~ WOOD GRANGE ~

HENFIELD ROAD, COWFOLD, HORSHAM, WEST SUSSEX, RH13 8DT

Installation of pedestrian and vehicular gates.

DESIGN ACCESS STATEMENT INCORPORATING HERITAGE STATEMENT

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

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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 Research Consultant 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 Vernacular Architecture Group (VAG), the Domestic Buildings Research Group (DBRG) and the Wealden Buildings Study Group (WBSG).

As a Historic Building Research Consultant at Manorwood, Roberto is responsible for in depth research into building records, mapping, and physical evidence to help inform proposal 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 12
Appendix: Legislation and Policy Context 13

1 INTRODUCTION

1.1 This report has been prepared by Roberto Prieto-Labrador MA, PCIfA on behalf of Manorwood to accompany an application relating to a proposal at Wood Grange, Cowfold.

1.2 Wood Grange is a Grade II listed 18th century house located on the west side of Henfield Road (A281) and the southern edge of the village of Cowfold.

1.4 The site includes a late 19th century building lodge (known as Wood Grange Lodge) extended during the 20th century, that sits immediately to the north of the main house.

1.5 Wood Grange Lodge was originally part of Noah's Ark School's classroom and part of the Noah's Ark Café after the school closure. Following the demolition of the Noah's Ark Café, the building was extended to create garages and later converted into the 811 Music Studios.

1.6 Wood Grange Lodge was purchased in December 2020 together with Wood Grange by the current owner and applicant. The house is currently undergoing significant repair and improvement works following the planning permission and Listed Building Consent granted by Horsham District Council under applications DC/21/1270 and DC/21/1271.

1.7 In November 2024, resolution to grant planning permission subject to S106 was given by Horsham District Council under reference DC/24/0511 for the conversion of the Lodge into two 2-bedroom flats and associated alterations, the erection of two detached 3-bedroom dwellings, the erection of a detached garage building, and associated landscape works.

1.8 The scheme outlined above included the installation of pedestrian and vehicular gates to access the property. However, the permission was granted subject to a number of conditions, which must be discharged before works can commence, thus delaying the installation of the gates, which are not subject to any conditions themselves.

1.9 This report, therefore, accompanies an application for the installation of the gates (which are identical to those previously approved), so they can be installed whilst the conditions of the previously approved scheme are discharged.

1.10 Historic mapping has been consulted to help understand the development of the building as its immediate environs, as well as its wider setting. The maps are included in section 4 of this report.

1.11 This Heritage Statement includes a Significance Assessment, which identifies the relative heritage value of the identified heritage assets. It also includes an Impact Assessment, which considers the potential impact of the proposed scheme on the significance of the heritage assets identified, including the contribution made by their 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 Wood Grange.

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2.1 Wood Grange is a statutory Listed Building designated in November 1980. The listing reads:

WOOD GRANGE

Location Cowfold, West Sussex, RH13 8DT

District Horsham (District Authority)

Date Listed 28th November 1980

List Entry No 1193000

Grade II

Description C18. Two storeys. Originally 5 windows. Stuccoed. Tiled roof. The 2 outer window-bays have been replaced in C19 by large 3-light bays. Glazing bars otherwise intact. Porch with Doric columns surmounted by ball caps. Doorway with thin rectangular fanlight.

CURTILAGE LISTED

2.2 According to the Advice Note *Listed Buildings and Curtilage* published by Historic England in 2018, the law provides that buildings and other structures that pre-date July 1948 and are within the curtilage of a Listed Building, are to be treated as part of the Listed Building. Historic England's Advice Note provides hypothetical examples to assist in the assessment as to whether a building within the curtilage of a statutory Listed Building should be deemed to be part of the listing.

2.3 Wood Grange Lodge is not a statutory listed building, although the building comprises a 19th century section considered to be a non-designated heritage asset. The building is historically associated in use and ownership to the Grade II Listed Wood Grange, designated in November 1980. The properties, however, were separated into two independent residential dwelling s before Wood Grange was listed and, therefore, Wood Grange Lodge is not considered to be curtilage listed.

