~ SNAPES COTTAGE ~

STORRINGTON ROAD, THAKEHAM, WEST SUSSEX, RH20 3ED

External and internal alterations and repair works. Replacement of lean-to and modern shed with linked single-storey extension. Alterations to existing garage.

DESIGN ACCESS STATEMENT INCORPORATING HERITAGE STATEMENT







Prepared by Roberto Prieto-Labrador MA, PCIfA ~ Reviewed by Ben Kirk MSc, IHBC

January 2025

MANORWOOD
building on tradition

ABOUT MANORWOOD

Manorwood is a small team of historic building professionals with varied skills across different areas of the historic environment.

This report has been prepared by Senior Historic Building Consultant and Researcher Roberto Prieto-Labrador and reviewed by Director Ben Kirk

Roberto holds a MA in English Building History, awarded with Distinction by the University of York. His field of expertise is domestic vernacular architecture, specialised in material culture and domestic life during the late medieval and early modern periods.

Roberto is a Practitioner member of the Chartered Institute of Archaeologists (PCIfA), as well as an Affiliate member of the Institute of Historic Building Conservation (IHBC). He is also a member of The Domestic Buildings Research Group (DBRG) and the Wealden Buildings Study Group (WBSG).

As a Senior Historic Building Consultant and Researcher at Manorwood, Roberto is responsible for in depth research into building records, mapping, and physical evidence to help inform proposals and for preparing Heritage Statements and Statements of Significance to support applications for alteration or redevelopment of historic buildings and areas, as well as surveying and recording historic buildings.

Ben holds an MSc in Timber Building Conservation, completed at the Weald and Downland Museum, and validated by Bournemouth University, and is a full member of the Institute of Historic Building Conservation (IHBC) and a recognised Historic Environment Service provider under the well-established HESPR scheme.

Ben is a member of various groups including the Vernacular Architecture Group (VAG), the Domestic Buildings Research Group (DBRG), and the Wealden Buildings Study Group (WBSG).

Ben has been actively working in the historic environment industry for 15 years on numerous heritage asset projects which include surveying of historic buildings (both domestic and agricultural), preparation of schedules of works and detailing of repairs. Ben oversees numerous applications for Planning permission and Listed Building Consent and has built solid working relationships with Conservation Officers at a number of Authorities across the South East.

As a company Director at Manorwood, Ben has overseen works to historic buildings carried out by a skilled network of sub-contractors including the timber restoration at Charleston Farm barns in Firle and the re-erection of historic buildings at the Weald and Downland Living Museum near Chichester, both which received awards from the Sussex Heritage Trust.

As a company Manorwood have provided various historic environment services to a number of Country Estates across the South East including the Lydhurst Estate, the Borde Hill Estate, the West Dean Estate and a number of projects on the Wiston Estate where Manorwood continue to provide consultancy advice on redevelopment and reuse of various areas.

Most recently Manorwood completed the sensitive restoration and conversion of the magnificent 15th century barn for Nyetimber Vineyards in West Sussex.

TABLE OF CONTENTS

About Manorwood 2
Table of contents 2
Introduction 3
Heritage Assets and Designations 4
Proposals 5
Historic Context 6
Assessment of Significance 10
Impact Assessment 11
Conclusion 16
Appendix: Legislation and Policy Context 17

1 INTRODUCTION

1.1 This Heritage Statement has been prepared by Roberto Prieto-Labrador MA, PCIfA on behalf of Manorwood to accompany an application relating to a proposal at Snapes Cottage, Thakeham.

1.2 Snapes Cottage is located on the west side of Storrington Road, approximately 1 mile to the northeast of Storrington, West Sussex.

1.3 The property comprises a Grade II Listed Building, the older part of which is a former cross-wing dating to the 15th century. The rest of the building dates to the 1950s. The property also includes a 20th century outbuilding to the rear (west) of the main house, as well as a modern shed and garage building to the north.

1.4 The property has been recently acquired by the applicants, who wish to make some internal and external alterations to improve the usability of the building as a modern residential dwelling and to enhance, where possible, the character of the listed building.

