

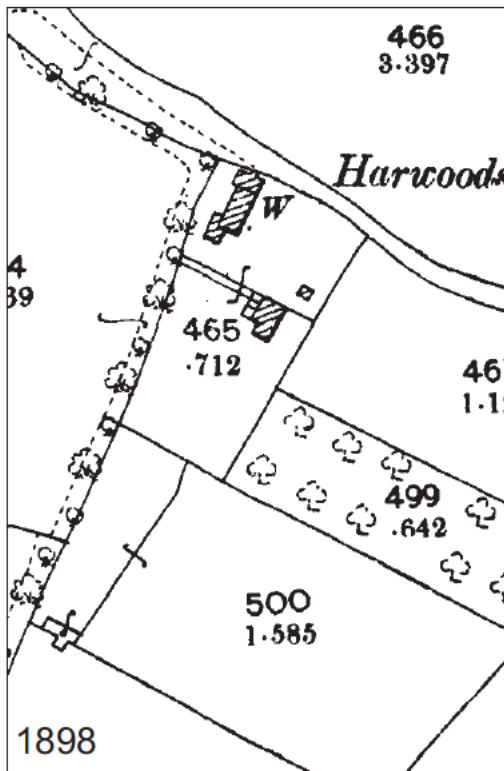


HB Archaeology & Conservation Ltd

HARWOODS, WEST END LANE, HENFIELD,
WEST SUSSEX, BN5 9RF

HERITAGE STATEMENT AND IMPACT ASSESSMENT (NGR: TQ 19409 15365)

Prepared for
Mr and Mrs Hazel



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Prepared by
Maggie Henderson

Project No. 2025591
July 2026



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1.0 INTRODUCTION

- 1.1 This heritage statement and impact assessment has been commissioned by Mr and Mrs Hazel to identify the origin, evolution and significance of an ancillary building at Harwoods, West End Lane, Henfield, West Sussex, BN5 9RF (Figure 1). The purpose of the assessment was to inform the proposed repairs, conversion and extension of the building to create an annexe for additional family accommodation supplementary to that provided within the principal Grade II Listed dwelling.

2.0 SCOPE AND METHODOLOGY

- 2.1 The proposal site was visited by Maggie Henderson in order to carry out the assessment with the following aims:
- Explore the historical significance of the property, its context, setting and evolution
 - Identify any contribution that the proposed development will make to the special architectural and historic interest of the building; identify any harm to the same that would arise from the development
 - Demonstrate any public benefits that could outweigh the harm, in line with Chapter 16 of the NPPF
 - Identify any impacts on the wider setting/neighbouring heritage assets
- 2.2 Historic and recent maps and images were consulted in order to ascertain the historic development of the proposal site: these are included in the text of the report.
- 2.3 A summary statement was issued on the 4th of September 2024, setting out the results of an initial site visit: this was intended to highlight at an early stage any potential impacts and in so doing inform the development of the scheme as it moved towards the pre-application stage. The author has worked with the architect, planning consultant and the owners of the property throughout the project with a view to minimising or indeed eradicating any potential impacts as the proposal scheme evolved to its pre-application stage.
- 2.4 Further pre-application advice was sought from Horsham District Council and the scheme revised in line with their guidance. This report has been revised to accompany the final application documents prepared by Kathryn Sadler (planning), Jonathan Cerowski (architect) and Roger Bunney (structural engineer).

3.0 LOCATION

3.1 Location

- 3.1.1 The proposal site is situated towards the southern end of West End Lane, on its eastern side (Figure 1). West End Lane is situated to the west of the historic core of Henfield, comprising a series of detached properties arranged at wide intervals along the road, set amidst a very rural landscape characterised by well-defined irregular fields of varying size, becoming substantially larger on the western side of the River Adur.

- 3.1.2 Harwoods is a north – south oriented, grade II listed, timber-framed building. The northern end of the house is situated close to West End Lane, with a driveway leading from the road situated to the west side of the house. The driveway continues round past the southern side of the house providing access to the ancillary buildings. The ancillary building that is the focus of this report is situated to the north side of the access track, just 17.6 metres from the rear of the house (Figure 1).

4.0 DESIGNATIONS

4.1 Heritage Assets

- 4.1.1 The ancillary building is not listed in its own right, however, by virtue of its association and late 19th century origin, it is considered as curtilage listed in relation to the primary dwelling. Harwoods was listed at Grade II on the 9th May 1980 (List entry number: 1027391). The building is described as a 17th century or earlier timber-framed building (Appendix 1).
- 4.1.2 The description in the list entry is purely for recognition and as such is primarily based on external appearance. The description must not be treated as a comprehensive schedule of those elements which are legally protected as no matter what grade, the legislative cover not only relates to both the interior and exterior, but also extends to any building or structure within the curtilage which predates the 1st of July 1948.

4.2 Non-Designated Heritage Assets

- 4.2.1 Section 16 of the National Planning Policy Framework, Conserving and Enhancing the Historic Environment states the following:

Paragraph 202: Heritage assets range from sites and buildings of local historic value to those of highest significance...These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations

*Paragraph 216: 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.*

- 4.2.2 The approach to the proposed alterations to the ancillary building at Harwoods has from the outset focussed upon understanding the building and its setting in order to determine its significance and in so doing ensure an evidence-based, heritage-led approach to managing changes to it.



of 1

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© HB Archaeology & Conservation Ltd		Harwoods, West End Lane, Henfield, West Sussex, BN5 9RF	Figure 1
Project Ref: 2025591	June 2026	Property Location (TQ 19409 15365)	
Drawn by: mh			
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Figure 1

5.0 HISTORIC MAP REGRESSION EXERCISE

5.1 The Tithe Map

- 5.1.2 The tithe map of 1845 shows house (plot 567) and a detached L-plan ancillary building in a field to the south of it (Plot 568). The tithe apportionment records the owner and occupier as William Trower, with plot 567 described as a cottage and garden and plot 568 as garden field. Plots 569-573 were under the same ownership and occupation, amounting to a holding of 8 acres, 1 rood and 14 perches.



Plate 1: Henfield tithe map extract showing the property in 1845

5.2 Ordnance Survey Maps

- 5.2.2 The 6 inch first edition Ordnance Survey map of 1874 shows the same arrangement as that of the tithe map, albeit with extensions to the southwest corner of the house and the addition of a new detached structure in the field to the south of its earlier counterpart (compare Plates 1 and 2). The large field to the east of the buildings is shown under cultivation to the north and as an orchard to the south (Plate 2).

