

~ WOOD GRANGE ~

HENFIELD ROAD, COWFOLD, HORSHAM, WEST SUSSEX, RH13 8DT

Proposed oak pergola to side elevation

HERITAGE STATEMENT INCORPORATING DESIGN AND ACCESS STATEMENT



Prepared by Natalie Aldrich IHBC, PCIfA

Reviewed by Ben Kirk MSc, IHBC

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1 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by Natalie Aldrich, IHBC, PCIfA, on behalf of Manorwood, to accompany a planning permission and Listed Building Consent application relating to proposal at Wood Grange, Cowfold, West Sussex.
- 1.2 The application comprises the construction of a timber pergola as an extension to the west side of Wood Grange. Wood Grange is a Grade II listed 18th century houses located to the west side of Henfield Road (A281) and the southern edge of the village of Cowfold. Wood Grange has been subject to a number of planning and Listed Building Consent applications in recent years involving repairs to the building as well as internal and external alterations.
- 1.3 Planning permission and Listed Building Consent was granted in 2021 for extensions, alterations and refurbishment works at Wood Grange which included the removal of an side conservatory and erection of a single storey side extension (Horsham District Council references DC/21/1270 and DC/21/1271). The side conservatory has since been removed, however the granted single storey side extension to the south elevation of Wood Grange has not been constructed. The current Listed Building Consent application for which this Heritage Statement relates is for a proposed oak pergola in the location of the consented ground floor side extension.
- 1.4 Historic mapping has been consulted to help understand the development of the building and its immediate environs, as well as its wider setting. The maps are included in section 4 of this report.
- 1.5 This Heritage Statement includes a Significance Assessment which identifies the relative heritage value of the identified heritage asset and an Impact Assessment which considers the potential impact of the proposed works on the significance of the heritage asset identified, including the contribution made by its setting. This approach to impact-assessment is required in order to satisfy the provisions of the Planning (Listed Buildings & Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF, 2024) and the Local Planning Authority.



Location of the application site

2 HERITAGE ASSETS AND DESIGNATIONS

2.1 Wood Grange is a statutory listed building designated in November 1980. The listing reads:

WOOD GRANGE

Location Cowfold, West Sussex, RH13 8DT

District Horsham (District Authority)

Date Listed 28th November 1980

List Entry No 1193000

Grade II

Description C18. Two storeys. Originally 5 windows. Stuccoed. Tiled roof. The 2 outer window-bays have been replaced in C19 by large 3-light bays. Glazing bars otherwise intact. Porch with Doric columns surmounted by ball caps. Doorway with thin rectangular fanlight.



Grade II listed Wood Grange

- 3.



