The fitted joinery is not considered contentious.

Reversibility: The joinery could be removed if desired.

Mitigation: N/A

Compensation: N/A

Outcome: The proposals within this room are considered acceptable.

Assessment by room:

R0.10 Boot Room

Impact: The fitted joinery is not considered contentious.

The creation of a new opening will amount to a degree of loss of 1930s brickwork. However, this is not considered of significant harm and is reasonably proportionate to the overall house alterations. The flow of these rooms in this part of the building does leave a lot to be desired and the proposal is eminently logical in respect of proposed usage.

Reversibility: The door could be blocked up in the future if returning to the original layout is desired.

Mitigation: N/A

Compensation: N/A

Outcome: Whilst some loss of 1930s material is envisaged, we are not concerned that this is harmful in any respect and the proposal is therefore acceptable from an heritage standpoint.

Assessment by room:

R0.11 Laundry

Impact: The removal and sealing over of the internal hallway window is not considered a significant loss of material.

The removal of the hallway partition door just outside the laundry entrance is also not of concern.

Like the opening within the boot room, the new opening to access the WC will result in a small amount of 1930s material loss. Again, this is not considered harmful.

Reversibility: The opening could be closed once more and the opening to the WC does not preclude other arrangements in the future.

Mitigation: N/A

Compensation: N/A

Outcome: Like the Boot room, whilst some loss of 1930s material is envisaged, we are not concerned that this is harmful in any respect and the proposal is therefore acceptable from an heritage standpoint.

Assessment by room:

R0.12 Play Room

Impact: The stud wall insertions are lightweight and screening in nature and should be designed to be removable if the room is ever to be opened up to its previous arrangement. Should this be the

case then their insertion is not controversial. The positioning of the stud walls inside the existing nib walls is a logical alteration as it does not draw the eye to the fact that a significant alteration has been made in this instance.

There is no particular issue or otherwise in respect of the choice between hidden doors or visible doors in this instance. The hidden doors will at least reduce visual impact.

Alterations to the fireplace will be subject to detail design. However, the fireplace has been significantly altered in the modern era and so any future alteration is likely to be generally acceptable, subject to design.

Reversibility:	The stud elements should be designed and installed in a manner ensuring their possible removal, if required.
Mitigation:	N/A
Compensation:	N/A
Outcome:	The proposals within this room are considered acceptable. But any future considerations in respect of the fireplace must be subject to detail design.

Assessment by room:

R0.13 WC

Impact:	so long as the external door matches the existing then there is no issue with a like-for-like replacement. Dry lining the interior of the door is also acceptable as it is a redundant opening. Provision for interstitial condensation should be made so that the door does not rot from the inside. The reuse of sanitary where is generally acceptable if it is possible to achieve.
Reversibility:	The door could be brought back to use.
Mitigation:	N/A
Compensation:	N/A

Outcome: The proposals within this room are considered acceptable.

Proposal 6: First Floor alterations

Drawings: 312 0.102

Alterations comprise by room:

R1.01 Bedroom 1	Addition of cupboard doors Re-hang door
R1.02 Bedroom 3	N/A
R1.03 Store	N/A
R1.04 Store	N/A
R1.05 WC	Re-hang door
R1.06 Family Bathroom	Remove partition wall Clad internal door Remove modern enclosure
R1.07 Principal Bedroom (2)	Re-hang door Remove modern planted timber facing
R1.08 WC	Remove internal partition
R1.09 Master Ensuite	As above
R1.10 Dressing Room	Removal of partition wall
R1.11 Bedroom 4	Remove partition wall
Landing	Remove upper part of stair enclosure Remove door frame adjacent to bedroom 5
R1.12 Bedroom 5	Re-hang door
R1.13 Guest Ensuite	Provide new opening to access ensuite Replace entry door/seal shut
R1.14 Bedroom 6	Provide new door
R1.15 WC	Provide new door
R1.16 Library	Replace window like for like Provide new fitted joinery Provide new door
R1.17 Shower Room	Provide new door
R1.18 Bedroom 7	Replace window like for like

Provide new door

Assessment by room:

R1.01 Bedroom 1

Impact: The addition of cupboard doors is not controversial. Door re-hanging has been addressed in relation to the ground floor – further comments in respect of re-hanging are addressed and approved accordingly and are not repeated in the sections below.

Reversibility: The cupboard doors can be removed and the doors re-hung

Mitigation: N/A

Compensation: N/A

Outcome: The proposals within this room are considered acceptable.

