

DESIGN AND ACCESS STATEMENT INCLUDING HERITAGE

HISTORY OF LOCK HOUSE

Lock House was originally built in the early 1900s first appearing on the OS Map in 1909.



It was built as a farmhouse by the then owner of the West Grinstead estate Arthur Lloyd and probably is 2 buildings being an east section linked at ground floor to the west section.

Lock House was described in the plans and elevations found at the West Sussex Records Office on 3 Sept 2024 as reconstructed, in 1940 on behalf of the then owner Andrew Harvey, a merchant and cotton spinner in the 1939 census, and not the owner of Claridges Hotel as stated in the listing.

The reconstruction in 1940 was designed by Maple & Co, who appear on the drawings and probably contract managed by them since as a furniture company they were undoubtedly responsible for the high-quality interiors albeit some of the external alterations are less convincing giving a linear stretched appearance. The 1970s extensions give an institutional feel to the property.

Reconstruction of Lock 1940

Attached are scans of the original 1940s elevations and plans with the yellow shading on the plans showing the new elements.



In elevation in 1940 the works included:

- West flank elevation service wing built.

- Ground floor, 1st floor and roof with bell tower over what was to become Panelled dining room built and was previously probably a corridor link between the 2 buildings constructed in 1909.
- Projecting bay on south elevation for morning room and Mrs Harvey's bedroom constructed.
- Loggia constructed
- Ballroom constructed
- Projecting central bay with entrance hallway constructed. Note the Porte Cochere is not on this drawing.

In plan the entire property is reconstructed in 1940 with red showing new walls and light brown shading showing new joinery and fixtures. It is highly questionable whether any elements of the original farmhouse interiors remain save for a couple of fire-places in former bedrooms on the 1st floor. Of Particular note to items referenced in the listing:

- Entrance hall and Jacobean style stair did not exist until the reconstruction in 1940 so are from this period.
- Drawing room 4 alcoves shown created on 1940s plans.
- Morning room baronial fireplace is 1940 and coat of arms is Bishop so probably relates to Convent from 1971. Morning room panelling with recessed service bell will be Maple & co work from 1940.
- Former panelled ballroom new construction in 1940 and altered through extension in 1970s.
- Music/Ante room built in china cupboard shown as new 1940s construction.
- Former bar coloured as new joinery in 1940
- Dining room is panelled in Mahogany not Maple as stated on listing but was managed by Maple & Co with work done including the fireplace shown as red new construction in 1940.
- Service end limited to former kitchen and pantry is fitted out in 1940 with the silver safe, servants bells, art deco small yellow tiling and cupboards but in the original separate west wing of the original farmhouse. The servants sitting room and part of the house keepers room are also the original 1909 building. Further extensions in 1940 include the slab west elevation with laundry and drying rooms at ground floor and 2 servants room with bathroom at 1st floor together with the 2 storey extension with roof over for the servants entrance into the pantry and the guest bathroom at 1st floor which is the yellow Art Deco Vitrolite bathroom.
- 1st floor completely fitted out in the 1940s by Maple & co. including all cupboards, fireplaces, bathrooms. There are 2 Vitrolite lined 1930s art deco bathrooms – guest bathroom above and Mr Harveys bathroom. 2nd floor room was games room not playroom.

TO BUILD LOTS TO FUTURE CURVE
BY K. WILKES

TO BUILD CURVE

TO BUILD CURVE

BY M. J. & CO. LTD. TOTTENHAM COURT RD LONDON
NOV. 20 1927
REVISED 1928
DRAWING NO. 18.