Proposed pergola to south elevation of Wood Grange

4 HISTORIC CONTEXT

- 4.1 This section provides the historic context and evolution of the application site and its vicinity based on desk-based research. Understanding the history and context of the relevant heritage assets is important to establish their significance and the contribution that their setting makes to their significance.
- 4.2 The building currently known as Wood Grange is a detached house of Georgian appearance located on the west side of the historic road between Cowfold and Henfield (now A281) about half a mile south of the centre of Cowfold. The earliest reference found about the building dates back to 1771 when Elizabeth Weekes enclosed the land where the house stands. The building's retired location from the town centre is the result of a series of enclosures and enfranchisement of 'waste' land that took place in Cowfold during the 18th century due to an increase in the population. For example, Frithlands cottage (now the site of Brooklands in Picts Lane) had been built by 1743 on half an acre of 'waste', and also in 1771 Stephen Wood enclosed a 'parcel of the waste' to build the house later known as Chates (Cowfold Village History Society, 2021).
- 4.3 It is not known whether there was a building where the existing house sits before 1771; however, the Rate Book of Cowfold records a house owned by Elizabeth Weekes in 1773 which possibly is Wood Grange (WSRO Par 59/30/1 f.3). A first visit to the building carried out by Manorwood in March 2021, confirmed that the building was built during the 18th century and, therefore, the house was likely commissioned by Elizabeth Weekes between 1771 and 1773, after she enclosed the land.
- 4.4 The entries recorded in the Rate Book for the following years list 'Mrs Weekes' as the owner and occupant of Wood Grange until 1785, when Sarah Weekes appears as the owner and occupant of the building (WSRO Par 59/30/1 f. 56). Sarah was born in Cowfold in 1745 and was the sister of Elizabeth, who was born in 1747 (WSRO Par 59/1/1/2 fs. 8 and 8b). Their parents were John and Sarah Weekes, and they had another sister called Mary (1739), and three brothers: John (1740), Thomas (1742) and Richard (1750) (WSRO Par 59/1/1/2 fs. 5, 5b, 6 and 10).
- 4.5 An interesting fact is that both Elizabeth and Sarah were married to John Vincent and Henry Ellis, respectively, but they appear recorded under their maiden name 'Weekes' (WSRO Par 59/1/1/3 fs 10b and 7). The Annual Land Tax Assessment for the parish of Cowfold, however, only lists their husbands until Elizabeth widowed, when she appears listed as Elizabeth Vincent (WSRO Q/DE/2/1). These entries in the Land Tax Assessment list another property: 'Eastlands and Little Gervaise'.
- 4.6 Wood Grange appears represented for the first time in the 1795 map of Sussex by Thomas Gream. The map lacks clarity; however, it shows two buildings which, despite the wrong orientation, can be identified as Wood Grange and Bulls House.
- 4.7 By the same year (1795), Wood Grange was acquired by 'Mrs Hughes', who appears listed as 'Widow Hughes' in the entry for the following year (WSRO 59/30/1 fs. 75 and 76). She owned and lived at Wood Grange until 1812 when she died (WSRO 59/30/3 f. 3).
- 4.8 It is not clear who owned and lived at Wood Grange between 1812 and 1827 as the number of houses in Cowfold increased significantly and most of them are recorded as 'house'. The Tithe Apportionment from 1840 indicates that the property was under the ownership of William Burrridge who lived there with James Martin (TNA IR 29/35/71 f. 5). It was possible to track the tax records of William Burrridge in the Rate Book, the year 1827 being the first time that he appears (WSRO 59/30/3 f. 103b).
- 4.9 The name Noah's Ark appears for the first time recorded in the entry from 1840 of the Rate Book of Cowfold (WSRO Par 59/30/5). The Tithe Map from the same year shows a rectangular building with two short ranges to the rear. It seems the building had an extra bay added to its northern end.
- 4.10 The census from 1841 indicates that Noah's Ark was the residential dwelling of Thomas Patching, his wife Elizabeth and their six children: John, James, Charles, Samuel, Eliza and Mary (TNA HO 107/1095/10 f. 14).
- 4.11 By 1851 a different family lived at Noah's Ark (later Wood Grange): Ludewing Arnaman a Retired Officer of Customs of the Port of London from Hanover, lived with his wife Sarah, his daughter Frederica and his son Charles. The census also records the presence of a house servant called Rebecca Roberts (TNA HO 107/1642 f.8).
- 4.12 By 1861, Noah's Ark had become a school: head of the household was George Baines whose occupation was given as Maths Teacher. There were seven male boarders with ages ranging from 7 to 13 years (TNA RG 9/582 f. 117 and West Grinstead Local History Group 2011, 23).
- 4.13 In 1871 Noah's Ark no longer appears on the census return, and the school is now known as 'Henfield Road School'. Steven Yeates is now the headmaster, there are two assistant teachers, and the number of boarders has risen to seventeen. The school now also has a cook and a domestic servant (TNA RG 10/1062 f. 104 and idem.).
- 4.14 The building has clear evidence of having been extended to the north. It is possible that the old house was enlarged during the 1870s to accommodate the increasing number of students. The OS Map from 1874 suggests that the building was already extended by this time. The map also shows a long and irregular building immediately to the north of the house. This building was the main classroom and was likely built along with the extension of the house.
- 4.15 In 1881 the school is listed as 'Henfield Road Classical Grammar School'. Steven Yeates was still the headmaster and the numbers of pupils peaked to forty-three boarders, plus an unknown number of 'day boys'. Most of the boys came from Sussex, Surrey and Kent, with a few from London, one from South Africa and one from Canada (TNA RG 11/1063 f. 101 and West Grinstead Local History Group 2011, 27).
- 4.16 Mr Benjamin Botting had become headmaster by 1887. The number of boarders had fallen to seventeen in the 1891 census (TNA RG 12/794 f. 16 and idem.). The OS Maps from 1896 and 1909 illustrate that a link was built between the house and the main classroom building to the north.