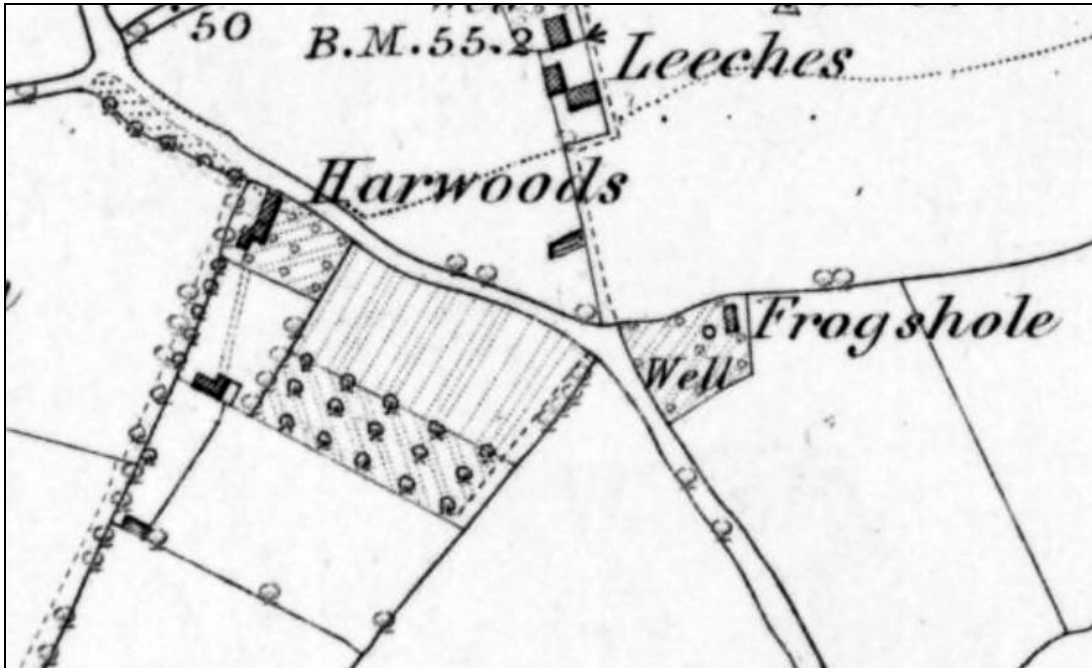


Plate 2: Extract of the 6 inch First Edition Ordnance Survey map, 1874

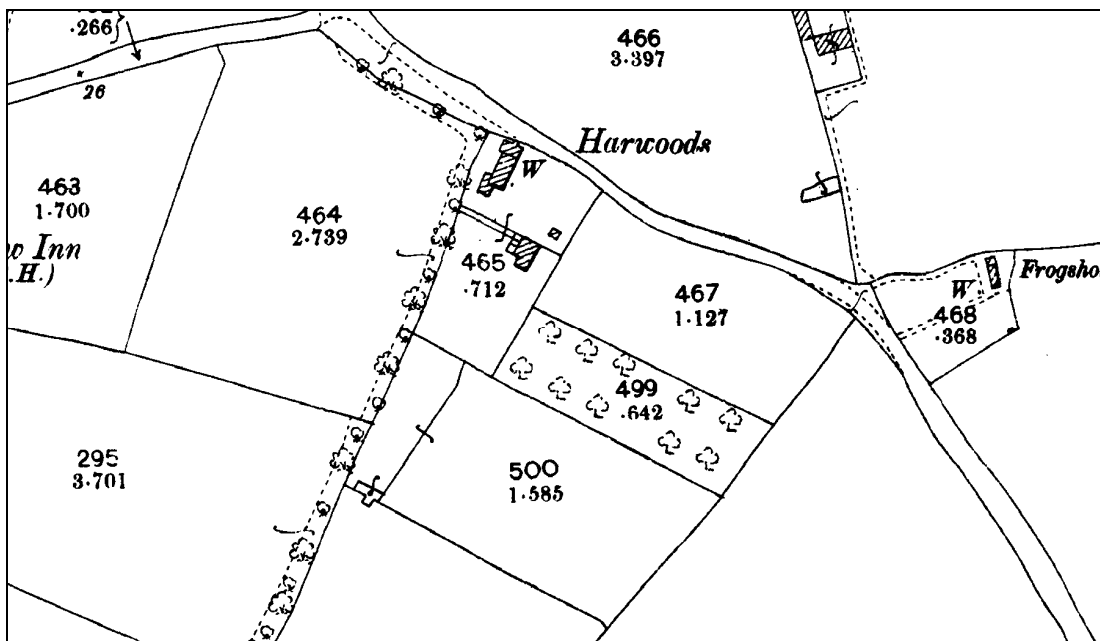


Plate 3: Extract of the 25 inch First Revision Ordnance Survey map, 1897

By 1897

- 5.2.3 The second revision Ordnance Survey map of 1897 shows the removal of the L-plan building in the field to the south of the house and the creation of a new detached group in the same field, situated towards the northeast corner and in close proximity to the domestic building at just over 17 metres from the rear of the house (Plate 3). A small detached building is shown to the northeast of the ancillary building, within the enclosure or field associated with the domestic building.

- 5.2.4 The structure to the south of the group, already in situ by 1874, is shown to a T-plan and is by this stage, if not from the outset, a pond or reservoir.

1908 and 1938

- 5.2.5 The next available map dates to 1908; this shows much the same arrangement as its predecessor, with the loss of the small detached structure to the northeast of the ancillary building and the removal of the path leading up to the latter (Plate 4).

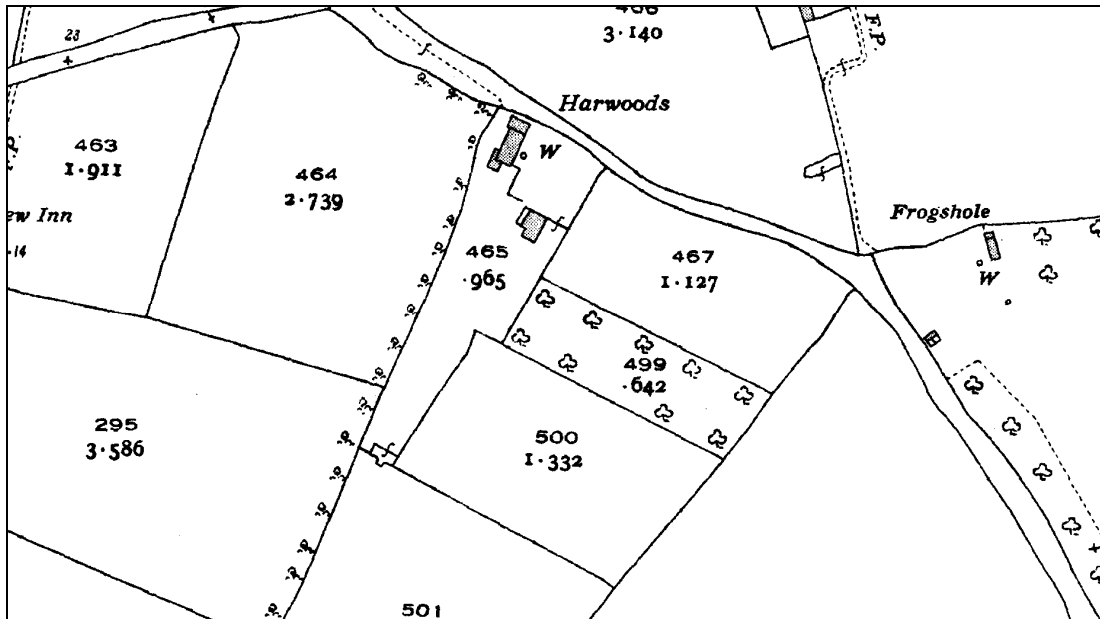


Plate 4: Extract of the 25 inch Second Revision Ordnance Survey map, 1908

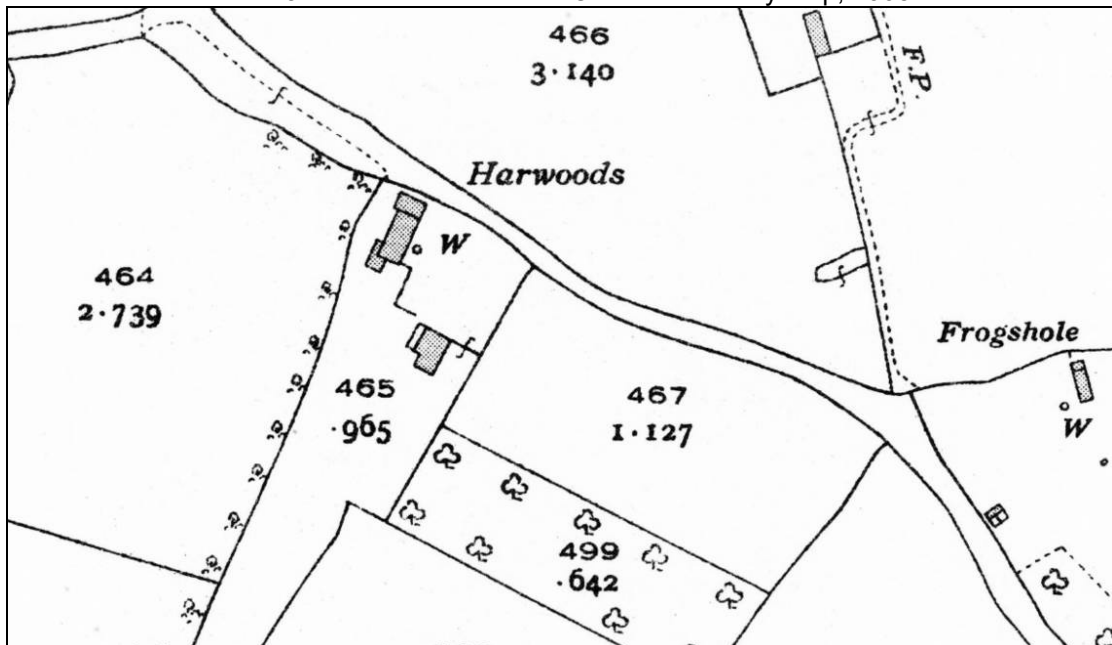


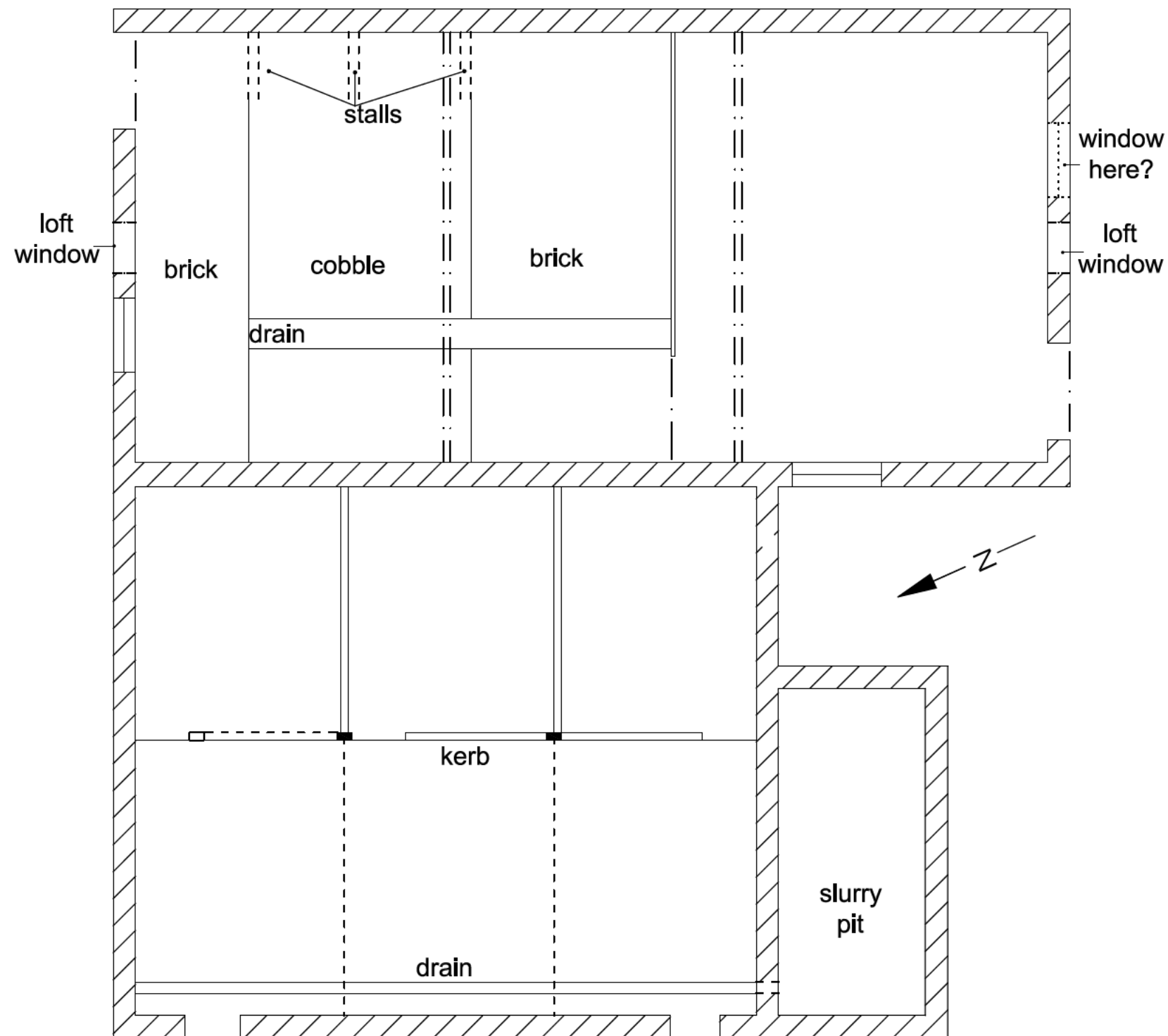
Plate 5: Extract of the 25 inch Third Revision Ordnance Survey map, 1938

- 5.2.6 No changes are indicated on the 1938 edition Ordnance Survey map (Plate 5).