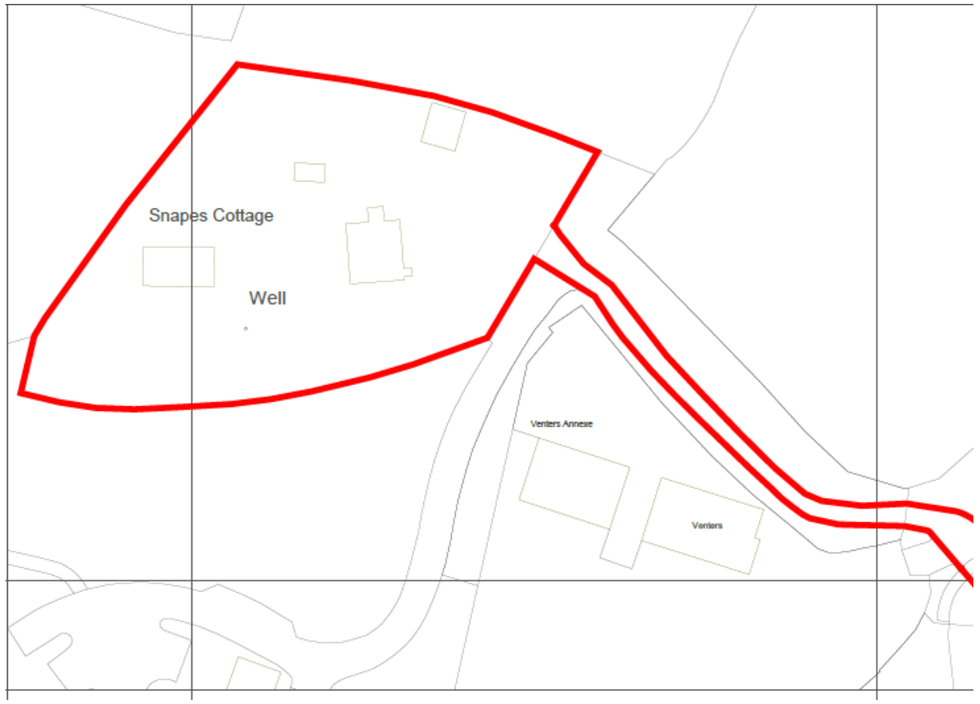
1.5 This report, therefore, accompanies an application seeking planning permission and Listed Building Consent to carry out a number of internal and external alterations, including the replacement of the existing lean-to and modern shed with a linked single-storey extension.

1.6 Additionally, the scheme includes external changes to the modern garage to the north of the building.

1.7 The building has also suffered from decay due to a lack of continuous maintenance and the use of unsympathetic materials in previous works, and it now requires repair works to ensure its long-term preservation. Such works are, therefore, included as part of the proposed scheme.

1.8 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.

1.9 This Heritage Statement includes a Significance Assessment, which identifies the relative heritage value of the identified heritage asset (i.e., the listed building). It also includes an Impact Assessment, which considers the potential impact of the proposed scheme on the significance of the identified heritage asset, 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) and the Local Planning Authority.



Location of Snapes Cottage.

2.1 Snapes Cottage is a statutory Listed Building designated in March 1955. The listing reads:

SNAPES COTTAGE

Location Thakeham, West Sussex, RH20 3ED

District Horsham (District Authority)

Date Listed 15th March 1955

List Entry No 1027208

Grade II

Description C17 or earlier timber-framed cottage with herring-bone brick nogging, partly refaced in modern brick. First floor jettied with curved braces. Gable with scalloped bargeboards. Tiled roof with pentice on south. Casement windows with diamond-shaped panes. Two storeys. One window.



Snapes Cottage in 2024.

3 PROPOSALS

3.1 The proposal comprises the replacement of the existing lean-to and modern shed to the north of the building with a linked single-storey extension.

3.2 The scheme also proposes a number of external and internal alterations to improve the character of the building as a far as possible and its usability as a modern residential dwelling. These changes can be summarised as follows:

External

- Replacement of 20th century fenestration.
- Conversion of window to doorway.
- Reinstatement of bay window.
- Replacement of existing porch
- Installation of external insulation and tile hanging to first floor (1950s section only).
- Replacement of asbestos rainwater goods.

Internal

- Replacement of modern doors with ledged and braced doors.
- Removal of Edwardian fireplace and chimney stack.
- Removal of decayed lath and plaster ceiling to expose joists (ground floor)
- Minor layout alterations (first-floor).

3.3 Furthermore, external alterations are proposed to the existing modern garage building to provide it with a more traditional and in keeping appearance.

3.4 Repairs to the historic fabric of the building are also proposed.

3.5 Further details of the proposals are included in the accompanying plans, which should be read in conjunction with this report.

3.6 The impact of the proposals on the Listed Building and its setting is discussed in Section 6 of this report.

4 HISTORIC CONTEXT

4.1 The following section provides the historical background and interpretation of Snapes Cottage based on desk-based research and an on-site survey to better understand its origin and development.

4.2 Snapes Cottage is a historic building with a rectangular footprint, reflecting two clearly distinct periods of construction. The northernmost section comprises the earliest part of the structure. This is a late medieval (possibly 15th-century) jettied, timber-framed cross-wing, which was altered in c.1600 by adding a bay window, and oriel window (now lost) and the replacement of the original wattle and daub panels with herringbone nogging.

4.3 The southernmost section is a 1950s extension, constructed in stone and brick. Historically, the building formed part of a large farmstead extending on both sides of Storrington Road, which today includes Snapes Cottage (on the west side), Little Snapes, and Snapes Farm (on the east side).

4.4 The original farmhouse appears to have been Snapes Cottage. Alongside a large barn depicted on historic maps, it formed the early core of the farmstead. This farmhouse was originally a medieval hall house with a 3-bay cross-wing to the north, the latter being the only surviving portion of the building.

4.5 It is unclear when the hall house was demolished. However, the farmstead seems to have expanded to the east side of the road during the 17th century, resulting in the construction of a new farmhouse on the eastern side, now known as Snapes Farm.