- 4.17 By 1911 the school was already closed, and the building was listed in the census return as 'Bake House, Old School House, Henfield Road'. The head of the household was Alfred West a baker, who lived in the building with his wife Ellen, their daughter Clara Pretoria Nelli and their son Alfred Cecil. Alice Walder, Ellen's sister, also appeared in the census, which indicates she worked in the family bakery (TNA RG 14/5245). It is possible that the long class room was then converted to the Noah's Ark Café.
- 4.18 By 1952, the house was extended further to the west and the link connecting the house with the Noah's Ark Café was demolished, leaving two detached outbuildings. The smallest of the two outbuildings, which sits immediately north of the house can be also seen in the postcard of Wood Grange from 1950.
- 4.19 Between 1952 and 1970, the larger outbuilding was demolished, whilst the small outbuilding was retained and reduced.
- 4.20 Alterations carried out to Wood Grange during the last decades of the 20th century comprised the single-storey garage attached to the western rear extension of the house and the construction of two garage blocks attached to the surviving outbuilding to the north, that once was part of the Noah's Ark Café.
- 4.21 The garages were later converted into 811 Music Studios and the space above them was turned into a flat. At this moment, this became a separate dwelling under the name of Wood Grange Lodge.
- 4.22 After 2021, repairs to Wood Grange and internal and external alteration were made. The late 20th century glass conservatory to the south side of the house was demolished.



Wood Grange as Cowfold Grammar School, c.1900 (West Gristead Local History Group 2011, 23)