Assessment by room:

R1.02 Bedroom 3

Impact: N/A

Reversibility: N/A

Mitigation: N/A

Compensation: N/A

Outcome: N/A

Assessment by room:

R1.03 Store

Impact: N/A

Reversibility: N/A

Mitigation: N/A

Compensation: N/A

Outcome: N/A

Assessment by room:

R1.04 Store

Impact: N/A

Reversibility: N/A

Mitigation: N/A

Compensation: N/A

Outcome: N/A

Assessment by room:

R1.05 WC

Impact: As above in relation to the door

Reversibility: The

Mitigation: N/A

Compensation: N/A

Outcome: The proposals within this room are considered acceptable.

Assessment by room:

R1.06 Family Bathroom

Impact: The partition wall is relatively modern and not of any heritage significance. Cladding the internal face of the door and retaining it is also acceptable, given the design. The removal of the enclosure is also acceptable, given that it is modern.

Reversibility: The designs are not meant to be reversible, though the door could be re-opened, if desired.

Mitigation: N/A

Compensation: N/A

Outcome: The proposals within this room are considered acceptable.

Assessment by room:

R1.07 Principal Bedroom (2)

Impact: The removal of the face planted timber is not controversial. Door addressed above.

Reversibility: The door could be re-hung

Mitigation: N/A

Compensation: N/A

Outcome: The proposals within this room are considered acceptable.

Assessment by room:

R1.08 WC

Impact: Removal of the partition is not considered damaging. The partition was added between the 1930s and 1950s and is not of heritage importance.

Reversibility: The removal does not preclude returning the arrangement of the rooms to the former in the future.

Mitigation: N/A

Compensation: N/A

Outcome: The proposals within this room are considered acceptable.

Assessment by room:

R1.09 Master Ensuite

Impact: Addressed as above, as linked areas.

Reversibility: As above.

Mitigation: N/A

Compensation: N/A

Outcome: The proposals within this room are considered acceptable.

Assessment by room:

R1.10 Dressing Room

Impact:	The removal of the lateral partition is not considered damaging, or a loss of historic material. The partition material is mid-20 th century in date.
Reversibility:	The
Mitigation:	N/A
Compensation:	N/A
Outcome:	The proposals within this room are considered acceptable.

Assessment by room:

R1.11 Bedroom 4

Impact:	The internal partitioning of this space was carried out anywhere between the 1930s and the 1960s. The removal of this section partitioning is not considered harmful in any manner.
Reversibility:	The partition arrangement could be reinstated, if desired.
Mitigation:	N/A
Compensation:	N/A
Outcome:	The proposals within this room are considered acceptable.

Assessment by room:

Landing

Impact:	Matters relating to the suitability of the stairs have been addressed earlier in this report. The removal of the modern door frame is not of heritage importance.
Reversibility:	N/A
Mitigation:	N/A
Compensation:	N/A
Outcome:	The proposals within this area are considered acceptable.

Assessment by room:

R1.12 Bedroom 5

Impact:	The door has been addressed above
Reversibility:	As above
Mitigation:	N/A
Compensation:	N/A
Outcome:	The proposals within this room are considered acceptable.

Assessment by room:

R1.13 Guest Ensuite

Impact:	The provision of a doorway will result in the loss of a small amount of 1930s infill material forming the partition wall. However, this is not considered harmful and is proportionate. Blocking the door is not of concern.
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Reversibility: There is nothing precluding returning the arrangement of the rooms to its previous layout in the future.

Mitigation: N/A

Compensation: N/A

Outcome: The proposals within this room are considered acceptable.

Note: 312 3.207 Door Detail drawing refers

Assessment by room:

R1.14 Bedroom 6

Impact: The vision of a new door to the design outlined in the above drawing is considered acceptable and this is echoed with the provision of four other new doors within rooms R1.15-18.

The wardrobe doors are considered acceptable.

Reversibility: N/A

Mitigation: N/A

Compensation: N/A

Outcome: The proposals within this room are considered acceptable.

Assessment by room:

R1.15 WC

Impact: The change of use is not of concern.

Reversibility: returning this room to a general store would be possible in the future.

Mitigation: N/A

Compensation: N/A

Outcome: The proposals within this room are considered acceptable.

Assessment by room:

R1.16 Library

Impact: The fitted joinery is not of heritage concern.
Subject to design approval, a like for like replacement of the fenestration is considered acceptable in this instance.

Reversibility: The joinery could be removed if ever desired.

Mitigation: N/A

Compensation: N/A

Outcome: The proposals within this room are considered acceptable.

Assessment by room:

R1.17 Shower Room

Impact: The change of use for this area is considered acceptable.

Reversibility: The

Mitigation: N/A

Compensation: N/A

Outcome: The proposals within this room are considered acceptable.

Assessment by room:

R1.18 Bedroom 7

Impact: Subject to design approval, a like for like replacement of the fenestration is considered acceptable in this instance.