TO BUILD CURVE

TO BUILD CURVE

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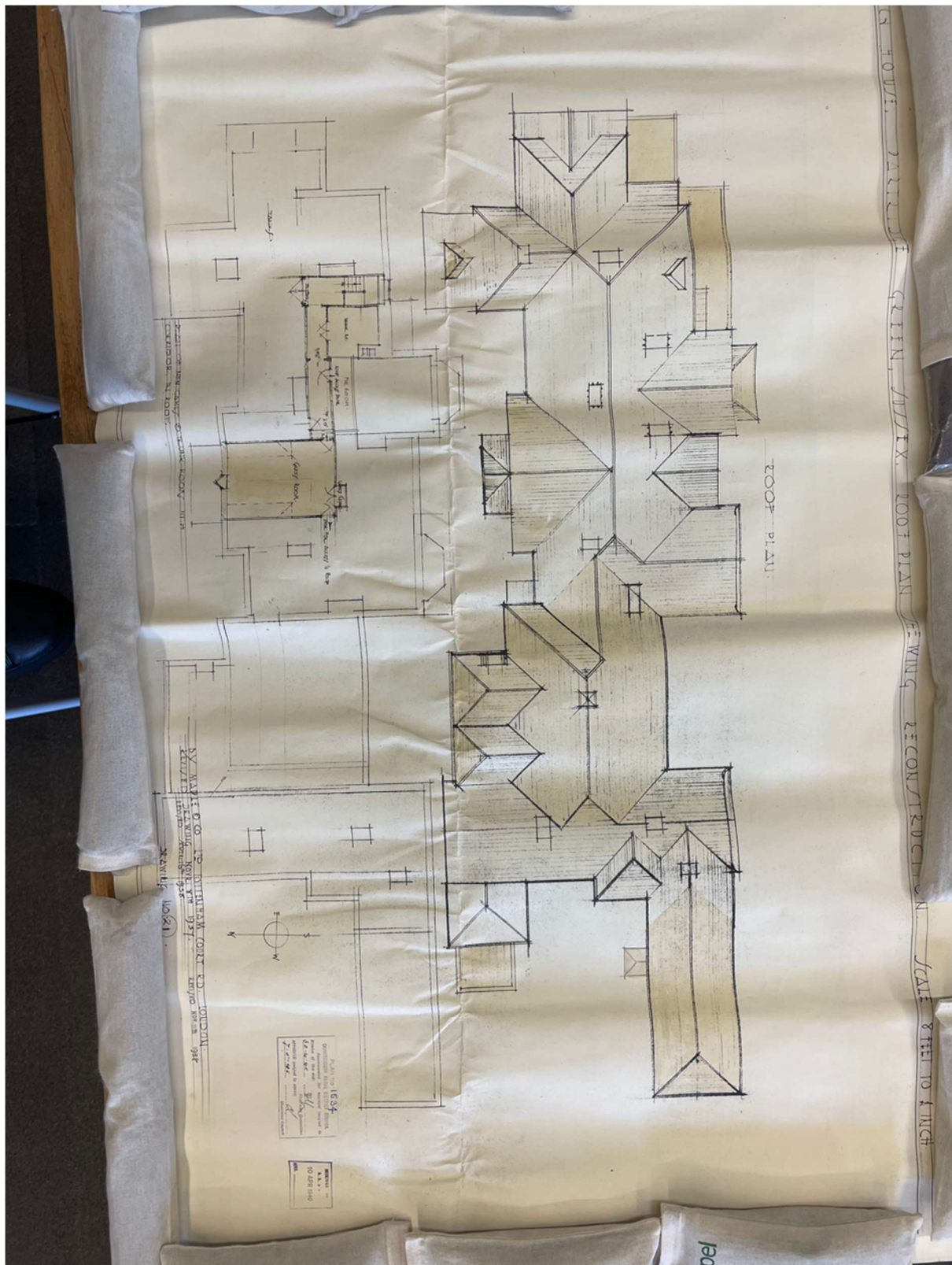
TO BUILD CURVE

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Entire roof would have been recovered as part of this reconstruction in 1940.



Interesting at 2nd floor the original roof structure can still be seen over the west building which was removed for the new 1st floor and roof extension over the dining room:



The Rigid class system

Mr Harvey who purchased Lock in 1937 was clearly a wealthy merchant and cotton spinner who we understand frequently travelled to India with his wife Ethel whom he married in 1929 taking over his fathers business as an East India Cotton merchant. Shipping manifest attached showing Mr Harvey's profession:

MERCHANT SHIPPING ACT, 1906, and ALIENS ACT, 1905.

OUT-GOING PASSENGERS.

Returns of Passengers leaving the United Kingdom in ships bound for places out of Europe, and not within the Mediterranean Sea.

NOTE.—All Passengers carried by such ships are to be included, whether proceeding to European or non-European Ports. 1st Class, 2nd Class, and 3rd Class Passengers are to be entered in separate groups. Obsolete form of ship records in the United Kingdom should be entered in the alien portion of the Return, and the fact that they were so born should be stated in the nationality column.

