

Griggs, Two Mile Ash Road, Tower Hill, Horsham, West Sussex, RH13 0JT

HERITAGE STATEMENT

Introduction

This heritage statement has been provided in support of the planning application for the proposed extension and alterations to Griggs, Two Mile Ash Road, Tower Hill, Horsham, West Sussex, RH13 0JT.

This document explains the design and access principles in support of the application. It identifies the development in detail and context with its setting within the surrounding landscape.

This design and access statement should be read in conjunction with the document issue sheet.

Physical Context – The Site

Griggs is a substantial 18th Century Grade II listed detached property, predominantly set over two floors and a cellar, occupying a rural down-land setting in the hamlet of Tower Hill, part of the civil parish of Southwater, within the Horsham District, West Sussex.

Listed on the 28th November 1980 with ref. Listing 1027032, the property is described as; ‘C18 or earlier house, altered. Two storeys. Three windows. Ground floor coursed sandstone with red brick dressings and quoins, above tile-hung, with a bellcast between carried down to form a verandah. Eaves cornice. Horsham slab roof. Casement windows. C19 gabled porch.’ (Historic England)

Records dating from 1610 suggest that Grigg’s originated from an early 17th Century timber framed Stuart house (1603-1714), with a mixture of brick and wattle and daub infill panelled facades below a series of simple tile or stone clad pitched roofs.

Subsequent Georgian additions followed, albeit with a mixture of brick & coursed sandstone facades, below vertical tile hanging to the upper floors.

In the 1860’s, sales particulars for the property described Griggs as a “Gentleman's residence with 85 acres and 2 cottages”. “5 bedrooms, 3 servants’ bedrooms, lumber room, entrance hall, drawing room, morning room, kitchen, brew house, dairy, pantry, knife house, dry cellar, wine vault” (and various outbuildings including a hovel built in 1870).

In 1898 the property was divided into 9 lots and sold off. Sales particulars for the Estate, dating from 1909, describe the property and many of the surrounding out buildings, comprising; a granary, coal house, tool house, ash pit and two WC’s and a “Nags Stable” which was recently remodelled under approved planning references DC/21/1769 & 70

During the second world war, Griggs was requisitioned as a base for the Canadian army.

It is understood that the current swimming pool was constructed around 1976, along with the surrounding terrace area, which resulted in the loss of two of the outbuildings, possibly the tool house and coal house. The pergola, the subject of this fee proposal, will be situated at the

North end of this Swimming pool. It can also be assumed that at the same time the original.

Further recent planning applications include;

SQ/35/90 - Internal alterations permitted.

SQ/27/91 - Internal alterations to granary, demolition of existing garages/stores and replacement with new timber frame garage, replacement greenhouse and new entrance gates and ancillary site works

DC/11/2464 - Internal alterations to granary, demolition of existing garages/stores and replacement with new timber frame garage, new entrance gates and ancillary site works (Listed Building Consent)

DC/12/0867 - To re-conductor the existing low voltage overhead lines with an Aerial Bundled Conductor (ABC) | Overhead Lines.

DC/12/0922 – Non-material amendment to

DC/11/2462 to change the type of gate from wood 5-bar electrically operated to iron railing style gate

DC/18/1276 - Replacement of 2 sets of French windows with double glazed French windows and frames. (Listed Building Consent)

The property occupies a secluded position within the Southwater Parish and outside the built-up area boundary. It is located in a countryside setting and designated rural area, bounded open fields to the east and west, while substantial individual properties lie to the north and south. Public bridleway 1637 runs north west of the property.

The site lies outside the South Downs National Park, and within The Environment Agency Flood Zone-1, and therefore considered not to be affected by sources of flooding.

The property is approached via a gated entrance and driveway directly off Two Mile Ash Road, which continues to rise westwards into the site, leading to ample parking, and garaging to the north. The site entrance will not be affected by the proposed works.

Proposal

As mentioned previously, the original property has developed overtime, with a number of additions and conversions, most notably permission for internal alteration to the granary etc. The scheme seeks to add a simple oak frame pergola to provide a semi shaded area for use at the north side of the existing swimming pool. The pergola will be approximately 3m wide, 4.5 m wide and have an open roof no more than 3m in height on a hard standing area being an extension of the existing pool surround comprising grey ceramic tiles an area of 100m sq.

Layout

The existing 2 storey dwelling house is detached and occupies the centre of the plot with the remainder given over to the garden. Additionally, there are number of ancillary buildings/spaces detached from the main dwelling house, namely the granary, garages, swimming pool and the recently remodelled nags stable.

The garden is enclosed by a mixture of mixed native hedging and mature tree planting. Access to the property from the road is via a drive directly off Two Mile Ash Road.

As previously mentioned, the proposal will take the form of an oak framed pergola to provide practical ancillary space to the existing pool and pool house terrace, provides additional practical ancillary space for the swimming pool and patio area.

Appearance

The proposed new intervention will harmoniously enhance the existing surrounding context.

Landscaping

The site is bounded by a mixture of mature trees and hedges to all boundaries as annotated on the site plan, some pruning to an existing hedgerow will be required as highlighted in the attached report from Joe's Blooms Ltd. The gardens are a mixture of informal mature planting to the boundaries.

The scheme does not seek any major changes to the existing landscaping.

Access

As previously mentioned, there is vehicular access via a gravel private drive directly off Two Mile Ash Road rising to a parking area for several vehicles to the north of the property. Additionally, pedestrian access is via the gated entrances to both the main house from the eastern boundary. The proposal does not seek to make changes to the existing access to the property.

Conclusion

I believe this addition is sensitively conceived and will greatly improve the functionality of the current building as well as improving its usage and facilities, without adversely detracting from the existing dwelling or the surrounding context.

Careful consideration has been given to the available guidance, whilst creating a scheme that demonstrates the evolving development of the property.

In considering the above, we trust that this application will be supported.

Neil Bailey
1st June 2026