Reversibility: The

Mitigation: N/A

Compensation: N/A

Outcome: The proposals within this room are considered acceptable.

Proposal 7: Basement alterations

Drawings: 312 0.103, 312 3.103 & 312 3.205

Alterations comprise:

1. Provision of fire rated doors for plant areas
2. Blockage of the kitchen hatch entry
3. Opening of the partition in the primary basement area to facilitate access from the outside door.

Impact: The provision of the doors is considered both necessary and acceptable.

The blockage of the hatch entry from the foot of the stairs is reasonable and will be designed to be reversible, as required.

The provision of an access through the cellar main area is also a necessity due to the closure of the kitchen hatch. It seems likely that there will have been some sort of way through in any case and whilst it is not evident how this was achieved it is not unreasonable to provide an opening now. There is no significant or damaging loss of material in the provision of this opening.

Reversibility: The closure of the kitchen hatch could be reversed alongside the provision of a partition to split the cellar areas once more.

Mitigation: N/A

Compensation: N/A

Outcome: No heritage related issues are noted and these area alterations are considered acceptable.

10. ASSESSMENT OF HERITAGE SETTING

A further assessment of the impact of the proposals on the setting of the heritage asset and its position within the conservation area has been carried with reference to Historic England publication 'The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) 2017'

In form, appearance, and dominance, the exterior alterations are minor and have minimal impact on views or vistas relating. The property is also not overlooked.

It neither distracts from the general impact of the heritage asset nor detracts from its level of interest in respect of the measurement of enhancement under the national planning policy framework.

11. POLICY ANALYSIS

The National Planning Policy Framework was updated in December 2023 and, reflecting this, assessment of policy is as follows.

Section 16, paragraph 200

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

This document outlines the historic significance of the asset, as may be required. The assessment of the proposals is proportionately detailed and appropriate for the nature of the asset and the works outlined.

Section 16, paragraph 201

'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimize any conflict between the heritage asset's conservation and any aspect of the proposal.'

The above document should be considered in light of the above.

Section 16, paragraph 208

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

Proposals involving alteration of a heritage asset inevitably lead to some degree of loss or change that must be proportionately measured and assessed. In this case, we are happy that this has been carried out and is evidenced by the finalised proposals accordingly (but with mitigation in respect of some requirement to finalise some design elements which could be considered as Conditions of Approval).

12. CONCLUSION

This is intended to demonstrate that there is sufficient information, subject to detail, to comprehensively understand the impact of the works on the character of Park Farm, and that the consequence of the proposals has been considered against numerous indicators.

- 12.1 Park Farm is an example of a modestly important listed building and national heritage asset requiring investment in its infrastructure, but with the need to balance the need to carry out works with the need to consider conservation, preservation, and the legality of design and execution.
- 12.2 The proposals result in very minor effect upon some historic fabric and moderate change to outward appearance. However, the impact on the setting of building is not considered to be in danger.
- 12.3 The proposed alterations are intended to be of a quality of design and execution which can be appreciated both now and, in the future, and will contribute to the historic evolution of the building in forthcoming years. This, however, is acknowledged as being subjective and there is no guarantee that

This document demonstrates that the nature of the proposals is such that they will not prejudice future alternative solutions.

- 12.4 The proposals are consistent with the objectives set out in the National Planning Policy Framework stating: The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation – the property is still in use as a residential house and given the design and execution of the proposals, this will be able to continue with no great effect to the asset.
- 12.5 The proposals retain the historic character, significant features and heritage values attributed to the listed building and its setting.
- 12.6 Following a site visit, applicant, and inspection of the various proposal elements provided, the author is of the opinion that the proposals are acceptable and satisfy the principles of conservation in terms of minimum intervention, reversibility and impact.
- 12.7 In summary, it can be considered that the proposals and works carried out to date present no significant risk in terms of unnecessarily compromising the significance of the heritage asset and that the objectives set out by Historic England and the National Planning Policy Framework have been met insofar as:

- a. there is sufficient information comprehensively to understand the impacts of the proposal
- b. the proposal would not materially harm the values of the asset
- c. the proposals aspire to a quality of design and execution which may be valued now and, in the future
- d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign and the proposals will not unduly prejudice alternative solutions in the future.

12.9 It is therefore recommended that the proposals are permitted subject to any conditions materially applicable.



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APPENDIX I

TERMS & CONDITIONS OF ENGAGEMENT FOR HERITAGE RELATED REPORTS, SUCH AS, BUT NOT LIMITED TO, STATEMENTS OF HERITAGE SIGNIFICANCE

Please note: These Terms & Conditions of Engagement form part of the contract between the Surveyor (Desbruslais Chartered Surveyors) and the client. Where these terms are sent to the client by email, they can be accepted and agreed by acknowledging receipt by email return from the client.