4.6 The hall house was likely demolished either due to disrepair or because it was considered outdated. The westernmost bay of the cross-wing was also demolished and replaced with a chimney stack that served a large ground-floor fireplace used for cooking. The construction of the new farmhouse allowed for a more modern and fashionable design, while the surviving cross-wing was probably repurposed as a labourer's cottage.

4.7 The removal The present appearance of the building is the result of the 1950s construction of a double-depth stone block with brick quoins on the site of the former hall house.

4.8 The name "Snapes" appears to derive from the site's owners during the late medieval period. By the mid-15th century, John Snape (or Snapp) inherited lands from his grandfather, Thomas Snape of Pulborough (TNA C1/16/548). These lands, believed to have been the freehold of Thakeham Manor, were known as Snapes and were enfeoffed by Thomas Snape.

4.9 Between 1452 and 1454, John Snape sought the payment of 6 shillings and 8 pence, which was annually bequeathed by Thomas Snape from "a messuage and land in Thakeham" (TNA C1/19/335). The term "messuage" suggests the presence of a building on the property, which may have been the original hall house adjacent to the surviving cross-wing. The cross-wing itself was likely constructed by either Thomas or John Snape.



East Elevation



North Elevation



South Elevation



West Elevation



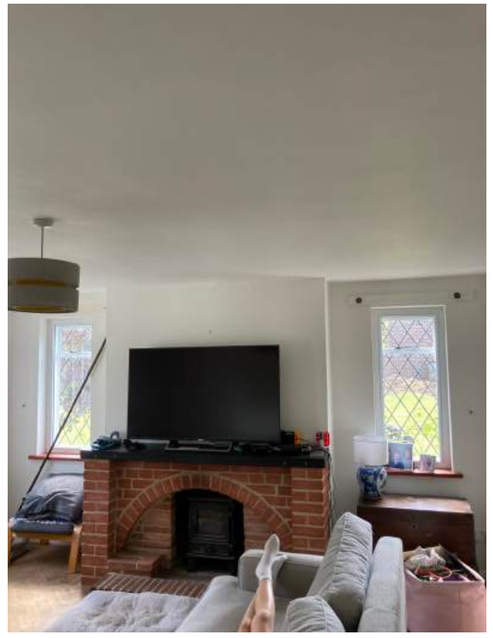

Evidence of brackets to support the former oriel (left) and former 8-light bay window (right).

4.10 According to the Victoria County History (*A History of the County of Sussex: Volume 6 Part 2, Bramber Rape*), Snapes was later held with another copyhold in Thakeham by John Scutt (d. by 1614). He was succeeded by Edward Harraden (d. by 1645). The property then passed from father to son through John (d. by 1654) and Edward Harraden (d. by 1682). Another Edward Harraden sold it in 1728 to John Mordaunt, and he in 1767 to Joseph Standen.

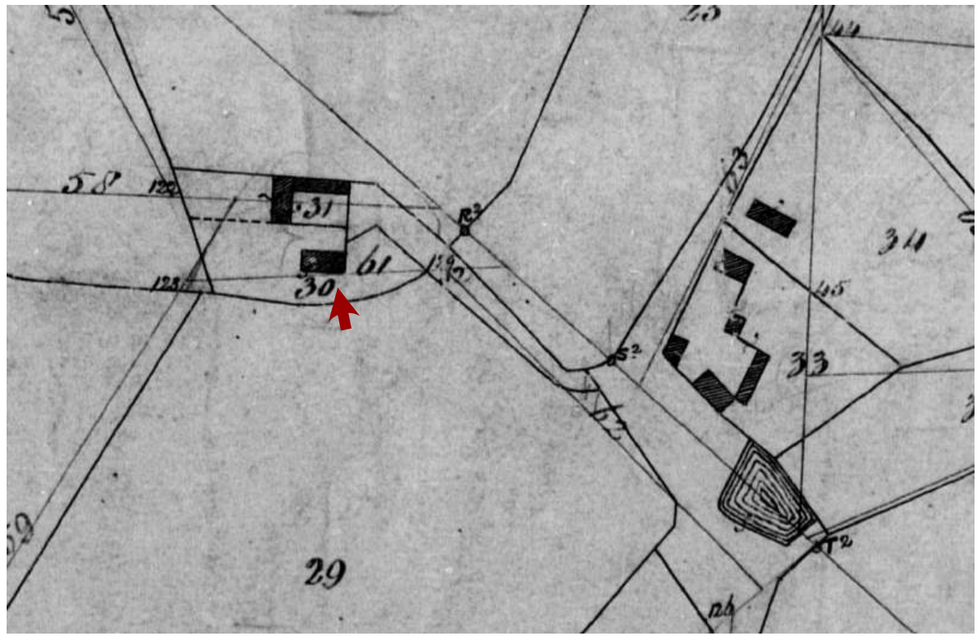
4.11 Edward Harraden had sold part of the property in 1631 to Alexander Roch; through further sales that part descended to John Mordaunt and passed with the rest to Joseph Standen. He exchanged that part before 1779 with Henry Shelley for another house and lands in the parish, and by will of 1780 left his estate to his widow Mary. She died in 1783 or 1784 when her trustees conveyed it to William Langley, who owned 52 acres in Thakeham in 1812 and died in 1824 leaving the property in trust for sale. The trustees sold it to George Gibson of Sandgate Lodge, Sullington, in 1834, who appears as the owner in the Tithe Apportionment of 1844. G. C. Carew Gibson advertised Snapes farm with 62 acres for sale in 1887. The owner between 1910 and 1918 was E. Kellett; the ownership has not been traced further.