2.4 Due to the close proximity to the house however it has potential to impact the setting of the Listed house, and this requires due consideration. Listed Building Consent is sought in any case in the interests of completeness and in the event the LPA consider the building to be curtilage listed.

CONSERVATION AREAS AND ARCHAEOLOGICAL NOTIFICATION AREAS (ANAs)

2.5 Wood Grange is not located within any Conservation Area or Archaeological Notification Areas (ANAs).



Heritage Assets at Wood Grange.

3 PROPOSALS

3.1 The scheme proposes the installation of a pedestrian and vehicular gates to provide the property with further privacy.

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

3.3 The potential impact of the proposal on the special interest of the Listed Building and its setting is described in Section 6 of this report.



Proposal at Wood Grange.

4 HISTORIC CONTEXT

4.1 The building currently known as Wood Grange is a detached house of Georgian appearance located on the west side of the historic road between Cowfold and Henfield (now A281), about half a mile south of the centre of Cowfold. The earliest reference found about the building dates back to 1771 when Elizabeth Weekes enclosed the land where the house stands. The building's retired location from the town centre is the result of a series of enclosures and enfranchisement of 'waste' land that took place in Cowfold during the 18th century due to an increase in the population. For example, Frithlands cottage (now the site of Brooklands in Picts Lane) had been built by 1743 on half an acre of 'waste', and also in 1771 Stephen Wood enclosed a 'parcel of the waste' to build the house later known as Chates (Cowfold Village History Society, 2021).

4.2 It is not known whether there was a building where the existing house sits before 1771; however, the Rate Book of Cowfold records a house owned by Elizabeth Weekes in 1773 which possibly is Wood Grange (WSRO Par 59/30/1 f.3). A first visit to the building carried out by Manorwood in March 2021, confirmed that the building was built during the 18th century and, therefore, the house was likely commissioned by Elizabeth Weekes between 1771 and 1773, after she enclosed the land.

4.3 The entries recorded in the Rate Book for the following years list 'Mrs Weekes' as the owner and occupant of Wood Grange until 1785, when Sarah Weekes appears as the owner and occupant of the building (WSRO Par 59/30/1 f. 56). Sarah was born in Cowfold in 1745 and was the sister of Elizabeth, who was born in 1747 (WSRO Par 59/1/1/2 fs. 8 and 8b). Their parents were John and Sarah Weekes, and they had another sister called Mary (1739), and three brothers: John (1740), Thomas (1742) and Richard (1750) (WSRO Par 59/1/1/2 fs. 5, 5b, 6 and 10).

4.4 An interesting fact is that both Elizabeth and Sarah were married to John Vincent and Henry Ellis, respectively, but they appear recorded under their maiden name 'Weekes' (WSRO Par 59/1/1/3 fs 10b and 7). The Annual Land Tax Assessment for the parish of Cowfold, however, only lists their husbands until Elizabeth widowed, when she appears listed as Elizabeth Vincent (WSRO Q/DE/2/1). These entries in the Land Tax Assessment list another property: 'Eastlands and Little Gervaise'.

4.5 Wood Grange appears represented for the first time in the 1795 map of Sussex by Thomas Gream. The map lacks clarity; however, it shows two buildings which, despite the wrong orientation, can be identified as Wood Grange and Bulls House.

4.6 By the same year (1795), Wood Grange was acquired by 'Mrs Hughes', who appears listed as 'Widow Hughes' in the entry for the following year (WSRO 59/30/1 fs. 75 and 76). She owned and lived at Wood Grange until 1812 when she died (WSRO 59/30/3 f. 3).

4.7 It is not clear who owned and lived at Wood Grange between 1812 and 1827 as the number of houses in Cowfold increased significantly and most of them are recorded as 'house'. The Tithe Apportionment from 1840 indicates that the property was under the ownership of William Burridge who lived there with James Martin (TNA IR 29/35/71 f. 5). It was possible to track the tax records of William Burridge in the Rate Book, the year 1827 being the first time that he appears (WSRO 59/30/3 f. 103b).

