Heritage Statement
for Change of Use and Solar Installation (v.2)

Site Name:

Yew Tree Cottage

Address of site:

Yew Tree Cottage, Bines Road, Partridge Green RH13 8EQ

LISTING DESCRIPTION:

Heritage Category: Listed Building
Grade: II
List Entry Number: 1181605
Date first listed: 22-Sep-1959
Statutory Address: YEW TREE COTTAGE, BINES ROAD
Details:
WEST GRINSTEAD BINES ROAD
1.
5404
Partridge Green Yew Tree Cottage
TQ11 NE 19/545 22.9.59. II
2.
C17 or earlier timber-framed building. The north half has the timbering exposed, mostly with red brick infilling but also some plaster along the top. The south half mostly refaced with red brick and grey headers. Hipped tiled roof. Casement windows. Two storeys. Four windows.
Listing NGR: TQ1899218506Q

Schedule of Works:

There are no proposed alterations or changes being made to the nearby properties. This application is for the retrospective approval of the change of use of the paddock adjacent to the property to the East to Garden use, and the approval of construction of a 20kW Ground Mounted Solar PV System at the far side of the garden. It will be behind a hedgerow. It will not be visible from the adjacent private road / public bridleway as screened by hedgerow.

Please list the works proposed e.g. replacement windows, removal of internal wall, reinstatement of original staircase, damp proofing works to basement etc.

No changes will be made to the existing property. The ground mounted system will consist of ground screws which will sit approximately 200mm above ground and on which a metal frame will be mounted which will support 36 Solar Panels.

2. Pre Application Advice

Have you sought pre-application heritage advice from Historic England? No

3. What heritage asset(s), including their setting, are potentially affected by the proposals?

None. The House will be surrounded by its own garden on all sides to a larger area. The proposed solar development is away from the property and does not affect the listed elements nor will it be seen from the building itself once the hedge has grown in, as it is a low level installation.

4. What is known about the affected heritage asset(s)? 4 (a). Using the information obtained through research and on-site analysis provide a summary of the history of the site/building.

4A HISTORICAL SETTING:

4A.01 Yew Tree Cottage is located in a part of the Low Weald within the basin of the river Adur. This area was once covered in woodland, much of which was oak, providing plentiful supplies of building materials. However, it was not a wealthy community, lacking the resources available to the iron industry around Horsham or the wealth derived from the sea at Shoreham. It was simply on the route from one to the other.

4A.02 Reference to this area is found with regard to Sele Priory, Upper Beeding, that 'A family by the name of Byne . . . ancient owners of Bynes in West Grinstead' 1 and further reference is made that 'Jacob de Byne . . . making the Nonoe return for West Grinstead, a right of way through his field, called Hammesfield (Henfield?) to the land called Morgen Mead'. The names of Bine Farm, Bine's Bridge and Prior's Bine still preserve their memory in the locality. The historical context linking Bramber and West Grinstead is strong, and of course Yew Tree Cottage is on this route.

4A.03 Yew Tree Cottage is described as dating from the seventeenth century, which would make it a near contemporary of Crouchers to the north, Prior's Bine Farmhouse to the west and Lashmars Hall on the other side of river Adur. Of note is the fact that Crouchers is described as 'formerly three cottages' and it may be that Yew Tree Cottage was either built as two separate dwellings at the same time or that one was added at a slightly later date.

4A.04 The building is on the north-south road from West Grinstead and Horsham to Steyning and Bramber that were important sources of trade. However, this is not a farmhouse or working building such as the nearby Smithy, and must have been occupied by smallholders, tied labourers or farm workers. 1 Collections Suss Archaeo Soc vol X Sele Priory Rev Ed. Turner pg 118

4A.05 The Bines Road bridge over the western arm of the river Adur served to make this route important, and in later periods materials were brought up the river by barge from Shoreham.

4A.06 The 'Protestation' of 1642 gives 179 male adults in this area up from 31 'taxpayers' in 1524, showing that the area was far from populous, and there are few other records available for this building that we can find.

4A.07 This area might have been known as Byne from the Middle Ages, and later Bines, but no nucleated settlement is recorded.

4B BUILDING DESCRIPTION:

4B.01 The building is largely timber framed in two parts; one to north, one to south. Each part has two bays that are clearly defined as separate within, where the frames are totally unattached to each other. The south frame is slightly wider than the north frame at 15' 2" compared with 13' 2".

4B.02 It seems possible that the ‘two bay’ cottage to the north was built first, with a smoke bay above the hall in the north half, judging by the entrance door which is in the south west corner.

