

Old Farm Cottage Staplefield's Farm, Steyning BN44 3AA

HERITAGE STATEMENT:

Prepared for Terry Kinch

A Heritage Statement is required for planning, in response to a proposal to create an extension at the south end of Old Farm Cottage, a building that forms a part of the listed Staplefields. An understanding of the historic and architectural significance of the host building and its setting will support the design, helping to justify the proposals to the Council. The statement will demonstrate how the proposal is informed and how it preserves and enhance the spatial, architectural and historic character of the heritage asset.

Squire Heritage Consulting

ISSUE: 17 January 2020

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1.0 INTRODUCTION

1.1 Background and Context

This report is intended to support an application for planning permission to be submitted to Horsham District on behalf of Terry Kinch, client at Old Farm Cottage. The report demonstrates the architectural and historical significance of Old Farm Cottage and assesses the impact of changes proposed to the southern part of the property, on the special interest of the listed building to which it is a part.

The site comprises a Grade II Listed Building that is located within the group of residential dwellings known as 'Staplefields Farm'.

Balancing development within the historic setting of Staplefields Farm is an exercise that demands a level of understanding, observation and sensitivity. The starting point of such an analysis is in understanding the historic and architectural context of the building (Section 2) and defining the qualities of the application site and its associated land to the south of Old Farm Cottage (3.1, 3.4 & 3.5). It is then possible to assess the degree to which the proposals will cause an impact on the historic and architectural character of the building and the qualities of Staplefields Farm.

An assessment of the heritage asset is important in allowing the impact of the proposals on the conservation of the building to be fully understood. The statement demonstrates how the proposal is informed and will preserve and enhance the spatial, architectural and historic character of the listed building.

This overriding principle of the scheme is to promote a ‘conservation-led’ approach to change in the context of the building, so as to provide a new building and external appearance in keeping with residential needs. The scheme will include the partial demolition of the existing 1960's extension and cat slide roof (south side) and construction of single storey extension and gable to main house. These proposals will mean the rather tired looking structure space at the southern end of the building can be optimized into full use once again. It is highly desirable to expect all changes to be unified within the setting of Staplefields Farm.

There will also be roof works comprising of re-tiling on a specific section, by which a topography plan and method statement are referred to. The application also considers the retrospective addition of two bathrooms to the internal order of the rooms within Old Farm Cottage.

Purpose and scope of the statement

The statement presents a description of the heritage interest and significance of the heritage assets potentially affected by the proposed development, whether directly or indirectly. It provides an overview of the historic development and significance of the site and an evaluation of the impact on heritage assets by proposals to create an extension.

In accordance with **paragraph 189** of the National Planning Policy Framework (NPPF), the document provides sufficient information about the heritage significance of the buildings to determine the application. Furthermore, it assists the local authority’s duty to have special regard to the desirability of preserving the setting of a listed building.

The Proposal

The purpose of a new extension in this location will be to reflect the high quality individual design of local materials and to form an attractive building with a character and scale that respects the immediate surroundings, in particular that of Old Farm Cottage and Staplefields. It is important that the massing and appearance does not have a detrimental impact on the listed building, but rather forms a logical and attractive addition.

The proposed will introduce new elements that reinforce the former relationship the cottage had with its landscape setting before alterations took place in the twentieth century. It is important that there is a sympathetic approach to the retention of surviving historic materials with salvageable materials being recycled and timbers being restored.

A Heritage Statement was prepared in 2015 to qualify repair and reinstatement of the eastern roof slope situated over the south range of Old Farm Cottage,. This information was used to seek planning consent to improve a part of the roof which had been a cause of much decay and failure when the current incumbent took over the tenancy at the property. The assessment concerned the role of the roof slope in the context of the whole and the status of the roof was evaluated so as to ascertain the potential impact that the future choice of materials used in the re-roofing may incur.

In general, it was recommended that the material removed from the eastern roof be reinstated. However, as there was insufficient Horsham stone slates for full reinstatement, the retained Horsham stone slates were consolidated over the lower courses of the roof and the remainder of the slope was finished in new hand-made clay tile.



Wider Site, with Old Farm Cottage marked

Buildings of various ages populate Staplefields Farm. Adjacent to Old Farm Cottage is The Buttery, a fine example of a late Victorian outbuilding, with its grey and red brickwork in Flemish bond and steeply pitched roof topped with a belfry. The two adjacent barns are loosely based on the orientation and siting of a barn known to be located here in earlier Victorian times. This group have a mix of architectural embellishments and are composed of brick, timber and clay.

Internal works and alterations were made to the existing building in the 1970's so that it could accommodate improved residential activity. At this time the ownership of Staplefields and Old Farm Cottage was separated. The current occupier relishes the opportunity to work with the historic fabric of the building in order to make further enhancements to its liveability.

A retrospective application for the additional bathroom to the ground floor and ensuite to the first floor also forms part of this statement.

1.2 Methodology

This report is based on information collected from a variety of primary and secondary sources, including historic mapping, local records and photographs. A collation of existing written and graphic information has been assessed in order to identify the character, extent, and significance of the known historic interest in the resource, including their local, regional or national significance as appropriate.

This assessment has relied upon:

- A site visit made by the author of this report on 13th January 2020;
- Various published evaluations of the history of Steyning
- Information made available through the Heritage Gateway;
- Historical maps of Steyning
- Review of HB Archaeology & Conservation Ltd, 2015
- Guidance from Historic England: 'Conservation Principles, Policies and Guidance' (2008);

The objective of preserving or enhancing the character or appearance of a building and alterations should complement the original building. In this case the heritage concern relates to the impact of the proposed development on the setting of the listed building, which contributes to their significance.

It is prudent to examine the character and appearance of Old Farm Cottage in 3.1, before going on to summarise the significance of the application site in 3.5. As the impact on the relationship between the application site and the adjacent historic building is critical to the success of this scheme.

The purpose of the new building is to reflect the high-quality individual design of the Horsham vernacular and to form an attractive building with a character and scale that respects the immediate surroundings, in particular that of Old Farm Cottage and Staplefields.

Therefore, the assessment will measure any potential impacts on heritage assets and will form a fundamental part of the planning approach, demonstrating to Horsham that the scheme understands and responds to the sensitivities of being sited in the context of an important building in a historic rural area.

The applicant is keen to acknowledge that proposals within or affecting the setting of heritage assets are required by Horsham to include a thorough site analysis which demonstrates how the proposal will respect and enhance the asset.

Pre-application advice (31 January 2019) from the Senior Heritage Officer effectively endorsed the principle of development on the scheme, on the basis of the following criteria;

- New development should be locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors);
- The extension is proportionate, appearing as a comfortable and not unexpected addition, integrating with the ancient building as part of the whole;
- The historic timbers are respected and not damaged by glazing in the west elevation of the extension.

This said, we ensure that the following issues have been fully considered in the design:

- Impact of development on the significance of the heritage asset through development within its setting;
- Visual impact of the proposed development;
- Cumulative impact of change.

The degree to which heritage elements are important for achieving an appropriate design in the historic setting of Staplefield Farm needs justification. This statement will explore the historical significance of the property, its context and setting and how the site has evolved. We will judge how the proposal to construct an extension within the setting of the heritage asset, contributes to the special architectural and historic interest of the building through development within its setting. In relation to policy we would show why the proposals would meet the tests set out in NPPF to justify harm, regardless of whether this is less than substantial.

1.3 Policy considerations

National

The legislation relating to the historic environment is contained in the Planning (Listed Building and Conservation Areas) Act 1990. Sections 16 and 66 of the Act are of particular relevance to this case, because they place a duty on the decision maker to have special regard to the desirability of preserving the special interest and setting of a listed building. Section 72 imposes a similar duty in respect of preserving or enhancing the character or appearance of a Conservation Area.

Consideration has been given to the following national and local planning policy and guidance relating to the historic built environment:

- The Planning (Listed Buildings and Conservation Areas) Act 1990 – the legislation which provides for the designation and protection of listed buildings and their settings and Conservation Areas.
- The National planning policy framework, July 2018 (NPPF), in particular chapter 16.
- Publications by English Heritage, notably Conservation Principles 2008, which sets out guidance for the sustainable management of the historic environment.
- Steyning Conservation Area Appraisal

The NPPF builds on a history of legislation and guidance requiring local planning authorities to identify areas of 'special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and then to pay 'special attention to the desirability of preserving or enhancing the character or appearance of those areas'. Heritage assets are the central all-encompassing tenant of the conservation strategy.

Mapping and assessment in Section 2 demonstrates how the past has shaped the present landscape and it provides the evidence base required for plan making. It shows the development of the history, fabric and character of Staplefields Farm with an understanding of its origins, how and why it has changed over time. This information helps understand the impact of a proposal on a heritage asset so as to avoid conflict between the heritage asset's conservation and any aspect of the proposal (190, NPPF).

The assessment consider in detail the relationship between the application site and the adjacent historic building. In line with paragraph 189 of the NPPF, the significance of the heritage asset(s) affected by the proposal will be described, including any contribution made by their setting.

Local Plan

The proposals need to be considered against Local Plan Policy's and conservation guidance which is set out in the NPPF. There is also the statutory requirement that the planning authority:

> "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"[1].

The NPPF advises of the desirability of any development for,

> "sustaining and enhancing the significance of heritage assets and putting them to viable uses "consistent with conservation.".

It goes on to say that:

> "great weight should be given to the asset's conservation… as heritage assets are irreplaceable"

On 27th November 2015, Horsham District Council adopted the Horsham District Planning Framework (HDPF). The HDPF sets out the planning strategy for the years up to 2031 to deliver social, economic and environmental needs for the district (outside the South Downs National Park).

Policy 34 of the HDPF relates to Heritage Assets, as the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Policy 28 (replacement dwellings) and Policy 33 (Conservation of built environment) are considered in Section 4.9 at the end of this report.

As the site forms part of the curtilage of Staplefields, a justification for a new building in the setting of the listed building is prepared to show Horsham that measures have been taken to mitigate the impact the development has on the significance of the heritage asset.

2.0 HISTORICAL CONTEXT

[1] Planning (Listed Buildings and Conservation Areas) Act 1990, 66.1,

Location:
Steyning is a town situated in the Low Weald. It lies 13 miles to the south of Horsham, located in the Adur gap, where the River Adur passes through a break in the South Downs. The town sits slightly above the floodplain to the west of the river, which is tidal until some distance to the north. Formerly the river was much higher and fanned out into a broad estuary, most of which disappeared in the Middle Ages as it silted up and the land was reclaimed for agriculture. In essence it is a settlement strongly influenced by its linear character, resulting from its establishment and growth along two ancient routes, now the High Street and Church Street.

Steyning was a natural focus for communications - the High Street and Church Street were orientated broadly north-south and east-west. These intersected at Steyning and for many centuries formed the most southern point at which the River Adur could be crossed. In addition to the River Adur there were several other streams that flowed through the town, supporting the brewing, tanning and milling industries. The legacy of this industrial heritage is both evidenced by surviving buildings but also waterways, which support a rich natural environment.

2.1 History of Steyning

The street plan reflects the evolution of Steyning from a Saxon village centred on a minster to a medieval market town with densely packed burgage plots fronting the High Street and western half of Church Street, providing evidence of its ancient origins. The historic origins and development of the town through the medieval, post-medieval and industrial periods is still clearly discernible in the surviving townscape and street plan.

Early
Archaeological investigations have revealed considerable evidence of Romano-British activity, but it seems likely that the settlement is Saxon in origin. The place name derives from ‘stæningas’, an Old English word taken to mean ‘places characterised by stones’, although to which stones it refers is unknown. By the 9th century an early timber church was a Minster and sufficiently important for King Æthelwulf of Wessex to be buried there in 858, although his remains were later translated to Winchester.

