

Registered Office

3 Castlegate, Grantham,
Lincolnshire NG31 6SF

Listed Building Consent – Design & Access Statement

for
Window Replacement & Refurbishment

at
Park House
North Street
Horsham
RH12 1RN

For
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

Date of issue

02/06/26

Status

FINAL

Reference

2556

Directors

John Wright FRICS

Jamie Wright RIBA

1.0 Introduction

- 1.1 This design and access statement accompanies the application for listed building consent for the proposed window refurbishment work at Park House, Horsham.
- 1.2 This application includes the proposed works to all the windows throughout the building and should form the basis of all future works. The refurbishment of the windows will be phased.

2.0 The site

- 2.1 Park House is listed Grade II* (List entry number 1353938). The List refers to the building as *Horsham Park* rather than *Park House*. It will be referred to as Park House throughout this document and in the planning application. Park House is associated as a group with other listed structures which are also referenced in the listing description (the stables, the granary and the park walls, all of which are listed grade II).
- 2.2 The list entry is as follows:

NORTH STREET 1. 1236 (West Side) Horsham Park TQ 1730 1/47 20.5.49. II GV 2. The offices of the Horsham Urban District Council. Large early C18 house. 2 storeys and attic. Red brick with stone dressings on a stone base. Horsham slab roof. 4 gabled dormers with pediments. Large pediment with circular window over the centre of the front, which has been altered by the addition of 2 chimneys on top at its apex. Stone cornice and parapet. Stone pilasters of banded rustication at the ends of the front and supporting the pediment in the centre. Also stone string courses and key stones to the windows. 9 windows divided 3-3-3. Narrow windows with segmental heads, sashes, glazing bars intact. 8-panel moulded door in frame with curved pediment over. Projecting stone plinth. The west front is slightly later than the east front. Rectangular windows in reveals with architraves on ground floor. Sashes, glazing bars intact. Good staircase and over-doors inside. Modern additions to north and south. Horsham Park, the stables, granary, outbuildings and estate, walls form a group.*

3.0 Statement of historical site significance

- 3.1 An evaluation of the history and structure of Park House has been carried out by Dr Annabelle Hughes and is included as an appendix to this statement.
- 3.2 A history of the house and the work carried out to it (Horsham District Council pamphlet c1980) has been obtained from Horsham Museum and is also included in the appendix. This includes phasing plans and brief details of the work carried out by HDC after a fire in c1979 to repair the building and to install modern services into the building in order to make the building suitable for the District Council to use as their offices. All of the available evidence points to the fact that the current windows were installed at this time and therefore have limited historic significance.

4.0 Project objectives

- 4.1 The project looks to upgrade the existing windows. It would appear that all the windows in the property were replaced in the 20th Century. The windows are mostly timber although there are a small number of steel Crittall style windows within one of the latter extensions. All the windows are single glazed. The main driver of the project is to upgrade the thermal performance of all the windows. This will be done in a sympathetic way with all colours, profiles and mouldings to match the existing.

5.0 Accessibility

5.1 As the works are only concerned with the windows it will not affect the accessibility into or within the building.

6.0 Proposed works

6.1 The below sets out all the works proposed to the windows. These are clearly shown on the drawings that accompany the application. The application is for consent for all the works however the works will be phased. Drawing 2556-018 shows the works proposed in the first phase.

Historic Core:

- I. Retain all existing timber sash frames.
- II. Remove all sashes, weights and cords.
- III. Build new sashes with new 14mm heritage slimline double glazing. All glazing bar profiles and sizes to match the existing. Colour to match the existing.
- IV. Renew all draft stripping, cords and weights.
- V. Replace all hardware with brass hardware to match the existing.

Timber windows in NE & SW 20th century additions:

- I. As above

Steel windows in SW 20th century addition:

- I. Remove existing steel frame windows in full.
- II. Replace or repair (where possible) all timber subframes.
- III. Replace windows with Crittall Homelight Plus TE.
 - The existing window style is an original standard metal window most likely made by Crittall. Although still possible to procure, there will be very little increase in thermal performance and based on this, it has been discounted.
 - After speaking to Crittall, the window that they would recommend being the closest match is the Homelight Plus. There is a version of this with an upgraded thermal performance which we have selected (Homelight Plus TE).
- IV. All colours, and glazing bar profiles to match the existing as closely as possible.
- V. It is proposed that some of the opening casements on windows in the WC area are adjusted due to security. Refer to drawing 2556/019
- VI. The obscure glass for the windows into the WC areas will be matched as closely as possible. A similar modern equivalent appears to be Pilkington Arctic Float Glass.

6.2 Window FW2 which is into the 1F male WCs is currently a sliding timber sash window. This appears to be newer than the other sashes. There is no obvious reason why this was put in in timber rather than steel. We have proposed changing this to a steel window to match the others in that area. The style would match GW1 below.