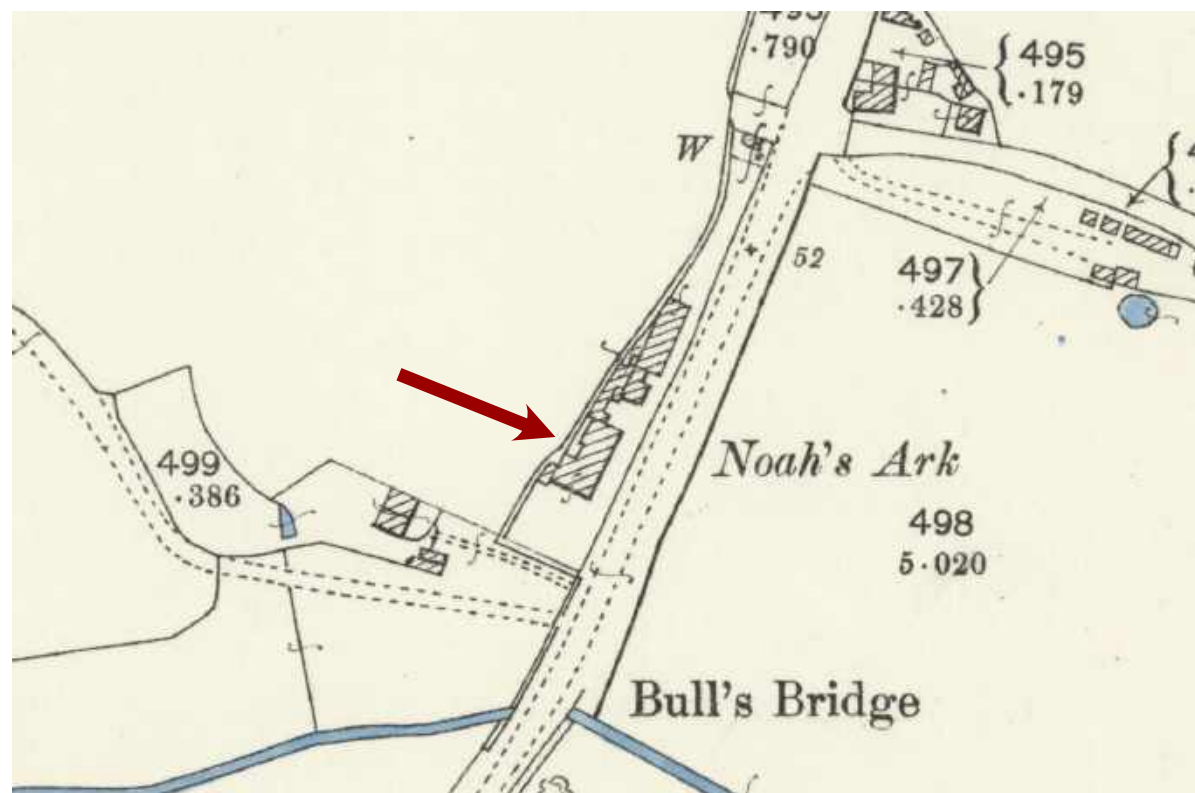
Postcard of Wood Grange, c.1950



Detail of the Tithe Map for the parish of Cowfold showing Wood Grange, 1840.



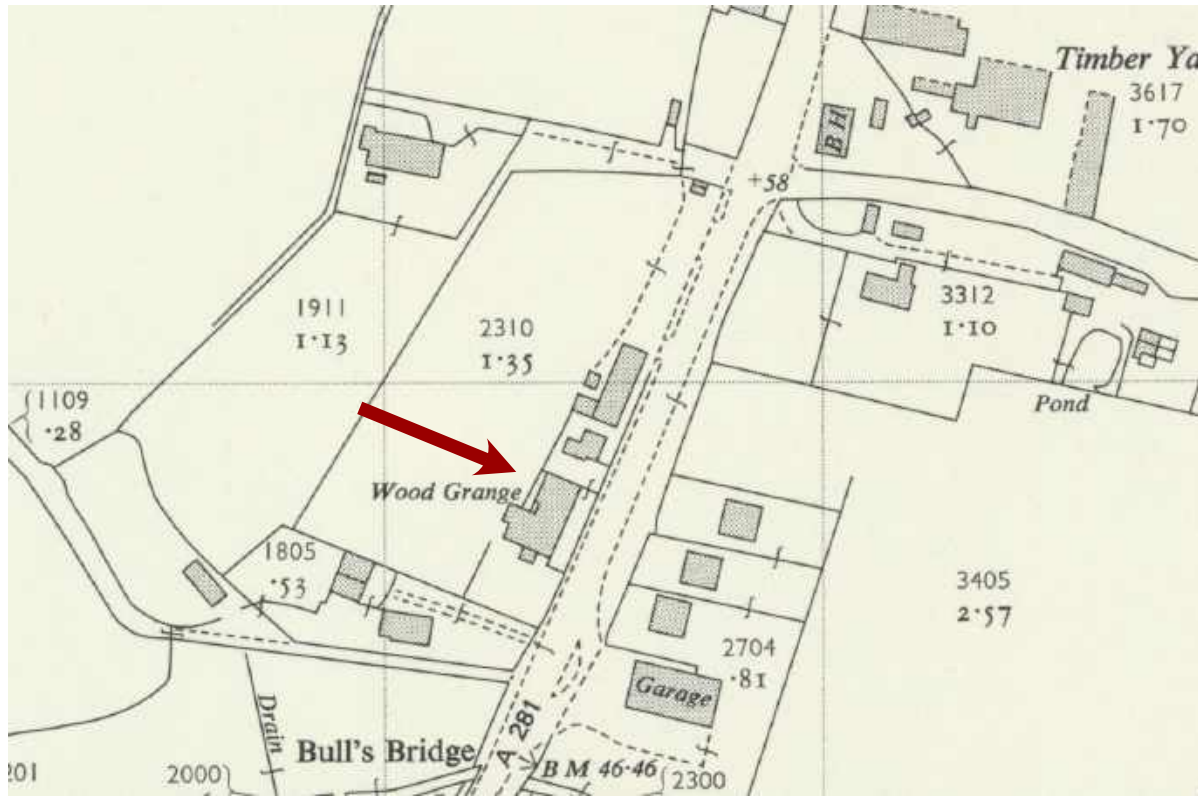
Detail of Ordnance Survey showing Noah's Ark (later Wood Grange), 1874.