By the 11th century, Steyning was a place of some substance. It was already the location of a market and, by the end of Cnut’s reign (1018- 35) a mint was in operation. Following the Norman Conquest burgage plots started to appear along the main thoroughfares and the centre began to shift west away from the vicinity of St Andrew’s Church to the High Street. Cross-Channel trade through the nearby port of St Cuthman on the River Adur helped to drive economic growth. During the 12th century the Saxon minster was rebuilt on an ambitious scale as a large, cruciform structure dedicated to St Andrew.

From 1295, the town sent representatives to Parliament. In addition to the markets, local trade was based on agriculture, both arable farming and animal husbandry, the latter cattle and sheep. Tanning and shoemaking are recorded at the end of the 15th century. By the end of the medieval period, the town had distinctly urban characteristics – continuous frontages with houses built right up to the street line.

Middle Ages

In 1614 a grammar school was established in the former Hall of the Fraternity of the Holy Trinity. Steyning carried on expanding and half-timbered buildings appeared with characteristic features of the period like ceiled halls. Tanning and related industries flourished. Chalk was excavated from the Downs for the production of lime.

In 1729 a timber-framed Wealden House on Mouse Lane was purchased by parish to serve as a workhouse, which functioned until 1835 when it was superseded. Steyning's prosperity continued through the 18th century, as earlier houses were refronted in brick, flint and mathematical tiles, and in the 1770s-1780s large new townhouses appeared.

The old market house was dismantled and replaced by a new building with a clock tower fronting the High Street. By the late 17th century, Steyning had become an important staging post on the road from London to Shoreham and Brighton and had several inns. Later, this traffic would be augmented by travellers to the new resort at Worthing.

19th and 20th century's

A large infantry barracks was built in c. 1804 in response to the Napoleonic Wars, although it existed only until 1819. A new route from Upper Beeding to Shoreham opened in 1807 and the east-west route from Pulborough to Steyning was turnpiked in 1810. In 1861, Steyning acquired a rail connection on a new line from Horsham to Shoreham-by-Sea and a station was built on the eastern outskirts. With Brighton now only 30 minutes' travel away, this marked the start of its gradual transformation from a self-contained town to a commuter settlement.

The breweries on Jarvis Lane were amalgamated in 1899 but carried on functioning until the 1920s. The tanyard survived until 1941, the market until 1974. Chalk extraction and lime-burning also ceased in the 1970s. Residential development on the outskirts grew in pace in the 1930s, then even more so in the post-war years, despite the closure of the station in 1966 (the alignment of the railway was later used for the A283 bypass).

In 1931, the population stood at 1,885, by 1971 it had risen to 3,284. By the early 21st century the historic core was entirely surrounded by residential development, although the setting of the town to the south and west has been safeguarded by, among other things, the designation in 2011 of the South Downs National Park.

2.2 History of Old Farm Cottage

The early OS (1875) map shows the site to be enclosed, and stepped back from the road, with some trees occupying the gap between farmstead and road. Old Farm Cottage appears in the south east corner of the site which at the time, consisted of a number of farm buildings. Most significantly, there is the group of barns and outbuildings which occupy the centre of the plot, Two long barns sit perpendicular to the other, forming what would have been a semi-fold farming operation.

The timber and plaster cottage goes back to the early 17th century and is known to have belonged to the Wappingthorne Estate[2].

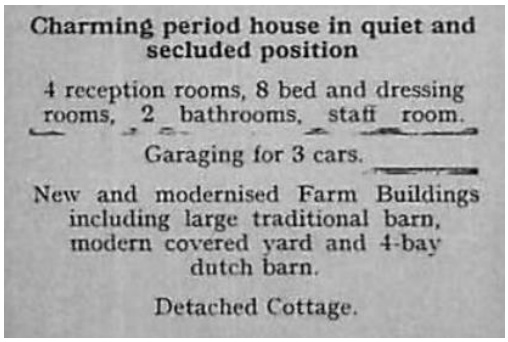
The layout of paths in an around the site indicates the orientation of labour and farming activity over time. Movement has generally been into the north of the site from the east, west and northern directions, giving the farm a degree of flexibility in how it has coped with seasonal and/ or livestock variations.

The site remained unchanged into the early 20th century and it is only when comparing the map from 1972 with the map of 1911 that changes are seen, both on the macro and micro levels. In the farmstead the organisation of the barns has altered quite significantly by the loss of one of the long barns that formed part of the semi-fold. In its place, greater importance is given in the plan to the barn which sits parallel on the south side of the original barn, both having an east-west orientation.

One of the two outbuildings which projects from the north of the main barns has also been demolished. In addition, the 1972 map shows that two other outbuildings in the southern boundary of the farmstead site have also been demolished. Rather than direct replacement of these buildings, the strategy of the owner at this time was to utilise a leaner farming operation where access to all sides of the farm could be easily gained.

On the micro level, new buildings were added that made a greater contribution to the domestic side of the farm. So, a new building (The Buttery) is seen to have been added to the west side of Old Farm Cottage between 1911 and 1972. Early in this period (1920's) a northern range was added to Old Farm Cottage, in the form of a rectangular building called Staplefields. It is suggested (HB) that the manifestation of a new building gave the architect the chance to improve on the aesthetics and the visual appearance of Old Farm Cottage when viewed from the western side. It did, it is reasoned, provide a chance for using consistent materials to wrap around the northern and western sides of the buildings.

In 1965 the entire plot was put to auction[3], with the parts described as:


Charming period house in quiet and secluded position

4 reception rooms, 8 bed and dressing rooms, 2 bathrooms, staff room.

Garaging for 3 cars.

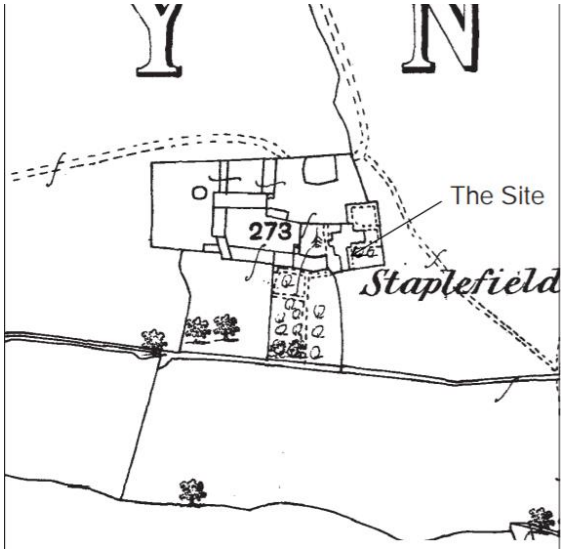
New and modernised Farm Buildings including large traditional barn, modern covered yard and 4-bay dutch barn.

Detached Cottage.

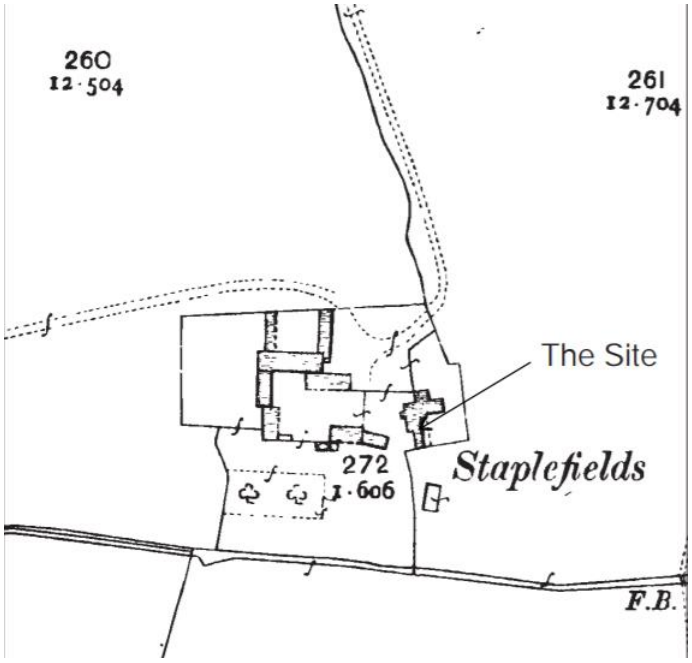
In the 1970's the western elevation of Old Farm Cottage was rationalised and features which are shown in the plan as being outshots and promontories were flattened. The central part of this elevation was subsequently rebuilt.

[2] Title Deeds to Wappingthorne and Staplefields in Steyning and Ashurst, 1799-1886; East Sussex Record Office, AMS 4431

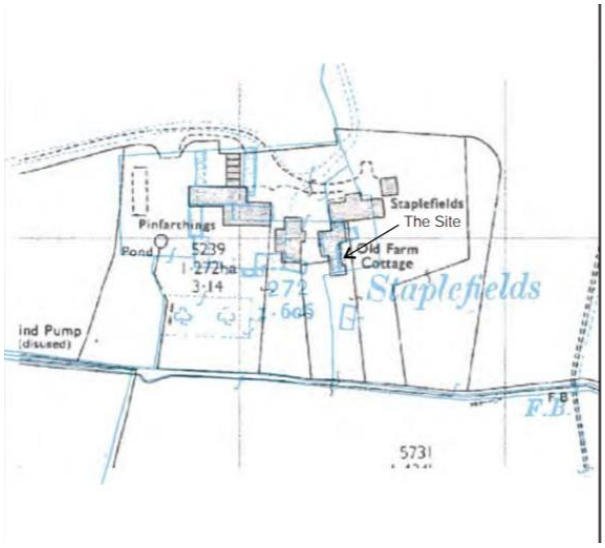
[3] Country Life, September 23 1965



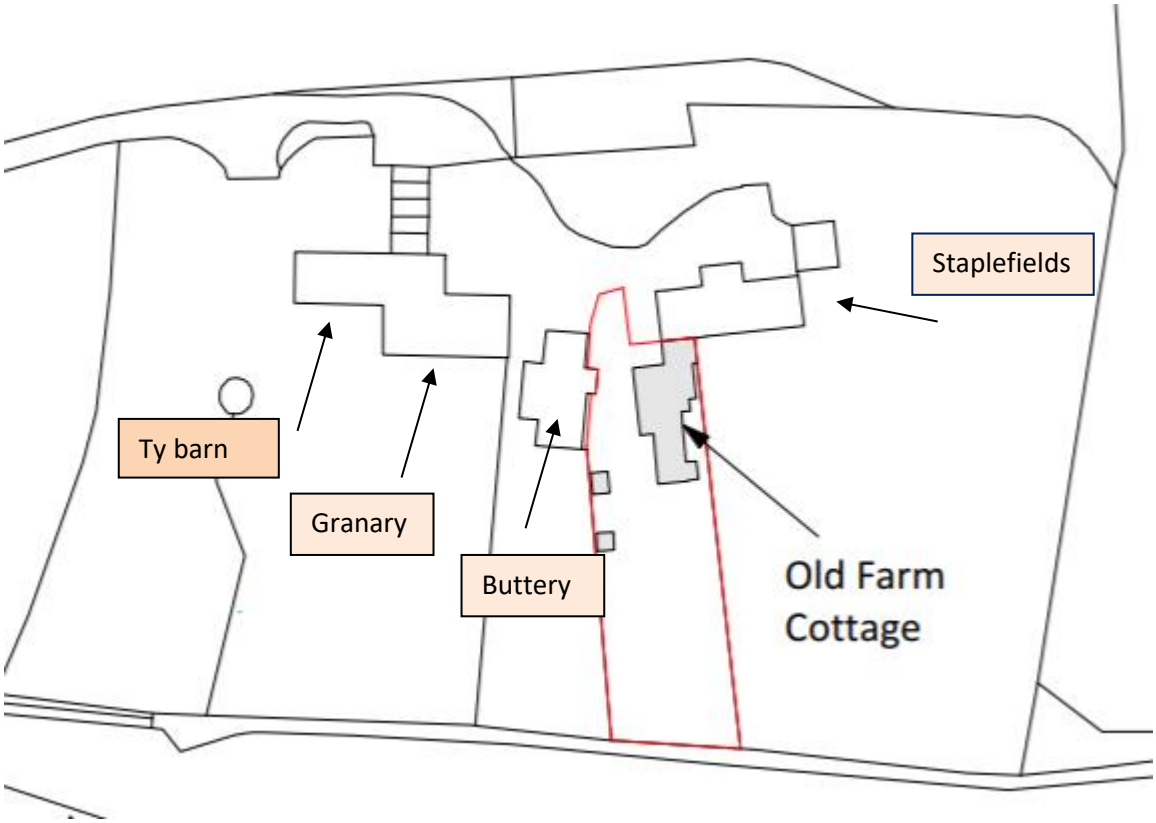
1875



1911



1972



2020

A significant amount of change has been consented in recent years to the roof. In 2017 (Ref. DC/17/0151), existing roof coverings were removed and cleaned and were replaced with Horsham stone and clay tiles. Limited/essential repair was undertaken to timber elements of the roof structure with roof felt, battens, soakers valleys being replaced as necessary. This followed the replacement of the existing eastern roof slope (Listed Building Consent) in 2016 (DC/16/0226).