4.8 The name Noah's Ark appears for the first time recorded in the entry from 1840 of the Rate Book of Cowfold (WSRO Par 59/30/5). The Tithe Map from the same year shows a rectangular building with two short ranges to the rear. It seems the building had an extra bay added to its northern end.

4.9 The census from 1841 indicates that Noah's Ark was the residential dwelling of Thomas Patching, his wife Elizabeth and their six children: John, James, Charles, Samuel, Eliza and Mary (TNA HO 107/1095/10 f. 14).

4.10 By 1851 a different family lived at Noah's Ark (later Wood Grange): Ludewing Arnaman a Retired Officer of Customs of the Port of London from Hanover, lived with his wife Sarah, his daughter Frederica and his son Charles. The census also records the presence of a house servant called Rebecca Roberts (TNA HO107/1642 f.8).

4.11 By 1861, Noah's Ark had become a school: head of the household was George Baines whose occupation was given as Maths Teacher. There were seven male boarders with ages ranging from 7 to 13 years (TNA RG 9/582 f. 117 and West Grinstead Local History Group 2011, 23).

4.12 In 1871 Noah's Ark no longer appears on the census return, and the school is now known as 'Henfield Road School'. Steven Yeates is now the headmaster, there are two assistant teachers, and the number of boarders has risen to seventeen. The school now also has a cook and a domestic servant (TNA RG 10/1062 f. 104 and idem.).

4.13 The building has clear evidence of having been extended to the north. It is possible that the old house was enlarged during the 1870s to accommodate the increasing number of students. The OS Map from 1874 suggests that the building was already extended by this time. The map also shows a long and irregular building immediately to the north of the house. This building was the main classroom and was likely built along with the extension of the house.

4.14 In 1881 the school is listed as 'Henfield Road Classical Grammar School'. Steven Yeates was still the headmaster and the numbers of pupils peaked to forty-three boarders, plus an unknown number of 'day boys'. Most of the boys came from Sussex, Surrey and Kent, whit a few from London, one from South Africa and one from Canada (TNA RG 11/1063 f. 101 and West Grinstead Local History Group 2011, 27).

4.15 Mr Benjamin Botting had become headmaster by 1887. The number of boarders had fallen to seventeen in the 1891 census (TNA RG 12/794 f. 16 and idem.). The OS Maps from 1896 and 1909 illustrate that a link was built between the house and the main classroom building to the north.

4.16 By 1911 the school was already closed, and the building was listed in the census return as 'Bake House, Old School House, Henfield Road'. The head of the household was Alfred West a baker, who lived in the building with his wife Ellen, their daughter Clara Pretoria Nelli and their son Alfred Cecil. Alice Walder, Ellen's sister, also appeared in the census, which indicates she worked in the family bakery (TNA RG 14/5245). It is possible that the long class room was then converted to the Noah's Ark Café.

4.17 By 1952, the house was extended further to the west and the link connecting the house with the Noah's Ark Café was demolished, leaving two detached outbuildings. The smallest of the two outbuildings, which sits immediately north of the house can be also seen in the postcard of Wood Grange from 1950.

4.18 Between 1952 and 1970, the larger outbuilding was demolished, whilst the small outbuilding was retained and reduced.

4.19 The last alterations carried out to Wood Grange occurred during the last decades of the 20th century and comprised the single-storey garage attached to the western rear extension of the house and the construction of two garage blocks attached to the surviving outbuilding to the north, that once was part of the Noah's Ark Café.

4.20 The garages were later converted into 811 Music Studios and the space above them was turned into a flat. At this moment, this became a separate dwelling under the name of Wood Grange Lodge.

4.21 Both Wood Grange and Wood Grange Lodge were purchased by the current owner and applicant in December 2020.



Detail of Thomas Gream's Map of Sussex showing Wood Grange, 1795 (McMaster University).



