~ COMFREY ~

COOLHAM ROAD, CONEYHURST, BILLINGSHURST, WEST SUSSEX, RH14 9DH

General repair and conservation works. Changes to ground floor flooring, reinstatement of fireplace, cleaning of exposed timbers and minor layout alterations. Replacement of C20 fenestration.

DESIGN ACCESS STATEMENT INCORPORATING HERITAGE STATEMENT







Prepared by Roberto Prieto-Labrador MA, PCIfA ~ Reviewed by Ben Kirk MSc, IHBC

January 2024

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building on tradition

ABOUT MANORWOOD

Manorwood is a small team of historic building professionals with varied skills across different areas of the historic environment.

This report has been prepared by Senior Historic Building Research Consultant Roberto Prieto-Labrador and reviewed by Director Ben Kirk

Roberto holds a MA in English Building History, awarded with Distinction by the University of York. His field of expertise is domestic vernacular architecture, specialised in material culture and domestic life during the late medieval and early modern periods.

Roberto is a Practitioner member of the Chartered Institute of Archaeologists (PCIfA), as well as an Affiliate member of the Institute of Historic Building Conservation (IHBC). He is also a member of The Domestic Buildings Research Group (DBRG) and the Wealden Buildings Study Group (WBSG).

As a Senior Historic Building Consultant and Researcher at Manorwood, Roberto is responsible for in depth research into building records, mapping, and physical evidence to help inform proposals and for preparing Heritage Statements and Statements of Significance to support applications for alteration or redevelopment of historic buildings and areas, as well as surveying and recording historic buildings.

Ben holds an MSc in Timber Building Conservation, completed at the Weald and Downland Museum, and validated by Bournemouth University, and is a full member of the Institute of Historic Building Conservation (IHBC) and a recognised Historic Environment Service provider under the well-established HESPR scheme.

Ben is a member of various groups including the Vernacular Architecture Group (VAG), The Domestic Buildings Research Group (DBRG), and the Wealden Buildings Study Group (WBSG).

Ben has been actively working in the historic environment industry for 15 years on numerous heritage asset projects which include surveying of historic buildings (both domestic and agricultural), preparation of schedules of works and detailing of repairs. Ben oversees numerous applications for Planning permission and Listed Building Consent and has built solid working relationships with Conservation Officers at a number of Authorities across the South East.

As a company Director at Manorwood, Ben has overseen works to historic buildings carried out by a skilled network of sub-contractors including the timber restoration at Charleston Farm barns in Firle and the re-erection of historic buildings at the Weald and Downland Living Museum near Chichester, both which received awards from the Sussex Heritage Trust.

As a company Manorwood have provided various historic environment services to a number of Country Estates across the South East including the Lydhurst Estate, the Borde Hill Estate, the West Dean Estate and a number of projects on the Wiston Estate where Manorwood continue to provide consultancy advice on redevelopment and reuse of various areas.

Most recently Manorwood completed the sensitive restoration and conversion of the magnificent 15th century barn for Nyetimber Vineyards in West Sussex.

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1 INTRODUCTION

1.1 This Heritage Statement has been prepared by Roberto Prieto-Labrador MA, PCIfA on behalf of Manorwood to accompany a pre-application enquiry relating to a proposal at Comfrey, Coneyhurst.

1.2 Comfrey is located on the northeast side of Coolham Road, about 0.5 miles to the southeast of Coneyhurst and 1 mile to the northwest of Coolham, West Sussex.

1.3 The property comprises Grade II Listed cottage, the older part of which dates to the 17th century. The property also includes two 20th century outbuildings used for domestic storage.

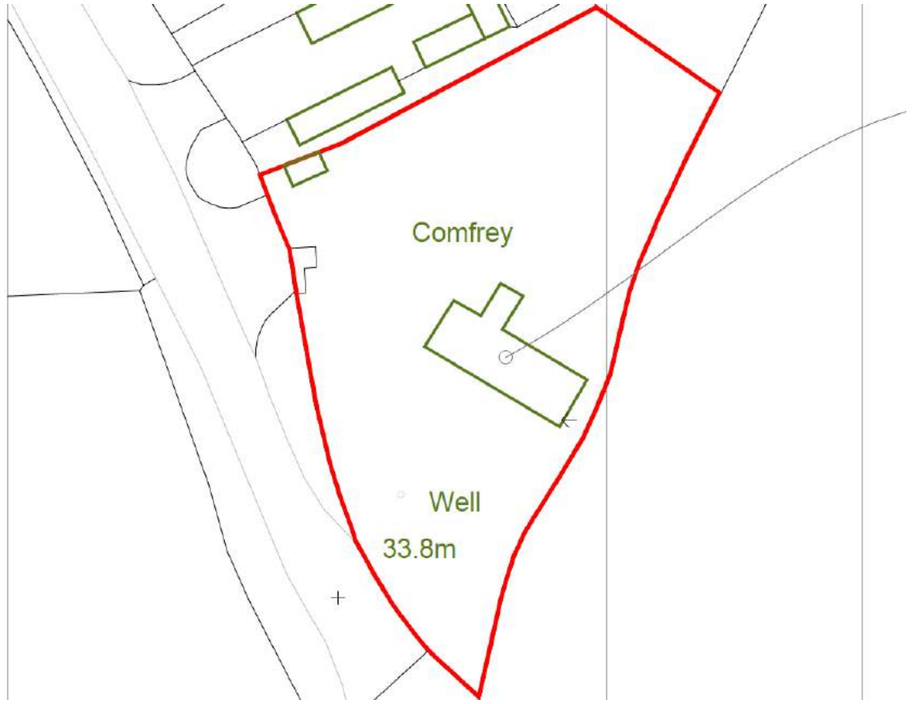
1.4 The cottage has suffered from a degree of external and internal decay due to a lack of maintenance and the use of inappropriate materials in past interventions, and it is now in need of repair works to ensure its usability as a modern residential dwelling and its long-term preservation.