2.3 Listed building designation (Date of listing 15 March 1955)

Staplefields Farm is an 'Irregular-shaped house of several periods'. The listing continues:

> Irregular-shaped house of several periods. North-south wing C17 or earlier timber-framed with red brick infilling and casement windows. Two storeys. Three windows. The square south-east wing, which has a higher elevation, is C18. Grey headers on a red brick base with brick quoins, stringcourse and panels between the windows. Wooden eaves cornice. Sash windows with glazing bars intact. Two storeys. Two windows. Horsham slab roof to both wings but replaced with tiles in places. Large modern L-wing to north-east.



Staplefields



Buttery



Granary and Ty Barn

2.4 Heritage Assets in Wider Context

The fringes of the medieval town covers parts of the medieval street plan outside the commercial centre and Saxon village. Formerly the streets led out into open country, as can still be appreciated at the ends of Mouse Lane and on Horsham Road.

Central Steyning displays a highly varied palette of materials. The medieval buildings are timber-framed, but although in some cases the timbering is exposed, just as often it is hidden behind render or tile hanging. Rubble-coursed flint with red brick dressings is common and used for boundary walls and outhouses as well as for residential buildings from over a broad time range. Red brick is initially used for high status houses until the early 20th century, when it becomes more widespread. White- or cream-painted render is also frequently encountered in 19th century housing. Older buildings are typically roofed with Horsham slabs or clay peg tiles, often covering hipped roofs. Slates are generally confined to 19th century buildings.

Listed buildings near Staplefields
Apart from Staplefields there are no other Listed Buildings in the immediate vicinity of the Site.

With respects to connections with important people, Penn's House and Penn Cottage are important, as it was the location of the Quaker Meeting House in 1678 and used by ***William Penn***, the Founder of the Society of Friends, who lived at Warminghurst, not far away. The House and cottage were originally a dwelling of timber-framed construction and C17 or earlier date. After its use by the Friends, it was made into a dwelling again in the C19 or since. They are one storey with an attic and Two gabled dormers. The buildings are now faced with stone rubble, red brick and tile-hanging with a tiled roof and casement windows.

Bayards is an interesting Mid-19th century house, over two storeys with an attic. Its elevation is distinguished through the flint facing embroidered with stone dressings and quoins and the roof is presented well by two gables and three hipped dormers.

There are many examples of listed buildings that have been rebuilt or upgraded, indicating the propensity for cumulative change and development. Charlton Court is a Large T-shaped building that has largely been refaced with cement. The south wing is 17th century whilst the West wing comprises two parallel ranges. North range C17, south range C18. Mouse Cottage is a 17th century timber-framed building with plaster infilling on flint and stone base. The west wall has been rebuilt in flints and brick and has the date 1684 on the return of the north face.

The Aisled timber barn to north-west of Charlton Court is originally a tithe barn and is of a great age. This timber framed structure is probably pre 1414 barn with roof pitch and covering altered in C18. The Workhouse cottage on Mouse Lane is an L-shaped medieval timber-framed building of "wealden" type. It was originally a hall house, before being converted into the Parish Poor-house and now three cottages. The ground floor has been rebuilt in red and brown brick.



Charlton Court



Barn to the south west of Charlton Court



Penns House



Workhouse Cottage



Mouse Cottage

2.5 Landscape Setting

Steyning is located on the footslopes of the chalk escarpment that forms the South Downs National Park and lies to the south and west of the settlement. The north and east of the settlement is defined by the floodplain of the River Adur and its tributaries. The landform of the settlement edge is gently undulating and rises steeply across more undulating contours to the south and west.

As it is on the northern side of Steyning however, Staplefields does not fall within the boundary of the South Downs National Park.

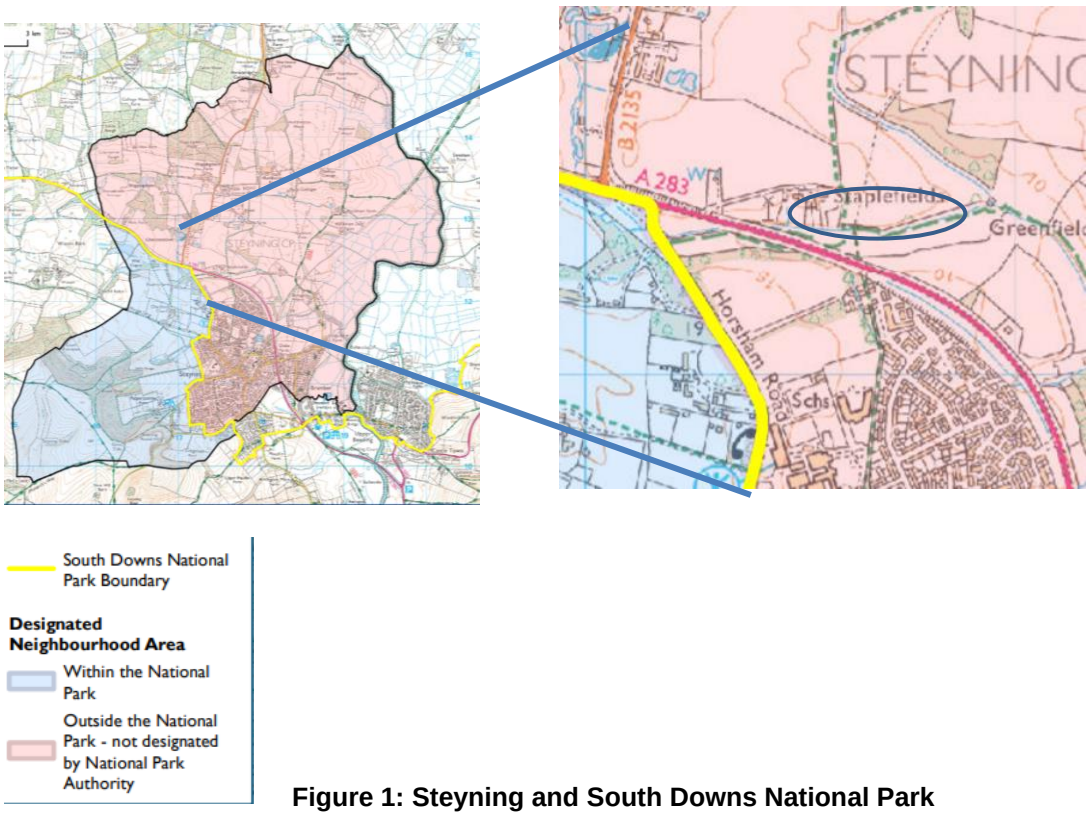


Figure 1: Steyning and South Downs National Park

Various landscape character assessments[4] cover the landscape adjacent to Steyning. Amongst the various sensitivities, key characteristics include;

- Rolling landscape with low ridges and vales;
- Dramatic views of the chalk escarpment;
- Mixed farmland with varying field shapes and sizes;
- Small settlement pattern with strong historic character;

[4] West Sussex Landscape Character Assessment(2003); Horsham District Landscape Character Assessment(2003); South Downs Integrated Landscape Character Assessment(2011); and Horsham District Landscape Capacity Assessment(2014).

3.0 BUILDING SURVEY

Description and Assessment of the heritage asset

3.1 Form and Significance of Old Farm Cottage

Old Farm Cottage forms part of a detached listed building on the south east side of the farmstead. A house first existed on this site in 1875 and the present building is a two-storey house of timber frame construction with a largely composite roof.

Old Farm Cottage forms one part of a larger building with the earliest portion comprising the wing that runs north to south which is considered to be sixteenth century in date. It was altered in the early twentieth century but remains clearly identifiable as an ancient building.

The south east part of Old Farm Cottage has a higher ridge running perpendicular to the original wing which is thought to be eighteenth century. It appears as a later addition to the original part of the house and the early edition O.S. maps show the missing end of this eighteenth century wing surviving to at least 1909.

The main orientation is north-south perpendicular to the road.

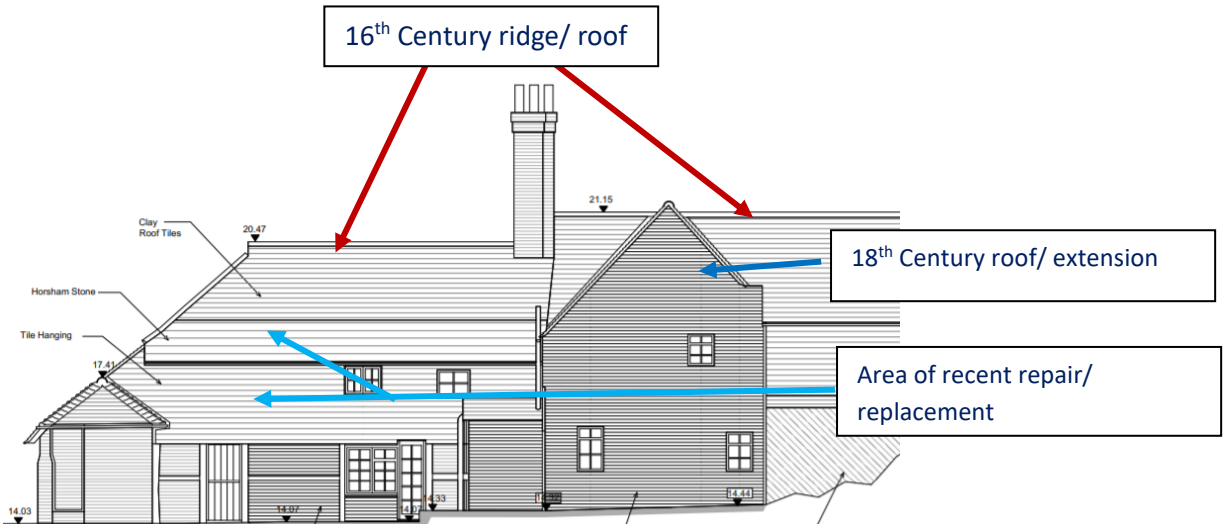


Figure 2: South east elevation, showing early and later ridges

The west elevation is the principle outward facing element of the building and it is characterised by the evidence of the timber-framing and red brick infilling that mark its architectural origins. The roof gable aloft at the northern end of the western side marks the location of Staplefields and gives this otherwise mainly horizontal structure some vertical presence. On the ground floor below the gable, a well composed bay is given finesse through the raised pediment set into the eaves.