Subject to express written/email agreement to the contrary and any agreed amendments/additions; the Terms and Conditions upon which the Surveyor will undertake the inspection is set out below.

1. General

Before the inspection, the client will agree the purpose, aims, objectives and extent of the engagement, together with agreeing any reasonable limitations to research, scope and reporting, and provide a specific description of The Asset to be inspected..

2. The Asset

The Asset is the part of the structure to be inspected. This might be an entire building including external areas, or a specific clearly defined element or elements of the structure or property.

3. The Service

The objective of the service is to give the client professional advice on Listing or Heritage Asset matters, tailored to the purpose of the instruction – which must be suitably outlined prior to engagement, as set out in Sections 1 and 2. The objective will be met either in the form of a desktop written assessment, utilising mapping, documentation, images and other materials supplied by the client, or obtained by The Surveyor for the purposes of the engagement, or in the form of an onsite inspection and written report, also utilising appropriate material research as may be agreed in the scope outlined in Section 1.

The Service does not provide any advice on the condition of the asset inspected. However, where The Surveyor is requested to report on an Asset that is clearly in a state of disrepair, and if previously agreed as a part of The Service, The Surveyor might give an opinion on the condition and whether The Asset is beyond repair and cannot, therefore, be salvaged.

A separate service to report on condition can be provided on request.

4. The Inspection

(a) Accessibility and Voids

The Surveyor will inspect as much of the surface area of the structure as is practicable, but unless agreed prior to the inspection or on site, will not inspect those areas that are covered, unexposed or not reasonably accessible. If opening up of the structure is considered desirable, the client will take all steps possible to assist the surveyor in this regard.

(b) The Surveyor will have a ladder of sufficient height to gain access to a roof hatch or to a single storey roof, not more than 3.0m (10' 00") above the floor or adjacent ground. It will not be possible to physically inspect roofs above this level unless an alternative safe means of access is available. Pitched roofs will be inspected with the aid of binoculars. The Surveyor will follow the RICS and Health & Safety Executive guidance on surveying safely. The surveyor will not walk on flat roofs if there is a risk of damage.

5. Cancellation

The Client will be entitled to cancel this contract by notifying the Surveyor's office at any time up to the close of business on the day before the inspection. In case of cancellation, the Surveyor will refund any money paid by the Client for the Service, except for expenses reasonably incurred. In the case of cancellation by the surveyor, the reason will be explained to the Client.

6. Validity

No term in the agreement between the surveyor and the client is enforceable under the Contracts (Rights of Third Parties) Act 1999 by another person other than Desbruslais Chartered Surveyors or the Client. The survey can report only on the condition at the time of the inspection.

7. Fees and Expenses

The Client will pay Desbruslais Chartered Surveyors the agreed for the report and any expressly agreed disbursements in addition. All fees must be paid prior to the report being issued.

Like many businesses, Desbruslais occasionally pays a referral fee. This is part of a wider marketing strategy that encompasses social media, presentations, entertainment etc. promoting our reputation for quality based on experience and independent, pragmatic reporting. Our priority is always to our client and their professional advisers.

8. Restriction on Disclosure

The report is for the sole use of the named Client and is confidential to the Client and his/her professional advisers.

Unless expressly provided, no term in the agreement between the Surveyor and the Client is enforceable under the Contracts (Rights of Third Parties) Act 1999 by another person other than Desbruslais Chartered Surveyors or the Client. Any such parties rely upon the report at their own risk. The report must not be reproduced, in whole or part, without the prior written consent of the surveyor. We reserve the right to act for and to advise any third party on this same property in the event that the client decides for any reason not to proceed with the purchase.

Desbruslais Ltd. Registered office Laquna Limited, Suite C2, Cinder Hill Lane, Horsted Keynes, Haywards Heath, West Sussex, RH17 7BA

APPENDIX II

Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1027122

Date first listed:

09-May-1980

List Entry Name:

PARK FARMHOUSE

Statutory Address 1:

PARK FARMHOUSE

The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](#)

[Corrections and minor amendments](#)

Location

Statutory Address:

PARK FARMHOUSE

The building or site itself may lie within the boundary of more than one authority.

County:

West Sussex

District:

Horsham (District Authority)

Parish:

Henfield

National Grid Reference:

TQ 22773 17280

Details

WOODMANCOTE HENFIELD 1. 5404 Park Farmhouse TQ 21 NW 9/316

II

2. Probably C17 or earlier house, probably timber-framed, restored and enlarged and non of irregular-shaped plan. Ground floor red brick, above tile-hung. Tiled roof. Modern casement windows. Chimney breast to south wing, Datestone 1726 to west wing. Two storeys. Six windows.

Listing NGR: TQ2277317280

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

299067

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.