Detail of Cowfold Parish Tithe Map showing Wood Grange, 1840 (West Sussex Record Office).

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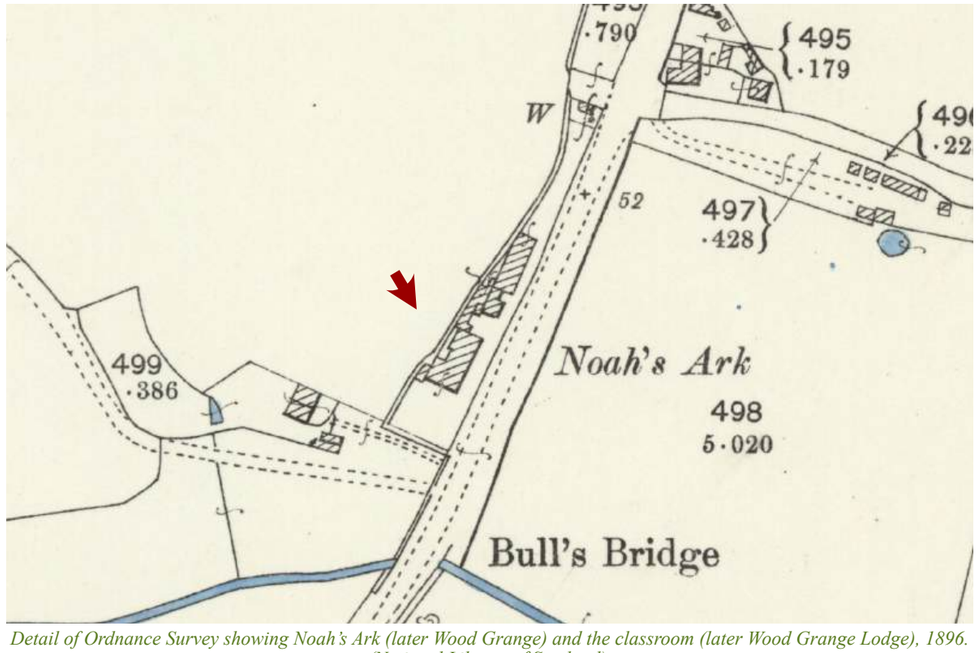
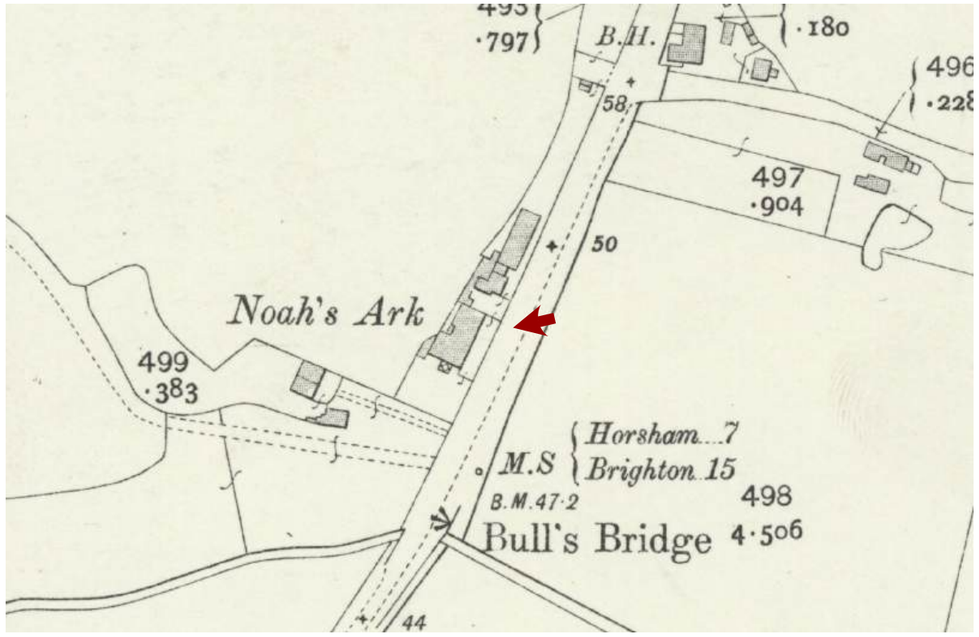
Detail of Ordnance Survey showing Noah's Ark (later Wood Grange) and the classroom (later Wood Grange Lodge), 1874. (National Library of Scotland).