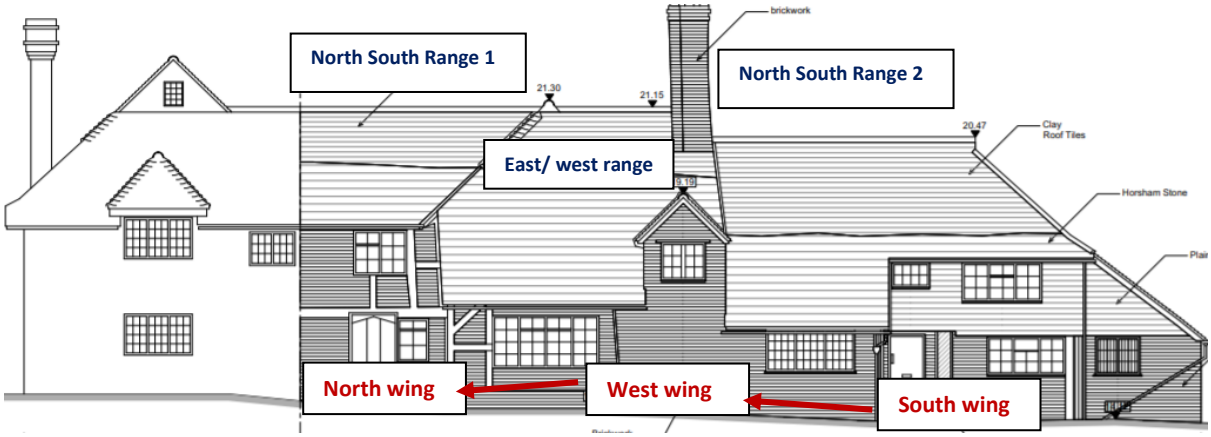


Figure 3: Western elevation, showing 3 wings

On the southern side the projecting outshot with catslide roof is prominent, as are the dormer windows which protrude at first floor level and also the chimney which climbs from the ridge line at this point. The east elevation of the building is well concealed in views from the gardens to the south of the adjacent dwelling and the tight enclosure given by the boundary wall means that it is only visible in close up views.

General Layout

It is an asymmetrical house of two storeys and an attic, surrounded by its own grounds and gardens. Old Farm Cottage comprises two north – south oriented wings separated by an east – west oriented range. The west wing projects further out to the west than the two flanking north – south oriented wings where it terminates in a lean-to outshot under a catslide roof.

Old Farm Cottage is a composite construction that results in the current irregular footprint of the house and its later early 19th century addition at the north end. The complexity underlying the construction of the wings, outshots and extensions has been reviewed in detail (HB).

The two-storey north - south oriented south wing is set flush with the two-storey part of the west wing. The southern wing includes two single storey lean-to outshots, one on the west side at the junction of the south and west wings and another at the south end under a catslide roof. A later single storey extension is situated to the southeast corner of the wing (the south east extension, referred to as the log-store).

The historic map evidence indicates that an eastern projection which was probably a continuation of the west wing, was removed during the substantial reworking of the property between 1911 and 1972.

3.2 Exterior

The house retains substantial elements of its original timber frame in addition to the roof structures over the west and south wings. Much of the external wall finishes however have been part replaced in brick over a series of programmes of alteration, with 18th century brickwork interspersed with 19th century additions and alterations.

There is much evidence of mid-20th century fabric incorporated where windows have been inserted or altered and walls rebuilt. On the west wing outshot for example, there is a whole section of wall below the casement windows that is formed of later brick.

West and East Wings

The external roof cover is composite as the west slope combines Horsham stone over the lower courses with plain clay tile above. The eastern slopes of the historic range are very much hidden from view by the presence and proximity of the 20th century boundary wall and its attendant well-established vegetation, in situ by 1972.



West side of Old Farm Cottage and Staplefields (looking south west)





West side of Old Farm Cottage and Staplefields (looking north east) **North wing**





West wing outshot (new brick on wall and Horsham stone on roof) **South west corner**





South Wing: South west outshot (Horsham stone on roof)



Lean to outshot on southern wing



Western junction of southern wing



East elevation, hung-tiles



Southern door



East elevation, Northern door



South east extension – log store



bungaroosh on log store



Staplefields, front elevation



Front section

North Wing

The Arts and Crafts style which was popular in the early decades of the 20th century, is likely to have influenced the design of the northern addition at Staplefields , particularly on the publicly visible western side. This is true when observing the decorative detail on the section that terminates Old Farm Cottage.

The roof gable (comprising an attic storey) and half gabled bay below are consistent with the arts and crafts style. The addition of catslide roofs to at least one elevation is also typical of this approach, adding to the asymmetry that is characteristic of the style.

With regards the roof there is a consistent 'vernacular' appearance, as the composite construction is likely to have been intended to create a coherent 'whole' across the evolved footprint of Old Farm Cottage. This was considered to be 'in keeping' with the perceived character of the development of the property.

Therefore, the cover of the north wing is very much consistent on the western side with that of the west wing , as lower courses are finished in Horsham stone with plain clay tile above, continuing round onto the later east – west oriented north range. The roof over the north wing was probably re-covered when the new northern building was added.

South wing

The external cover of the south wing comprises Horsham stone to the lower courses of the west slope in line with the lower courses of the adjacent west wing. The southwest outshot roof is clad entirely in Horsham stone giving a consistent appearance to the roof cover on the western side.

3.3 Interior

On the inside, the construction of the various roof parts is of most interest. The western terminal of the roof over the West Wing includes a high-set collar and central jack rafter, indicating its date of construction to be around the middle of the 17th century.

The roof construction over the west wing comprises side-purlins supporting common rafter pairs. The purlins are clasped at the junction of a jointed-in collar of a partition truss that separated the eastern gabled end of the west wing from the remainder of the building.

The extant two-bays of the west wing comprise a narrow staircase bay at the eastern end with the staircase capped but in situ, trapping some of the original wall framing between it and the later alterations.

On the *North Wing*, the staircase at the eastern end of the west wing leads to a landing in front of the north wing, suggesting that there had originally been a link between the two ranges. The present form of the north wing roof also suggests rebuilding in this location, a matter emphasised by the extant softwood timbers at the junction of the two wings and the regularity of the roof cover on the exterior.

At the *South Wing* The roof structure is less well carpented than the west wing, perhaps due to the fact that the roof over the lower two-storey south range was not intended to be accessed from the floors below. The south roof terminal includes a high-set collar and central jack rafter form, again consistent with a date of construction in the middle of the 17th century.



Beam in bedroom

3.4 Summary of Significance

The building has much architectural merit in its own right and its external visual quality is given by the grey headers on a red brick base with brick quoins and stringcourse. These elements display craftsmanship of quality and character whilst the panels between the windows wooden posts and panels of balustrading is finely complemented by the wooden eaves cornice.

Old Farm Cottage illustrates how a building in an enclosed rural site has evolved within its surroundings. The frontage is effectively the western side elevation which has developed organically and been subject to many additions and disposals in its lifetime. This is indicated by the off-centre outshot bay on the west side and the apparent changes in massing as the elevation moves from the Staplefields section down to the southern section.
The evolution in form is essentially summarised as being a transition from two storeys plus roof at the north end to one storey plus a long catslide roof and outshot in the southern end. The eaves are a sign of this movement as they are seen to be located at three different levels on the west elevation. as seen in the north elevation which seems to be diminutive in comparison to the west.

The eastern elevation appears to be relatively docile with windows of a smaller size and less frequent. The roof does not have the same character as the opposite side and the overall manner of this elevation is more refined and given consistency by the cladding of the first floor with tile-hanging.

The appearance of the sloped roof accords with later Victorian aspirations for dramatic interplay. The chimney as seen from the south, east and west sides of the building help define architectural style and give personality to the site. The Horsham slab roof gives a suitable termination to the building which, alongside a record of it being a farm since Victorian times, makes it an invaluable piece of local history.

An understanding of the irregularity of the building adds to its interest. Such an interpretation is gained through observing the changed appearance of the western and southern elevations, along with its evolved layout and use of materials. Old Farm Cottage has undergone major changes, meaning that the degree of evidential value it can be said to have is quite high. The research carried out by HB testifies to the record of the building's development through the evidence given in the roof top survey.

Historic maps were consulted by HB in order to provide a basic schematic phased roof plan of the building: these were used to identify the specific blocks that contribute to the evolved footprint of the building as a whole and to provide a base to clearly illustrate the diversity of materials used in the present roof cover.

One of the most interesting architectural elements of the interior is the surviving remains of the timber frame structure. As this is a part of the original structural scheme and contributes to an understanding of the building, and thus is of considerable significance. This is coupled with the staircase at the eastern end of the west wing which also give an interesting example of former movement patterns.

The listing mainly reflects the largely altered façade and it also refers in general terms to the areas where changes have previously occurred.

The house is of two distinct parts; on the west side is the remaining north south axis given in two movements by the remaining timber framed structure of the roof and its ridge. The first movement is slightly higher than the second movement which terminates at the southern end of Old farm Cottage. The later extension on the south east side is at a different angle from the prevailing direction of the main axis and forms a clearly different part both in scale and materials.

It is possible this south east part of the building was the space once accommodated and used by the serving classes. This previous use accounts for the poorer quality of the roof build here and the reason for its urgent repair and replacement as consented in the recent application.

The building principally derives its significance from the 17th century north-south wing, which is asymmetrical and comprises three sections, to the north the middle and the south.

At Old Farm Cottage, the composite phases of construction may have led to the consolidation of retained historic fabric within particular areas of the roof cover. The western side of the house for example has a very much consistent cover, including the slopes of the northern building that were added to the site between 1911 and 1972.

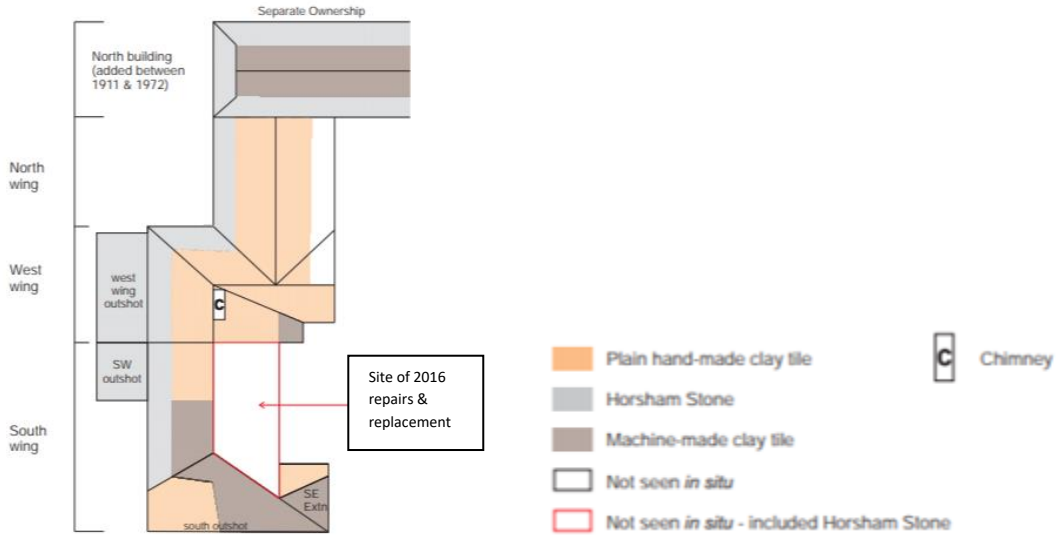


Figure 4: Schematic Plan Showing Roofing Materials (not to scale)

Yet the proportions of the façade and the various elevations do not relate to a unified design created at one point in time. This is evidenced by the windows on the western elevation which, are cast on different levels and are of various sizes. Although the roof has a general consistency of composite materials, as discussed by HB, the combination of outshots and catslides make it a dynamic (ever-changing) feature when read as a whole.