1.5 The applicant also wishes to improve the usability of the property by undertaking a number of external and internal alterations.

1.6 This report, therefore, accompanies an application seeking Listed Building Consent to carry out the necessary repairs to the building, as well as a number of external and internal alterations, including the alteration of ground floor flooring, the reinstatement of the first-floor fireplace, the cleaning of the internal timbers and minor layout alterations, as well as the replacement of 20th century fenestration.

1.7 Historic mapping has been consulted to help understand the development of the building as its immediate environs, as well as its wider setting. The maps are included in section 4 of this report.

1.8 This Heritage Statement includes a Significance Assessment, which identifies the relative heritage value of the identified heritage assets. It also includes an Impact Assessment, which considers the potential impact of the proposed scheme on the significance of the heritage assets identified, including the contribution made by their setting. This approach to impact-assessment is required in order to satisfy the provisions of the Planning (Listed Buildings & Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF) and the Local Planning Authority.



Location of Comfrey.



Comfrey in 2023.

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2.1 Comfrey is a statutory listed building designated in May 1980. The listing reads:

COMFREY

Location Coneyhurst, West Sussex, RH14 9DH

District Horsham (District Authority)

Date Listed 9th May 1980

List Entry No 1029442

Grade II

Description C17 or earlier. Two storeys. Four windows. Now faced with red brick and stone rubble. Tiled roof. Casement windows. A portion has been built out in front of the west half on ground floor only.

3 PROPOSALS

3.1 The proposal comprises a program of general repair and conservations works that the building requires to ensure its long-term preservation. Some of these repairs such as the external repointing of the building have already carried out, as previously agreed with Horsham District Council's Conservation Officer.

3.2 In addition to the conservation works, the scheme proposes a number of external and internal alterations to improve the usability of the building as a modern residential dwelling and enhance its character as far as possible. These can be summarised as follows:

External

- Removal of areas of cementitious render.
- Repointing of brickwork as necessary using hot mixed lime mortar.
- Localised repairs to roof tiles, including re-flaunching and re-flashing.
- Replacement of existing single-glazed 20th century windows with new double-glazed timber-framed casements.
- Replacement of modern front door.

Internal

- Replaster of walls with insulating lime plaster.
- Repointing and localised repair of ground floor inglenooks.
- Cleaning of exposed timbers using sympathetic sandblasting.
- Lowering of inner hall's floor level.
- Replacement of cement slab floor with limecrete floor (dinning room and inner hall).
- Minor alterations to internal layout.
- Reinstatement of first floor's fireplace.

3.3 Further details of are included in the accompanying plans, which should be read in conjunction with this report.

3.4 The proposal and its potential impact on the significance of the Listed Building are discussed in Section 6 of this report.

4 HISTORIC CONTEXT

4.1 The following section provides the historical background and interpretation of Comfrey based on desk-based research and an on-site survey to better understand its origin and development.

4.2 No early documentary evidence referring to Comfrey (except for historic maps) has been found during the preparation of this report. References may exist, however, in the manorial court records for Thakeham, which could not be consulted as part of the preparation of this report.

4.3 The fabric and form of the building, however, suggest an early to mid-17th century construction as a timber-framed 3-bay house (the existing 3 easternmost bays). This is suggested by the presence of lamb's tongue chamfer stops in these 3 bays in contrast with the westernmost bay, which has runout chamfer stops, typical of late 17th and 18th century buildings.

4.4 The original building only had one chimney stack (the existing eastern one), which served a ground floor inglenook and a first-floor fireplace. The bressummer of both fireplaces are chamfered and decorated with chamfer stops matching those on the beams, confirming the stack is original to the house.