I hereby Certify that the Provisions actually laden on board this Ship are sufficient, according to the requirements of the Merchant Shipping Acts,
for Sancti Spiritus for a voyage of 20 days.
Date of Departure 25th May 1958 (Signature) [Signature] Master, Date 26th May 1958

NAMES AND DESCRIPTIONS OF BRITISH PASSENGERS EMBARKED AT THE PORT OF London

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
Contract Ticket Number.	NAMES OF PASSENGERS.	ULAH (Age, sex, etc.)	Port at which (Voyagers have been or will be left)	DESIGNATION or Calling of Passenger. Location of Ticket Office Passenger has been or will be issued to	AGE OF PASSENGERS (Under 12 years have been included in this column.)	Country of last Permanent Residence.	Country of Intended Future Permanent Residence.
					Adults (12 to 17 years) Infants (Under 12 years) Total Males Females Totals	Country of last Permanent Residence.	Country of Intended Future Permanent Residence.
a 5812	Richard Edwards	1st	Madras	Engineer	46	✓	India
a 5818	Frank Sances	"	"	Engineer	34		Burma
a 9157	J. R. Amstutz	"	"	Bay Boatman	24	✓	Ceylon
a 9192	Andrew Harvey	"	"	Boatman	38	✓	India
a 9192	Andrew Harvey	"	"	Boatman	43	✓	Ceylon
a 5813	Alfred Greed	1st	Calcutta	Electrical Engineer	27	✓	India
a 9188	Robert Fisher Brown	"	"	Boatman	38	✓	"
a 5819	Norman Dawson	"	"	Boatman	24	✓	"
a 5816	Harry Arthur	"	"	Clerk	25	✓	China
a 9191	John Howard Brown	"	"	Boatman	44	✓	India
a 9187	Arthur C. Hurd	"	"	Boatman	57	✓	"
a 5815	Wm. Cecil Thomas	"	"	Boatman	50	✓	"
a 9110	John Forley Tucker	"	"	Boatman	27	✓	"
a 9156	Alfred H. Langley	"	"	Boatman	25	✓	Burma
a 9153	Arthur E. Whittle	"	"	Boatman	45	✓	India
a 9155	Percy H. Orleans	"	"	Boatman	26	✓	Burma
a 9181	Charles E. Darnest	"	"	Boatman	36	✓	India
a 9175	Brice H. McBurney	"	"	Boatman	36	✓	Burma
a 9193	Herbert Cyril Young	"	"	Boatman	23	✓	India
a 9194	Archibald P. Dowie	"	"	Boatman	36	✓	"
a 9182	R. H. Jeffreys	"	"	Boatman	27	✓	"
a 9196	Wm. M. Hughes Ellis	"	"	Boatman	45	✓	"
a 9197	Reginald Scott Davis	"	"	Boatman	26	✓	"

By Passenger Residence is to be understood residence for a year or more.

100

1 2 1 5 1

1917/1918

They had 2 daughters Patty and Daphne (who married Donald Campbell in 1945 and divorced him 6 years later). They were not the owners of Claridges. Mr Harvey died in his house in London in 1957

book seller. Effects £823 13s. 4d.

HARVEY Andrew of 34 Queen Annes-gate London S.W.1
died 28 March 1957 at Harley-street Nursing Home 35
Weymouth-street London W.1 Probate London 23 July
to Ethel Maud de Vere Harvey widow sir James McHaffie
Doak knight Patricia Maud Gamble married woman
and Edward Justin Evans Baker solicitor.
Effects £227561 9s. 4d.

and Ethel Harvey at Lock in 1970.

HARVEY Ethel Maud de Vere of Lock House Partridge Green
Sx died 2 November 1970 Probate London 11 December.
£701287.

In the 1939 census Mr and Mrs Harvey and their daughter Daphne are listed as living at Lock together with staff at Lock, Grant's Farmhouse and Garage cottage which was probably the original name of Chauffeurs cottage. These staff were Butler, footman, kitchen boy, scullery boy, housemaids, chauffeur, game keeper, and unpaid domestic helpers. What is strange is this is now during World War 2 and the reconstruction of Lock house occurred again during World War 2. When the current owner first purchased Lock a former staff member knocked on the door and spent a very informative couple of hours explaining how the house worked. Mr Harvey was criticised for building Lock in 1940 but this gentleman explained that he used workers too old for the war effort or those who returned injured. So, in the short period between the completion of Lock in 1940 and the Labour Government in 1945 when it is accepted the rigid class system ended there was a large staff presence at Lock. But this is at a time when the estate neared 1,000 acres and potentially the Harvey's were giving employment and accommodation to those injured in the war at Lock and the numerous other estate buildings.