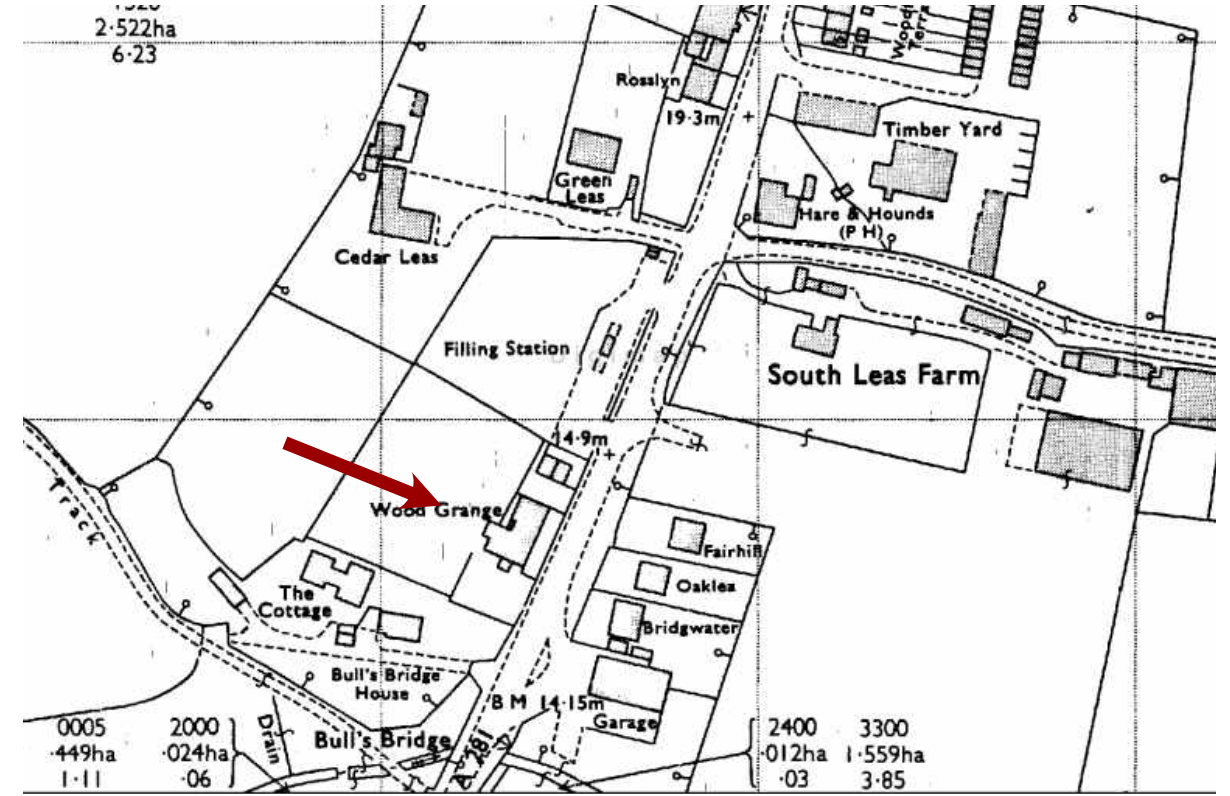
Detail of Ordnance Survey showing Noah's Ark (later Wood Grange), 1896.



Detail of Ordnance Survey showing Noah's Ark (later Wood Grange), 1909.



Detail of Ordnance Survey showing Wood Grange (former Noah's Ark), 1952.



Detail of Ordnance Survey showing Wood Grange (former Noah's Ark), 1970.



Satellite View showing Wood Grange, 2005



Satellite View showing Wood Grange, 2024.