The irregularly placed and various sized windows on the west elevation add to the overall uneven order of the building. The one chimney stack at the south end does not enclose the building but rather allows it to act a signpost to the roof surfaces that splay down from all sides of this location. In combination these elements are disproportional to the other, creating the essential character of a building comprised of different parts.

3.5 Significance of the South Elevation

The current rear extension is a standard ancillary structure of its day, put up with little planning or intention to create a practical space that utilises light sources and give a welcoming space for residents and visitors. It has little architectural significance and if anything, detracts attention from the main building.

The two single storey lean-to outshots, with one under a catslide roof, is an idiosyncratic feature of the buildings design. Such a device illustrates the evolved character of the building and the apparent interest by an owner/ builder to experiment with techniques that were gaining respect in other buildings in the Wealden Area.

Modern tile has been used to clad the main part of the south outshot, with brick and flint, consistent with the boundary wall and the same material as used in the southeast extension. The mix of hand-made and machine-made tile shows that the roof materials have been replaced fairly recently and therefore are not of any great historic calibre.

Its external visual quality is ordinary, having a neutral effect on the western elevation of Old Farm Cottage it relates to. The construction of a new one storey building in its place will have far greater benefits than its repair or restoration.

With respects to the evolution of the roof cover at Old Farm Cottage, the slopes to the south and east comprise a greater degree of replacement tile, of hand and machine-made type, with those to the east continuing down over the first floor of the building as tile-hanging.

In terms of the contribution made by this part of the building to Staplefields, the western side of the building is clearly of greater historic interest in providing context to the historic and architectural evolution of the building and in particular its roof. Whilst the rear is immediately disjointed from the front and plays a non-descript part in creating the setting.

3.6 The setting of the site and views

Description of Setting

The site on which Old Farm Cottage was built was originally part of fields that formed the agricultural surrounds of Steyning. It is clear that the primary outlook of the southern extension is towards the garden and fields and there are limited windows on this side of the building.

The lack of windows and the plain façade on its south side indicates that this outlook over the site has been of secondary, and limited importance to the setting of Staplefields. Further, its secondary scale in relation to the western elevation, suggests the south elevation is not as significant to an appreciation of the whole.

To the west of the house is a narrow path which runs past the west elevation and enters through a gate the compound in which the south elevation sits. The rear area is a mix of managed garden beds and patio, with the retaining wall in the east side forming a tight enclosure. A low brick wall marks the boundary of the patio and marks the start of the garden which steps down a level and is formed of dense foliage and vegetation.

On the east side of the house the space between the wall of the cottage and the boundary wall is narrow. This allows the observer to witness the detail of the brickwork on the log-room

and the ground floor of the main elevation. The overriding sense of the hung tiles pervades and they give a sense of hanging over the ground floor openings. The doors which occupy either end of the east elevation are contrasting features, as the southernmost door appears to align in a basic manner to the wall, whilst the northernmost door is at complete odds with its respective wall section.

Access around the whole of the eastern section of the building is not possible as the boundary wall merges into the building, therefore giving exclusive private access to Staplefields to the north and east of this point.

The plot is a developed site constrained by the historic building to the north and by the boundary wall on its eastern extent. It appears as a semi-active slab of land set within the wall on the east side, leaving its relationship to the boundary with Old Farm Cottage as semi enclosed. Old Farm Cottage gives an enclosure through the east elevation but also a soft permeable border to the open spaces to its west and south sides.

The appearance of the plot on the south side of the building is of a low and horizontal type. Old Farm Cottage is an interesting proportioned building whose west elevation gives most to the public view. The south elevation is viewed from a short-range perspective when looking northwards from the garden. Due to the dip in the garden, the location of the rear boundary is not immediately apparent and realisation of the south part of Old Farm Cottage does not appear in the visual frame.

From an eastern position in the adjacent garden, an appreciation of the site is gained through the filter of bushes and vegetation. These private views only reveal the subject site in deliberative views, where the nature in the foreground is more evident.

Individual views make an important contribution to the character and appearance of the farm complex. The buildings in the context of Old Far Cottage, such as Buttery and The Granary, enjoy a contextual relationship with each other and share spatial qualities which have a positive effect on the setting of the subject plot.



Parking to west of Old Farm Cottage



The Buttery





Well concealed east slope of south wing (from the adjacent gardens)



South west corner of Old Farm Cottage



View of south end of Old Farm Cottage



Grounds to north of Oak Farm Cottage

3.7 Curtilage

As the site is in the vicinity of the listed building, the initial development process centres around the matter of its curtilage status. In general, any pre-1948 structure that formed part of the land and was in the curtilage of the principal listed building at the date of listing and is ancillary to the principal building, is considered to be part of the listing. Staplefields was listed in 1955 and as the subject land was within its curtilage at this time it would warrant the same protection as listing.

Legally, any buildings or structures which once formed part of the land associated with, or belonging to, the principal building at the time of listing are considered to be within the 'curtilage' of the listed building and are therefore considered part of it.

Yet, the significance of the southern wing of Old Farm Cottage as curtilage is not important to the listed building. For it is indirectly connected to the listed building, is of a different age and does not share the same architectural character. The degree of change to the roof order to the south of Old Farm Cottage is at odds with the characteristic long ridge line that runs from the north to the south of the building and so it is out of keeping with the original building.

The south end of the building is not of great significance and does not warrant special consideration as part of the listing. The degree to which it should be regarded as being ancillary to the main building and so, part of the whole, is lessened through it clearly being a much later addition.

4.0 HERITAGE IMPACT ASSESSMENT

4.1 Heritage considerations

Old Farm Cottage is important for its scale, variety and detail that marks it out as being a building with a strong sense of change and development. The mixed architectural character of the building is seen when comparing the northern, western and southern wings on the western elevation.

The building reflects distinct phases of growth which are concurrent with stages in architectural history. The fact that the oldest part of the building as seen in the north south ridge is of historical interest. The later evolution of the western elevation in the 19th century and the northern addition in the early 20th century add to the historic narrative of the building.

The design and orientation of Old Farm Cottage together with its setting give it a prominence that stands relative to Staplefields and give it some interest and significance. In essence, the brickwork, clay roof tiles and hung-tiles contribute to an appreciation of the building aesthetically. Overall the vertical dimension is in proportion to the horizontal scale, whilst the elevations are characterised by catslide roofs, outshots and composite roof materials.

With respect to its communal value it is a building whose presence relates strongly to the development of the area in the mid-19th century through to the early 20th century. Its location away from the roadside and isolated from other buildings give it a sense of gravitas in the shared consciousness of residents and visitors to the area. The building was important in the

late 19th century as part of a burgeoning farmstead that was connected with the growing interest in agricultural activity that took place at this time.

Clearly, the CAP reforms of the mid-20th century have caused changes in faring practise and the subsequent rearrangement of the buildings on the site that took place from this time are a response to the need for greater diversification.

The activity and uses that formed the previous character of Old Farm Cottage is inferred from plots on early maps where it is seen that it formed part of a much larger agricultural operation. The activity and uses that formed its character is inferred from its position in relation to the wider plot of surviving barns on its western side. The 1911 map gives an understanding of how it was laid out previously and it shows the former context of Old Farm Cottage which was later to be greatly changed on its western and northern sides.

4.2 Design Approach and Appraisal

i. General

The character of historic buildings and their contribution to the landscape and setting can be diminished through insensitive alteration, extension or neighbouring development, or through neglect and dilapidation. In the case of extension at Old Farm Cottage, the applicant has put forward a practical solution to ensure the building can be improved, whilst ensuring the changes are made so the listed building to which it is curtilage continues to command positive attention .

As the extension is to a building that is curtilage to Staplefields it is of important to retain the floor plan of original building. It is also fitting that the design of its external facing parts is engineered so it pays full respect to the farmhouse and barn to which is it adjacent.

The proposal is to extend Old Farm Cottage with a single storey extension on its southern end. Although the division of the property and the various extension that form the majority of Staplefields Farm creates some irregularity in the hierarchy of historic significance, a further extension on the southern end has the potential to bookend the most historically significant portion of the two dwellings.

The extension is designed to be complimentary to the host building, taking into consideration scale, traditional materials and applying a contemporary application/form to provide a contrast between old and new.

The extension is designed to be proportionate and of a scale and mass that integrates with the ancient building, allowing it to be a part of the whole.

ii. The Objectives:

The proposal realises an opportunity for extending the building in a way that relates to the historic and architectural importance of the listed property. The host building will continue to be witnessed as a long rectangular form and by being accessible on all three sides continue the notion of a historic farm building as being located within an open countryside setting.

The massing of Old Farm Cottage remains unchanged except for the notion of a slightly lower dual pitched roof, which is in keeping with surrounding traditional farm buildings. The building remains as single storey but with two rooflights added in a simple agricultural style that refers to opening in haylofts in barns. The extension is modestly scaled as it is on a lower scale to the other buildings and is stepped down from the height of Old Farm Cottage so as not to compete or impact the group or listed building.

The proposal is to improve the building in a way that responds strongly to its setting in relation to the wider enclosure that includes the listed building and the Buttery. The overall density and scale is unchanged in such a way that it respects the immediate surroundings.

The appearance is of an extension that remains completely subservient to the main Cottage and Staplefields to the North. The purpose of the design is to reflect the high-quality individual design of West Sussex materials and the traditional farm style. It does this through paying reference to the farmyard vernacular of slate roofing as seen on the site.

In this respect the use of timber posts and darkened brick on the front south facing elevation is in keeping with the wider group of former farm buildings.

It is positive that the external detail incorporates elements of the roof, wall and windows that directly refer to the size and materiality of those elements on the Farmhouse. The angle of the roof pitch is created so that it refers succinctly to the pitches of the roof on phase 1 and phase 2 elements of roof on the main building. It does then pay regards to the earliest roof given by the north south ridgeline mentioned in the listing and it also reflects the later 18th century roof alignment that characterises the southern half of Old Farm Cottage,

There is one stretch of bi-fold doors on the western side of the extension reflecting the new unified residential use. The large panes of glazing take reference to the large windows that predominate on the western elevation of Old Farm Cottage. In many ways the windows provides an interpretation of these significant decorative elements as seen on the old farmhouse.

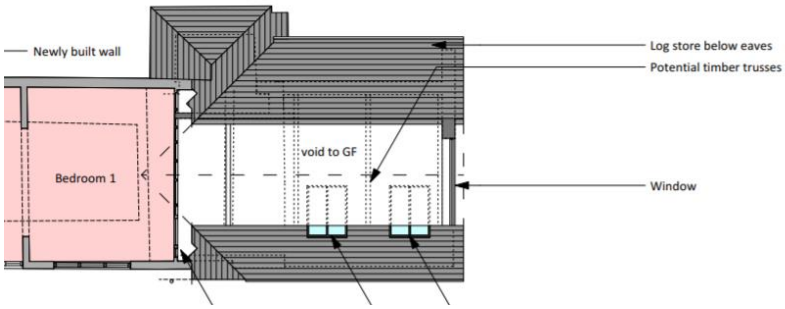
Black aluminium surrounds reflect the prominence of barn doors on the buildings of the Granary and Ty Barn on the adjacent site whilst the glass is a modern interpretation that creates a greater appreciation of the quality of the adjacent historic building.

The insertion of aluminium window surrounds to the windows is instructive and directly relates to the former construction of the windows of the farmhouse in wood. Integrity will be given to the built space by the use of dark wood, as this refers substantially to the treatment of the walls seen at the Farmhouse and creates a direct link to the hung-tiles seen around Old Farm Cottage.