E.D. Letter Code		Borough, U.D. or R.D.		Registration District and Sub-district		83/2		123			
ENBG		CHANCYTONBURY									
ADDRESS.	SCHEDULE.		SURNAME AND OTHER NAMES.	O. V. S. P. or I.	M. or F.	BIRTH.		S. M. W. or D.	PERSONAL OCCUPATION.	See INSTRUCTIONS.	
	No.	Sub. No.				Day.	Year.				
1	2	3	4	5	6	7	8	9	10	11	
"Ford" (contd)	24	3	Hexall Molly M	-	F	7	Aug	05	M	Unpaid domestic duties	
This record is officially closed.											
This record is officially closed.											
This record is officially closed.											
		7	Farr Margaret E	-	F	11	Oct	29	S	domestic	
		8	Farr Loretta	-	F	10	May	20	S	domestic	
This record is officially closed.											
		10	Sampson Violet E	-	F	19	Dec	05	M	Unpaid domestic duties	
This record is officially closed.											
This record is officially closed.											
This record is officially closed.											
		14	Barker Violet L	-	F	23	June	14	S	Children's Nurse	
Hemmicks Cottage	25	1	Coacher Horace A	-	M	21	Sept	00	S	Farm labourer	
Sixberries	26	1	Barker Virginia L	-	F	5	Oct	02	M	Unpaid domestic duties	
This record is officially closed.											
This record is officially closed.											
This record is officially closed.											
This record is officially closed.											
Benfield Bungalow	27	1	Dumbrell George E	-	M	29	Apr	03	M	Dairy Farmer	
		2	Dumbrell Violet E	-	F	22	Jan	07	M	Unpaid domestic duties	
This record is officially closed.											
This record is officially closed.											
Lock, Partridge Gm	29	1	Harvey Andrew	-	M	28	May	83	M	Merchant & Cotton Spinner	
		2	Harvey Ethel M	-	F	31	July	95	M	Housewife - Unpaid domestic	
This record is officially closed.											
		4	CAMPBELL Daphne M	-	F	23	Dec	23	S	Ch School	
		5	Gibbs Alfred L	-	M	19	Jan	89	S	Butler Valet	
		6	Smith Wilfred A	-	M	9	Apr	21	S	Footman	
		7	Goldard Cecil L	-	M	6	Apr	20	S	Kitchen boy	
		8	Houghton Norman L	-	M	30	Jan	25	S	Scullery boy	
		9	Gittus Elizabeth	-	F	26	Nov	91	S	Cook	
		10	Wearne Elsie M	-	F	24	Nov	11	S	Housemaid	
		11	Vickery Gertrude M	-	F	1	Dec	14	S	Lady's Maid	
		12	Stungess Corrie M	-	F	4	Aug	72	S	Housemaid	
Garage Cottage Lock	30	1	Avery Frank C	-	M	28	Aug	81	M	Chauffeur Mechanic	
		2	Avery Frances	-	F	22	Nov	84	M	Unpaid domestic duties	
		3	Shaw Jess	-	F	23	July	76	W	Unpaid domestic duties	
		4	Wardell Olive	-	F	24	Jan	05	M	Unpaid domestic duties	
This record is officially closed.											
Grant's Cottage	31	1	Small Charles F	-	M	27	Mar	97	M	Gamekeeper	
		2	Small Kate E M	-	F	1	Mar	95	M	Wife Unpaid domestic duties	
This record is officially closed.											
This record is officially closed.											
Grant's Cottage	32	1	Heather Arthur R	-	M	21	July	01	M	Gardener	

The Break-up of a Country Estate

With the death of Mrs Harvey in 1970 Lock House was sold as an agricultural and sporting estate with 903 acres, 3 farms and 26 cottages.

The estate was lotted and sold off leaving Lock House itself with only 14 acres of gardens. Lock House was to become with various alterations and extensions the Convent of the Visitation in 1972.

Design and Heritage

As consented the central section of Lock House is a 9 bedroom all suite house with numerous reception rooms totalling some 550sqm at ground floor and 530sqm at 1st floor. On top of this there are basement and 2nd floor areas giving the house a total square footage of over 14,000 square feet.