- KEY:
- Phase 1: Added between 1874 & 1898
 - Evidenced
 - Conjectural
 - Overhead



For interpretive purposes only. Some details are shown approximate: do not scale from this drawing



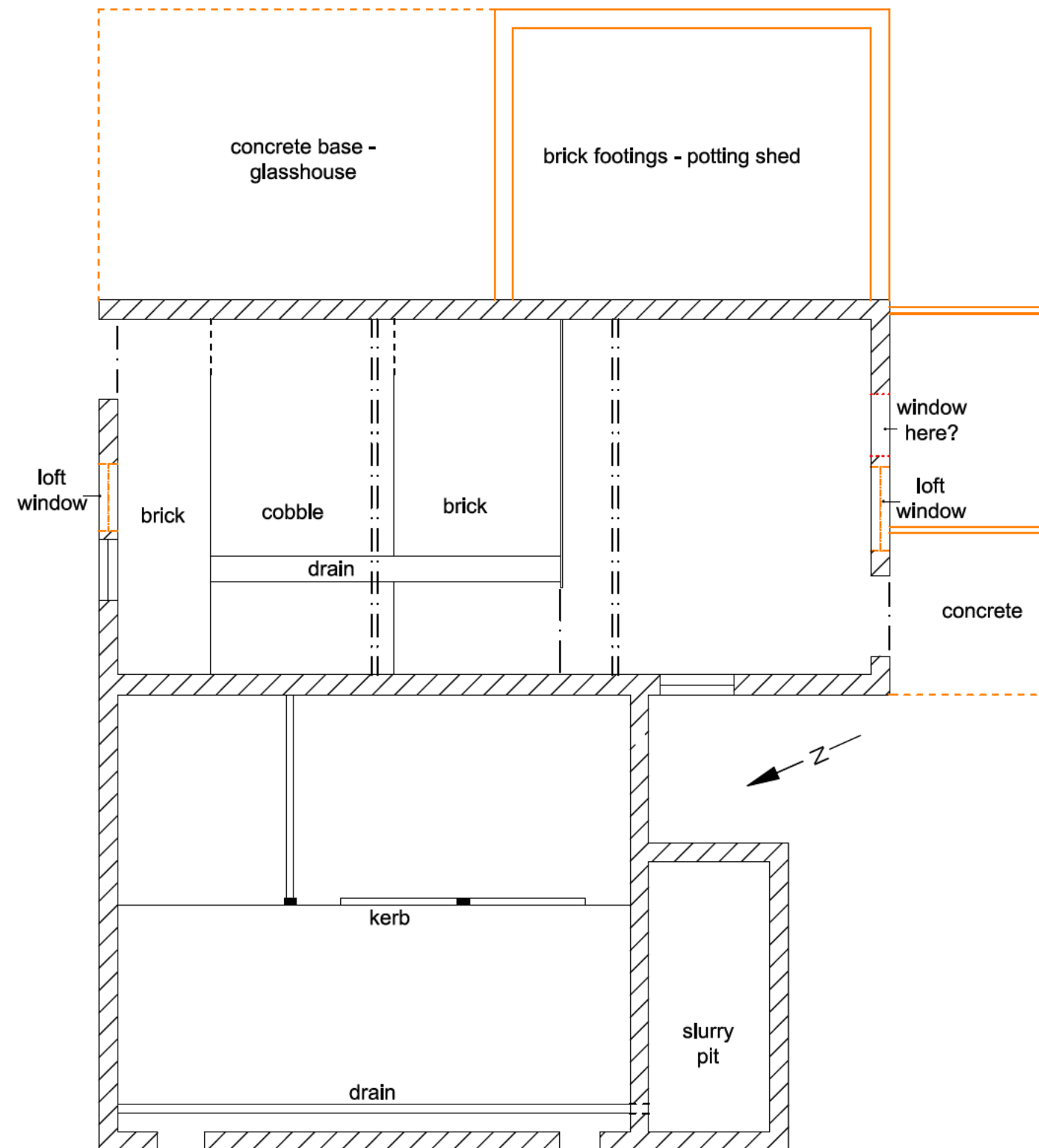
KEY:

- Phase 1: Added between 1874 & 1898
- Later Additions
- Evidenced
- Conjectural
- Overhead

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 5 m

For interpretive purposes only. Some details
are shown approximate: do not scale from
this drawing



6.0 HISTORIC FARMSTEAD CHARACTER

6.1 Introduction

- 6.1.1 Harwoods is situated within the Low Weald National Character Area (NCA 121: Low Weald). The Farmstead and Landscape Statement for the Low Weald NCA¹, prepared by Historic England described the *historic* character of the area as comprising the following:

'A broad, low-lying clay vale which largely wraps around the northern, western and southern edges of the High Weald. It is predominantly agricultural, supporting mainly pastoral farming owing to heavy clay soils, with horticulture and some arable on lighter soils in the east, and has many densely wooded areas with a high proportion of ancient woodland (Lake and Edwards, 2020).'

6.2 Historic Farmstead Types and Characteristics

- 6.2.1 The most common historic farmstead types identified for the area are as follows:

- Very high densities of isolated farmsteads
- Many farmsteads are small, loose courtyard plan
- Large-scale regular courtyard farmsteads concentrated to the west
- Multi-yard plan farmsteads, either dispersed or regular in their overall form, are a distinctive feature of this area

- 6.2.2 Beyond the layout of the farmstead, the historic character is also derived from the building types and the materials utilised in their construction. For character area 121, farmsteads are dominated by:

- Barns (one or more, often aisled to one side), some multi-functional; with outshots/lean-tos
- Cattle housing – single storey, facing into their own yards

6.3 Significance

- 6.3.1 The farmstead study concludes that *the Low Weald has a high rate of survival of traditional farmsteads, 80% of those recorded retain some former farmstead character, 61% of farmsteads mapped from c.1900 have retained more than 50% of their historic form, the highest percentage recorded in the South-east of England (Lake and Edwards, 2020:3).*

¹ <http://publications.naturalengland.org.uk/publication/12332031?category=587130>

6.4 Materials

6.4.1 In the character area, the following materials are prevalent as set out in the Farmstead Study as follows:

- Timber framing
- Weather-board cladding
- Uninterrupted tiled roofs
- Later use of brick to renew timber-framed elements or infill and for new buildings

6.5 Harwoods Historic Character

6.5.1 Harwoods conforms to the character area in terms of its isolated location, small size dispersed-plan character and building type, the latter focussing on well-planned facilities for livestock. The tithe map shows a dispersed-plan layout comprising the house within its own enclosure close to the route-way and an L-plan agricultural range in the field to the south. Later development consolidated the dispersed layout, adding a further structure to the south of the L-plan range, again within its own enclosure and by 1897, if not from the outset, containing a pond or reservoir.

6.5.2 The dispersed character is preserved when the first agricultural building, the L-plan range, is removed and replaced with the purpose-built, multi-functional ancillary building that is the focus of this report. The new building, situated just 17.6 metres from the house, was a conveniently located and efficiently planned one, providing facilities specific to the small farmstead or small-holding, accommodating different categories of livestock and the means to manage their waste.

6.5.3 The late 19th century reconfiguration of the holding and the addition of the purpose-built ancillary group, a model-farm in miniature, illustrate innovations in agriculture and the increasing availability of modern materials facilitated by the opening of the London Brighton and South Coast Railway (LBSCR) in 1861 and the doubling of its track in 1880. The construction of the building in brick is therefore consistent with the later development of the character area, whilst the original expanse of clay-tiled roof, extending in an uninterrupted sweep over the catslide of the outshot references the earlier building traditions.

7.0 THE ORIGIN AND DEVELOPMENT OF THE ANCILLARY BUILDING

7.1 Phase 1: Late 19th century, built between 1874 and 1897

Layout

- 7.1.1 The building is northeast – southwest oriented, simplified for clarity within the text as having a north – south axis, comprising, as first built, a main range to the east and a contemporary lean-to outshot to the west, the latter is served by an integral enclosure or yard, and is abutted on its southern side by a slurry pit. All parts of the building are contemporary (Figure 2).