5 ASSESSMENT OF SIGNIFICANCE

- 5.1 National planning policy requires an applicant to provide an assessment of the significance of any heritage assets affected by a development proposal. The following section is an assessment of the significance of the heritage assets in proximity of the application site which may be considered sensitive to the proposed development
- 5.2 Significance (for heritage policy), as defined in the NPPF (Annex 2: Glossary), is used to describe the heritage interest of an asset to this and future generations. This interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence but also from its setting.
- 5.3 The setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed, can extend beyond the asset's curtilage, and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral (NPPF, Annex 2: Glossary).
- 5.4 The NPPF introduced the concept of interests to assess the significance of heritage assets, and the PPG (Paragraph: 006 Reference ID: 18a-006-20190723) provides interpretation. These interests are also set out in Historic England guidance (*Statements of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England Advice Note 12, 2019), which echoes the definitions set out in national policy and guidance on the historic environment:
- **Archaeological interest:** there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - **Architectural and artistic interest:** these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship, and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
 - **Historic interest:** an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 5.5 The above criteria reflect NPPF terminology and previous Historic England guidance (*Conservation Principles: Policies and Guidance*, English Heritage, 2008), which proposed values to assess heritage significance (Evidential, Historical, Aesthetic, Communal).
- 5.6 This assessment of significance has been used to inform the proposals in order to minimise impact on the special interest of the listed building, and, where possible, to take opportunities to enhance its special interest
- 5.7 The architectural and historical special interest of Wood Grange is evidenced in its recognition as a Grade II listed building. The property is considered an attractive building with a formal and almost symmetrical Georgian / Regency style facade. This element makes Wood Grange a rather unique building in Cowfold, as the local historic buildings tend to be of a vernacular character. The most similar example can be found at Viscount House, which is located within the Cowfold Conservation Area. Whilst this building also has an 18th century symmetrical facade, it has a more vernacular and less formal appearance than Wood Grange.
- 5.8 As such, the extremely polite character of Wood Grange with full-height bay windows and classical orders is unusual for a rural building and suggests that its owner was aware of the style of the buildings that were constructed in more urban areas. This greatly contributes to the architectural and aesthetic values of the building and its special interest.
- 5.9 The building's front elevation faces Henfield Road (A281), which is the entrance to Cowfold from the south, making this elevation very sensitive to change. By contrast, the rear of the building has been subsequently extended during the 19th and, particularly, during the 20th century and, therefore, this part of the building is less sensitive to change.
- 5.10 Wood Grange possesses significant historic and evidential values in illustrating the segregated class system of the Georgian and Victorian Eras. The front of the building, of clear domestic and stately character, creates a large contrast with the more vernacular and functional character of the rear, used by servants. This contrast has also survived inside the building, particularly in the attic rooms where the servants lived.
- 5.11 This contrast has also translated into the treatment of the building materials; the building is entirely built of brick; however, the front was rendered with ashlar to increase the high-class character of the building.
- 5.12 The later use of the building as one of the village's first schools provides the building with great communal and social value, connecting the building directly with the people of Cowfold and the surrounding hamlets and villages.
- 5.13 Internally, the building still retains most of its original character, despite the alterations carried out during the 1970s and more recently in the 21st century. This character relies essentially upon the layout of the floor plan which in some rooms of the original core remains unaltered, as well as in the reflection of the symmetrical facade into the interior of the building (location of windows, doors and fireplaces).
- 5.14 Wood Grange's remote location from the town centre is considered an oddity since no evidence suggests its use as a farm. This, however, responds to its origin as an enclosure of common land. This fact also explains the narrow and long shape of its original setting, as can be seen in the 1840 Tithe Map of Cowfold. Even though the plot where the building sits has been significantly increased over the years, the original brick boundary wall still survives to the rear of the building. The development at Summer Meadow to the north-west of Wood Grange has partially eroded its former detached setting.

- 5.15 In summary, Wood Grange is a significant Georgian house that possesses clear historic, architectural and archaeological interest. The building has experienced several alterations and changes since its construction in the 18th century. Some of them, such as the full-height bay windows have contributed to the building's character and significance.



East elevation of Wood Grange, 2024 (Google Maps)