Absolutely minimal change to the fabric of the building can result in a central east unit (2a) (white) of 1,004sqm and a central west unit (2b) (grey) of 377sqm.

Minimal change



House 2a remains exactly as currently and just has a partition built across the service corridor to separate off House 2b with the door into the mahogany room sealed up.



Photo shows line of new partition

House 2b only has a new stair installed in this service corridor to give access to the 1st floor.



Photo shows corridor where stair will be built along blank wall on left.

The benefit from the proposal is that the former service kitchens of the house are brought into use for their original purpose. House 2b also has the mahogany room as its main family living room.



Former service kitchen to be kitchen for house 2b



Mahogany panelled room to be family room/sitting room in house 2b

The split also works well in terms of the existing step back of House 2b from the rear elevation giving a private terrace for house 2b created by the existing walls of the building.



At 1st floor house 2a retains its existing arrangement with 4 bedroom suites including the impressive master suite with separate boudoir.

House 2b's bedroom arrangement remains as currently with 4 bedrooms of which 2 are suites and the north facing of these includes one of the two art deco bathrooms.

The only change at 1st floor level in house 2 is the corridor opening being blocked.



First floor corridor blocked where this opening is giving same party wall line as ground floor

As a single dwelling unit 2 of Lock House is NON VIABLE.

The least harm to the listed building and the most viable use is a vertical split of the existing listed building being house 2 into 2 dwellings.

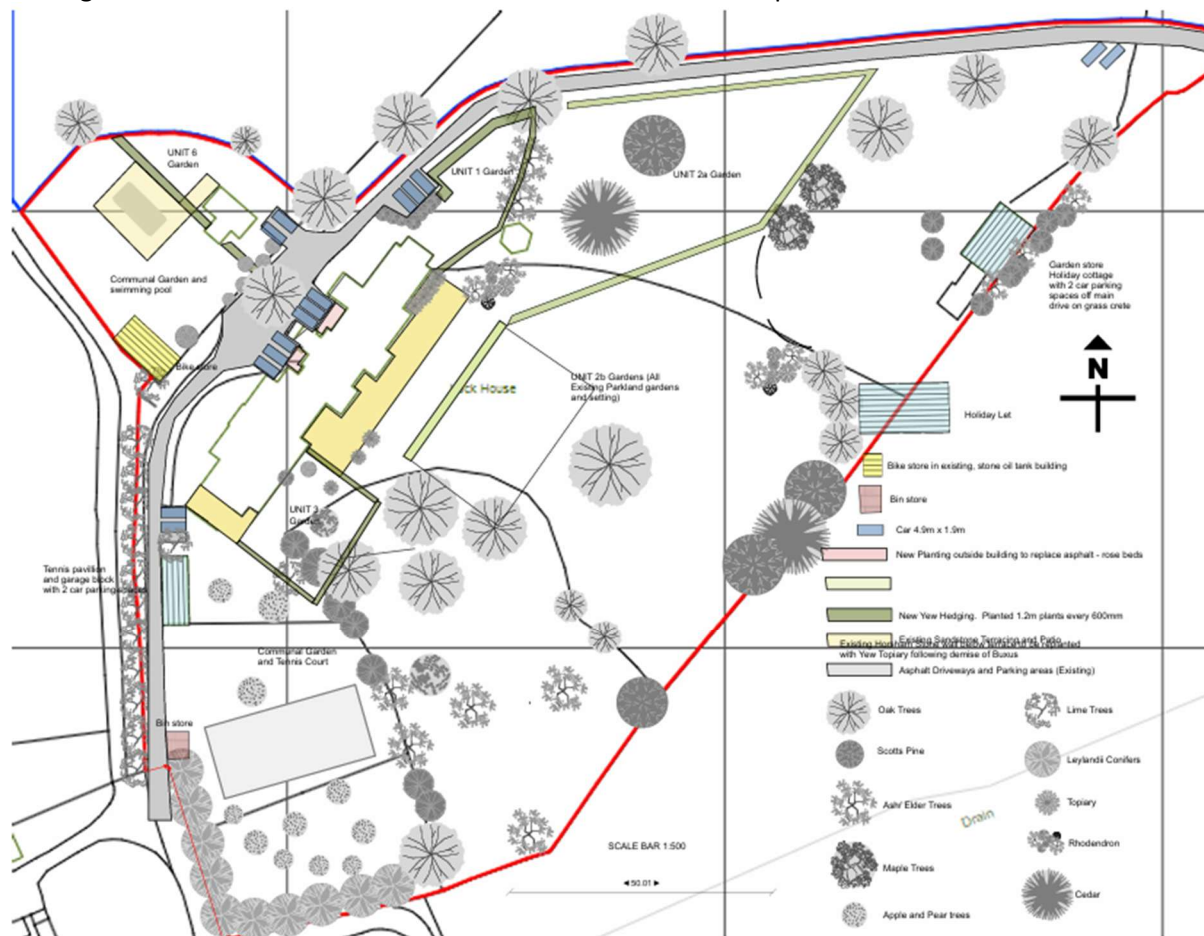
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Gardens

