PLANNING, DESIGN & ACCESS STATEMENT

With

HERITAGE STATEMENT



To Accompany Listed Building Consent Application for:

EXTERNAL REPAIRS TO HOUSE

WAPPINGTHORN MANOR
STEYNING
WEST SUSSEX BN44 3AA

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The original projecting bay on the north front dating from the early C17.
The brickwork, quoins, string course and armorial plaque are from the
Original Tudor manor, as is the upper window.
The lower window
is a 1920s reconstruction.

1.0 HISTORY OF WAPPINGTHORN MANOR & ITS ARCHITECTURAL DEVELOPMENT

One of several ancient manors in this part of the Bramber Rape, located north of Steyning and east of Ashington.

Wappingthorn was held by Edward the Confessor in 1066, and it was valued at £4 in the Doomsday Book By 1086 it was held by William, son of Manna. Later the Bonet family owned it up to the C14.

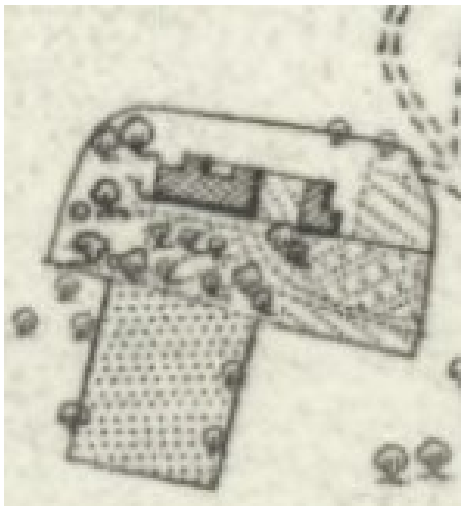
By C16, the Leeds family owned the manor Some of the family were recusants, and the estate was forfeited in 1572 by John Leeds, whose son Thomas was Knighted in 1603 and became Lord Lieutenant of Sussex. By 1610, Thomas became a Catholic and fled abroad after becoming involved in the plot to restore Mary Queen of Scots to the throne of England. He left his son in charge of the estate.

It was at this time that Wappingthorn House was built, the date commonly given is 1609. The original building was:

> "...of red brick with stone dressings, the north range including a two-storeyed hall with bay window and a projecting two-storeyed porch. By 1798 the house had become a farm house, as it remained until the 20th century, the east part of the building being demolished before 1911." (VCH)

The form and extent of the original house cannot be known, but the status of the owners and the early description (see above) would seem to indicate a grand but not large Tudor manor house with a big hall and associated chambers and outbuildings. It is likely that earlier agricultural buildings would have been built adjacent to the main house. Any such buildings were demolished by the latter part of C19 when a new farm had been established to the north.

The 1875 OS map shows a complex of buildings that were probably built earlier in the century. The farmhouse appears to be surrounded by gardens and park land and appears to be the original Tudor house. A separate building to the east may have been service quarters, separated from the house by a courtyard garden.



Detail of the 1875 Ordnance Survey map of the 'farmhouse'. This appears to be the original Tudor manor house to the left, which is unlikely to have been any smaller than this. The separate building may be later and might replace earlier outbuildings like a kitchen block, possibly linked to the house by buildings in what has become a courtyard garden.

