

HERITAGE STATEMENT

Application for Listed Building Consent
Wyckham Farm Cottage and Wyckham Farmhouse
Wyckham Lane, Steyning, West Sussex BN44 3YW
Grade II Listed (NHLE List Entry 1180686)

Prepared in accordance with Historic England Advice Note 12: Statements of Heritage Significance

1. Introduction

1.1 Purpose of this Statement

This Heritage Statement has been prepared in accordance with Historic England Advice Note 12 (Historic England, 2019) to support an application for Listed Building Consent for internal alterations to Wyckham Farm Cottage and Wyckham Farmhouse, a Grade II listed building (Historic England, 1993).

The statement:

- Describes the significance of the heritage asset
- Explains the impact of the existing subdivision
- Assesses the impact of the proposed works
- Demonstrates how harm is avoided

The Council's Senior Conservation Officer has confirmed that the principle of altering the dividing wall between the properties is acceptable provided the works are carried out sensitively and supported by structural details and sections demonstrating non-destructive junctions (Rix, HDC, 2025).

2. Site Description, Setting and Planning History

2.1 Site Context and Setting

The site lies to the north east of Steyning at the end of an unmade private road within open countryside. The building forms part of a historic rural farmstead setting.

The listed building comprises a former farmhouse and cottage, now subdivided into two dwellings joined at a party wall and incorporating a flying freehold arrangement (Historic England, 1993).

No external alterations are proposed as part of this application. The rural setting, external appearance, massing, roofscape and relationship to the surrounding farmstead

remain unchanged. The proposal therefore results in no impact on the setting of the listed building.

2.2 Listing Description

Wyckham Farm Cottage and Wyckham Farmhouse is Grade II listed under National Heritage List for England entry 1180686 (Historic England, 1993).

The listing identifies:

- A late medieval former open hall house forming the eastern section
- Later alterations and additions
- Horsham stone slab roof coverings
- Timber framing and historic structural fabric
- Surviving internal elements of historic significance

The building retains evidential value in its structural fabric and legible historic development (Historic England, 1993).

2.3 Planning History

Planning history includes:

- DC/11/0326 – Demolition of outbuilding and erection of single storey annexe (Horsham District Council, 2011).
- DC/07/0176 - Re-instate front porch, replace existing glass house and external alterations.

Based on a review of the Planning Portal, there have been no previous applications relating specifically to the internal subdivision or alteration of the dividing line between the two dwellings.

2.4 Archaeology

The proposals are confined entirely to internal alterations within the existing building envelope. There is no ground disturbance and no excavation. No archaeological impact is anticipated.

3. Significance of the Heritage Asset

3.1 Architectural and Historic Significance

The building derives significance from:

- Its medieval origins and subsequent evolution
- Surviving timber framing and crown roof structure
- Traditional materials including brickwork and Horsham stone roofing

- Internal structural evidence and historic plan form
- Its contribution to the historic farmstead grouping

3.2 Spatial Significance and Subdivision

The Council's Senior Conservation Officer has noted that the division of the historic farmhouse has interrupted the historic spatial arrangement (Rix, HDC, 2025).

The existing dividing line reflects a later phase in the building's history. The proposed alteration does not fully restore the original undivided arrangement but is no more impactful than the current configuration.

The existing flying freehold arrangement creates ambiguity in ownership and maintenance responsibility, particularly in relation to the Horsham stone roof and roof junctions.

4. Description of Proposed Works

The proposals are illustrated on:

Existing Floor Plans (Philip J Clay Architectural Design, 2026a)

Proposed Floor Plans (Philip J Clay Architectural Design, 2026b)

Sections and Wall Details (Philip J Clay Architectural Design, 2026c)

4.1 First Floor Alterations

The proposal includes:

- Transfer of one bedroom from the Farmhouse to the Cottage
- Formation of a new internal corridor within the Cottage
- Blocking and making good of the existing doorway within the Farmhouse
- Construction of a new separating wall entirely within the Cottage footprint
- Provision of fire and acoustic lining internally

The new entrance opening into the transferred bedroom is formed through an existing stud partition and does not involve cutting historic structural timbers or fabric of architectural significance.