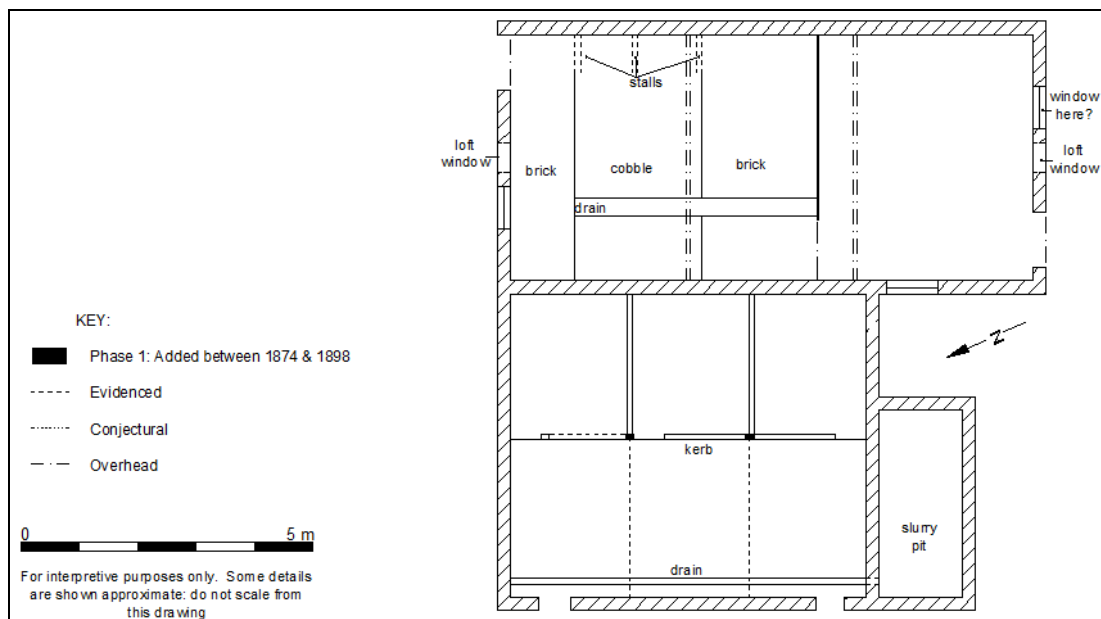


Plate 6: Ground floor plan of the ancillary building as first built between 1874 and 1898

Main Range

- 7.1.2 The main range measures 9.40 metres north – south by 4.70 metres east – west externally. The layout comprised two rooms separated by a light-weight timber partition with the northern room measuring 5.30 metres in length and its southern counterpart 3.70 metres.
- 7.1.3 The larger northern room retains evidence of a series of stalls 0.90 metres or so wide built against the east elevation and the floor of the room is in brick or cobble, with an integral drainage channel, all conducive to accommodating animals within the building. The south room with its independent access may have served as a loose-box.
- 7.1.4 A pair of high-set windows in each gable may indicate the inclusion of a loft over the main accommodation although no floor structure currently survives in situ.

Lean-to Outshot

- 7.1.5 The lean-to outshot on the west side of the main range occupies the eastern side of a contemporary walled enclosure. The outshot comprised three stalls separated by light-weight timber partitions, all accessed via their own entrances in a similarly light-weight timber-framed west elevation.

The Yard

- 7.1.6 The walled enclosure bears traces of a three-cell layout, providing three pens, outdoor space for the occupants of the three stalls within the lean-to outshot.

The Slurry Pit

- 7.1.7 A compact slurry pit was included on the south side of the walled enclosure, complete with an integral drainage outlet in the wall between the pit and the yard (Plate 6).



Plate 7: The group showing the brickwork of the external elevations, including the lining of the slurry pit

Wall Construction

- 7.1.8 Wall construction is in brick laid in Sussex bond for the external elevations of all parts of the group. The timber framed partition within the main range, as outlined above, is a light-weight one, comprising a tie-beam, rail and sill with vertically-set boards cladding the frame on its southern side (Plate 8). The partition includes two integral window openings (Plate 8).



Plate 8: The light-weight timber partition separating the two rooms of the main range



Plate 9: Light-weight partitioning between the stalls in the lean-to outshot (image provided by the owner)

- 7.1.9 The wall construction for the west elevation and internal partitions of the lean-to outshot were similarly constructed using horizontal rails and vertical boards (Plates 9 and 10).



Plate 10: The lean-to outshot, its vertically-boarded front, brick kerb and yard surface (image provided by the owner)

Ceilings and Floor

- 7.1.10 The floor within the main range comprises a combination of cobble and brick to the north room: this included an integral drainage channel situated 1.10 metres to the west of the west elevation. The drain may have been truncated at its northern end as it stops short in that location rather than continuing across to an outlet in the north elevation. It is also possible that the drain had extended southwards with an outlet at that end of the range.
- 7.1.11 The floor in the south room has been refinished in concrete creating a raised platform: it is possible that elements of the original floor finish, and any continuation of the drainage channel, remain in situ below the later finish. As set out above, there is no current trace of a loft floor, its inclusion suggested by the provision of small windows in the gable of each end elevation.
- 7.1.12 The common rafters throughout the north room of the main range have nail holes to their soffits: this indicates that the interior of the roof had been finished in plaster-board or lath-and-plaster (although the distinctive striped pressure marks are lacking).

Lean-to Outshot and Yard

- 7.1.13 The floor of the lean-to outshot is obscured by a patched concrete screed. The western side of the floor is defined by a brick kerb, and the yard is surfaced in brick, all of which suggests that the floor within the stalls were of a similar fabric and form (Plate 10).

Windows and Doorways

7.1.14 Both end elevations included a single-width boarded-and-ledged door: the north elevation includes a timber-framed window, whilst the southern cell may have been lit by a window in the west elevation (Figure). It is unclear, due to stored items, if there had been a further window in the south elevation. Both extant windows are under segmental arched soffits of brick (Plates 11 and 12). Both gables included small windows, now altered, evidenced at the south end of the range as an integral feature by virtue of the surviving voussoirs (Plate 12). Small ventilation slots are situated just below the apex of each gabled roof terminal and two window openings were included within the partition separating the two rooms of the main range.



Plate 11: The north end of the group with its single-width doorway and windows



Plate 12: The south end of the group with the surviving voussoirs indicating the location of the original gable window (arrow)

The Lean-to Outshot and Yard

7.1.15 The lean-to outshot included three doorways in the timber-framed west elevation of the stalls, each leading to the individual stall (Plate 13). Two external doorways were integral to the west wall of the yard: these are very narrow at 0.48 metres wide (Figure 2; Plate 14).



Plate 13: The southern doorway in the west wall of the yard with a view into the yard towards the stalls



Plate 14: Detail of the entrance into the central stall in the lean-to outshot

Roof Structure

7.1.16 The roof structure is of paired common rafter type, the rafters terminating to each side of a continuous ridge-board and supported at mid-slope by a single tier of purlins set at right angles to the roof (Plate 15).



Plate 15: The interior of the north room showing the roof construction



Plate 16: The east slope of the south room with its nailed-on diagonal brace

7.1.17 A single truss is situated within each room: this comprises a tie-beam and a pair of raking struts that rise from the tie-beam to clasp the side purlins (Plates 15 and 16). All members are mechanically fixed. The south room roof includes a pair of long diagonal braces, also nailed in place (Plate 16).

Form and Function

7.1.18 The building is commensurate in fabric and form with animal accommodation: indeed, the main range with its stalls in the larger northern room, loose-box in the southern room and range of three small stalls and associated pens within the lean-to outshot and yard are indicative of a multi-functionality, a means of accommodating a wider range of animals in a well-planned and efficient manner within this purpose-built group.

7.1.19 Each part of the building benefited from its own entrance and for the main range, natural light and ventilation by virtue of the five windows. The hard floor surfaces with integral drainage were conducive to keeping a clean environment, and the built in slurry pit provided an efficient means of removal and collection of any waste.

Dating Criteria

7.1.20 The building much as it now stands was constructed between 1874 and 1897.

7.2 Later Work

7.2.1 The 20th century alterations to the building comprise the following:

- Replacement of the clay tiled roof cover with concrete tiles
- Applied concrete slab or screed over the floor of the south room
- Possible brick surface added or replaced at north end of the north room, truncating the drain (unless its outlet is at the south end of the building below the concrete screed)
- Two new gable windows, much larger than their predecessors
- The addition of a lean-to extension to the south elevation, east side
- Addition of a concrete slab to the west of the south extension
- New glasshouse evidenced by a concrete slab, east elevation, north end
- New potting-shed on brick footings, east elevation, south end

7.2.2 The alterations to the building may reflect the move away from the agricultural origin and function of the building; certainly elements of the building as first built fell into disuse and dilapidation, particularly within the lean-to outshot.

7.3 Neighbouring Heritage Assets – Harwoods

- 7.3.1 The house (Plates 17 and 18) was built to a traditional three-cell layout comprising a single-bay hall with under-shot cross-passage flanked by two two-storey end bays (parlour and services respectively). A.F. Hughes in her 2009 report, suggests a date of construction c. 1450. The addition of a smoke-hood within the cross-passage is suggested at the end of the 16th century (c. 1580), followed by a chimney stack and flooring over of the hall in the early 17th century. Later additions were made to the house after 1844.

Significance

- 7.3.2 Hughes describes Harwoods as '*remarkably complete (apart from first floor under-building and facing), retaining its original proportions and plan, and additions were not made until after 1844*'.
- 7.3.3 The later phases of alteration to the house correlate well with the changes to the ancillary buildings associated with it. Later work comprised under-building and extension in brick, creating a group, or a new layer of activity at the property in relation to the addition of the brick-built ancillary range that is the focus of this report.



Plate 17: The north and west elevations of the domestic dwelling at Harwoods



Plate 18: The east and south elevations of the domestic dwelling at Harwoods with its abundant brickwork, facing towards the brick-built ancillary building

8.0 SIGNIFICANCE

8.1 Determining Significance

- 8.1.1 'In the National Planning Policy Framework (NPPF), significance (for heritage policy) is 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'.²

8.2 The Significance of the Harwoods Ancillary Building

- 8.2.1 The building's significance is derived from it surviving near intact in its original form, built at the very end of the High Farming Era, the most important period of farm building development. There is sufficient surviving fabric and form to illustrate the original livestock-related function and the compact group with its integrated ranges, yards and slurry pit are an example of the model farm in miniature. The well-designed group, each building with its own specific function, designed in conjunction with an integral yard and slurry pit, was intended as a compact streamlined agricultural factory: each building in its place in order to maximise efficiency, a very compact example of:

'...the application of process-flow in the development of multi-functional barn ranges and the development of courtyard layouts, where the various on-farm processes were carefully placed in relationship to each other...'
(Forum Heritage Services, 2006;13)

- 8.2.2 The location of the ancillary building, just 17.6 metres from the rear of the house, emphasises the planning that went into the creation of the compact agricultural group and its close spatial relationship to the house, all designed to maximise efficiency.