Interior of the medieval cross-wing. Note the crown post (left) and the surviving original door (right).

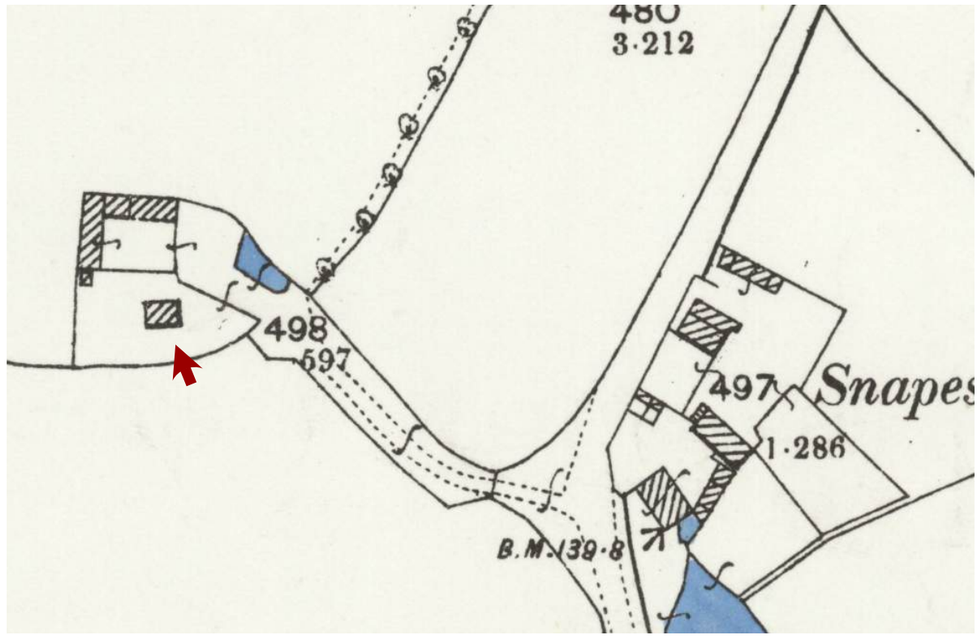
Interior of the 1950s part of the building.



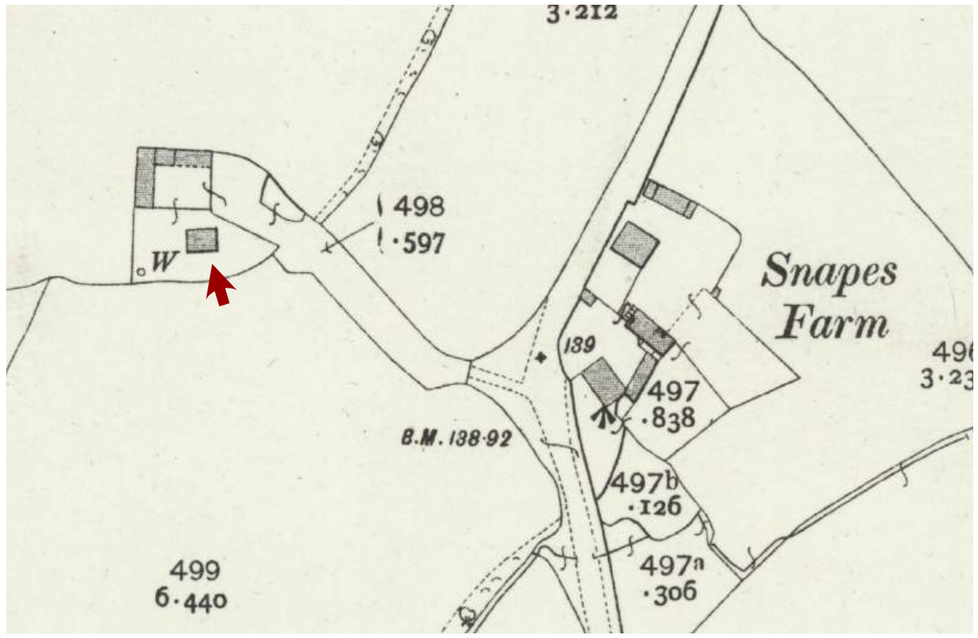
Detail of Tithe Map showing Snapes Cottage, 1841 (TheGenealogist).