6.3 The overall approach has been determined with reference to the historical information referenced above and included in the appendix.

6.4 The repair work which is proposed is predominantly like for like repair work using compatible materials which will respect the great significance of the building.

Appendix 1

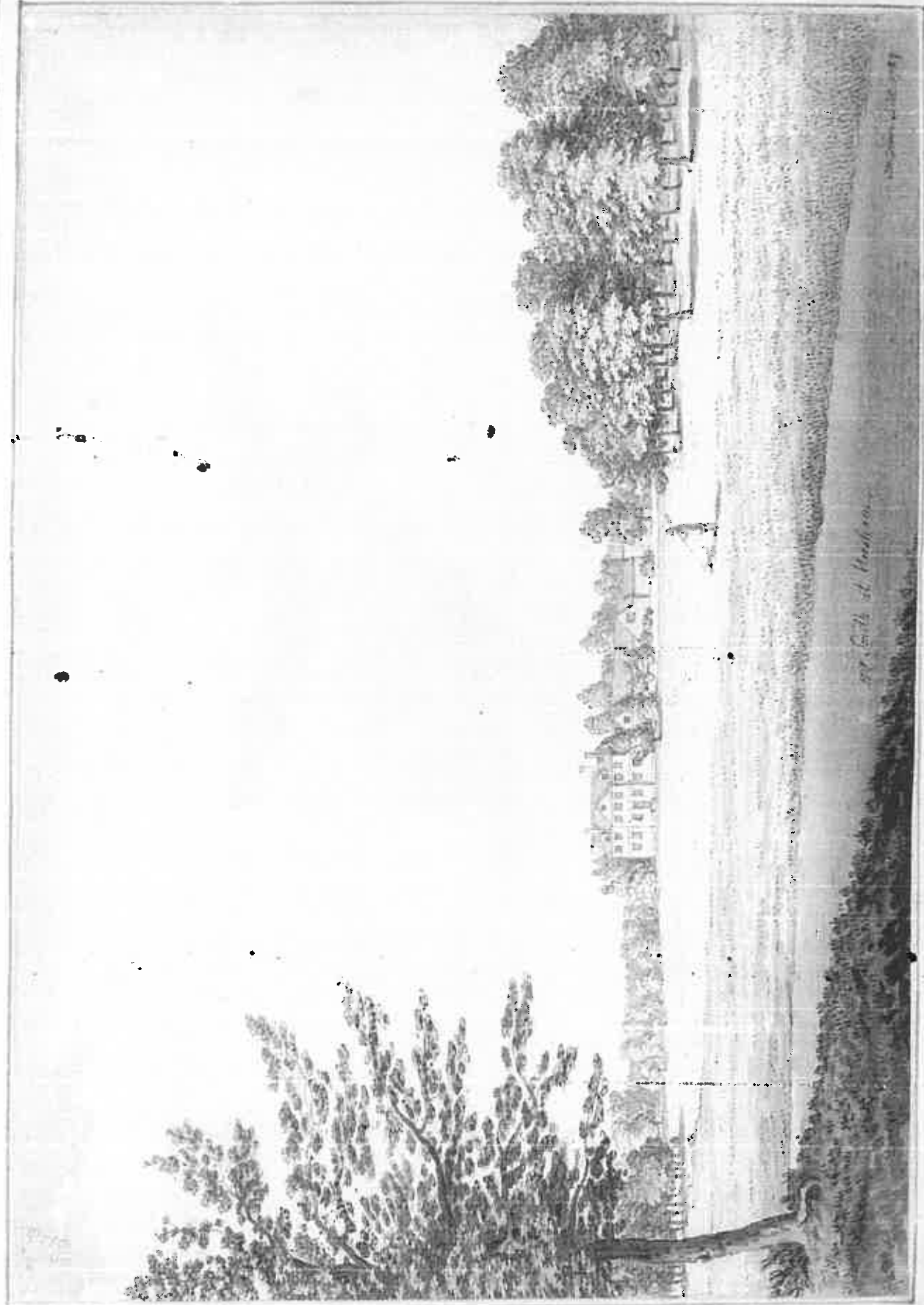
An historical and structural evaluation

Park House

Horsham

An historical and structural evaluation

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Research Consultant: Historical Buildings
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OS 1876 1st edition

OS 1897 2nd edition

OS 1911 3rd edition

OS 1932 4th edition

Introduction

The core of this report is a narrative and Time Line, based on current research, copies of historical mapping and extracts from probate documents. Not all the identified archive material has been examined in detail, but references are given wherever possible.

Included are copies of information from the campaign of repair and restoration carried out in the early 1980s, some of which has been superseded. Of particular interest is the information about the archaeological excavations, which provided a logical explanation for exploitation of the site. The exact dating of the initial building may need some minor adjustment, given the identification of an 'extra' John Wicker.