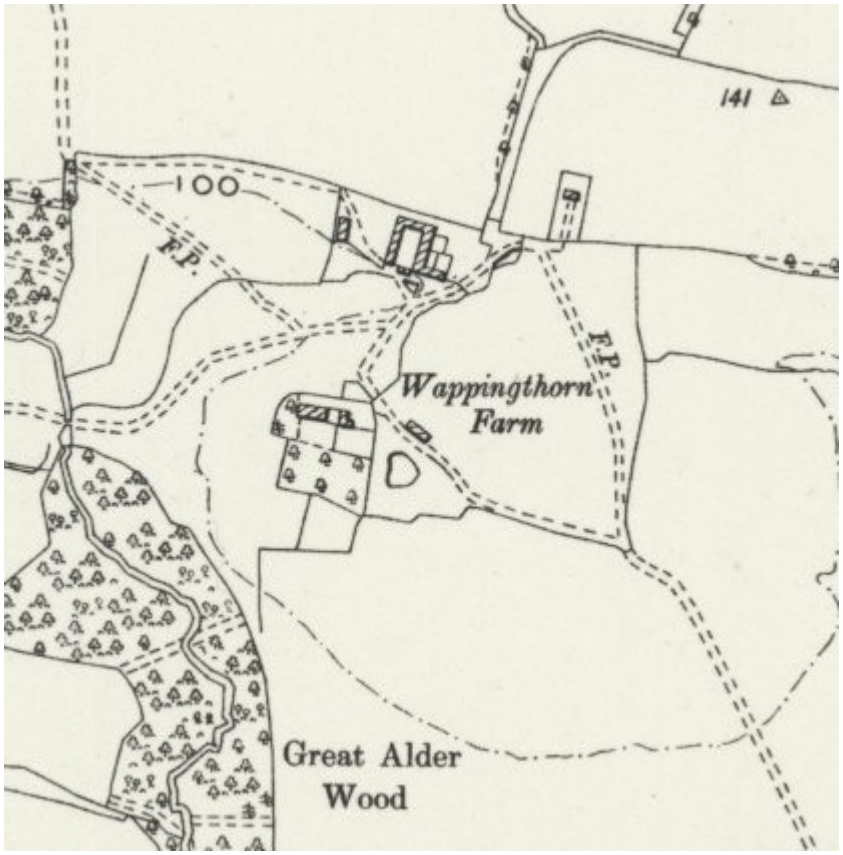


Ordnance Survey 6" map Sussex LI, surveyed 1875, published 1879

Note the farmstead to the north, and the house which appears to be the original Tudor manor with its projecting porch and hall bay.

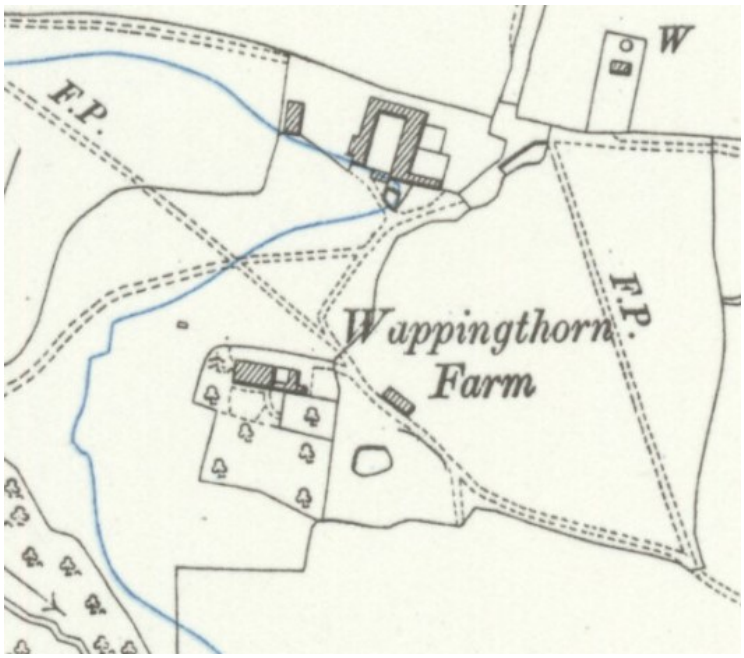
The form and extent of the original house cannot be known, but the status of the owners and the early description (see above) would seem to indicate a grand but not large Tudor manor house with a big hall and associated chambers and outbuildings. It is likely that earlier agricultural buildings would have been built adjacent to the main house. Any such buildings were demolished by the latter part of C19 by which time a new farm yard and associated buildings had been established to the north.

The 1875 OS map shows a complex of buildings that were probably built earlier in the century. The farmhouse itself is surrounded by gardens and park land and appears to be the original Tudor house. A separate building to the east may have been service quarters, separated from the house by a courtyard garden.