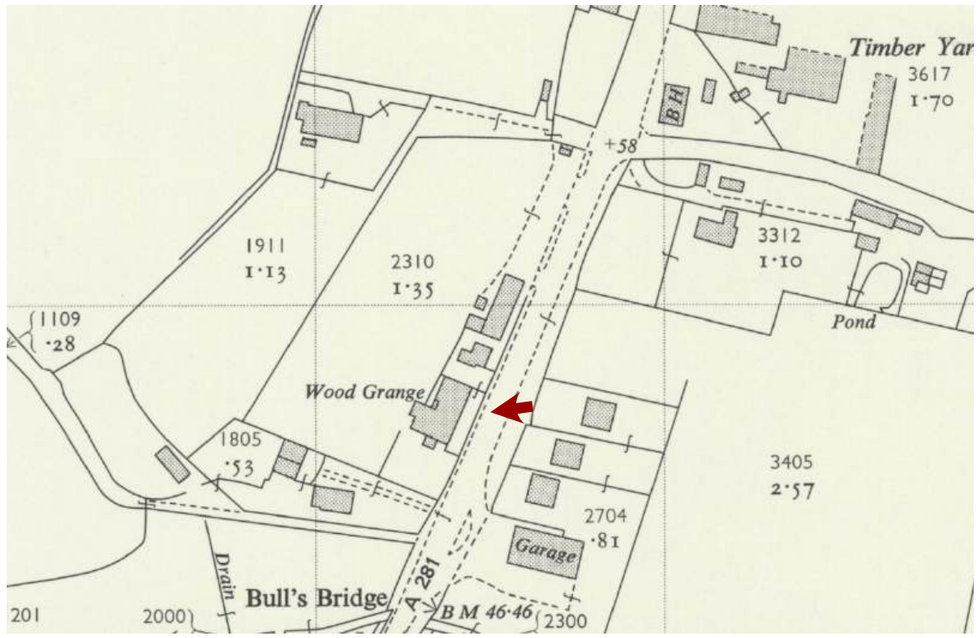
Detail of Ordnance Survey showing Noah's Ark (later Wood Grange) and the classroom (later Wood Grange Lodge), 1896. (National Library of Scotland).



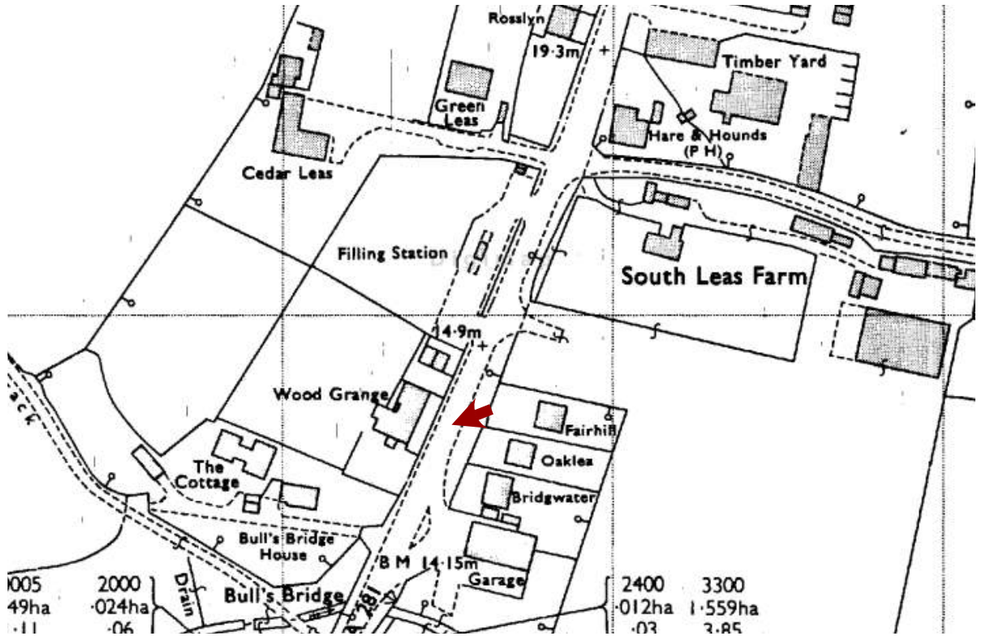
Detail of Ordnance Survey showing Noah's Ark (later Wood Grange) and the classroom (later Wood Grange Lodge), 1909. (National Library of Scotland).