8.3 Archaeological Significance and Potential

- 8.3.1 The property has substantial significance beyond that of its standing fabric, this is for the most part derived from its prehistoric archaeological potential as follows:
- Prehistoric activity identified in the Chates Farm to Harwoods area, comprising a large number of prehistoric flint implements (arrowheads, bladelet cores, flakes, blades and microliths) encountered since 1942 in the fields, eastern bank of the River Adur and the watermeadow margins (Harris, R. B.2004:12). The finds are believed to represent a series of camps on the edge of the Adur flood plain in the Mesolithic, Neolithic and earlier Bronze Age (*.ibid.*)

2 National Planning Policy Framework (NPPF) Annex 2 Glossary page 71

8.3.2 There is also some potential for sub-surface archaeological remains that reflect the use of the property from the outset and as it continued to evolve, including yet not limited to the following:

- o Evidence related to the construction of the buildings and any associated buildings or structures
- o Water management (drains, culverts, soakaways, wells)
- o Rubbish pits
- o Cess-pits
- o Yards and surfaces

8.3.3 There is potential for archaeological evidence within the ancillary building that may confirm the location and extent of the drain in the main range and its outlet.

8.4 Setting

8.4.1 The setting of the building remains a very rural one; the few buildings that border the lane are very much dispersed ensuring that they sit well within their own gardens and grounds, including the well-defined fields that encompass them.

8.4.2 At Harwoods, the field boundaries remain readily discernible as those set out on the historic maps, including the fields to the east side of the buildings, and indeed the boundary separating the former orchard from the remainder of its enclosure. The retention of the field boundaries allows the ancillary building in particular to be experienced as first built. Further, the owners of the property restored the orchard through planting local Sussex fruit varieties, enhancing the historic setting of the property as a whole.

8.4.3 The form and the contrasting materials of the building ensures that it retains its sense of subservience in relation to the timber-framed domestic dwelling, the two buildings forming a small group, separated from each other by just 17.6 metres, that together provides sufficient information relating to origin, evolution and function for both buildings.

9.0 THE PROPOSED ALTERATIONS (Appendix 2)

9.1 Introduction

- 9.1.1 The proposed alterations are intended to repair, strengthen, convert and extend the ancillary building to create a compact annexe ancillary to the main house, with a view to expanding the domestic facilities of the property without impact upon the mid-15th century timber-framed house.
- 9.1.2 The preservation and reuse of the ancillary building is also a particular focus of the proposal scheme, recognising the interest inherent in the compact group and the part that it has played in the later evolution of the property.
- 9.1.3 The alterations are set out and discussed below (to be read in conjunction with the submitted plans and the supporting documents prepared by Cerowski Architects, Appendix 2).

9.2 The Proposed Alterations

- 9.2.1 The following alterations are proposed:

The Main Range

- 1. Two new double-width entrances in the east elevation of the main range
- 2. Removal of the partition within the main range
- 3. Insertion of two doorways in the west elevation of the main range
- 4. Repair existing windows and doors, or replaced on a like-for-like basis; internal insulation to walls; new slab & pavement floor
- 5. Installation of wood-burning stove
- 6. South extension to the main range

The Lean-to Outshot

- 7. New door in south elevation; doorway in west elevation (garden store)
- 8. New walls on interior and west side; slot windows between cladding on west elevation; insulation throughout

9.3 Impact Assessment

- 1. Two new double-width entrances in the east elevation of the main range
- 9.3.1 The three double-width entrances previously proposed for the east elevation of the building have, with input from the local authority, been reduced to two to further minimise the impact of the conversion on the fabric and form of the historic building. The two openings are proposed for the east-facing elevation, a blank expanse of brickwork that faces away from the house, making it particularly conducive at absorbing the alterations without impact upon the neighbouring grade II listed building or its setting.
- 9.3.2 The two doors are simple in style, commensurate with the status and utilitarian origin of the building. The proposed provision of bullnose special bricks in a contrasting hue to the jambs will reference other utilitarian buildings of similar date whilst providing a point of interest in the otherwise plain façade.

2. Removal of the partition within the main range

- 9.3.3 It is proposed that the light-weight timber partition is removed from the interior of the main range. Whilst the partition may represent an original feature of the building, subdividing the floor plan into two separate units, its light-weight character may be indicative of a second-fit, albeit as part of the phase 1 construction comprising the addition of a partition where required by the owners within an otherwise open-plan and highly adaptable building. It is therefore suggested that the removal of the partition and the reconfiguration of the main range to a single open-plan unit will not substantially impact upon the character of the historic building.

3. Insertion of two doorways in the west elevation of the main range

- 9.3.4 Two single-width doorways are proposed for the west elevation of the main range: these will be entirely concealed from view; removing any potential impact upon the special character and significance of the grade II listed house and its setting.

Recommendations

- 9.3.5 It is recommended that the brickwork is cut rather than new jambs being keyed in to ensure that the insertions remain legible as the most recent phase of construction for the building.

4. Repair existing windows and doors, or replaced on a like-for-like basis; internal insulation to walls; new slab/pamment floor

- 9.3.6 Repairs to the existing fabric are essential and welcome, informed by the input of the structural engineer Roger Bunney of EAR Shepperd. It is anticipated that the existing doors and windows may be beyond repair and that they may need to be replaced on a like-for-like basis. The approach to replacement, as a last resort, will ensure that the external appearance of the building remains intact and subservient to the parent building.
- 9.3.7 Internal insulation to the walls will obscure features relevant to the building's original and historic functions, such as the locations of the stalls as evidenced on the east elevation. In this case, securing the survival of this compact and interesting building, one of a type that is so often lost through disuse, will outweigh the impacts of obscuring the early detail.

New slab floor

- 9.3.8 It is proposed that a new floor is laid in limecrete to create a vapour permeable finish that will contribute to ensuring the future of the outbuilding. The materials are conservation-led and appropriate to the historic fabric.

5. Install wood-burning stove

- 9.3.9 It is proposed that a wood-burning stove is installed in the southeast corner of the historic range: this will include a metal flue that will rise through the roofline of the building. The discrete location and the use of a metal flue rather than a brick-built chimney stack will maintain the utilitarian and functional appearance of the building, while the location is out of sight, tucked away from any view of the building from the neighbouring 15th century house.

6. South extension to main range

- 9.3.10 A single storey extension is proposed for the south end of the main range: this, with the guidance of the local authority has been reduced in scale to ensure that the addition remains subservient to the historic building and to the character and significance of the wider group, including the setting of the neighbouring grade II listed former farmhouse.
- 9.3.11 The building is off-set from the side elevations of the existing range and stands to a lower ridge-height, design features built-in to ensure that the historic element remains the dominant feature as the group continues to evolve.
- 9.3.12 The fabric of the extension has been detailed to match that of the existing building in order that they sit seamlessly together, creating a group that through their matching materials and stylistic details, such as bullnose brick reveals to openings will maintain a clear contrast with, and subservience to, the 15th century timber-framed parent building. The suggested approach, in terms of scale, mass and materials, will ensure that the new work will not compete with or detract from its predecessors.

The Lean-to Outshot

7. New door in south elevation new door in west elevation (garden store)

- 9.3.13 The proposed new door in the south elevation of the lean-to outshot is in a discrete location, out of site of the parent dwelling, ensuring that its addition will not impact upon the special character and significance of the grade II listed house.
- 9.3.14 The west elevation of the lean-to outshot had originally included three small doorways, as such the reinstatement of the west wall and the inclusion of an entrance will reintroduce historic character and provide insight into the original layout of this part of the building as it evolves to meet new needs.
8. New walls on interior and west side; slot windows between cladding on west elevation; insulation throughout
- 9.3.15 The light-weight construction of the existing outshot and its dilapidated state calls for a higher degree of intervention to ensure its survival. The alterations will include reinstatement of a vertically-set weatherboard cladding to the west elevation; this will ensure that the new work will sit particularly well with the existing group and safeguard the oblique views of the group from the grade II listed house.
- 9.3.16 Where glazing is proposed it has been specifically styled to emulate and emphasise the vertical cladding in order to ensure that any visual impacts are minimised.
- 9.3.17 On the interior, a three-cell layout has been reinstated, albeit it to slightly new proportions in line with the requirements of the conversion. The alterations are for the most part confined to the interior of the building, allowing, as outlined above, the exterior to remain clearly subordinate to the group within which it sits, and to the parent dwelling. A particular feature of the proposed alterations to the outshot, and indeed to the building as a whole is the retention, unaltered, of an uninterrupted catslide roof, one that will have its clay tiled finish reinstated.

10.0 CONCLUSIONS

- 10.1 The proposal scheme is a particularly sensitive one, building in the information gained at an early stage about the origin, evolution and function of the ancillary building to create a scheme that will ensure its survival. Further, a collaborative approach has been maintained throughout the project, drawing upon and incorporating the advice provided by Horsham District Council, to ensure a heritage-led result for the group of buildings and the property as a whole.

Positive Features

- 10.2 There are several particularly positive characteristics to the proposal scheme:
- Repairs to the existing fabric of the historic building sit at the heart of this proposal scheme
 - A heritage-led approach from the outset starting with the historic building assessment to identify origin, development, character and significance to inform the scheme – no retrofit here
 - Retention of the existing group layout, including the slurry pit, in addition to the storey heights of both the main range and the lean-to outshot
 - A compact extension that compliments the form of the building, adding to its interest rather than detracting from or competing with it
 - Retention of the existing palette of materials: clay tile and brick
 - Retention intact of the existing expanse of the catslide roof – no rooflights or dormers proposed
 - Reinstatement of the traditional clay-tiled roof finish, removing the concrete tiles and substantially enhancing the appearance of the building and that of its grade II listed neighbour
 - No formal landscaping to ensure that the existing character and significance of this small building, its relationship to the primary dwelling and that of its setting, is retained
- 10.3 As demonstrated above, the results of this investigation have been discussed and used to inform the proposal scheme: the scheme continuing to evolve with input from the local authority to ensure that any impacts are at an absolute minimum, the preferred approach for managing change to **any** historic building designated or non-designated.
- 10.4 The results of the collaboration has resulted in an evidence-based and heritage-led, approach to the proposal scheme to ensure that any potential harm has been revised, minimised or omitted and that the character and significance of this historic building remains visually accessible as the property continues to evolve to meet new needs.