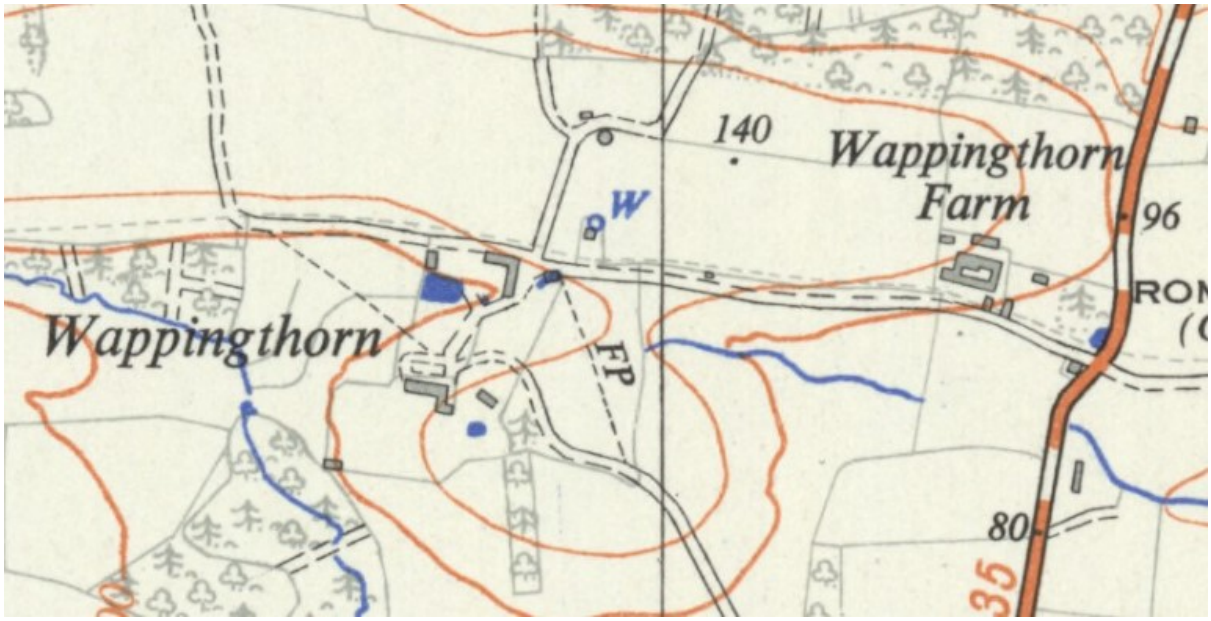


Ordnance Survey 6" map Sussex LI, surveyed 1895, published 1898

Largely unchanged since 1875. The absence of the bays to the north elevation may be the result of the less accurate renderings on these later series maps (rather than indicating that they have been removed).
Note the building to the east of the house, not shown in 1875, which may be the barn that was converted into a staff annex in the C20.



OS Sussex LI/NE Surveyed 1909 and Published in 1914. This shows a link between Manor House and the building to the east.



Part of the 1958 2 1/2" OS map showing the new Manor House. Some of the buildings to the north have been demolished. What remains is now a house. The home farm built by Ayrton in the 1920s further to the east along the lane is by this time a separate farm.

In the 1920s, the estate was bought by Hon. (later Sir) Arthur Howard. His chosen architect was Maxwell Ayrton (1874-1960).

Born in Scotland, Ayrton moved to England in 1890 to start his architectural training, first to Cheshire, then to London, where after qualifying in 1903 he remained.



Amongst others, he was articled to W.A. Pite and Edwin Landseer Lutyens, a clear influence on much of his work. Working in partnership with John William Simpson, he was responsible for the design of the buildings for the British Empire Exhibition at Wembley Park (1924-25), of which his most famous design was the Wembley Stadium (1921-23).
While these buildings are classical in style, they were built of reinforced concrete. Ayrton liked the material and worked later with the engineer Owen Williams on the design of concrete road bridges in Scotland. The wonderfully elegant Twickenham Bridge of 1933 is Ayrton's work.

Maxwell Ayrton

It is not clear what state the original Manor House was in when Arthur Howard bought it. It was in a beautiful secluded location below the Downs, the Manor was there from Saxon times.