Detail of Ordnance Survey showing Noah's Ark (later Wood Grange) and the classroom (later Wood Grange Lodge), 1948. (National Library of Scotland).



Detail of Ordnance Survey showing Wood Grange, 1958 (National Library of Scotland).



Detail of Ordnance Survey showing Wood Grange, 1970 (National Library of Scotland).



Satellite view of Wood Grange, 2004 (@GoogleEarth)



Satellite view of Wood Grange, 2020 (@GoogleEarth)

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5 ASSESSMENT OF SIGNIFICANCE

5.1 The following is an assessment of the significance of Wood Grange Lodge and its setting, which 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 the special interest.

5.2 Wood Grange Lodge has its origins in a late 19th century outbuilding used as the classroom for the former Noah's Ark School (now Wood Grange). The significance of the building, therefore, relies heavily upon its historic relationship with the neighbouring Grade II Listed Wood Grange. The 19th century core of the building is the only surviving part of the former school's classroom and, as such, it possesses significant historical and evidential values. The original use of the building as part of the village's school provides it with great communal and social value, connecting the building directly with the people of Cowfold and the surrounding hamlets and villages.

5.3 The 19th century part of the building is a storey and a half structure built of brick laid in 'rat trap' bond with a slate pitched roof. The character of the building is completely functional, and it also has a quasi-agricultural sense, emphasised by the high set pitching opening to the front. Whilst such character remains practically unaltered, it is, however, diminished by the current fenestration which consists of modern UPVC casement windows with fan lights. They clearly detract from the traditional character of the building.

5.4 Internally, the building retains its functional character. It does not possess any outstanding features apart from the exposed brickwork, which provides the interior with some aesthetic interest, as well as the exposed roof structure in the loft.

5.5 Wood Grange Lodge was significantly extended by the end of the 20th century. The extension is also one storey and a half; however, the ceilings are taller than those in the 19th century, making the extension the bulkiest and dominant part of the building. The extension was originally built to provide the property with two garages and ancillary space on the upper floor. It was later converted to a music studio / workshop whilst the top floor was used as a residential dwelling. The design of the extension was likely based on Wood Grange. The resulting extension, however, was a modern pastiche poorly built and executed, which significantly detracts from the traditional character of the surrounding historic buildings. Its disproportionate scale and busy appearance conflict with Wood Grange, which, as the main house, should be the dominant building on site.

5.6 Since the closure of the music studio, Wood Grange Lodge has been underuse. The lack of use and maintenance led the building to fall into disrepair and it now requires significant repair works to ensure the preservation of the original 19th century core. Its deteriorated condition also contributes to the dilapidated appearance of the site, detracting significantly from its aesthetic.

5.7 Access to the property is currently via a tarmac driveway from Henfield Road. The use of tarmac detracts from the original rural and traditional character of the site. There is also evidence of a former gate to access the driveway. The gates are now gone but the original brick piers remain in situ. The original gates can be seen in historic images of the property from the late 19th century and early 20th century.