11.0 BIBLIOGRAPHY

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Lake, J & Edwards, B. 2006. *Historic Farmsteads. Preliminary Character Statement: South East Region* Historic England

Lake, J & Edwards, B. 2020. *Farmstead and Landscape Statement: Low Weald*. NCA 121. Historic England

12.0 PURPOSE OF THIS REPORT

- 10.1 The above statement and recommendations are the opinion of the author intended for information purposes only. Many of the views which inform the conservation of historic buildings are to some extent subjective, particularly in relation to more recent extensions and alterations; therefore it should be emphasised that there is no guarantee that the opinions expressed within this document will be endorsed by the local planning authority.

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Appendix 1: List Entry Description

The description in the list entry is solely for the purpose of recognition and as such is primarily based on external appearance. The description must not be treated as a comprehensive schedule of those elements which are legally protected as no matter what grade, the legislative cover not only relates to both the interior and exterior, but also extends to any building or structure within the curtilage which predates the 1st of July 1948.

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1027391

Date first listed: 09-May-1980

List Entry Name: HARWOODS FARMHOUSE

Statutory Address 1: HARWOODS FARMHOUSE, WEST END LANE

Location

Statutory Address:

HARWOODS FARMHOUSE, WEST END LANE

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

County: West Sussex

District: Horsham (District Authority)

Parish: Henfield

National Grid Reference: TQ 19402 15395

Details

HENFIELD WEST END LANE 1. 5404 Harwoods Farmhouse TQ 11 NE 8/283

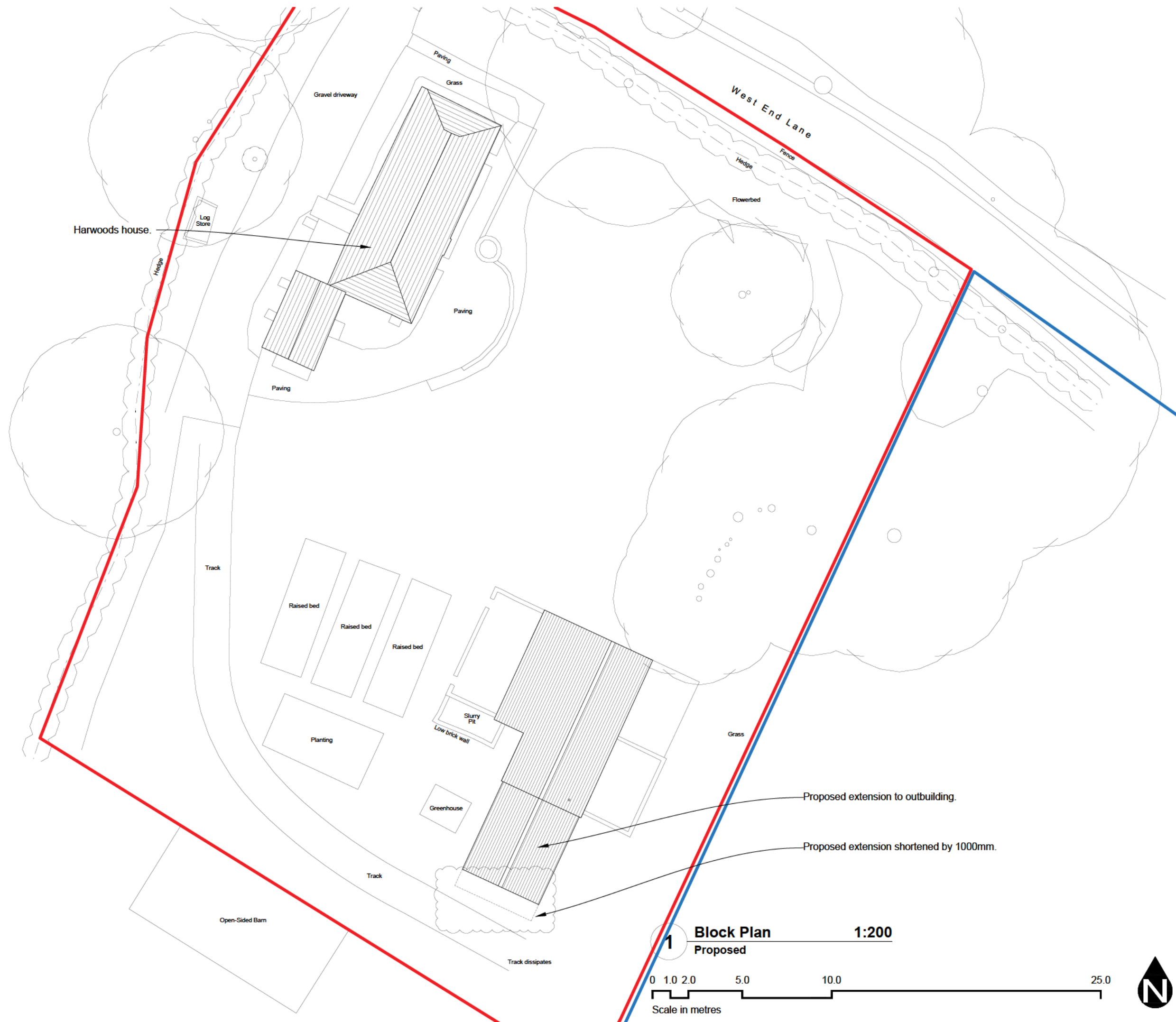
II

2. C17 or earlier timber-framed building, largely refaced with brick, now painted, but some timbering exposed at the back. Tiled roof. Casement windows. The easternmost window-bay has been added in painted brick in the C19.

Listing NGR: TQ1940215395

Legal

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



A	11/05/2025	Amendments to Proposals.	JKC	HEC
I	15/05/2025	Pre-Application Documentation.	JKC	HEC
Rev. Date	Notes	Drawn	Checked	

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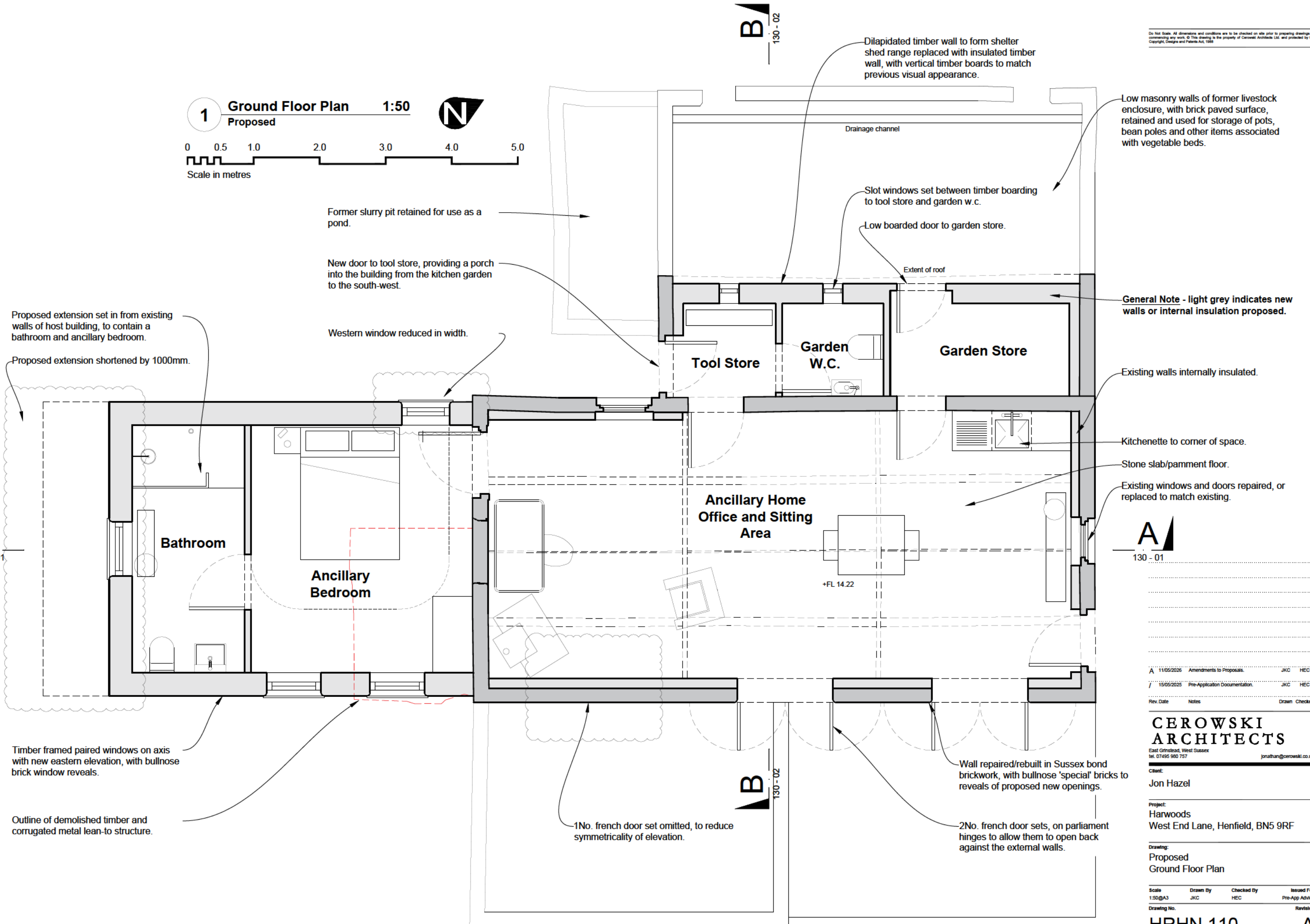
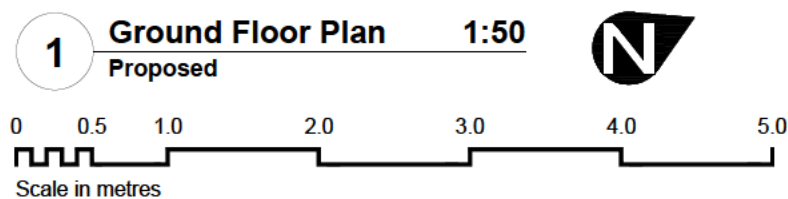
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Project:
Harwoods
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Proposed
Block Plan