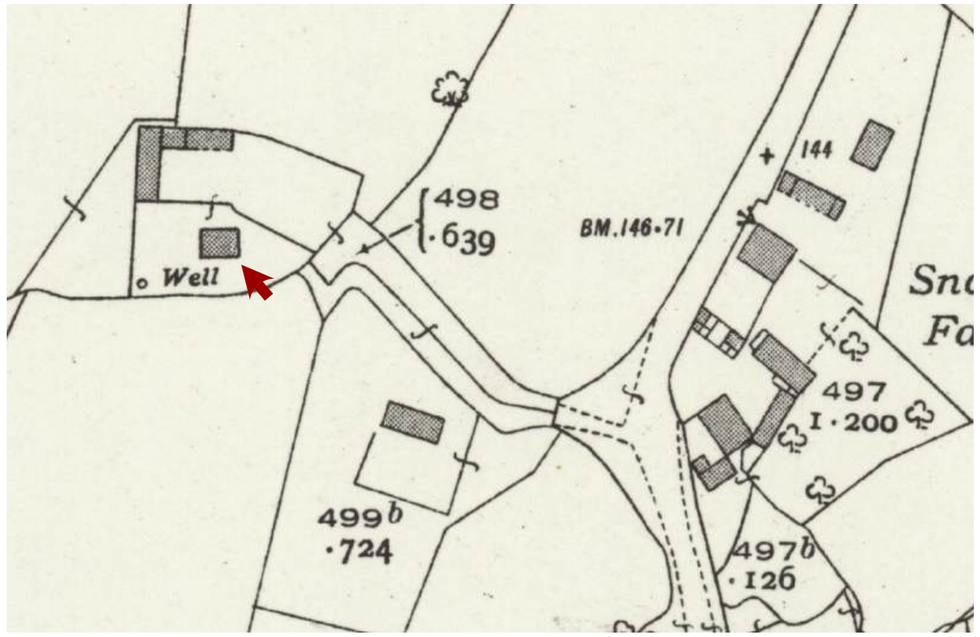
Detail of Ordnance Survey showing Snapes Cottage, 1875 (National Library of Scotland).



Detail of Ordnance Survey showing Snapes Cottage, 1896 (National Library of Scotland).



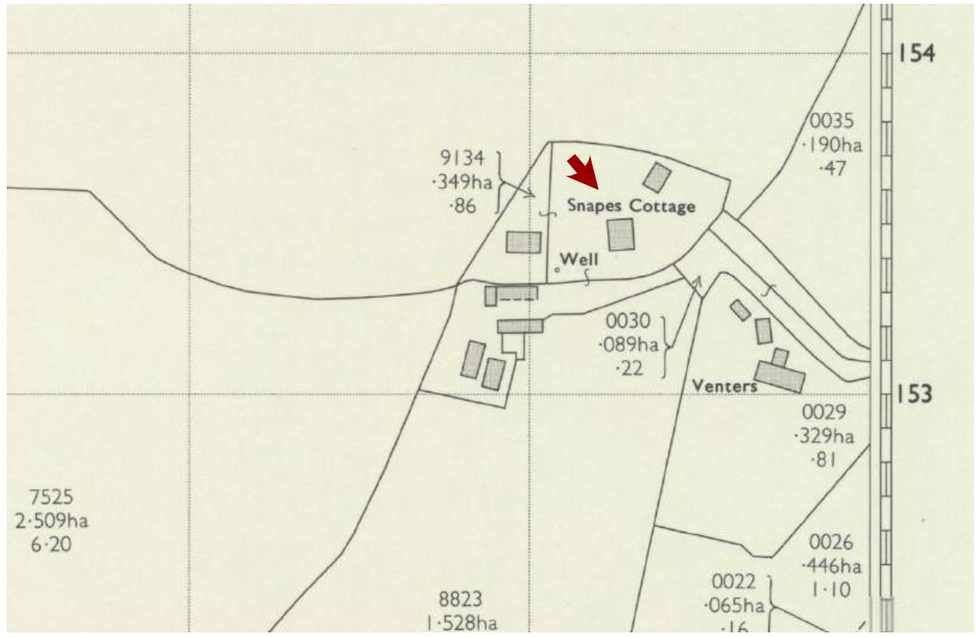
Detail of Ordnance Survey showing Snapes Cottage, 1909 (National Library of Scotland).



Detail of Ordnance Survey showing Snapes Cottage, 1937 (National Library of Scotland).



Detail of Ordnance Survey showing Snapes Cottage, 1946 (National Library of Scotland).



Detail of Ordnance Survey showing Snapes Cottage, 1972 (National Library of Scotland).



Satellite View of Snapes Cottage, 2022 (© Google Earth).

MANORWOOD
building on tradition

5.1 The following is an assessment of the significance of Snapes Cottage according to the range of heritage values as outlined in Conservation Principles, Policies and Guidance published by Historic England in 2008. These values are distilled under the following headings: evidential value, historical value, aesthetic value and communal value.

5.2 This assessment of significance has been used to inform the proposals in order to minimise the impact on the special interest of the building, and where possible to take opportunities to enhance its special interest.