5.8 Wood Grange and Wood Grange loge's remote location from the town centre is considered an oddity since no evidence suggests its use as a farm. This, however, responds to its origin as an enclosure of common land. This fact also explains the narrow and long shape of its original setting, as can be seen in the 1840 Tithe Map of Cowfold. Even though the plot where the building sits has been significantly increased over the years, the original brick boundary wall still survives to the rear of the buildings.

5.9 In a summary, Wood Grange Lodge is a building that, whilst not remarkable per se, it has a very interesting history as part of the Noah's Ark School's classroom. Its significance, therefore, relies strongly upon its original relation with Wood Grange. The 19th century core of the building is considered the most significant part of the building. The 20th century extension, however, detracts significantly from the building's core, as well as from the character of the listed Wood Grange.

6.1 This section appraises the impact of the proposed works on the Grade II listed building known as Wood Grange.

INSTALLATION OF PEDESTRIAN AND VEHICULAR GATES

6.2 The property is currently accessed via a driveway situated between the listed Wood Grange and Wood Grange Lodge. Historic images of the site confirm the former presence of gates providing access to the driveway from Henfield Road. These gates have since been lost, leaving only the original piers in place.

6.3 The proposed scheme seeks to install new vehicular and pedestrian gates to access the property, although these will be positioned further west along the driveway from their original location. The new gates will feature simple oak cladding, designed to preserve the traditional character of Wood Grange.

6.4 In November 2024, resolution to grant planning permission subject to S106 was given by Horsham District Council under reference DC/24/0511 for the conversion of the Lodge into two 2-bedroom flats and associated alterations, the erection of two detached 3-bedroom dwellings, the erection of a detached garage building, and associated landscape works.

6.5 This approved scheme included the installation of pedestrian and vehicular gates. However, the permission was granted subject to a number of conditions, which must be discharged before works can commence, thus delaying the installation of the gates, which are not subject to any conditions themselves.

6.6 This application, therefore, seeks permission solely for the installation of the gates, which are identical to those approved under the previous scheme, enabling their installation to proceed while the conditions of the earlier permission are discharged.

6.7 As the proposed gates match those previously approved, this revised proposal will not introduce any additional impact on the setting of the listed building, ensuring its character and special interest are preserved.



Location of proposed new gates.

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7 CONCLUSION

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

7.2 The proposed gates will not affect the immediate setting of the listed building due to their simple and traditional design.

7.3 The proposed design are identical to those previously approved as part of application DC/24/0511 and so, the proposed gates will not result in further impact on the significance of the listed building and its setting.

7.4 The proposal is, therefore, compliant with respect to the Planning (Listed Buildings and Conservation Area) Act 1990, the National Planning Policy Framework (NPPF) and the Horsham 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 'saved' policies of the adopted Wealden Local Plan (1998).

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Chapter 16 (Paragraphs 195 to 214) 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 – WEALDEN DISTRICT COUNCIL

The site lies within the boundary of the Wealden District Council Authority. The Council's current statutory development plan consists of the adopted Wealden District Core Strategy Local Plan (February 2013), the 'saved' policies of the adopted Wealden Local Plan (1998) and the Affordable Housing Delivery Local Plan (May 2016).

Policy EN22 of the adopted Wealden Local Plan relates to the protection of listed buildings and is considered relevant to this proposal.

> **Policy EN22 - Listed Buildings**
>
> In order to protect the character and appearance of buildings listed as being of special architectural or historic interest
>
> (1) proposals for any external and internal alteration, change of use, addition to a listed building, or display of signs and advertisements which would have an adverse effect on its character and appearance will be resisted;
>
> (2) all buildings materials, doors, windows and other architectural features should respect the character and appearance of the listed building;
>
> (3) proposals which would adversely affect the setting of a listed building will be resisted;
>
> (4) in very exceptional cases and where demonstrated to be necessary in order to secure the retention of a listed building, the Council may relax normal development control policies.

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