4.5 The original plan form comprised 2 rooms or living areas (1 per bay) with a narrower central bay housing the staircase. The presence of a central staircase passage and an end chimney stack suggests the building was a relatively early attempt of the central passage house type, which became the rule for houses from the late 17th century onwards.

4.6 Only the easternmost ground and first floor rooms where originally heated, meaning the ground floor heated room was originally used as the kitchen/hall and the room above as the principal bedroom, normally reserved to the owners. The rest of the rooms, which were originally unheated, likely comprised secondary accommodation, service and storage rooms.

4.7 The westernmost bay appears to have been built during the 2 last decades of the 17th century or the early 18th century, as suggested by the presence of runout chamfer stops decorating the internal beams. It is possible the rear lean-to was built during this period.

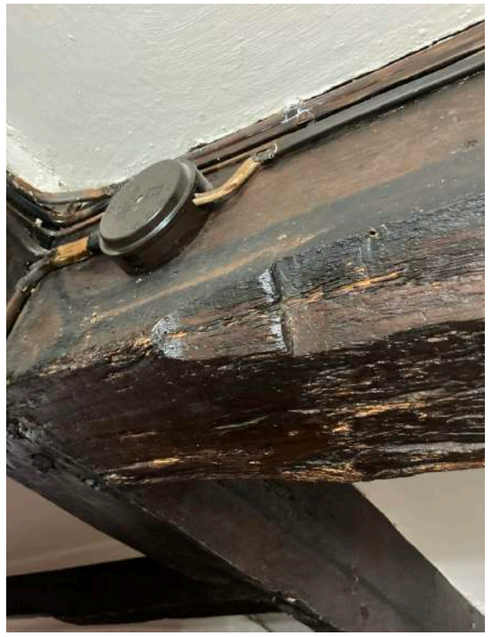
4.8 The westernmost bay was originally timber framed as indicated by the surviving framing still visible in the gable end. The size of the surviving areas of timber framing within this bay do not include large and chunky timbers as expected in earlier timber-framed buildings, confirming its later construction.

4.9 The rooms within the westernmost bay seem to have been originally unheated, although the existing chimney stack serving a ground floor inglenook was inserted soon after. The smaller size of the western fireplace compared to the eastern fireplace, which is larger, suggests the easternmost room remain used as a kitchen, whilst the western room was possibly used as a parlour.

4.10 It is not possible to know the exact type of windows the building had when it was constructed. By the 18th century, however, fenestration seems to have consisted of wrought iron casement with leaded lights, as suggested by the presence of a surviving window in the western gable.



South (front) elevation of Comfrey.

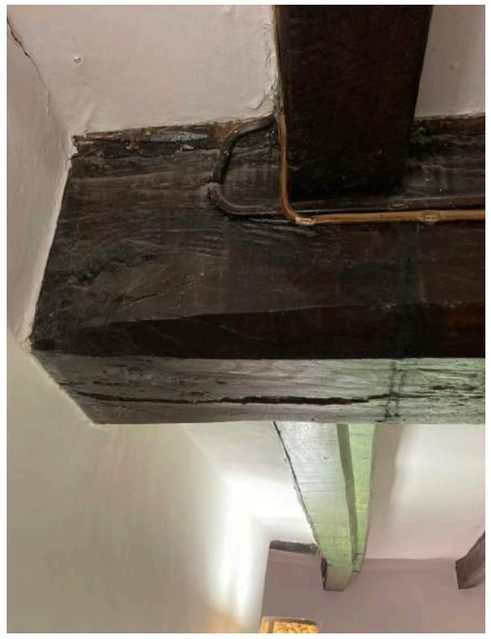




C17 lamb's tongue chamfer stop (left) and C17 inglenook (right).




Late C17/early C18 framing with later added C18 stack (left) and later added C18 inglenook (right).




Late C17/early C18 runout chamfer stop (left) and transition between C18 brickwork and C19 stonework (right)

4.11 The building was altered again later in the 18th century by underbuilding the south (front) elevation with brickwork laid in Flemish bond. Only the easternmost bay seems to have been retained timber-framed, possibly due to its used as a service area during the 18th century. The easternmost bay appears to have been entirely underbuilt in stone during the early 19th century.

4.12 Early maps of the area also allow for the understanding of the building's later evolution. The building appears represented in the 1795 map of Sussex by Thomas Gream, albeit the map lacks clarity and enough detail to identify the exact layout of the building.

4.13 The first clear representation of Comfrey is the 1840 Tithe Map for West Chiltington parish. The building is illustrated without the side and rear extension (which are of clear late 20th century construction) and with the western stack protruding outward from the building's side elevation.