It is interesting to speculate why so little of the original manor was retained. After all, there were many contemporary examples of substantial extensions being added to houses that were retained. It may have been much altered over the years to the extent that there was little worth keeping.

The decision was made to build a new larger house, but it is not clear what the brief was regarding the incorporation of earlier material into the house. Either very little survived of the Tudor house, or the decision was taken to demolish the earlier house and save only some of the stonework.

Whatever was the case, almost everything we see today is Ayrton's work. The porch seems to incorporate some original material, and one of the window bays appears to be original (see LD), but these are mere tokens.



Recent photograph of the north front of the Manor House. The projecting entrance and the bay to the west would appear to correspond to the bays shown on the 1875 map. While the entrance bay is clearly C20, albeit incorporating some earlier stonework around the door, the bay to the west is original. In between the two are bays of windows some of which are blind. These are also original, but perhaps moved from elsewhere on the house, which might explain why some of the window apertures are blocked to suit their new location.

The original Hall was presumably in this western wing. Although now refaced, the wall to the south of this wing is considerably thicker than any other walls which would imply that it is the original Tudor wall, although it has been re-faced.



A coat of arms panel from the Tudor house. The date on it is 1609, which may be the start of construction of the Tudor house.

The stonework and brickwork on this bay appear to be original. There is a greater variety of size and colour to the bricks here than there is in the C20 work.

The blinding of what were presumably window apertures in this part of the house (between this bay and the front porch) suggests that these are original windows, as does the stonework.



The south front, with the eastern extension to the right. Everything seen here is Ayrton's work. While taking some cues from the surviving fabric, the style is the slightly stripped back neo Tudor familiar from the work of many contemporary Architects like Edwin Lutyens and Giles Gilbert Scott. The chimneys are distinctive and could only be C20.

Ayrton would have been familiar with the work of his former teacher Lutyens in a similar style at New Place, Hampshire (1907), Castle Drogo (1910) and Abbey House in Cumberland (1913).



Austere neo-Tudor: Lutyens at Abbey House, Barrow in Furness (1913).



While the new manor is generally quite plain, it has some fine details. Note the eaves with the specially designed gutter outlet and decorative hopper head. The corbel stone at the top of the flush quoins is another refined detail, as is the bay window below the oversailing eaves.



Internally, the house is generally conventional, with Tudor style panelling, fireplaces and decorative plasterwork ceilings.

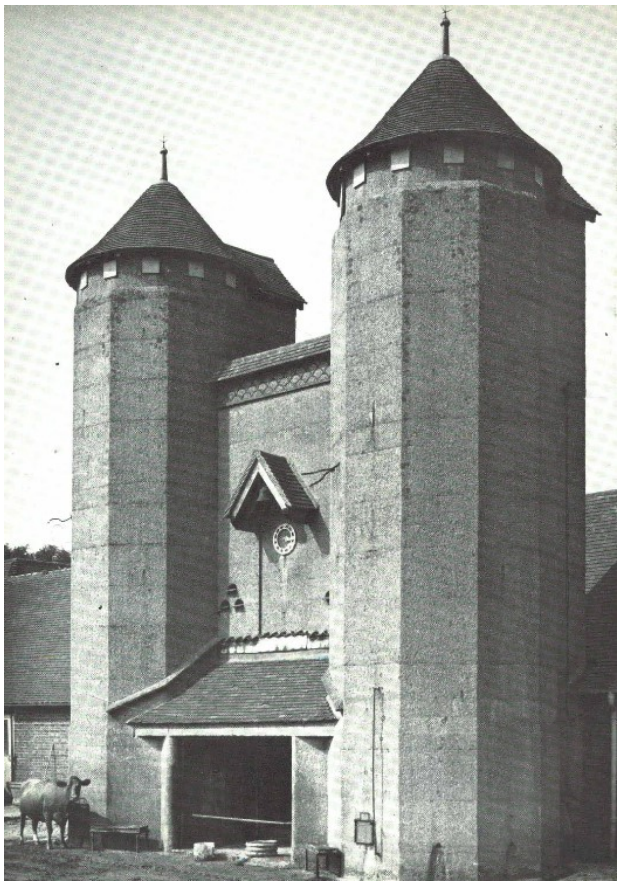
Since Ayrton's rebuilding, the Manor has been little altered externally.