4B.03 This configuration would be confirmed by the stair location, giving access to an upper solar floor above a service floor below3. An enclosed fireplace with bread oven is located outside of the timber frame to the north, removing the need for a smoke bay above the hall.

4B.04 The southern building has a fireplace attached to the east side of the north bay, again suggesting that the north bay was the open hall of the dwelling, having an open fire set in the middle of this small space.

4B.05 It would have been quite unusual for a modest cottage to boast two fireplaces, and this would indicate that the building was once two separate dwellings. Both chimneys have medieval size bricks or stone structure at low level, with more recent sized bricks forming the tall flues. The small pond to the south may well have been the source of clay for the older bricks, but later bricks have been fired in a kiln, with the glazed headers used here in an uneven way that was to become highly decorative when used in Flemish bond.

4B.06 A lean-to structure has been added to the south elevation as well as two to the eastern side of the north cottage, but these last additions are, I suggest, fairly recent given the masonry construction, the shallow pitched roofs and the loss of an upper floor window that has become internal.

4B.07 Two outside privies, back to back, were added to the outer face of the chimney to the east elevation.

4B.08 During the past forty years, although the timing is uncertain, two buildings were added to the north comprising a single garage and a stable complex with attached barn. The buildings are of framed softwood with weatherboard and felt roofs. The garage was shown as an existing structure on a planning application from 1984, and a neighbour told the applicants that the barn roof was replaced at least twenty years ago.

4C.00 HISTORICAL CHRONOLOGY:

4C.01 The building origins may date to the C17th but no evidence is available.

4C.02 The insertion of hearths and chimneys was undertaken nationally during the mid C17 (known as the ‘great rebuilding’), but it seems unlikely that the fireplaces at Yew Tree Cottage were built as part of the original structure, and are more likely to have been added a century or more later. Again, there is no evidence for this. 2 WSRO Ep. I/26/3, p19 3 See Framed Buildings of England RT Mason fig 6 pg34

4C.03 The lean-to ‘catslides’ must have been added in C18 or C19.

4C.04 We can find no records prior to 20C to show the shape and configuration of this building and the assumed original arrangement derives from studies by RT Mason and others.

4C.05 Drawings referenced WG/23/58 show ‘proposed installation of bathroom, re-planning, garage and new access’ dated 20/09/1958. The original south frame at ground floor level is marked ‘completely remove wall’.

4C.06 Drawings referenced WG/30/59 show alterations to the plan layout which include relocating the kitchen to the south lean-to. A garage was added to the east elevation. In addition, changes

were made to the rear outshot to provide a higher window to the ground floor bathroom. However, no bathroom is shown at first floor.

4C.07 The building was statutorily listed Grade II in September 1959.

4C.08 At some time after 1959 the rear outshot to the north was extended out to include the volume of the garage. The roof became a very shallow pitch.

4C.09 An image taken in June 2006 that accompanies the Listing on the Historic England website shows substantial changes to the fenestration at first floor on the west elevation when compared with drawings from 1959.

4C.10 There is no record at the Local Authority for alterations made after 1990.

4D HISTORICAL SUMMARY:

4D.01 Yew Tree Cottage has, like all buildings of this venerable age, undergone many alterations. Having been built in C17, the next two centuries saw the 'flooring in' of the open halls, construction of chimneys and inglenooks (with bread oven) to replace the original smoke hoods, the addition of catslide extensions and various alterations to fenestration and internal arrangements.

4D.02 From being a very modest pair of farm worker's dwellings the building has become the archetype of the English timber framed cottage.

4D.03 We can discern little of note that has happened to the essential structure of the building between the 18C and the present day other than the shallow roof catslide outshot to the east that may have absorbed the footprint of a garage that was built in the late 1950s.

4D.04 The present owners purchased the property in 2020 and have undertaken some minor remedial work.

4D.05 Application DC/22/1826 has been permitted to replace the existing outbuildings with a new oak framed building.

5. What is important about the affected heritage asset(s) ('the significance')?

N/A

6. How will the proposals impact on the significance of the heritage asset(s) and their setting?

The foundations of the structure will be removable when the solar installation is no longer needed. It will not impact the nearby building, services, drainage or right of way.

7. How has the proposal been designed to conserve the significance of the heritage asset(s) and their setting?

The proposed development will consist of a Solar PV System which will be used to reduce the environmental impact of heating and powering the property. The system will be used to supply electricity demand for the properties, and provide power for an electric vehicle charger.

The proposed development has been sited away from the house and will be screened from view.