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Drawing No.		Revision	

HRHN 102 A



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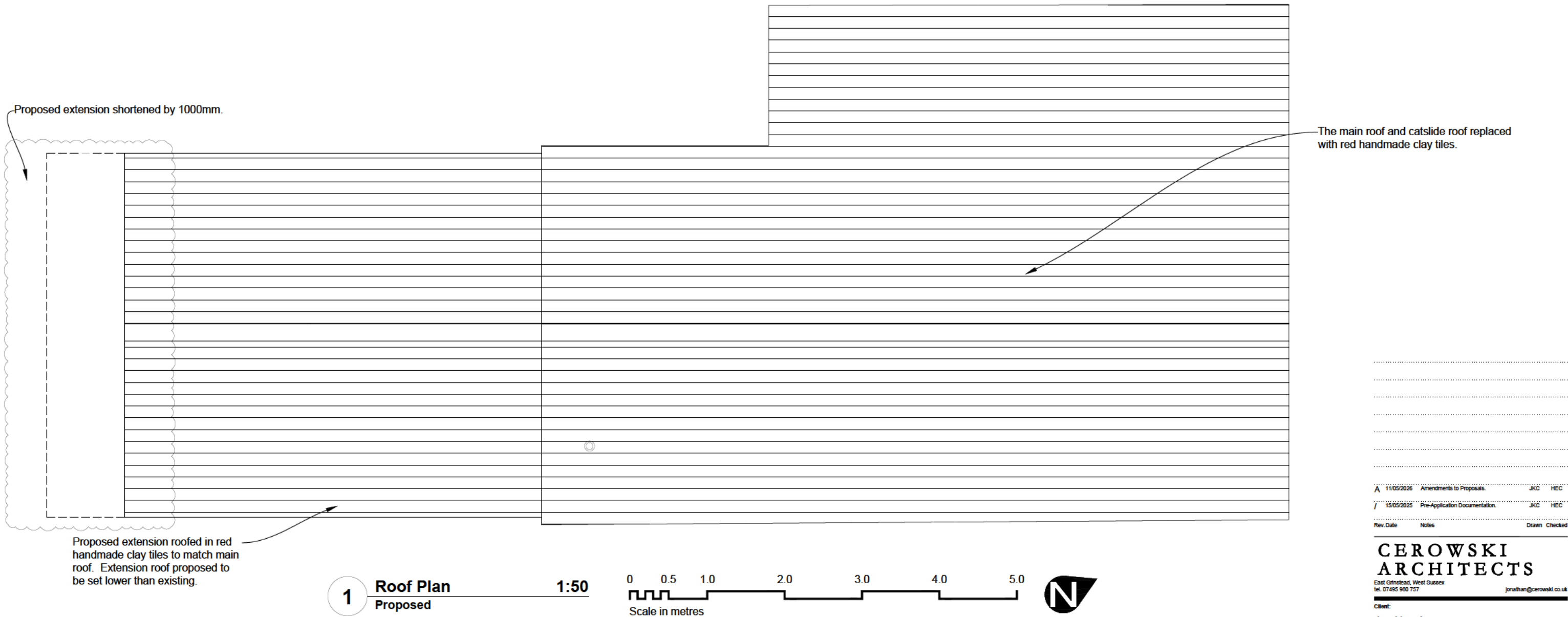
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Project:
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Drawing:
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 Ground Floor Plan

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HRHN 110 A



A	11/05/2025	Amendments to Proposals.	JKC	HEC
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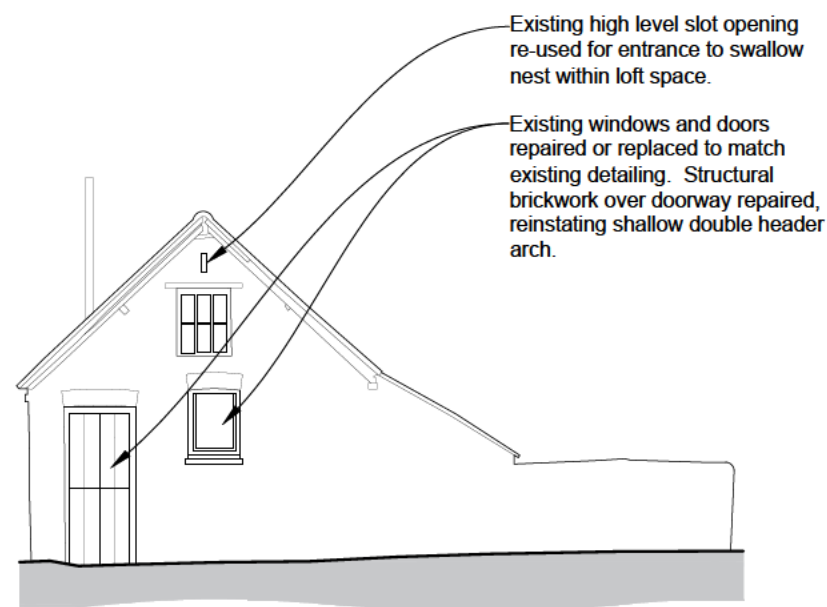
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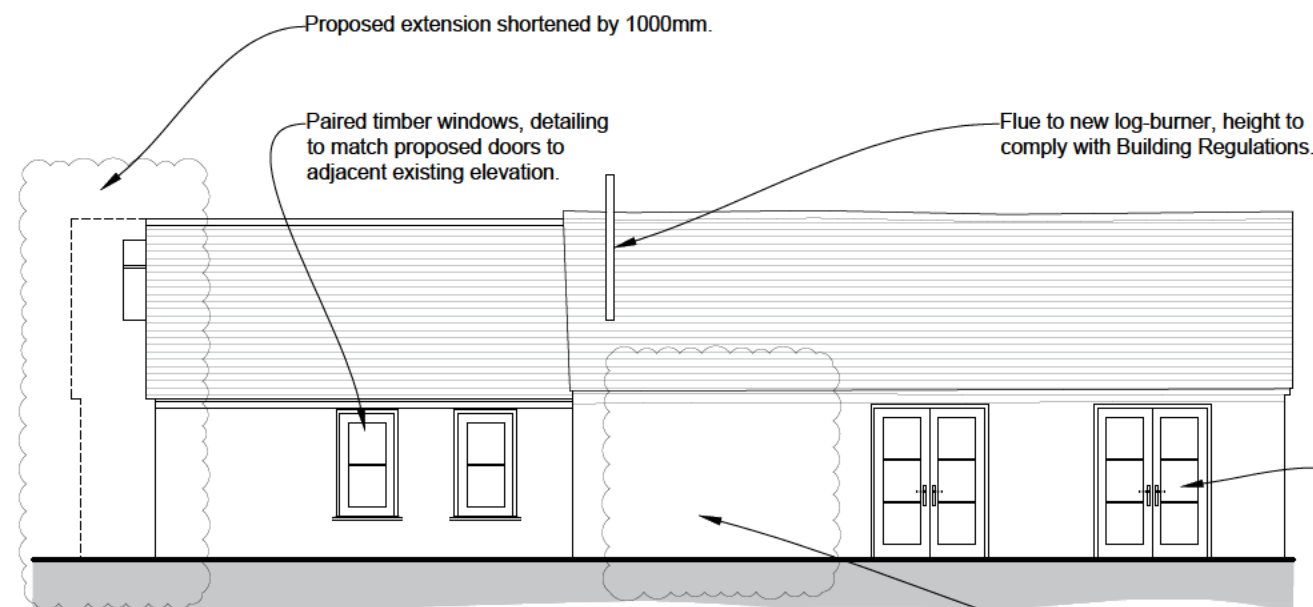
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Drawing No.	Revision		