4.14 The map also shows a small pond immediately to the northwest of the cottage and an outbuilding attached to the site's western boundary. The accompanying Tithe Apportionment describes the property as a "cottage and garden" and lists Henry Moase as the owner. The Tithe Apportionment also indicates the property was tenanted by James Cooper and Henry Puryer.

4.15 The 1876 Ordnance Survey Map shows no changes from the 1840 Tithe Map, except for the representation of the cottage's surrounding garden as an orchard.

4.16 By 1895, the cottage had been split into two independent cottages. It is possible, however, that the building had been operated as two dwellings from earlier as suggested by the presence of two tenants in the 1840 Tithe Apportionment. The existing stairs within the westernmost bay of the building was possibly added when the building was subdivided.

4.17 The 1895 OS Map also illustrates the presence of a well to the front of the building.

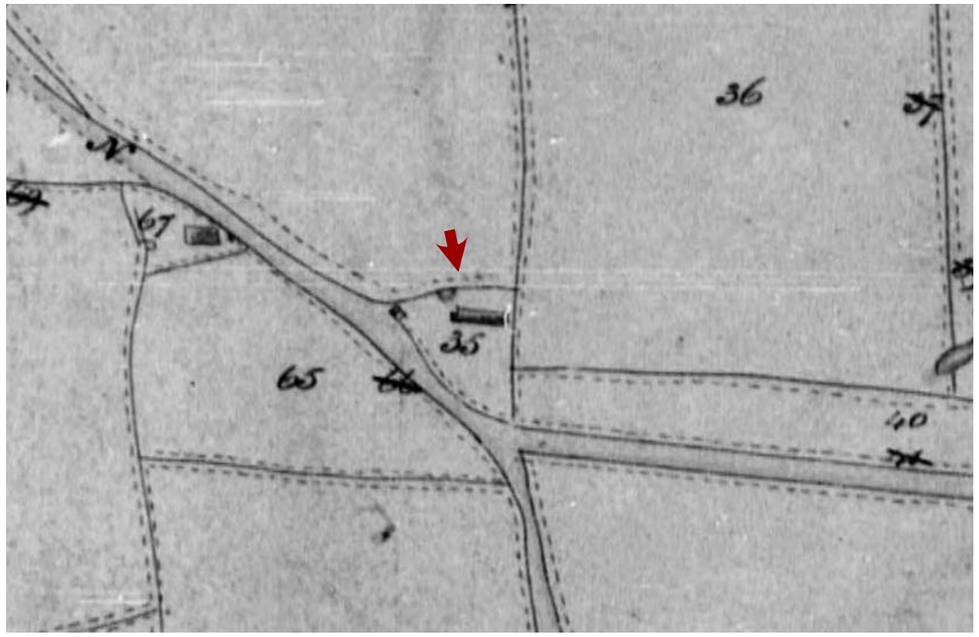
4.18 The 1909 OS Map provides a more detail representation of the outbuilding than the previous maps. The reduced size of the outbuilding together with the presence of small enclosed "patios" suggest it was pigsty. This building was removed before 1934, as it is no longer shown in the OS Maps from 1934 and 1961.

4.19 The latest and most significant alterations to the building and the site took place during the second half of the 20th century when extensions were added to the side and rear elevations of the cottage and most of the windows were replaced. The existing porch and associated front lean-to extension appear to date from the same period.

4.20 The existing barn-like outbuilding and small brick L-shaped building within the site appear to have been constructed during this period, as they do not appear in the 1961 OS Map.



Detail of Thomas Gream's Map of Sussex showing Comfrey, 1795 (McMaster University).



Detail of Tithe Map showing Comfrey, 1840 (TheGenealogist).



Detail of Ordnance Survey showing Comfrey, 1876 (National Library of Scotland).



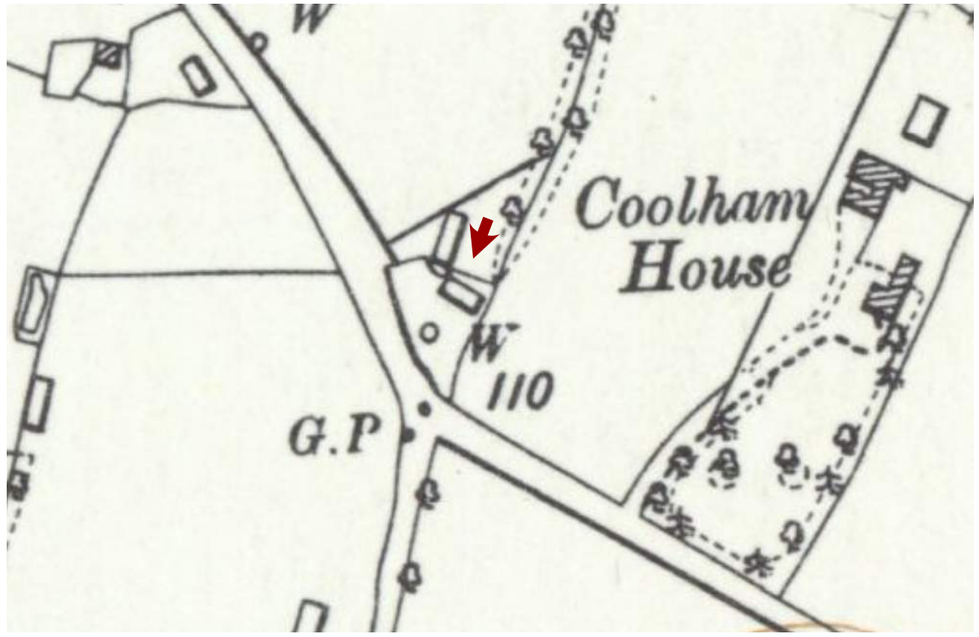
Detail of Ordnance Survey showing Comfrey, 1895 (National Library of Scotland).