The south front showing the setting of the house and the service wing.

While the design of the manor house is traditional, at the home farm he used exposed concrete for a series of witty and inventive buildings that are more 'arts and crafts' in spirit.
Ian Nairn says of the farm buildings:

> "...a clever free variation on vernacular themes, very typical of the 1920's. Vaughn Williams did the same thing in music." (PEV, p.341).







Ayrton compositions featuring pairs of towers. Top right is Wembley Stadium built between, 1921-23, with the famous towers. A reinforced concrete structure and one of several buildings on the site built for the British Empire Exhibition held in 1924-25.

Bottom right is the chapel at Gresham's School, Norfolk built between 1912-16. This is a dramatic composition despite the small scale and incorporating corner towers and recessed west window.

On the left is part of the dairy at Wappingthorn. The towers are silos and were originally thatched. The horizontal lines show the lifts in the in situ concrete. Note the compositional similarities to the chapel at Gresham's.

SOURCES

VCH: *A History of the County of Sussex: Volume VI Part 1 Bramber Rape (Southern Part)* 1980

PEV: *The Buildings of England: Sussex* Ian Nairn & Nikolaus Pevsner Penguin 1965

LD: Listing Description, Historic England

CQ: Concrete Quarterly Vol. 79, October-December 1968 pp.20-24.

Sir Edwin Lutyens: The Arts & Crafts Houses David Cole 2017



North Front: New (1928) entrance with re-used door surround and Tudor bay beyond

2.0 PLANNING

2.1 LISTING DESCRIPTION

Grade: ll

List Entry Number 1180632

Date First Listed: 15th March 1955

Statutory Address: Wappingthorn, Horsham Road.

County: West Sussex

District: Horsham (District Authority)

Parish: Steyning

National Grid Reference: TQ1675813385

Details: STEYNING HORSHAM ROAD 1. 5404 Wappingthorn TQ 11 SE 13/167 15.3.55

II

2. Once an important house that later became a farmhouse and has again been altered and greatly enlarged in modern times and is now a large L-shaped house of 12 windows of which only the west end of the east-west wing is old. This is dated 1609. Red brick. Stone stringcourse. Horsham slab roof. Casement windows with stone mullions and transoms. Two storeys. Four windows. The easternmost window bay and the next but one to it project slightly. The former has a huge window rising the whole height of the 2 storeys and containing 4 tiers of 6 lights, of which only 4 lights are glazed in the bottom, next to the bottom and top tiers. The latter has long and short stone quoins, sprocket eaves, a hipped roof, a cartouche in the centre and a 4 light window on each floor, the upper window having 2 tiers but only two of the lights in the lower tier are glazed. The window bay between these projections has another huge window rising the whole height of the 2 storeys containing 5 tiers of 6 lights, of which only 3 lights in the second tier from the top and 2 in the fourth and bottom tiers are glazed. The westernmost window bay has a window on each floor containing 2 tiers of 3 lights, the upper lights of the first floor window blocked. Buttress at the angle of this window bay. The porch at the other end of the old part of the house is modern, but it contains an original stone doorway with pilasters, carved spandrels, keystone, enriched frieze and projecting cornice.

Listing NGR: TQ1675813385

Legacy System number: 298759 Legacy System: LBS

2.2 PLANNING & LISTED BUILDING POLICY

In compliance with the recommendations of the National Planning Policy Framework (Latest Version December 2023), Section 16, we have undertaken an analysis of the history of the building, identifying the significance of areas and items to be repaired, and outlined why we see these items of work as necessary and how they are to be carried out to reduce harm to the surrounding fabric.

This information is included as a set of drawings, as set out below in Section 4.0 below.