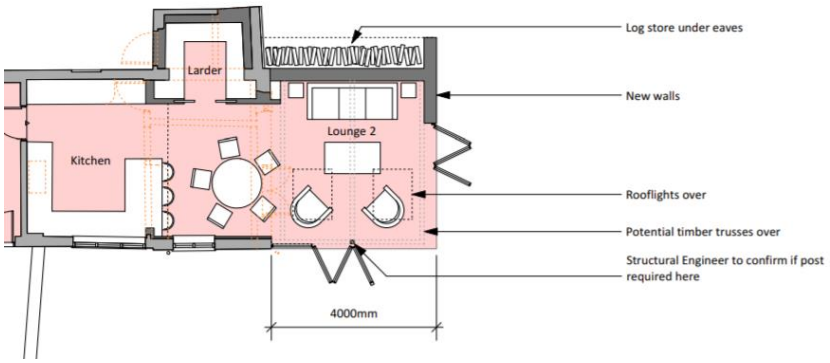
It is noted that the roof aspect (south western side) of Oak Farm Cottage is to be enhanced by the addition of new clay tiles and New Horsham stone tiles which are in keeping and will enhance the qualities of the countryside setting. These two mediums reflects the roof material that is seen and extensively commented on by HB around the Cottage and so proves an elegant means of design.



Site Plan



1st Floor



Ground Floor

Figure 5: Proposed layout

Location

The sites location is laid out to fit in the centre of the site so that its westernmost elevation is set behind the western building line of Old Farm Cottage. It is fitting that a new building can be constructed in alignment with the existing building to its north.

The development is located so it is shielded from any potential impacts on the status of the host building. Indeed, it is positive that the site can only be read in the short range from the immediate west, whilst mid-range or longer views from north are not possible due to its being set back and being shielded by the existing urban form.

Scale and Mass

The major change is to recreate the catslide roof to draw the end of the proposed extension into the host building, Such a device would reinforce the former relationship the cottage had with its landscape setting before it was altered in the early and mid-twentieth century.

The idea is to create a larger open plan space linking the kitchen to the garden with an intermediate space that could be called the garden room. A very small part of the existing building would be demolished to allow installation of bi-fold or sliding doors to the east and to enable the proposed dual pitch roof to work. To enable the dual pitched roof to be constructed the existing 'cat slide' roof will be removed and replaced with a tile hung gable with a Sussex hip added to the main roof (see elevations).

The proposal will relate to its context and improve the overall setting of the farm group, thereby allowing the extension and host building to be viable for long-term residential objectives whilst realising the historic and architectural qualities of the buildings to which it refers. The proposal responds to the host building by respecting the current width of the breakfast area. The proposed extension will have a ridge lower than the host building to reinforce the subservient nature of the addition.

The extension has been designed to be asymmetrical adding to the 'irregular-shaped' additions to the host building as described in the listing.

Materials

The changes have been designed so as to reflect the heritage value of the listed building in a way that promotes its significance rather than causes harm to it. Rather than wrapping the new building in modern design, the detail of the windows and roof relate well to these features as seen on Old farm Cottage. I addition, the manifestation of new surface materials in the form of timber will enhance the rural setting of the farmstead and draw attention to the significance of the listed building.

All materials used on the host building will reflect the quality of those seen on the host building. Although intentionally different, the choice of slate, timber and brick are similar enough to blend well with those found on the site and they pay respect to the local vernacular.

Large glazed windows are proposed to the south to take in the views of the garden and rooflights will provide more light into the kitchen area, which is currently very dark.

With regards historic timbers on the inside, any surviving historic timbers supporting the catslide roof will be respected and not damaged by the insertion of glazing in the west elevation of the extension. New timber trusses will be introduced to the extension and the existing timber beam over the dining space will be retained and renovated. The beam that runs from the southwestern side of the south roof will be restored so it can be integrated into the new roof for the extension.

Retrospective Internal rooms (See figure 9, Floor Plans)

The additional walls created to make new ground floor (bathroom) and second floor (ensuite) spaces, do not cause any impact on existing timbers. The insertion of stud partition walls will abut rather than penetrate any historic fabric, therefore facilitating a new use without incurring damage.



Figure 6: Proposed front (west) elevation



Figure 7: Proposed rear (east) elevation

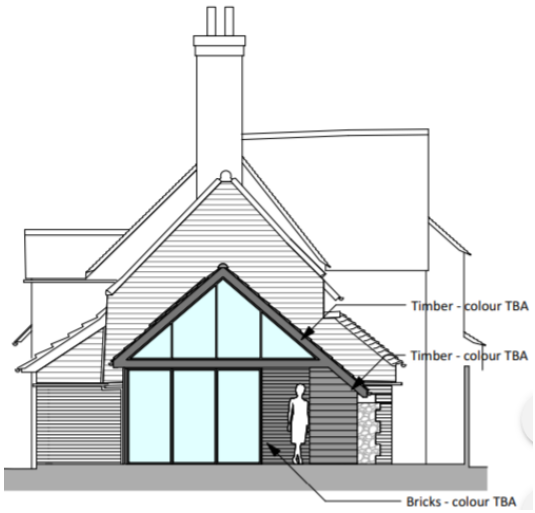


Figure 8: Proposed south elevation

4.3 Impact on architectural character

The new building is a contemporary structure set back from the main driveway and mainly obscured by Old Farm Cottage on its north side. It is a building that reads as part of the architectural narrative of Staplefields, where the differences between wings are expressed through materials and various elevation treatments. By being one storey with a second roof storey stepped back into the centre of the southern plot it occupies a modest floor area and its relationship to the plot is discrete in relation with the adjacent building.

Through an understanding of the building and its context it is possible to evaluate the heritage impacts accruing from the proposals. This statement recognises the potential for allowing the building to evolve and follow its historic continuum in a way that has little or no impact on the character or appearance of the building.

The space is self-contained and designed to provide a subtle connection to views out to the wider area, embracing the buildings to its side. The typology for bricks, timber and glass is seen in immediate context and blends well with the adjacent listed building.

Generally, the original use for which the property was built (as accommodation) is still current, although the demands on habitable space are quite different to when it was a central part of the farming operation in Victorian times. The proposals recognise the potential for improvement while reverting to the historic character and integrity of the building as seen in the plans for the southern end.

The overall intention is to refurbish the internal spaces and improve the general use of rooms, that is of a sympathetic design and provides comfortable accommodation. There will be no changes to the western elevation, retaining the windows, outshots and roofs as they are.

The proposals gain credibility as it seeks to remove some elements of later work (such as the 1960's extension) which are neutral features of the building. Indeed, by sensitively reforming a new extension adjacent to those parts of the building which are distractive to the unity of the southern wall of Old farm Cottage as a whole, the scheme can reflect the earlier antecedents of the building where space may have been more simply defined.

The relation of the new to the old

The proposal to build to one storey plus roof to the rear has been designed in a way that the horizontal depth has been stepped back behind the one storey (plus double depth roof) mass to the front, so as to reduce bulk. The reduction in mass on the flat plane allows Old farm Cottage to remain the main part of the scene and it effectively means that the new is only visible in deliberative views. The block of the new building has been stepped down from the south elevation perpendicular to Old Farm Cottage, thus allowing the mass of the building to be relieved and giving space to appreciate the west elevation of Old far Cottage including the west elevation of Staplefields.

The building is aligned in relation to that existing, so it fits proportionally within the space and does not compromise the importance of the listed building. Whilst the height has been kept to one storey (plus roof), so it does not dominate the setting of the Old Farm Cottage, respects Staplefields and respects its importance in the built hierarchy.

When seen from the west, the new building will effectively pay respect to Old Farm and rationalise the understanding of the built sequence of the building on its northern side. The new building will form a bookend in the succession of the built environment that starts at Staplefields and terminates at the southern outshot.

The construction of the new building will extend to the rear of the current plot to ensure the development is viable in providing sufficient dwelling space. Whilst the length of the new is relative to the listed building, it still utilises the previous open area on which to build, thus increasing the space as befits a designed space of a building.

It is critical that the massing has been kept at a relative size in relation to the view taken of the Old Farm Cottage. Whilst the opportunity to create a building on this discrete plot has been considered, the imperative to scale it back helps maintain sightlines within, over and through the plot, allowing for an appreciation of the different parts to continue to be expressed

4.4 Impacts on External and Internal Significance

4.4.1 New Southern extension

The materiality of the new structure refers well to the listed building and reflects the historic and architectural character of Oak Farm Cottage as well as other buildings in the farmstead.

The siting of new extension utilises the flat topography of the land to keep its general scale as secondary to the early group. From the roadside there will be no sight of the new building; It will not appear as a dense development and the appreciation of the listed Staplefields will be retained.

The proposals to develop a building has sensitivity in respects to its impact on visual receptors in an area whose significance is weighted by the proximity to Staplefields. Even though the significance of the land plot as curtilage is not important to the listed building, its relationship to the setting is important.

The new building is shielded from views by the bulk of Old farm Cottage on its north side, effectively meaning that mid-range views of the listed building taken from the west will not be hindered or compromised by the changes to the southern end of Old farm Cottage. The short-range views of Oak Farm Cottage which are taken from the Buttery will not be changed either.

Changes which do occur in the visual range will be positive; as the extension occupies the immediate grounds of Old Farm Cottage and will, through the new external design, strengthen the visual connection to the listed building.

The new massing gives a balanced building set within the site perpendicular to Old Farm Cottage. By being stepped down to the existing garden space, its mass is substantially reduced and the ridge line is on the same level as the centre line of the roof it abuts.

A new building here will not obscure the western elevation of Old Farm Cottage nor detract attention from the gable bay of Staplefields or of the two outshots which characterise the rhythm, of the building as a whole. It will rather add to an interesting building where through history, additions have been made according to an understanding of the buildings evolution.

The decision to use clay tiles on the roof has a strong conservation ethic and is a positive response to the tile found on the roof of Old Farm Cottage and Staplefields. This helps the extension adopt a more traditional form, thus respecting the setting of the Farmhouse.

A respect for local scale is seen in the general level of the building being lower and visual coherence is gained by some common use of specific building materials.

Its scale and mass are created to respond strongly to the outshot and catslide typology and it gives a contemporary interface with the prevailing rural character of the listed building and other buildings in the immediate area.

The relationship between the roof and the walls are fundamental to the success of a scheme that celebrates Staplefields mixed age and irregular shape. The width of the plot and its minimal frontage mean that it will provide an ordinary elevation when viewed from the south. Thereby it does not in any way underscore the significance of Staplefields and Old Farm Cottage but stands in complete subjugation of the host building.

4.4.2 New Bathrooms (ground and first floor)

There are two retrospective alterations where changes refer to small changes which have already been made to internal spaces (please refer to proposed plans submitted with the application). With the creation of a bathroom in the north east corner on the ground floor and the ensuite in the centre to Bedroom I, it has been important to retain those features of the original building that are of historic and architectural significance.

These rooms are created through the addition of new walls which lightly abut the existing walls. Both new spaces work within the historic layout and do not compromise the existing floor plan.

A key principle of the proposal is that there will be no change in structure (primary walls) and the alterations are brought about by additional partition walls. It is commendable that a design solution can be found that causes no impact on the historic significance of the building whilst being able to produce facilities associated with modern urban living.

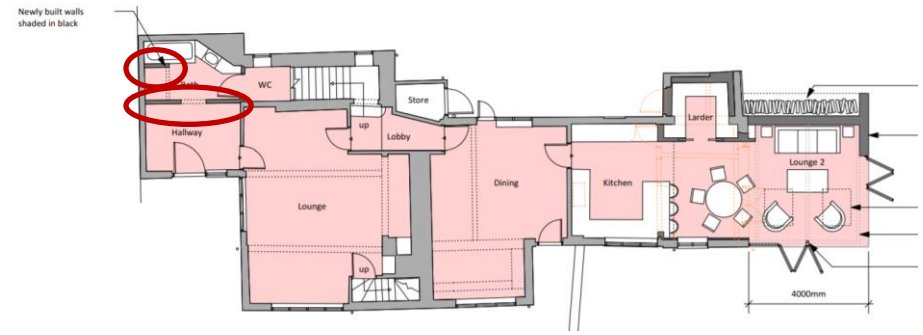
The proposals have been designed to ensure that changes refer to the likely historic layout of the building, as the proposals keep wall locations in their former position. It should also be noted that the interesting architectural elements of the building's interior such as the various 'period' windows, 19th century fireplaces and stairs will all be retained.