Detail of Ordnance Survey showing Comfrey, 1909 (National Library of Scotland).



Detail of Ordnance Survey showing Comfrey, 1934 (National Library of Scotland).



Detail of Ordnance Survey showing Comfrey, 1961 (National Library of Scotland).



Satellite View of Comfrey, 2022 (© Google Earth).

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5.1 The following is an assessment of the significance of Comfrey and its setting according to the range of heritage values as outlined in Conservation Principles, Policies and Guidance published by Historic England in 2008. These values are distilled under the following headings: evidential value, historical value, aesthetic value and communal value.

5.2 This assessment of significance has been used to inform the proposals in order to minimise the impact on the special interest of the listed building and the Conservation Area, and where possible, to take opportunities to enhance their special interest.

EVIDENTIAL VALUE

5.3 Evidential value is described by Historic England as “physical remains” and “evidence of past human activity” and is derived from one’s ability to interpret the history and historic evolution of a building through visible and tangible features.

5.4 As a well-preserved post-medieval domestic building, Comfrey possesses significant evidential value. The building is a good example of a 17th century house of the “middling sort”, which still retained most of its original features intact despite the alterations carried out during later centuries.

5.5 The presence of features such as the fireplaces allows for the understanding of use of the different parts of the building, and how such use evolved during the 18th century to accommodate changes in domestic practices. The presence of other internal features such as the areas of surviving timber framing and chamfer stops are also considered to enhance the evidential value of the building.

5.6 The immediate and wider setting of the building has remained mostly rural. The latter is formed by a number of detached historic and modern buildings.

HISTORICAL VALUE

5.7 Historic England considers that historic value “derives from the ways in which past people, events and aspects of life can be connected through a place to the present”. This is generally regarded as either illustrative value whereby the site can be perceived to represent a period in history, or associative value, where a connection with an event or person can contribute to the historic significance of a site.

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5.9 As commented above, Comfrey is a good example of a 17th century cottage, altered and extended during the 18th, 19th and 20th centuries. Whilst the late 20th century alterations are not considered of value and in many cases detract from the character of the building, the surviving 18th and 19th century elements (particularly those which relate to the use of the cottage as two dwellings) are considered to contribute to the evolution and historical value of the building.

5.10 Despite these changes, the original form of the building and its plan form remains legible and allows for the understanding of the way in which 17th century families lived. As such, illustrative value is arguably in the plan form and surviving features of the building. These elements represent past ways of domestic life and social habits, which contribute to the understanding of the building’s socio-historic background.

5.11 The presence of several carpenter marks visible in the surviving areas of timber framing also contribute to the historical value of the building, as they provide evidence of the building’s construction.

AESTHETIC VALUE

5.12 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.

5.13 The significant aesthetic value of Comfrey relies arguably on the traditional form and detailing of the buildings that comprise it, as well as on its rural immediate and wider setting, which remain largely intact. The use of locally sourced materials, such as timber brick and stone, provides a catalogue of local materials which connects the building with its immediate environs.

5.14 Internally, the traditional and post-medieval sense of the building remains, despite unsympathetic modern alterations that have concealed and diminished the original plan form of the building.

COMMUNAL VALUE

5.15 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.

5.16 Comfrey does not seem to possess specific communal value, beyond the personal experiences and memories of those who occupied the house, as expected in private domestic buildings.

6.1 This section appraises the impact of the proposed works on the Grade II Listed Building known as Comfrey.

INTERNAL AND EXTERNAL IMPROVEMENTS AND REPAIRS

6.2 The lack of maintenance and use of inappropriate and unsympathetic materials in the building has led to its deterioration, which now requires repair works to ensure the building's usability and long-term preservation.

6.3 A number of external and internal alterations are also proposed in addition to the required repairs, which will improve the usability of the building as a modern residential dwelling and will enhance, where possible, its character and special interest. This section summarises these works, however, further information is provided in the accompanying plans, which should be read in conjunction with this report.