2.3 PLANNING HISTORY

App. No.	Description (Application Type)
DC/22/1895	Tennis Dome (Retrospective)
DC/21/0812	Demolish & Replace Staff Cottage (Full)
DC/21/0813	Demolish & Replace Staff Cottage (Listed)
DC/21/0399	Erection of 4 Bay Garage, Store/Studio Etc. (Full)
DC/21/0400	Erection of 4 Bay Garage, Store/Studio Etc. (Listed)
DC/19/1328	Staff Cottage, Greenhouse Etc (Householder)
DC/19/1329	Staff Cottage, Greenhouse Etc (Listed)
DC/19/1159	Replace 2no. windows N & E Elevations (Listed)
DC/19/0909	Service Wing Alterations & Roof Terrace (Householder)
DC/19/0118	Internal Alterations Glazed Screen (LBC)
DC/18/2448	Single Storey Side Extension (Householder)
DC/18/2449	Single Storey Side Extension (Listed)
DC/18/2471	Demolition of Existing Staff Cottage & Garage Building and Erection of a two storey staff cottage.
DC/18/2448	Erection of Single Storey Side Extension Erection of Two Storey detached Garage with Staff Accommodation Over Erection of Garden Building (Householder)
DC/18/2449	Erection of Single Storey Side Extension Erection of Two Storey detached Garage with Staff Accommodation Over Erection of Garden Building (Listed Building)
ST/78/03	Renewal of Unimplemented Consent ST/44/98 For Demolition of Cottage & Erection of Garage Block with Staff Accommodation Over.
ST/40/99	Erection of New Pool Building, Conservatory & Link Site.
ST/41/99	Erection of New Pool Building, Conservatory & Link Site.
ST/48/98	Internal & External Alterations
ST/44/98	Demolition of Cottage & Erection of Garage Block with Staff Accommodation Over.
ST/63/97	Change of Use from Old Persons Home to Residential.
ST/63/97	Change of Use from Garden Store to Single Residential Unit

2.4 STATEMENT OF SIGNIFICANCE

1. General Significance

Wappingthorn is an ancient Manor. Nothing is known about the extent and nature of any buildings on the site before a large house was built there in Tudor times. Very little of the Tudor Manor survived the C20 rebuilding.

The historic importance of the site is high. Edward the Confessor possessed the Manor, and in c.1047 gave the C8 Parish Church (founded by St. Cuthman) to the Abbey of Fécamp in Normandy. Also of importance is the connection of the Leeds family, recusants with connections to the plot to install Queen Mary on the English throne.

Despite the lack of much in the way of ancient fabric, it is likely that the house, were it entirely C20, would still have been Listed as a good work by a significant Architect.

The remains of the former Tudor manor have been seamlessly incorporated into a considerably larger C20 house to the extent that the character is dominated by Ayrton's neo Tudor aesthetic, which is strongly flavoured with Arts & Crafts influences.

The site lies just outside the South Downs National Park but is dominated by the Downs to the south and the character of the site is defined by being at the foot of the Downs.

The Site is fairly flat and the house was built on a site that is generally level. The house is very secluded and only visible from higher up on the Downs to the south.

The gardens are not historically significant, but are well laid out, with formal elements complimenting the house and less formal areas further from the house that help form a transition between the gardens and the natural landscape beyond.

2. The proposals considered in the context of the significance.

The proposals are all concerned with repairs to the existing building fabric. Their aim is to preserve as much of the original fabric as possible and to replace only severely damaged stonework etc.

All repair and replacement materials will be of the highest quality and a suitable specialist Contractor will be employed to carry out the works.

3.0 DESCRIPTION OF THE PROPOSALS

3.1 BACKGROUND

Various works have been carried out by the present owners in the last five years. These have mostly been minor internal alterations to the main house, as well as the construction of a new pool building and works to various outbuildings and related landscaping.

The present phase of works will be the external repairs set out in this application. The house is generally in a good state of repair. However, 100 years after the greater part of the house was built there are some parts of the building that require attention.

3.2 SCOPE OF WORK

This application is for repairs to the external fabric of the house. The principal elements to be repaired are the stonework, the brickwork and the lead downpipes. There are also some minor roof repairs.

The locations and extent of these works is set out on the attached drawings.