We are mindful that when the Planning Officers visited the building to assess internal changes, they gave verbal advice that the scheme met their criteria in a satisfactory way.

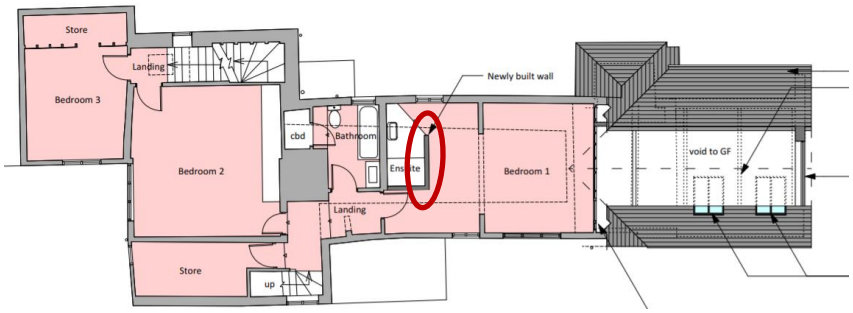
The secondary walls that form internal spaces are a non-obtrusive construction, whose light and temporary nature emphasises the solidness of the original building and its capacity to accommodate change. Primary structural walls will not be altered as the applicant is committed to utilising the existing layout.

The design process for the proposals is to carry out necessary alteration work within the internal envelope of the property. Given that the significance of the ground and first floor is brought about by the original plan form, building materials and means of construction, the erection of secondary walls to form bathroom spaces, is not considered materially to damage

the historic or architectural interest. The two large rooms that define the spaces on both the ground and first floor will remain dominant in the hierarchy of rooms as they would have been in previous ages.



Ground Floor



1st Floor

Figure 9: Floor Plans, showing 2 new 'retrospective' wall positions

Replacement of roof parts

The revealed parts of the roof appear to consist of bricks from many of the periods outlined by HB above. In more recent times substantial harm to the roofs has occurred by ill-advised or simply crude attempts at repair and replacement. This has severely diminished the special interest and significance of the roof on the western and south western outshots.

Although it is possible to achieve a close match to clay tiles using carefully selected new handmade versions or second-hand copies, exact replacement is impossible. For the source of the original clay, methods of manufacture, weathering characteristics, ageing and 'pleasing decay' cannot be reproduced.

By replacing later 'broken' roof elements with a unified band of tiles, the scheme carefully reintroduces a stronger historic narrative to this building. The use of Horsham Stone for the replacement tiles is influenced by the chosen materials used in the 2016/ 2017 repair and replacement programme.

The application will replace corroding old and new fabric and continue the sense of a composite roof form when first built. Yet the introduction of two different tile fabrics (Clay tile and Horsham Stone) will engender a greater sense of unity than before.

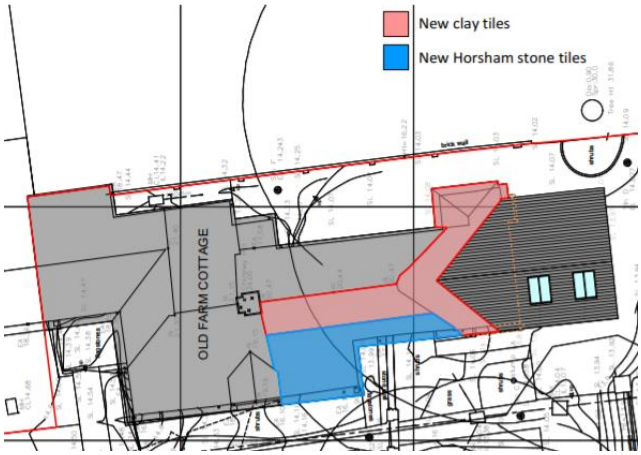


Figure 10: Extent of new roof work



Timber beam to be renovated



Horsham Stone to be repaired/ replaced

4.5 Assessment of Significance and Setting

The recent guidance given by government towards planning indicates the importance of evaluating the historic environment in making development decisions. It states 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*[5]*.'*

The significance of a heritage asset is the sum of its architectural, historic, artistic or archaeological interest. With any heritage assets which may be affected by direct physical change or by change in their setting, it is important to properly assess the nature, extent and importance of their significance. This report assesses the heritage significance of the site, in particular, the listed building and the contribution of the setting on the buildings themselves.

Recent Historic England Guidance on the Setting of Heritage Assets states that the setting of any heritage asset is likely to include a variety of views of, across, or including that asset, and views of the surroundings from or through the asset. It advises that the protection of the setting of heritage assets need not inhibit change and that change can enhance or reduce the significance and appreciation of an asset or leave it unchanged.

The setting is the surroundings in which an asset is experienced. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. 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.

In addition, context and setting play an important part in understanding the significance of the place, as often expressed by reference to visual considerations. The protection of views is related to the protection of setting and is often considered to be like a work of art in its own right.

In respects to setting and context, the land to the south of Staplefields is clearly a part of the setting which contributes to the significance of the listed building . The manifestation of Old Farm Cottage forms a part of the view framework, as the site itself is on an open plot, with large trees to the south and built form (The Buttery) on the immediate west side. Old Oak Cottage is largely buffered on its east side by the brick boundary wall and the driveway. On its north side the dominant structure of Staplefields gives a hard edge.

It is recognised that not all parts of a heritage asset will necessarily be of equal significance. This concept is reinforced by the government's objectives, which include "intelligently managed change" and which seek to ensure that decisions are based on the nature, extent and level of significance of heritage assets.

Change is only considered to be harmful if it affects an asset's significance. Understanding the significance of any heritage assets affected and any contribution made by their setting is therefore fundamental to understanding the scope for and acceptability of change.

[5] NPPF, 185

An assessment of the significance of the heritage assets potentially affected by the proposals require an understanding of the following:

a. The surviving architectural and historic elements within the site;
b. The impact of the scheme on the significance of the listed building;

i The architectural and historic interest of Old Farm Cottage;

The site which is the subject of this assessment formed part of residential premises connected with Old Farm Cottage in Victorian times and earlier. The list description and the report from HB details the architectural status of the building. Its architectural merit and external visual quality is given by the western elevation whose unconnected parts create a building which can be read as comprising many levels.

ii. The impact of the scheme on the significance of the listed building;

In terms of the contribution made by Old Farm Cottage to the listed building, the building is of historic interest in providing context and a part of the setting. The surviving elements of the exterior are a good example of a building intended as a domestic residence. Conservative changes in ownership have resulted in the many different parts being added which contribute to its irregular character,

The building principally derives its significance from the overall form and shape of the extant unit of which the front, mid and rear parts form separate wings. The listing reflects the quality and status of the building known to have been here in the 17th century as evidenced by the remaining north south roof and it is significant that it illustrates the manner in which later and successive building has occurred without disrupting the core building in the centre.

The building has architectural merit and its external visual quality is given by the varied appearance of the west frontage, its layout and materials. The retained historic exterior is an example of architectural design and craftsmanship for a building intended as a single house It is important to note that the new building will not physically be connected to the listed building to the north and it is only the impact on the setting of the side of Staplefields which is important.

Given that the significance of Old farm Cottage is brought about by the succession of development around the original 16th century building form, the examples of later changes and additions to walls, roofs and ceilings set a precedent. So, as the external parts of the building are generally formed by layers of new (reclaimed, replaced and rebuilt) parts, the proposed is not considered materially to damage the historic or architectural interest.

4.6 NPPF Assessments

The NPPF constitutes the government's current national guidance and policy regarding development within the historic environment. The NPPF is a material consideration that must be taken into account in planning decisions and in this respect, it includes a clear policy framework for local planning authorities and decision makers. It reiterates that planning law requires applications to be made in accordance with the development plan unless material considerations indicate otherwise.

Section 16 of the revised NPPF deals with conserving and enhancing the historic environment in paragraphs 184 to 202. The NPPF places much emphasis on heritage "significance", defined as:

> *"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."*[6]

The effects of any development on a heritage asset therefore need to be assessed against the four components of its heritage significance: its archaeological, architectural, artistic or historic interest.

Paragraph 189 makes it clear that the level of detail should be i) proportionate to the importance of the heritage asset and ii) no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset.

The purpose of the planning system is to contribute to the achievement of sustainable development. The policies of NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

According to paragraph 200, local planning authorities should look for opportunities for new development within settlements and within the setting of heritage assets to enhance or better reveal their significance.

In respects to NPPF the following criteria for assessment are important in establishing the credibility of the proposal:

- Impact on significance (187, 188 and 189)
- Suitable design (110, 124, 125 and 126)
- Conservation of heritage assets (20, 185, 192 and 193)
- The setting (190, 194 and 200)

IN RELATION TO PARAGRAPH 187, 188 and 189: the significance of the heritage assets affected and the contribution of their setting to that significance.

In the immediate setting of the subject site there is one type of heritage asset; the listed building of Staplefields. The section on listed building description and historic Review (2.1 – 2.3) gives information to help understand the significance of this heritage asset.

Old farm Cottage is of historic significance through the information it provides on the development of Staplefields in later historic times.

Currently the external appearance is of a standard rear patio area with an awkward looking 1960's lean to marking the ends of the building. This leaves a neutral impression on this edge of Old farm Cottage and as such it does not compete with the more respectable elevation seen on the western side of the building.

[6] Annex 2, Glossary, p.74

The relationship of the space to the surroundings is important and in particular, the visual connection it has in relation to Staplefields. The proposed design in this location has been specifically crafted to cause no detrimental effect on the historic building which is mentioned in the listing. The proposed recognises the opportunity for creating a balance against the heritage elements seen in the walls and the roof of the host building.

The simple detailing of the side west facing elevation has been designed so that it works with any key heritage viewpoints taken from the Buttery and indeed the driveway to this side. Indeed, the relatively blank aspect of the new provides a platform for which the eye can be drawn to the more illustrious Old Farm Cottage.

The external appearance has been carefully considered and designed to provide a high-quality building with easily accessible open space. The building provides a positive enhancement to the surrounding area, particularly when considering the existing use of the site.

The notion of a double height space set within a rectangular building plan, reflects the importance of the Hall House typology in the local vernacular.

In conclusion, the development will improve the visual quality of Old farm Cottage, enhancing the quality of the listed building in its proximity and bolstering its relationship with the farmyard group.

IN RELATION TO PARAGRAPHS 110, 124, 125 and 126: the consideration of design should include scale, height, massing, alignment, materials and use.

The proposal for the extension reflects the general scale, form and height of the existing catslide roof and built structure it hangs over. The interventions proposed to the roof are to bring about repair of the tiles through replacement with accurately researched new tiles. It will use the appropriate conservation materials and be applied by a skilled craftsman.

The proposal to create a new extension follow the same scale and dimensions of the building to which it is attached. It will adopt the same roof form and materials used in the main building, thereby providing symmetry and order to the south elevation.

The ground floor of the building is being fashioned to be a contemporary part of the old building, with a pitched roof; the predominant use of glass, brick and timber as facade and the use and aluminium mullions on the glazing, will invite reflection about the setting of a new building within the old.

The design of the new elevations will, when done sensitively and to the high quality proposed in the drawings, respond to the heritage sensitivities in the area and leave a positive impact on Old Farm Cottage and the setting of Staplefields.