EXTERNAL.

Walls.

6.4 The use of an impervious cement mortar and render in Comfrey, in place of a traditional hot mixed lime mortar, has restricted evaporation and trapped moisture which in turn has led to damp issues inside the building, as well as a degree of damage to its original fabric.

6.5 The existing modern impervious materials are, therefore, considered incompatible with the building's nature and their removal and replacement with appropriate natural and breathable materials (i.e., hot mixed lime mortar) will contribute to preventing the building's further decay, ensuring its preservation.

6.6 The removal of the existing cement mortar and render will be performed carefully by hand to avoid further damage to the original fabric. This is particularly important to successfully remove the render from areas of stonework.

6.7 Following the removal of the modern impervious materials, any areas of decayed fabric, will be repaired as necessary and made sound to prevent its early failure.

Replacement of existing fenestration

6.8 The existing fenestration consists of mid- to late 20th century single glazed crittall windows, which are considered to detract from the character of the Listed Building, as well as a surviving 18th century wrought iron leaded window.

6.9 Whilst it is known the building had wrought iron casements with leaded glass during, at least, the 18th century, the proportion of the window openings in the walls suggests the earlier windows were replaced with Georgian style timber-framed casements with glazing bars.

6.10 The scheme, therefore, proposes to replace the existing windows of Comfrey with new double-glazed timber-framed casements of traditional style to enhance the character of the building and provide it with a more historically accurate appearance. The use of double-glazed casements will also increase the thermal efficiency of the building, improving its use



Example of cement render to be removed and pointing to be replaced with hot mixed lime mortar.





Examples of C20 windows to be replaced.





C18 window to be retained and repaired (left) and modern front door to be replaced (right).



Roof and chimneys to be repaired as required.

as a modern residential dwelling. The existing 18th century leaded window will be retained and repaired as required.

6.11 Whilst the installation of double-glazed windows (even those of slim profile) is usually considered an unacceptable intervention in old buildings, Historic England in its guidance for *Traditional Windows: their care, repair and upgrading*, recognises that slim-profile double glazing can be considered

> *"in cases where the significance of a building has been harmed by the installation or replacement of windows of non-historic design"*

and where

> *"the new windows are of a more sympathetic design and the net impact on significance will be neutral or positive"*

and

> *"no incidental damage to the building fabric will result from the removal of the existing windows".*

6.12 Whilst it is recognised that the existing leaded crittall windows are reflective of the building's earlier fenestration, the modern profile and style of the crittall framing provides the windows with an industrial appearance which is considered to detract from the traditional and domestic character of the cottage.

6.13 As such, their removal and replacement with new timber-framed casements of traditional design which include glazing bars is considered to fall within the exceptions highlighted by Historic England, as there will be no harm to the building's historic fabric, and they will result in a positive impact on the significance and special character of the Listed Building.

6.14 The new windows will be painted in "muted clay" rather than in the existing bright glossy colour which is a 20th century convention. Guide No 4 of The Georgian Group notes that "window frames of the earlier 18th century should preferably be a form of broken white". This means that the proposed "muted clay", which has an "off-white" tone, will provide the building with a more historically accurate appearance, contributing to its character and special interest.

6.15 Full details of the fenestration, including sections and details are provided in the accompanying plans.

External doors.

6.16 The existing front door is a stable style door with a glazed upper panel which was inserted during the late 20th century as part of the existing porch.

6.17 The scheme proposes its replacement with a new ledged door made of timber tongue and grove boards with a small rectangular glazed panel. Given the modern origin of the door to be removed and the more traditional and "cottage" style of the proposed door, the proposal

is considered to be a positive intervention, which will contribute to the character of the Listed Building.

6.18 The new door will be painted in “muted clay” matching the colour of the new windows.

Roof and chimneys

6.19 The roof has suffered from decay, and it needs localised repairs, particularly to the tile abutments, to ensure its good performance.

6.20 The chimney stacks will also require localised repointing with hot mixed lime mortar and the repair/replacement of the flashings and flaunchings.

6.21 These interventions will be carried out using traditional materials and where failed elements such as the flashings and flaunchings require replacement, they will be undertaken using traditional methods and, where possible, on a like-for-like basis to preserve the character of the Listed Building.

INTERNAL.

Walls.

6.22 Modern renders and plaster were identified in the external walls of the building’s historic core. These impervious materials are further restricting the natural breathability of the building and are causing harm to the original fabric by trapping moisture against it.

6.23 The existing modern render and plaster will, therefore, be removed to assess the condition of the fabric behind and carry out any necessary repairs. Following this, the walls will be replastered using insulating lime plaster to reinstate the breathability of the building and improve its thermal efficiency.

Repair of inglenooks and reinstatement of first floor fireplace.