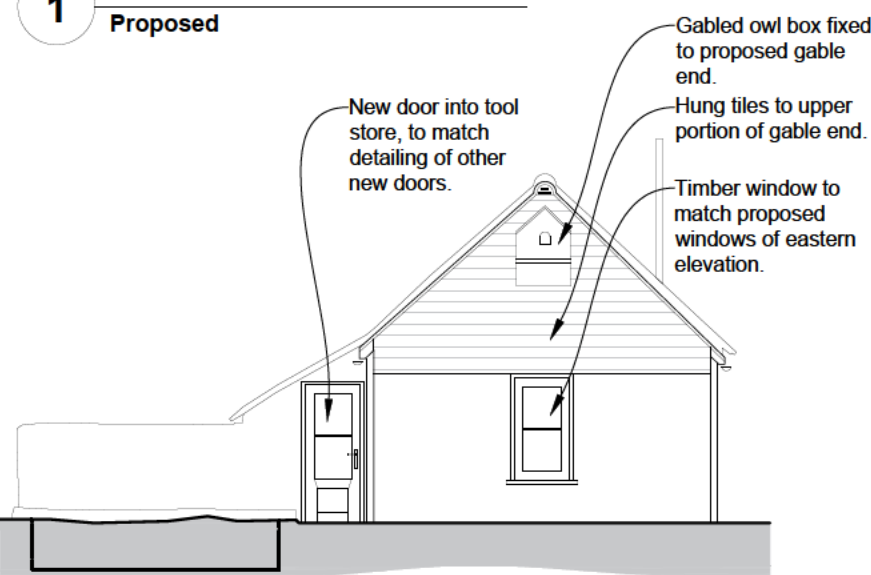
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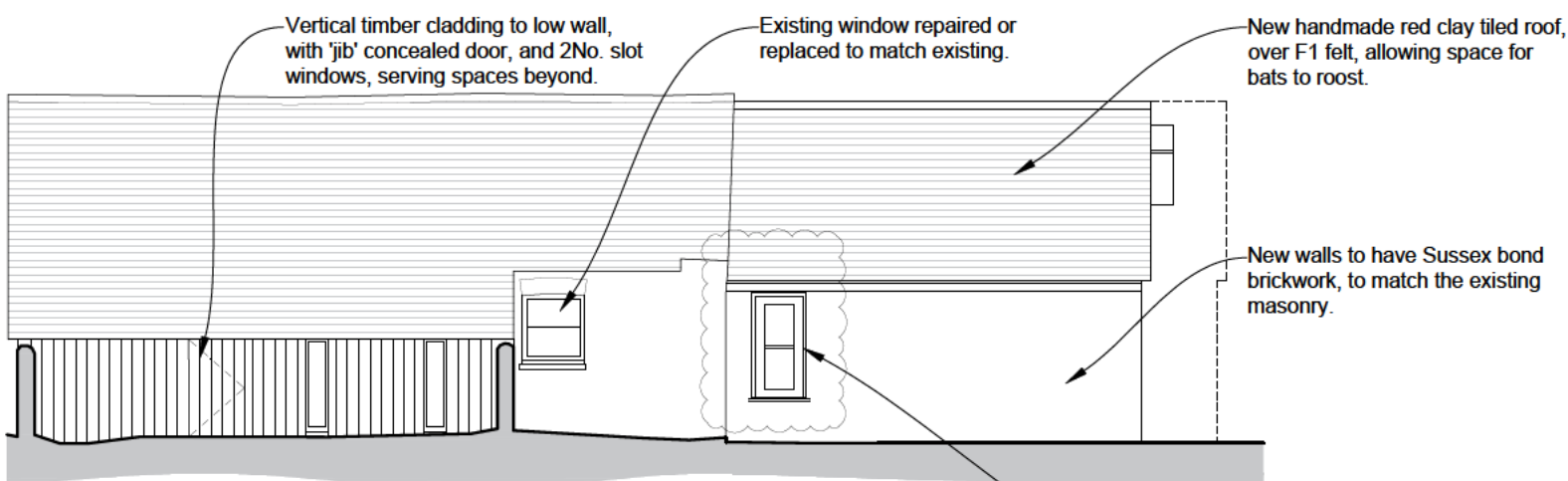
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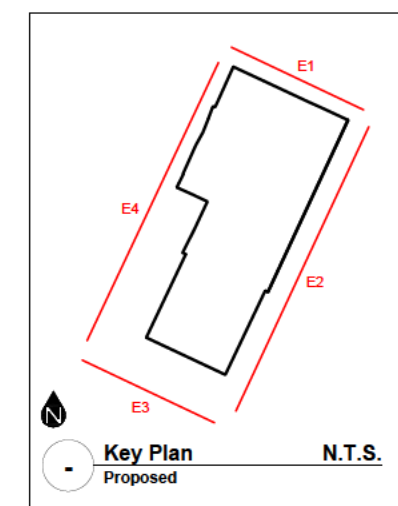
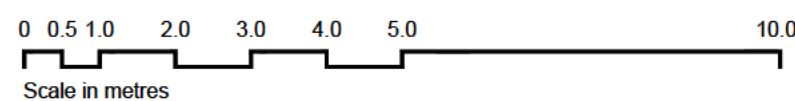
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3 South Elevation 1:100
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4 West Elevation 1:100
Proposed



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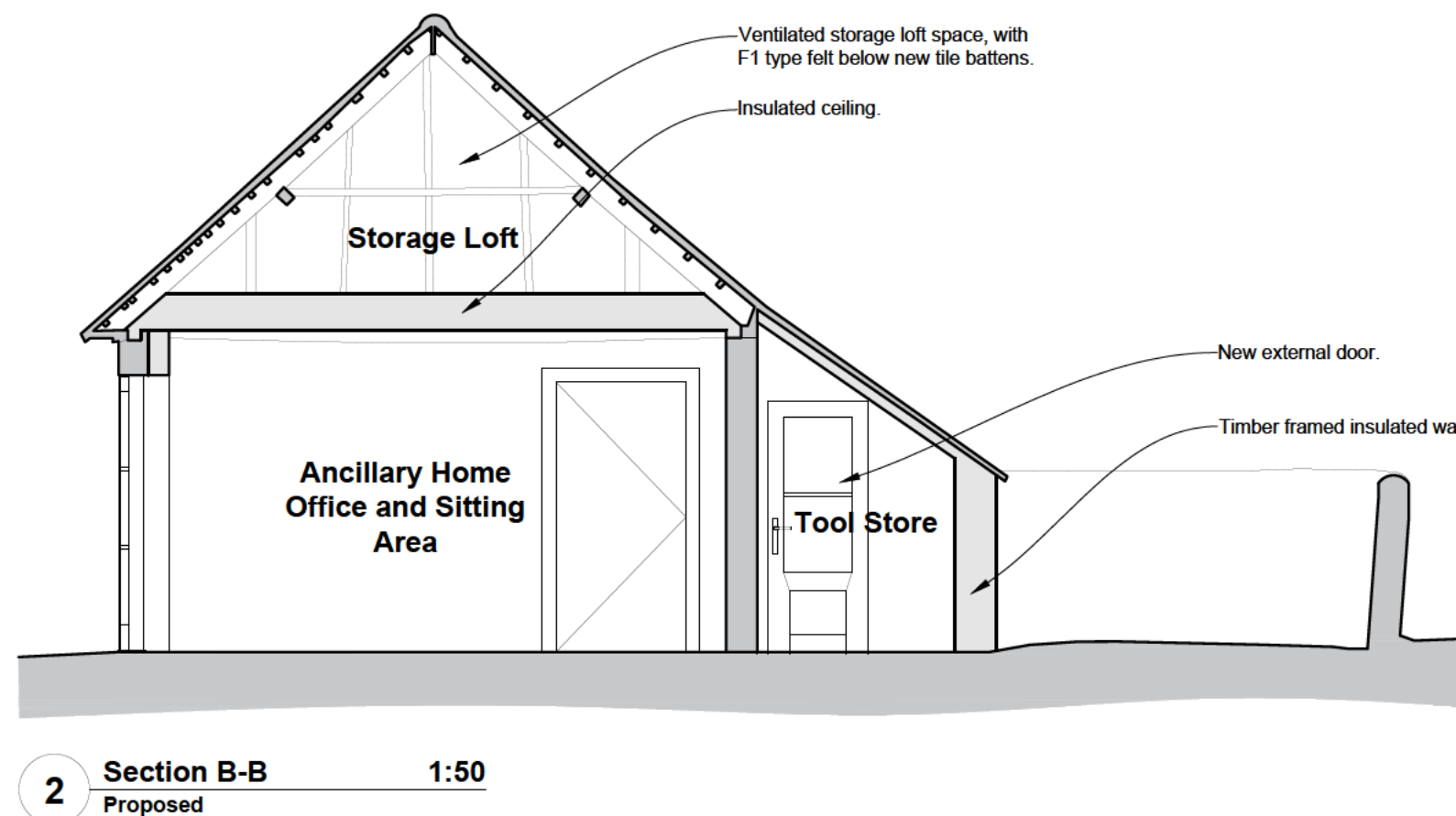
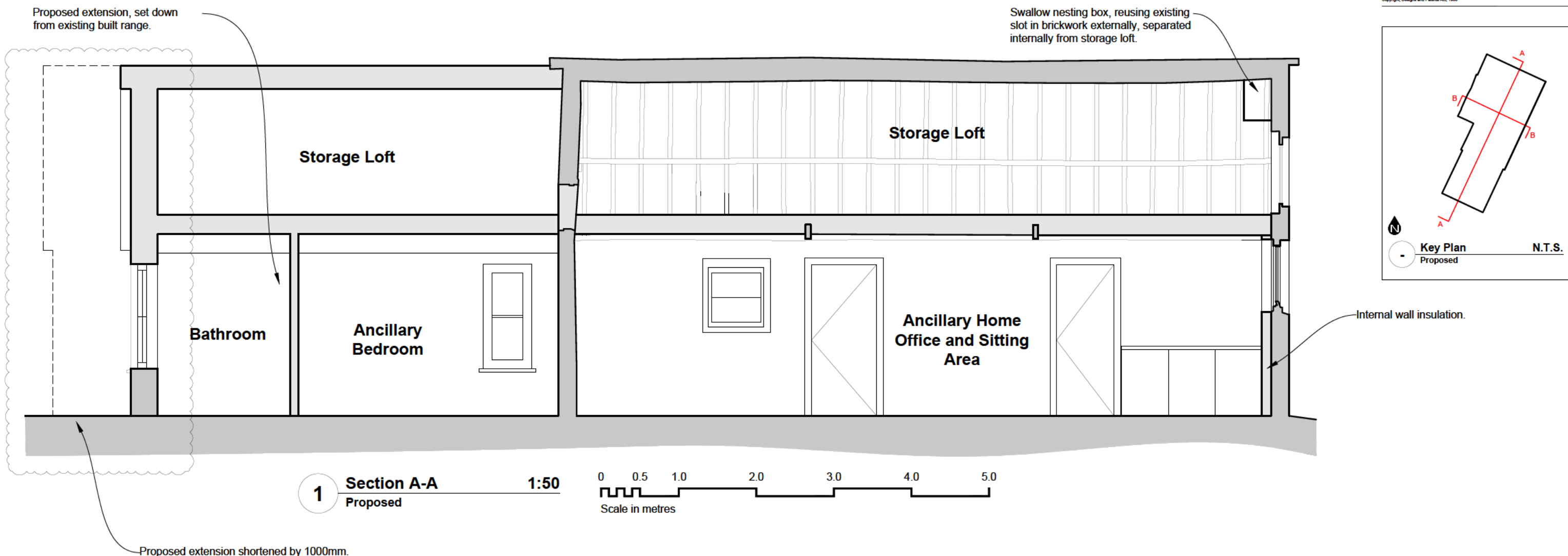
Client:
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Drawing:
Proposed
Elevations

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HRHN 120 A



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Drawing:
Proposed
Sections

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HRHN 130 A