6 IMPACT ASSESSMENT

- 6.1 This section appraises the impact of the proposed works on the significance of the Grade II listed Wood Grange.
- 6.2 Relevant legislation and national and local planning policy relating to the management and development of the historic environment is set out in Appendix 1 at the end of this report.
- 6.3 The proposed oak pergola is to be positioned adjacent to the south elevation of Wood Grange. The site formerly accommodated a modern uPVC conservatory which has been removed. The site currently has consent for a new contemporary extension which would extend along the south elevation across the sitting room and kitchen and involve the removal of existing French door from the sitting room and window, door and partial wall removal from the kitchen.
- 6.4 The present application proposes a pergola which would allow the retention of the existing fabric, window and doorways and ensure the present form and use of the rooms is preserved.
- 6.5 The scale and appearance of the pergola would be highly legibly subservient in the context of the listed building and fully ensure the listed building remains the primary entity, with its architectural interest preserved and appreciable. The pergola would have a functional and plain design to further allow the listed building to be read as it currently is. The use of oak for the pergola would be a suitable and sensitive material for such an addition, again allowing the listed building to be fully appreciable as the historic and primary structure.
- 6.6 The addition of the pergola would result in a very minimal impact to the fabric of the listed building in being attached to its south elevation, however this impact would be barely appreciable and would not alter the building's significance. Any impact would be greatly reduced in comparison to the approved scheme's extension. The proposed pergola would also be fully reversible.



Illustrative east elevation of Wood Grange with consented extension to south elevation



Proposed east elevation of Wood Grange with proposed pergola to south elevation



Illustrative south elevation of Wood Grange with consented extension



Proposed pergola to south elevation of Wood Grange



East elevation of Wood Grange, prior to removal of 20th century conservatory to the south elevation



South elevation of Wood Grange, prior to removal of 20th century conservatory

7 CONCLUSION

- 7.1 The proposed scheme for an oak pergola to the south elevation of The Grade II listed Wood Grange follows a series of previously consented works for the repair and alteration to the interior and exterior of the building. One of the elements previously consented was the demolition of an earlier modern conservatory and construction of a single storey contemporary extension to the south elevation off the kitchen and sitting room. The conservatory has been removed, however the consented extension has not been built.
- 7.2 The proposed pergola would be constructed in place of the consented extension. The proposed pergola would appear subservient in the context of the listed building, on a similar footprint to the previous conservatory and consented extension. The pergola would allow the existing openings from the kitchen and sitting room to be retained and would not require the removal of any of the existing structure of Wood Grange. The functional and simple design, in oak timber, would allow the architectural understanding and significance of Wood Grange to be preserved.
- 7.3 The proposed pergola would not result in any harm to the special interest, or significance, of the listed building. In preserving the significance of Wood Grange, the requirements of the Planning (Listed Buildings & Conservation Areas) Act 1990, the NPPF, and relevant policies of the Horsham Local Plan would be met.

APPENDIX 1: LEGISLATION AND POLICY CONTEXT

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

Section 16(2) states “In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

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

Policy relating to the historic environment is set out at national level within the National Planning Policy Framework (NPPF). Policy relating to the historic environment is set out at local level within Horsham District Council's Local Plan.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Chapter 16 (Paragraphs 202 to 221) of the NPPF updated and adopted in December 2024 constitute the Government's national guidance and policy regarding development relating to the historic environment.

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

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

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

Setting is defined in Annex 2 as:

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

Annex 2 defines Conservation (for heritage policy) as:

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

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

In determining applications, LPAs should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance. And sufficient to understand the potential impact of the proposals on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site includes, or has potential to include, heritage assets with archaeological interest, LPAs should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (para 207).

In para 210 it states that ‘In determining applications, local planning authorities should take account of:

- 1) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- 2) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- 3) the desirability of new development making a positive contribution to local character and distinctiveness.

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, ‘irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’ (para 212).

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (para 213).

Local planning authorities should refuse consent where a development proposal will lead to substantial harm or total loss of significance, unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss, or a number of other tests can be satisfied (para 214).

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (para 215).

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (para 216).

LOCAL POLICY – HORSHAM DISTRICT COUNCIL

The application site lies within the boundary of the Horsham District Council Authority. The Horsham District Planning Framework – Horsham District's Local Plan, adopted in November 2015 is the overarching planning document for Horsham district outside the South Downs National Park (SDNP) . The following Policy is relevant in this case:

APPENDIX 1: LEGISLATION AND POLICY CONTEXT

POLICY 34 – Listed Buildings and Other Heritage Assets

The Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Applications for such development will be required to:

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



SURVEY & DOCUMENTS BY:

MANORWOOD

SUITE 114
26 THE HORNET
CHICHESTER
WEST SUSSEX
PO19 7BB

T: +44 (0) 1243 201102
M: +44 (0) 7725 023213

E: ENQUIRIES@MANORWOOD.CO.UK