6.24 The existing 17th century fireplace on the first floor has been blocked during the 20th century, although its presence is obvious due to the exposed bressummer which is decorated with chamfer stops.

6.25 The scheme, therefore, aims to re-open the fireplace and reinstate its original form by exposing also the fireplace’s brick jambs.

6.26 The reinstatement of the fireplace’s original form will, as a result, contribute significantly to the character of the building and will reinstate part of the building’s original heating system allowing for a better understanding of the original rooms’ function.

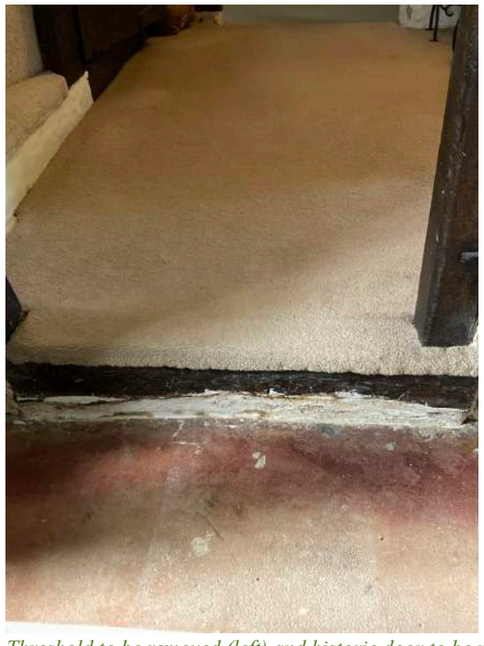
6.27 Following the re-exposure of the fireplace, the brickwork will be inspected to assess any necessary repairs/repointing.

6.28 Repointing will be carried out using hot mixed lime mortar and any repairs to the brickwork will be undertaken using matching bricks, to preserve the character of the building.

6.29 The ground floor inglenooks will be localised re-pointed with hot mixed lime mortar as required to ensure their good performance and preservation.



C17 first-floor fireplace to be reinstated.





Threshold to be removed (left) and historic door to be relocated (right).

Lowering of inner hall's floor level and replacement of dining room's flooring.

6.30 The ground floor level of the inner hall was raised during the 20th century by the insertion of a cement slab.

6.31 The increase of the floor level in the inner hall means that the flanking rooms are now at a lower level making the flow through the ground floor of the building awkward and unsafe by the constant presence of steps.

6.32 The proposal, therefore, is the replacement of the existing slab with a new limecrete floor set at the same level as the adjacent rooms improving the flow of the ground floor. The cement slab forming the flooring of the dining room, next to the inner hall will also be replaced with limecrete flooring. The use of a limecrete floor in this part of the building will also mitigate the damp issues caused by the existing slab flooring, contributing to the good performance and preservation of the building.

6.33 The levelling of the inner hall and dining room's floor will require the removal of the existing door threshold to provide safe access between both rooms. This means that a small amount of historic fabric will be lost. Nonetheless, the lost is considered to be minimal and its potential impact offset by providing safe circulation throughout the building.

6.34 The removal of the threshold would make the existing door too short for the resulting opening. Given the door is historic (possibly of 17th century origin), it would be removed and relocated in the lean-to, replacing one of the existing modern doors.

6.35 A new door is also proposed to the opening between the inner hall and the dining room. This new door will be made replicating the form and detailing of the existing door, to ensure the internal character of the building is preserved.

6.36 A new step would also need to be added to the bottom of the stairs as a result of lowering the inner hall's floor level. The proposed step will consist of a reclaimed beam placed slightly detached from the stairs to preserve the legibility of the stair's original form and prevent its alteration.

Minor changes to layout.

6.37 The scheme proposes a small number of alterations to the building's layout in order to make better use of the domestic space.

6.38 The existing exposed studwork between the sitting hall and the porch will be removed to provide better flow from the main access. The stud works are of stained softwood, which were inserted during the late 20th century at the same time as the porch. As such, their removal will cause no harm to the character and special interest of the building.

6.39 Prior to their removal, the structural implication of the studwork will be assessed by a structural engineer with experience in historic buildings to make sure their removal does not compromise the structural integrity of the building.

6.40 The existing cupboard which is part of the late 20th century front lean-to extension will be altered so it opens to the porch rather than the sitting room. Given the modern origin of the cupboard, its alterations will not impact negatively the special interest of the building.

6.41 The existing door to the ground-floor bathroom will be re-hang to open into the bathroom rather than into the hallway, to improve the flow of this part of the building. The existing door will need to be trimmed so it can fit under the existing historic beam when open. The door is modern, and its alteration will not affect the character and special interest of the building.

6.42 Given the proposed changes to the building's internal layout comprise only the alteration of modern fabric, they will preserve and character and special interest of the building, whilst the usability of the building as a residential dwelling is improved.