EVIDENTIAL VALUE.

5.3 Evidential value is described by Historic England as “physical remains” and “evidence of past human activity” and is derived from one’s ability to interpret the history and historic evolution of a building through visible and tangible features.

5.4 Snapes Cottage holds significant evidential value due to its surviving late medieval timber-framed cross-wing, which provides physical evidence of early domestic architecture and building techniques, such as the use of herringbone nogging and timber framing. The cross-wing is the only remaining part of a once larger medieval hall house, offering insights into the evolution of rural farmsteads and their adaptation over time.

HISTORICAL VALUE.

5.5 Historic England considers that historic value “derives from the ways in which past people, events and aspects of life can be connected through a place to the present”. This is generally regarded as either illustrative value whereby the site can be perceived to represent a period in history, or associative value, where a connection with an event or person can contribute to the historic significance of a site.

5.16 The historical value of Snapes Cottage lies in its direct association with the Snape family, who were significant landowners in the Thakeham area during the late medieval period. Documentary evidence from the mid-15th century connects the property with John and Thomas Snape, reinforcing its importance within the context of local history and landownership patterns.

5.7 Additionally, the building illustrates the historical transition from a medieval hall house to a labourer’s cottage, reflecting changing social and architectural trends over centuries. The relocation of the farmstead's main focus to the east side of the road during the 17th century further contextualises rural development in this part of Sussex.

AESTHETIC VALUE.

5.8 Aesthetic value according to Historic England “derives from the ways in which people draw sensory and intellectual stimulation from a place”. This value can be attributed to conscious design whether it be predetermined by an architect or the work of a craftsman and can also encompass historic and evolutionary changes to a building.

5.9 The aesthetic value of Snapes Cottage derives from the juxtaposition of its medieval timber-framed architecture and the 1950s stone and brick extension. Whilst the latter reflects mid-20th century construction trends, the surviving cross-wing retains its picturesque and traditional appearance, contributing to the character and charm of the building’s setting.

5.10 The use of traditional materials and craftsmanship in the cross-wing aligns with the vernacular architectural tradition of the area and connects the building with its immediate landscape from where these materials were obtained.

COMMUNAL VALUE.

5.11 Communal value “derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”. This can be divided into commemorative and symbolic values, where the place may invoke emotion or contribute to an individual’s or community’s sense of place or social values, where a place can be a form of catalyst for memories associated with it.

5.12 Snapes Cottage does not seem to possess specific communal value, beyond the personal experiences and memories of those who occupied the house, as expected in private domestic buildings.

CONSTRUCTION OF SIDE LINKED EXTENSION AND REMOVAL OF SHED AND LEAN-TO

6.1 The proposal involves the removal of the existing lean-to and shed to the north of the building, which will be replaced with a new linked single-storey extension.

6.2 The existing lean-to was built during the early years of the 20th century, while the shed is of late 20th-century construction. As a result, they lack architectural and historical value. They are also in very poor condition and would require a major overhaul or rebuild in the near future. Their removal will, therefore, allow for the construction of a linked single-storey side extension to the north elevation of the building, providing the necessary domestic space to make the building usable as a modern family home.

6.3 The design for the new extension follows a simple and traditional approach to ensure it sits comfortably within the setting of the listed building. However, it will incorporate minor contemporary elements and details to make the extension distinct and recognisably a later addition.

6.4 The walls of the extension will feature dark-stained vertical cladding, while the roof will be hipped and clad with tiles. Fenestration will comprise dark, metal-framed doors and casement windows with horizontal glazing bars.

6.5 The extension will be attached to the building's north elevation by a glass link, which will visually detach the extension from the host building. This ensures that the original framing is not obscured and that the legibility of the building's original form is preserved.

6.6 Access to the new extension from the host building will be via the existing entrance in the north elevation, to avoid the loss of historic fabric. The existing window adjacent to the doorway will also be removed to create a bar or hatch area. This is a 20th-century Crittall window, and its removal will not harm the character and special interest of the building.

6.7 On balance, the proposed extension, by virtue of its design and position in relation to the host building, will preserve and, in some cases, enhance the character and special interest of the listed building.

EXTERNAL ALTERATIONS

Replacement of Modern Fenestration

6.8 The existing fenestration consists of 1950s single-glazed Crittall-style windows with diamond-shaped lights and timber-framed Victorian casements.

6.9 The existing windows are decayed and compromise the thermal efficiency of the building. The modern profile and nature of the framing, particularly the protruding hinges of the 1950s windows, are also considered to be at odds with the very traditional appearance of the building.



Location of proposed linked extension.





C20 shed and lean-to to be removed and replaced with new extension.



Example of modern crittall windows to be replaced.



Original Victorian casements to be retained and repaired.

6.10 The scheme, therefore, proposes to repair the existing Victorian casements and replace the 1950s windows with new double-glazed 'Bronze' style casements with diamond-shaped leaded lights in a traditional style (for the cross-wing), and timber-framed casements matching the existing Victorian ones (for the 1950s extension), to preserve and enhance the character of the building while improving its thermal efficiency.