The doorway to be blocked is understood to relate to the later subdivision of the farmhouse rather than to primary medieval fabric.

Lime based materials will be used for making good where existing fabric is lime based, ensuring compatibility and breathability.

4.2 Basement Alterations

The proposal includes:

- Closure of stair access from the Farmhouse
- Retention of the stair structure in situ
- Installation of a reversible false floor over the stair
- Formation of new access from the Cottage via hatch
- Construction of a double skin brick infill with damp proof course at the new separation line

The basement stair is retained in situ and remains reversible. Although the stair may form part of the earlier farmhouse arrangement, no structural removal is proposed.

4.3 Fire and Acoustic Upgrading

As the line of separation between dwellings is being revised, a new separating wall construction is proposed.

As detailed in the sections (Philip J Clay Architectural Design, 2026c), this includes:

- Independent stud lining
- Fire rated plasterboard
- Mineral wool insulation
- Sealed junctions
- Non destructive fixings

The works are confined to the Cottage side of the dividing line and avoid intervention within the neighbouring dwelling.

5. Impact Assessment

5.1 Impact on Historic Fabric

The proposals avoid demolition of primary structural elements.

The new separating wall is independent and avoids cutting back historic masonry or framing.

The creation of the new bedroom opening affects only a later stud partition and does not remove structurally significant or medieval fabric.

Blocking of the doorway is localised and relates to later subdivision works.

The basement stair is retained beneath a reversible false floor rather than removed.

5.2 Degree of Harm

The proposal results in no harm to the special architectural or historic interest of the listed building.

All new works are reversible. The revised separation line is achieved through independent construction within the Cottage footprint and does not involve permanent loss of historic structural fabric.

5.3 Impact on Spatial Arrangement

The historic subdivision has already altered the original farmhouse arrangement. The proposed alteration does not intensify that impact and is no more harmful than the existing configuration (Rix, HDC, 2025).

5.4 Compliance with Conservation Advice

The application includes structural details and sections showing how new dividing walls join to existing fabric in a non-destructive way, directly responding to the Conservation Officer's advice (Rix, HDC, 2025).

6. Justification and Long Term Conservation Benefit

The proposals provide:

- Rationalisation of the flying freehold arrangement
- Clearer ownership and maintenance responsibility
- Removal of ambiguity over ownership of the Horsham stone roof and associated roof junctions
- Improved long term management of roof and structural interfaces
- No external change and minimal intervention in historic fabric

The rationalisation of the roof divide is a significant conservation benefit, ensuring that responsibility for maintenance of the Horsham stone roof is clear and unambiguous.

7. Conclusion

The application seeks Listed Building Consent for internal alterations to revise the dividing line between two dwellings within a Grade II listed building.

The principle has been confirmed acceptable by the Conservation Officer. The works are internal, reversible, and supported by detailed drawings demonstrating non-destructive construction.

The proposal results in no harm to the significance of the listed building and preserves its special architectural and historic interest.

Listed Building Consent is respectfully requested.

References

Historic England (1993) Wyckham Farm Cottage and Wyckham Farmhouse, List Entry 1180686. National Heritage List for England.

Historic England (2019) Advice Note 12: Statements of Heritage Significance.

Horsham District Council (2011) Planning Application DC/11/0326.

Horsham District Council (Various) Planning history entries relating to Wyckham Farm.

Rix, S. (2025) Senior Conservation Officer correspondence regarding proposed alteration of dividing wall.

Philip J Clay Architectural Design (2026a) Existing Floor Plans.

Philip J Clay Architectural Design (2026b) Proposed Floor Plans.

Philip J Clay Architectural Design (2026c) Sections and Wall Details.