The most important aspect of the proposals is the decay of stonework to the windows, especially the mullions. This is localised and limited in scope, but where it occurs there has been minor water ingress, particularly at the junction of the affected stone and the lead lights.

The windows are now 100 years old. Some repairs were carried out in a previous phase but we have now carried out a detailed survey of the lead lights and the result is the schedule attached to this application.

The brickwork is generally sound, but repointing is required, particularly at plinth level.

The downpipes are lead. Some of these have been adversely affected by vegetation, especially on the south front where a large wisteria grows up the walls.

The Horsham slate roof is generally sound, although a few slates have been replaced by tiles in the past. There are two small areas of flat roof that require repairs.

3.3 SPECIFICATIONS

3.3.1 Stone:

The existing stone is a local sandstone that is no longer quarried in the area. A similar sandstone is available from Phillpotts Quarry in West Hoathly, now owned by Lambs Brick and Stone. There may be other stone from elsewhere in Sussex or from further afield that is a better match.

The specialist stone contractor will provide samples of suitable replacement stone for discussion.

3.3.2 Brick:

When we were undertaking repairs and alterations to the Service Wing, our Client commissioned a report from the Pluckley Brick Company to find what bricks were used for the original building and suggest a suitable source for replacement bricks.

At this stage we do not anticipate replacing any bricks. However, if any replacement is required we will use bricks from the same sources as those used on the Service Wing.

3.3.3 Mortars:

Mortar mixes and composition to be agreed following the production of samples.

For the purposes of specification we propose the following mortar mixes:

For Repointing stonework :
1 part NHL 3.5 hydraulic lime
1 part Washed sand
2 part sharp sand

For repointing brickwork:

1 part NHL 3.5 hydraulic lime
2 Parts washed sand
1 part sharp sand .

3.3.4 Roof Tiles:

For replacing small number of missing or damaged Horsham slates we will find reclaimed tiles sized to fit the diminished coursing.



Materials: Typical window showing stone surround and mullions. Brickwork, leaded light casements and lead hopper head and downpipe.

4.0 INFORMATION INCLUDED AS PART OF THIS APPLICATION

Site/Block plan:

11102-WK-LB1	Location/Block Plan	1:500/2500 A3

Window Repairs:

11102-WK-W01	Key Plans & Elevations	1:200 @ A1
11102-WK-W02	Repair Schedule: Ground Floor	NTS
11102-WK-W03	Repair Schedule: First Floor	NTS
11102-WK-W04	Repair Schedule: Second Floor	NTS
11102-WK-W05	Internal Elevations: Ground Floor	1:40 @A1
11102-WK-W06	Internal Elevations: First & Second Floors	1:40 @A1
11102-WK-W07	Notes on Repairs	NTS

External Repairs:

11102-WK-R1	Key Plans & Elevations	1:200 A1
11102-WK-R2	Stone Repairs 1: Elevations A & B	1:100 A1
11102-WK-R3	Stone Repairs 2: Elevations C, D & E	1:100 A1
11102-WK-R4	Stone Repairs 3: Schedules 1	NTS
11102-WK-R5	Stone Repairs 4: Schedules 2	NTS
11102-WK-R6	Stone Repairs 5: Schedules 3	NTS
11102-WK-R7	Stone Repairs 6: Schedules 4	NTS
11102-WK-R8	Stone Repairs 7: Schedules 5&6	NTS
11102-WK-R9	Brick Repairs 1: Elevations A & B	1:100 @ A1
11102-WK-R10	Brick Repairs 2: Elevations C, D & E	1:100 @ A1
11102-WK-R11	Brick Repairs 3: Schedule of Repairs	NTS
11102-WK-R12	Rainwater Goods 1: Plans & Elevations	1:100 @ A1
11102-WK-R13	Rainwater Goods 2: Schedule	NTS
11102-WK-R14	Roof Repairs	1:100 @ A1

5.0 CONCLUSION

Although some sorts of repairs may not require Listed Building Consent, we would prefer to seek approval for all the proposed repairs to avoid any doubt about what might require consent.

It is our intension to carry out the specified repairs to the highest standards using the materials specified above.