The proposal seeks to improve the overall use of Old Farm Cottage, thereby allowing it to be viable for long-term residential objectives whilst realising the historic and architectural qualities of the surrounding area. The changes have been designed so as to realise the heritage value of Old Farm Cottage and Staplefields in a way that promotes their significance rather than causes harm to it.

The instatement of a new building creates a presence that emphasises the relationship between the building line of the old and the set back line of the new. This expression of building line characterises the essence of how the building at Old Farm Cottage has evolved as a whole, with outshots and catslide roofs showing previous attempts at making new parts on a different building line.

The development of the extension in terms of design and mass, allows the listed building to continue to be appreciated and encourages it to be placed within the wider built environment of the local area. The basis of the materiality of the new adheres to the character of the area and of the neighbouring buildings, offering a contemporary interpretation through its appearance. The use of tile on the roof creates a parity with Old Farm Cottage as well as many other buildings in the locality.

A proposal of this quality will have a positive contribution on the character and local distinctiveness of the historic environment.

IN RELATION TO PARAGRAPHS (20, 185, 192 and 193): Weight given to the significance of a designated heritage asset and its conservation

The proposals consider the setting of the listed building of Staplefields. As the building is in the curtilage of a designated heritage asset the impact of the proposals on both the building and the setting of the conservation area have been carefully evaluated.

An assessment of the impact of the design and development on the architectural and historic character of Old farm Cottage, illustrates how a sensitive design approach offers an appropriate design response for the site. By considering existing alignments and appearance of the old building as well as the position of Old Farm Cottage, it preserves the integrity of the surrounding buildings and harmonises into the context of the listed building.

The building has been articulated to relate to Old farm Cottage as well as to the setting of Staplefields, responding to the scale of the existing building on the site. It sits back from the existing front building line of Old farm Cottage and forms a new development to the rear of the southern outshot.

The massing is contemporary and the formulation of the new building as one block with a double height space inside reflects the historic approach to building, especially on farm sites. The horizontal character of the host has been noted and the proposed appears to emphasis the horizontal proportions which characterise the farmstead. The status of the historic building would be undermined with the development of a facsimile building.

The reduced scale seen in the new ensures the view profile taken of the historic building is not impaired. The critical matter in this new building is that the visible profile of the roof is no higher than the lower roof pitch of Old Farm Cottage.

It is imperative that the building maintains a secondary relationship to the important buildings in the immediate locality. The ridge on the extension is kept well below the first-floor eaves and gable on the western end of Staplefields.

The extension creates a better relationship with Old farm Cottage than the existing space. The new is of a subservient scale and in relation to the roof types seen on its north side the

dual pitched roof allows for greater awareness of these fine examples of older roofs.

The roof helps give the building ordering and structure at roof level which marks it as reflecting the quality of the adjacent roof structures. By keeping the new structure on a secondary basis in relation to the older buildings it is possible to draw better attention to them and demonstrate how the old can sit alongside the new.

The scheme is concluded to minimise conflict and bring greater clarity to a space at a point that forms a part of a rural area whilst also in the setting of a listed building.

IN RELATION TO PARAGRAPHS 190, 194 and 200: on consideration of setting

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.

The opportunity of improving the relationship of the new building with the surroundings has been seized through the design seeking to instate a quality render treatment of glass, timber and brick that compliments the host building. By balancing the use of stone and glass, the overall impact of the new elevation is relative and so does not disrupt the hierarchy given by Old farm Cottage, that forms the setting of Staplefields.

The west elevation of Old Farm Cottage is the principle façade and as such, careful consideration was given to creating an elevation which has both strong architectural form and is of relevance to the typology found in the area.

Old Farm Cottage looks out in a westerly direction with the front elevation of the farm facing the access route which comes in from Horsham Road. The application site sits within the historic curtilage and is hidden from view from the public realm by the barn and hedgerow on the side of the road.

The subject area is a part of the character, appearance and setting of the Farmhouse, so it is positive that the proposals reflect this through the new external elevation.
In respects to the setting the proposal will preserve the relationship of the spaces, natural environment and listed building.

The extension will be located to the south of Old Farm Cottage, set back behind the western building line of the Cottage. Historic mapping shows this area to have always been part of the garden and an open space. The chance to make this elevation open, will give a greater opportunity to connect with the gardens.

This part of the garden setting to the host building could be improved and the hard car parking character replaced by a modest building surrounded by new planting, thus giving it a more garden-like setting. The extension will have no impact on the setting of Staplefields, as the two buildings are not visible from each other; with the latter being at a higher level.

The setback nature of the extension, coupled with Old Farm Cottage occupying space between them, mean there is no connection between it and Staplefields.
The proposal is not expected to have any material effect on the character or appearance of the setting of the listed building. It would not cause any loss of historic integrity to the listed building in terms of light, privacy, or visual intrusion.

NPPF Summary

In consideration of the policy assessments, the development of the new extension contributes positively to the character, distinctiveness and significance of the historic environment. The design takes into account the following characteristics of the building and its surroundings:

- The irregular elements Old Farm Cottage and Staplefields and their role in creating a varied character to the host building;
- Views into and from the site and its surroundings.
- The significance of nearby assets and the contribution of their setting;
- The general character and distinctiveness of the open spaces and the rural landscape that hinges around the site;

Although proposed interventions include excavation, demolition and roof removal, the intention to use complimentary materials and be of scale and proportion brings greater benefits to the scheme. We would examine how the extension appears as a comfortable and relevant addition which would integrate with the ancient building as part of the whole.

4.7 Heritage Benefits of the proposed

The proposed actively seeks to preserve those elements that make a positive contribution to the asset, such as the structural fabric of the property and the quality of its internal spaces.

It provides a means for improving the use on the inside and thereby making it fully habitable. It does this through introducing two new walls (to create bathrooms) in a way that does not compromise the early plan form.

The installation of an external ring of tiles on the existing building will help repair many fractured tiles and prevent any water ingress and associated problems with damp. This therefore creates a much improved building.

A number of potential heritage benefits that weigh in favour of this scheme include the following:

- The extension enhances the significance of a heritage asset;
- The scale and detailing are carefully arranged, so as to respect the former layout and plan of the historic building;
- The materials relate well to local vernacular;
- Its compact layout is well adapted to improved residential use;
- The arrangement of spaces is in keeping with the historic and later positions of rooms;
- The method of repair and replacement makes a positive contribution to sustainable craftsmanship;
- The creation of a new extension can be done whilst retaining the integrity of the ground and first floors and preserving any original features;
- The retention of features such as the old walls and windows of the west elevation is a central part of the scheme; it is positive that the new arrangements can be made around the old parts, helping to isolate and direct focus on their significance.

The changes are an appropriate design that relates to its context and make a positive contribution to the appearance, character and quality of the historic environment; It does not detract from other evidential, historic, aesthetic or communal heritage values.

In respects of National Policy, the degree of the harm caused to the historic environment is minimal and is not compromised when balanced against the wider design and planning benefits. The proposals will not have a detrimental impact on the views of the buildings that define the setting of Horsham Road or Steyning, as the proposals relate to internal alterations and an extension to the largely invisible rear.

With respects to Core Strategy the replacement of tiles on the main building will have no impact on the special interest and setting of Staplefields.

This statement concludes that the proposals would be an appropriate solution to this listed building, particularly as a result of its design, which is based on a respect for traditional architecture, the historic floor plan and use of materials.

The new scheme will complement the mix of architectural style found in the neighbourhood from the exceptional mid and late Victorian buildings to the later post war buildings. There are good reasons to suggest that this high quality and contemporary structure can be incorporated into the Steyning area.

In addition, the proposals are functional, robust and attractive by virtue of their simplicity. The materials and shape relate well to the local context, using craftsmanship that is sustainable.

The introduction of a building that uses some modern design devices to interpret traditional design and style will provide an enhancement to the significance of the listed building and to the setting of the suburban area. The introduction of a building that has 21st century quality and design can be done to the benefit of the street scene and help the old coexist with the new.

- It is an appropriate design for its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment.
- It the significance of the heritage asset and therefore enhances enjoyment of it and the sense of place.
- The materials scale and details are carefully arranged, so as to remain relative to the existing important buildings in immediate context.

4.8 Local Plan assessments

The key policies in the Local Plan are based on preserving and enhancing the unique character of Horsham, and the distinctiveness of its historic and valued buildings, spaces and places. The Council will encourage high quality and inclusive design for all developments that create attractive, functional and safe public and private environments.

New developments will only be permitted where they are sympathetic in terms of scale, height, proportion, form, materials, and siting in relation to the general character and appearance of the area or are otherwise of such quality as to be highly likely to enhance the character and appearance of the area.

In relation to Policy 28 of the Horsham District Local Development Framework which relates to the replacement dwellings and house extensions within the countryside, it is considered that the proposed single storey extension to the rear of the existing dwelling could be adequately accommodated within the spacious rear garden serving the property.

With respects to Policy 33, the scale, massing and appearance of the development is of a high standard of design and relates sympathetically with the built surroundings, landscape and open spaces that adjoin the site.

In relation to Policy 34, this assessment has drawn on references on the significance of the asset made by HB Archaeology & Conservation. The extension and replacement roof tiles will reflect the special character of the district's historic environment, utilising suitable scale, form and design; including the use of traditional materials and techniques;

The design is careful to preserve and improve the legibility of a locally distinctive vernacular building forms and its settings, features and fabric. The scheme then secures a sustainable future for this particular heritage asset through its continued preservation and by continuing the use for which it was built.

5.0 CONCLUSIONS

The NPPF requires any harm to the designated heritage asset to be clearly and convincingly justified. Local Plan policies referred to above state that proposals to make changes in the setting of a listed building will only be permitted where it would not result in the damage or loss of features of special architectural or historic interest and where the character and appearance or setting of the building would be preserved or enhanced.

Mindful of the historic interventions to large sections of the building, a well-crafted extension to the rear plot is a positive way of restoring a currently tired and dislocated space. By being designed in contemporary materials that relate to the old building this will improve the setting of the listed building.

The conclusion from this Assessment is that the proposal represents an imaginative and appropriate response to its setting in the context of Staplefields.

Currently, the site is a rather innocuous space determining neither a strong physical connection to the built environment or creating part of a view into something. The new building's height allows the scale of the more distinctive building to continue to be appreciated. The new exterior will, when viewed, act to enhance the character of Old Farm Cottage and be appropriate to the setting of Staplefields.

The scheme engenders vast improvement to the setting through the new western elevation, giving visual structure to what is currently an ordinary site. This will enhance the setting for the important building of Old Farm Cottage to the side and help to 'nourish' the visual appearance of Staplefields..

The historic environment has been considered as part of the planning process, with the contribution made by the evolution of the roof and the context of the changes in walls, a major factor.

The new design creates a visually satisfying interpretation of a building typology popular in the area and so provides an enhancement to assets. The scheme has evolved from an understanding of the building and its history.

The proposals will see the site to the south of Old Farm Cottage connect positively with its surroundings to create a safe and inclusive place through the use of good design principles including layout, form, scale, materials, natural surveillance and orientation, and sustainable construction.

It is positive that new residential capacity can be provided without having to make a large increase to densities; at the same time, it is compatible with local character and preserves the setting of the listed building.

The report concludes that the proposed changes to the site would be an appropriate solution to development in this location, particularly because of its design, which is based on a mix of traditional and contemporary architecture, and its use of materials, which sit well within the locality.

It is considered unequivocally that the proposal will, as a minimum, conserve the character and appearance of Old Farm Cottage and Staplefields. However, the proposal displays results in a building which, whilst distinct in its irregular parts and manifold roof composition, would bring about greater harmony with its host building. Consequently, it is our view that the proposal will enhance the character and appearance of Old Farm Cottage.