As a listed building the gardens are an important part of the setting of Lock House. However, they are not of such status as to be interdependent with the house.

The conversion of the listed building must be a success to ensure the long-term future of the heritage asset. Purchasers demand some private amenity garden areas to allow outdoor play, lounging and dining. This needs to be balanced with the need not to affect the setting of the listed building.

No changes occur to the consented landscaping scheme save the area of lawns shielded by the existing cedar trees and rhodendron are demised to house 2a to provide this house with its own



Conversion of House 2 into 2 more commercial sized units

Sub-division of house 2 generates a central east (unit2a) house of 1,004 square metres. It creates a central west (unit 2b) house of 377 square metres.

Unit 2a very much remains the original House and flows well and actually becomes less unwieldy without long corridors off to the redundant service wings.

House 2b brings back into use the original service kitchen and is accessed through the oak existing side door.



Front door for house 2b

In terms of gardens house 2a would enjoy the existing south east facing terrace accessed off both the loggia and the open plan kitchen. It will enjoy the open views over the unaltered existing parkland lawns. To provide privacy the existing summer house which leads into the lawn area hidden by the mature cedar and scots pine and rhodendron bushes will become the private lawns of this house screened with a yew clipped hedge.

Unit 2b will be accessed through the existing side entrance with parking on the existing hardstanding directly outside. It will have its own private terrace already created by the existing set back of the rear elevation of the property and then enjoy the use without subdivision of the existing landscaped grounds.

Communal facilities

A new communal bin store just inside the back gates will be built as per the proposed plans to store refuse and recycle bins which are collected weekly from the back gates.

The main driveway from Lock Lane will be the access into the estate for all the residents.

The residents will also have a communal bike store located in the existing stone store with the oil tanks giving direct access onto the bridleway. Also to be provided will be secure open lockers within this stone store for any residents gardening tools in lieu of the provision of sheds.

The Tennis Court and Orchard will be a communal garden for the enjoyment of all occupants as will the existing heated outdoor swimming pool.

The units will all be sold on a long leasehold basis. This achieves control of the property with the fabric of the building remaining with the freeholder stopping future structural alterations by leaseholders and changes to the facades. Furthermore, unacceptable residential paraphernalia such as garden fences, trampolines, washing lines, etc are all prohibited.

These provision therefore deal with all residential paraphernalia by allocation in existing hardstanding areas allocated car parking, provision in an enclosed bin store adjacent to the bin collection point of bin storage for all units ensuring no unsightly bins, provision in the existing tank room for bicycle storage and garden tools, existing mature planting providing privacy of gardens with leasehold prohibitions against fences/ garden walls, further leasehold prohibitions to stop any other form of unacceptable residential paraphernalia – washing lines/ climbing frames/ trampolines/ garden sheds. All the grass on the estate will be cut and maintained by the freeholders ensuring limited noise pollution from grass cutting.

Conclusion

Lock House is a Country Mansion which was effectively created through reconstruction in 1940, by a wealthy merchant. The estate was broken up in 1972 when Lock House became a convent and the house was extended to the east. Use of house 2 as a single dwelling is NOT VIABLE.

The parkland setting of Lock House remains as the allocated gardens for the main section of the house (house 2b) with the other units getting good private gardens without impacting on the setting of the building. The constituent elements of residential paraphernalia have been carefully thought out and clear provision is made to ensure no impact on the setting of the listed building while carefully and discreetly providing for the needs of the residents in terms of allocated car parking, a bike store, a bin store, garden tool store and private gardens screened largely by existing planting/ trees and hedging with clear leasehold prohibitions stopping unacceptable paraphernalia. The communal facilities will provide excellent leisure facilities for the occupants.