6.11 Whilst the installation of double-glazed windows (even those of slim profile) is usually considered an unacceptable intervention in historic buildings, Historic England in its guidance for Traditional Windows: their care, repair and upgrading, recognises that slim-profile double glazing can be considered

> *"in cases where the significance of a building has been harmed by the installation or replacement of windows of non-historic design"*

and where

> *"the new windows are of a more sympathetic design and the net impact on significance will be neutral or positive"*

and

> *"no incidental damage to the building fabric will result from the removal of the existing windows".*

6.12 Whilst it is recognised that the existing diamond pattern of the leaded glass reflects the cross-wing's earlier fenestration, the modern profile and style of the Crittall framing give the windows an industrial appearance, which detracts from the traditional and domestic character of the building.

6.13 As such, their removal and replacement with new metal windows of a more traditional design, which include the diamond-shaped leaded lights, is considered to fall within the exceptions highlighted by Historic England. This approach will cause no harm to the building's historic fabric and will result in a positive impact on the significance and special character of the listed building. The same applies to the replacement of the windows in the 1950s extension with matching timber-framed Victorian-style casements, which will provide a more traditional appearance and improve the overall character of the building.

6.14 Full details of the fenestration, including sections and specifications, are provided in the application plans.

Conversion of Window to Doorway.

6.15 The scheme also includes alterations to one of the existing ground-floor windows in the 1950s extension to create a doorway leading to the garden. Given the modern nature of the extension, the loss of a small amount of mid-20th-century fabric will not affect the character and special interest of the listed building.

6.16 The new doorway will be finished with timber-framed French doors in a traditional style, with sidelights, so that the door aligns with the Victorian style of the 1950s extension, following the replacement of the Crittall windows.

6.17 Based on the above, this intervention is considered to preserve the character and special interest of the listed building.

Installation of External Insulation and Tile Hanging (1950s section only).

6.18 The scheme proposes the installation of tile hanging to the first floor of the 1950s extension's east elevation. This large area of plain brickwork feels visually heavy in comparison to the timber-framed cross-wing. The introduction of tile hanging will reduce the visual weight of the elevation, giving it a more interesting appearance that is in keeping with the character and context of the building.

6.19 The addition of the tile hanging will also facilitate the installation of external insulation, improving the thermal efficiency of the building without compromising its character.

Replacement of Existing Porch

6.20 In addition to the installation of tile hanging, the scheme proposes the replacement of the existing porch on the east elevation. The current porch is clearly a 20th-century structure, likely contemporary with the 1950s extension or added at a later date.

6.21 The porch is of low-quality construction, and its proportions do not align with historical examples, making it appear incongruous with the traditional and well-balanced character of the building.

6.22 It is therefore proposed to replace the existing porch with a new timber-framed porch of similar style but with appropriate dimensions to enhance the appearance of the east elevation and the overall building.

6.23 Given the modern nature of the existing porch and the aesthetic and contextual benefits of the proposed replacement, the scheme is considered to preserve and enhance the character of the listed building.

Replacement of Asbestos Rainwater Goods.

6.24 The existing gutters and downpipes serving the building are modern asbestos rainwater goods, which have the potential to be hazardous and are not considered to be in keeping with the traditional character of the listed building.

6.25 The existing guttering will be replaced with black cast-iron-effect aluminium to enhance the character of the building.



Tile hanging to be added to brick elevation (1950s extension).





Window to be turned into doorway and modern porch to be replaced.

MANORWOOD
building on tradition




Fireplaces and associated stack to be removed.




Example of lath and plaster ceiling to be removed and historic rafters behind it.

INTERNAL ALTERATIONS

Replacement of Modern Doors

6.26 The building contains a number of historic plank doors of considerable historical value, as well as several doors of modern construction made from low-quality softwood. Although the modern doors are not in poor condition, their appearance contrasts with the traditional character of the building.

6.27 These doors will, therefore, be replaced with new ledged doors that replicate the form and detailing of the historic doors, thereby enhancing the internal character of the building and contributing to its special interest.

Removal of Chimney Stack and Fireplaces.

6.28 The scheme also proposes the removal of the corner chimney stack within the medieval cross-wing to optimise the use of domestic space.

6.29 The chimney stack was installed sometime between 1895 and 1905, as suggested by the Art Nouveau decoration on the first-floor fireplace insert. The ground-floor insert appears to have been replaced during the 1930s with a brick surround. The fireplaces are now redundant, as the outer section of the stack has long since been removed.

6.30 The removal of the stack and associated fireplaces will result in the loss of early 20th-century brickwork, which is considered negligible, as well as an Edwardian cast-iron insert.

Removal of Lath and Plaster Ceiling

6.31 The scheme proposes the removal of the existing ceiling covering on the ground floor of the cross-wing. An investigation into the nature of the ceiling covering has revealed it to be lath and plaster, dating from the late 19th century or early 20th century.

6.32 A small section of the covering has been removed to assess the nature of the ceiling structure and its condition. The original joists were found behind the covering.