Cleaning of exposed timbers using sympathetic sandblasting.

6.43 The works relate to the cleaning and paint removal of the areas of exposed timber inside the property to reinstate its historic appearance.

6.44 The proposed method for cleaning the timber is sympathetic sandblasting, which is an air abrasive method that:

i) Uses very fine sand/silica,

ii) With the lowest possible pressure,

iii) Is applied by working at an angle to allow full vision,

iv) Employed using a delicate touch, and

v) Carried out by an expert historic building professional.

6.45 The sum of these factors mitigates the risk associated with more commonly known regular sandblasting techniques and has been successfully carried out in many historic buildings of similar age and style, demonstrating excellent results, with no damage to the historic fabric.

6.46 The sympathetic sandblasting method differs considerably from the approach commonly known as sandblasting, which is generic and not specific to the method proposed in this instance.

6.47 This approach is often welcome as it allows the original fabric, particularly timber, to be properly seen: the surface of the timber may contain archaeological evidence of the building's construction and development such as carpenters' marks, tool marks and apotropaic symbols, often obscured by layers of paint. Even where no archaeological features exist, the aesthetic value of the surface should also be considered.

6.48 It is, therefore, proposed, that a sample area is undertaken by the operative carrying out the works, and this is reviewed, and the results agreed by way of condition as acceptable before proceeding further.

6.49 If the above approach is followed it is considered that an air abrasive media method is the most effective and most sensitive method and will result in preserving the fabric of the building as well as better revealing its original appearance resulting in an enhancement to the building's special interest.

6.50 Taken as a whole and on balance, the proposed works and alterations result in significant benefits to both the fabric of the building and its character. The proposed changes will collectively enhance the aesthetic value of the building both externally and internally, as well as its usability as a modern residential dwelling. Therefore, the proposals are considered to enhance the special interest of the Listed Building.

7 CONCLUSION

7.1 The proposed scheme of works and alterations is based on a thorough understanding of the Listed Building, its historic development and significance and has been informed by desk-based research and on-site visits.

7.2 Internal and external repair and improvement works to the building will have a positive impact on the performance and character of the building and will ensure the building's long-term preservation and usability as a residential dwelling.

7.3 The impact of the internal and external alterations proposed in this report has been assessed and they are considered to preserve and, in many cases, enhance the special character of the building by reinstating historical and original features and removing detracting elements.

7.4 When considered as a whole, the proposed scheme will not result in any detrimental effect or harm to the special interest of the Listed Building, as its traditional character will be preserved and, in some cases, enhanced.

7.5 The proposals are, therefore, considered to be compliant with respect to the Planning (Listed Building and Conservation Area) Act 1990, the National Planning Policy Framework (NPPF) and the Horsham District's Local Plan.

APPENDIX: LEGISLATION AND POLICY CONTEXT

The primary legislation relating to Listed Buildings and their settings is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990:

> *Section 16(2) states "In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*
>
> *Section 66(1) reads: "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

In relation to development within Conservation Areas, Section 72(1) reads: "*Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*."

Policy relating to the historic environment is set out at national level within the National Planning Policy Framework (NPPF).

Policy relating to the historic environment is set out at local level within the Horsham District Planning Framework (HDPF).

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Chapter 16 (Paragraphs 189 to 208) of the NPPF updated and adopted in December 2023 constitute the Government's national guidance and policy regarding development relating to the historic environment.

The NPPF is a material consideration and states that applications are to be determined in accordance with the local framework unless material considerations indicate otherwise.

The NPPF seeks to conserve and enhance the historic environment with much emphasis on "significance", defined in Annex 2 as:

> *"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."*

Setting is defined in Annex 2 as:

> *"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."*

Annex 2 defines Conservation (for heritage policy) as:

> *"The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."*

This definition is important as it distinguishes conservation from preservation and puts an emphasis on proactively managing change rather than reactively resisting it.

LOCAL POLICY – HORSHAM DISTRICT COUNCIL

The site lies within the boundary of the Horsham District Council Authority. The Horsham District Planning Framework – Horsham District's Local Plan is the overarching planning document for Horsham district outside the South Downs National Park (SDNP) and replaces the Core Strategy and General Development Control Policies documents which were adopted in 2007. This document was adopted in November 2015 and sets out the planning strategy for the years up to 2031.

Policy 34 of the HDPF relates to the Historic Environment:

> **Policy 34 – Cultural and Heritage Assets**
>
> The Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Applications for such development will be required to:
>
> 1. Make reference to the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record;
> 2. Reflect the current best practice guidance produced by English Heritage and Conservation Area Character Statements;
> 3. Reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques;
> 4. Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas;
> 5. Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials;
> 6. Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset;
> 7. Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features; and
> 8. Ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, with any assessment provided as appropriate.

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