6.33 It is, therefore, proposed to remove the entire ceiling covering to expose the original joists behind. The joists are considered to be of significant evidential and aesthetic value, as they are chamfered and decorated with stops, indicating the original owner's desire to display wealth and status throughout the building's carpentry.

6.34 The removal of the covering will result in the loss of the existing lath and plaster. However, given that it is a relatively late addition and that exposing the original joists will reinstate part of the building's original character, such a loss is not considered detrimental to the special interest of the building.

Changes to Internal Layout

6.35 The scheme also proposes minor changes to the building’s internal layout to improve the functionality of the domestic space. These include the reinstatement of a ground-floor doorway, the relocation of the existing door to Bedroom 3, and the removal of the storage within the same bedroom.

6.36 The relocation of the doorway to Bedroom 3, as well as the removal of the storage within the same room, are not considered to cause any harm to the character and special interest of the building, as these features are of modern construction. The relocation of the doorway will be within a modern wall, therefore preventing the loss of historic fabric.

6.37 The reinstatement of the ground-floor doorway is considered to be a positive intervention, contributing to a better understanding of the building's original plan form and the flow of the domestic space.

Repair and Conservation Works

6.38 The scheme proposes a series of repair and updating works to make the building suitable as a family home and to ensure its long-term preservation.

6.39 The historic section of the building has suffered from significant external decay, and its condition has deteriorated in recent years. Repairs are therefore proposed to the timber framing to ensure the building's longevity.

6.40 The proposed repair works will follow an approach of maximum retention and minimum intervention, aiming to preserve as much historic fabric as possible. Replacement will be undertaken only where absolutely necessary or where existing materials, such as cementitious renders, mortars, resins, or plastic-based paints, are inappropriate and harmful to the building's character and fabric. These materials can restrict the building's breathability, trapping moisture and damaging the original structure.

6.41 The repair works also include the reinstatement of original features that have been concealed or partially altered, such as the ground-floor eight-light bay window and the first-floor window.

6.42 All proposed works will be carried out using traditional methods and materials, performed by qualified conservation professionals, to preserve the building's original character and special interest.

6.43 The benefits of this approach are significant, allowing the building to breathe and function effectively, thereby ensuring its durability.

6.44 Overall, the proposed works will provide substantial benefits to the building's fabric and special character. The proposed changes will collectively enhance the building's external aesthetic value and performance. As a result, the proposal is considered to enhance the special interest of the listed building and its overall setting.

ALTERATIONS TO EXISTING GARAGE

6.45 In addition to the changes to the listed building, the scheme proposes a number of external alterations to the existing garage to provide it with a more traditional appearance.

6.46 The walls will be finished with dark-stained horizontal timber cladding, and the garage door will be replaced with side-hung barn-style timber doors. This will provide the garage with a more agricultural appearance, reflecting the farming history of the site.

6.47 The proposed changes to the garage are considered to enhance the setting of the listed building, contributing positively to its character and special interest.

7 CONCLUSION

7.1 The proposed scheme of works and alterations is based on a thorough understanding of the listed building, its historic development and significance and has been informed by desk-based research and on-site visits.

7.2 The removal of the existing shed and lean-to and their replacement with the proposed extension will not impact negatively the character of the listed building and its setting due to their 20th century origin and their poor condition.

7.3 The proposed linked extension by virtue of its subservient nature and thoughtful design is considered to preserve the character and special interest of the building, whilst improving its usability as a modern family home.

7.4 The impact of the proposed external and internal alterations has been assessed and they are considered, as a whole, to preserve and in some cases enhance the character of the listed building.

7.5 The proposed repairs to the building will have a positive impact on the performance and character of the building and will ensure its long-term preservation.

7.6 The proposed changes to the existing modern garage will provide it with a more traditional appearance in keeping with the character of the listed building and the agricultural past of the site.

7.7 When considered as a whole, the proposed scheme will not result in any detrimental effect or harm to the special interest of the Listed Building, as its traditional character will be preserved and, in some cases, enhanced.

7.8 The proposals are, therefore, considered to be compliant with respect to the Planning (Listed Building and Conservation Area) Act 1990, the National Planning Policy Framework (NPPF) and the Horsham District's Local Plan.

APPENDIX: 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."*

In relation to development within Conservation Areas, Section 72(1) reads: "*Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*."

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 the Horsham District Planning Framework (HDPF).

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Chapter 16 (Paragraphs 189 to 208) of the NPPF updated and adopted in December 2023 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.

LOCAL POLICY – HORSHAM DISTRICT COUNCIL

The site lies within the boundary of the Horsham District Council Authority. The Horsham District Planning Framework – Horsham District's Local Plan is the overarching planning document for Horsham district outside the South Downs National Park (SDNP) and replaces the Core Strategy and General Development Control Policies documents which were adopted in 2007. This document was adopted in November 2015 and sets out the planning strategy for the years up to 2031.

Policy 34 of the HDPF relates to the Historic Environment:

> **Policy 34 – Cultural and 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.

MANORWOOD
building on tradition

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