Select bibliography

The History & Antiquities of Horsham, Dorothea Hurst (2nd ed.1889)

A Parliamentary History of Horsham, William Albery (Longmans 1927)

Victoria County History vol.6 pt 2, T.Hudson ed. (1988)

The Diaries of Sarah Hurst, 1759-62, B.Hurst & S.Djabri (Horsham Museum 2003)

Documents in The National Archive, at the West Sussex Record Office & in Horsham Museum

Historical Setting

Two factors have underpinned the prosperity of Horsham: the continuity of a market economy initially based on horse-trading, probably from pre-Conquest times and evident in its name, and its incorporation as a borough at the beginning of the 1200s. Its situation on the edge of the Weald and on a line of communication with London secured its continuing, and developing, markets. Its early incorporation as a borough sending two representatives to the king's parliaments (and two county members) created and fostered links within a wider sphere of influence, and made the town a magnet for the ambitious over centuries, despite the corruption of process during the eighteenth century.

For the first two to three hundred years it was Horsham's relative independence within a feudal landscape and its economic success that attracted upwardly-mobile and entrepreneurial characters. Once parliaments became more powerful tools, from the sixteenth century onwards, the four seats in the hands of the burgesses became increasingly attractive. There was no universal franchise and voting was limited (in theory) to the *owners* of burgage plots. The eventual aim was to capture — by bribe or purchase — enough votes to ensure control of those seats, and it was these people who eventually established themselves in imposing houses around the town.

Most of the families so established made important contributions to the development of Horsham, even after the Reform Bill of 1832 had swept away the scandal of pocket boroughs. The most memorable struggle for control was between the Duke of Norfolk, with a base at Chesworth, and the Irwins of Temple Newsam (Leeds) and Hills Place, now completely obliterated. Their impact and of other families attracted in their wake, can be traced in the houses they left and/or the names of roads and public houses. One of the houses has disappeared, all were changed over centuries, most were transformed for more mundane uses before being converted to apartments. Park House is one of seven such significant local buildings — Denne, Chesworth, Hills Place, Manor House, **Park House**, Springfield Park and Tanbridge House — and one of the least modified.

The Building — a narrative

"... the aforesaid John Lyntott likewise holds one messuage, a house called a Brewhouse, with a backside, garden and orchard, ... called Cockmans, late Ingrams, being one entire burgage, by thr rent therefore by the year payable ... 1s."

The written burgage survey of 1611 records the site of the present Park House as a *burgage*, which entitled the owner to participate in the running of the borough and to vote for two parliamentary representatives. There must have been a house on the site from an early date in the town's history; excavations beneath the south-east corner in the early 1980s which uncovered a large well and various stone foundations, supports this view.

Cockmans, or Cockmannyscroft as the property was then called, first appears in the ownership of John Michell of Stammerham, when he died in 1522, followed two years later by his son Henry, and later surfaces in the will of Richard Lintott of Southwater, which was proved in 1608. Lintott owned a fair amount of property and land, which he left between his six surviving sons. Nicholas, underage at the time, was left *"all that my Messuage buildings lands tenements hereditaments with their appurtenances lying in the North Street ... which I lately purchased of John Ingram"*. Here lies the clue to what happened to Cockmans after the death of Henry Michell (1524), as a John Ingram appeared in the taxation list of 1524, living in the area known as Marlpost, to the west and north of the town.

Since the 1980s, when earlier investigations into the documentary history of Park House were carried out, further information has been unearthed, although the building sequence has not greatly changed.

Between 1653 and 1661 four children were born to John Wicker, *beerebrewer*, and his wife Elizabeth; three survived to adulthood. Listed as a burgess in 1653, in 1666 he leased land in Horsham near Warnham Park. *'Weake of body but of good and perfect Mind and Memory'* when he made his will, he was able to leave legacies amounting to £500 to his two daughters (to be paid in instalments over three years) and *'all my houses and lands'* to his only son John, who was appointed joint executor with his wife Elizabeth. Richard Constable of Capel and Henry Michell were to be overseers, and two relatives were witnesses: John Risbridger and Thomas Wicker. Two records of 1656 and 1675 can probably be linked with Cockmans at this time.

The Building — a narrative

After 1677, his only son and heir, John Wicker II, aged nineteen, sold a hop garden in the Bishopric to Samuel Blunt, whose grandson, another Samuel, was to build Springfield Park in 1750. That same year John II married Sarah Wood.

It has now become clear that there were *four* John Wickers, the second of whom may have realised the trust on Cockmans after his father's death, kept up the brewing business, and added dealing in timber (much of it for the navy) and property. It is likely that this John Wicker — the second — began to invest in a new build on the Cockmans site, commensurate with his rising status (he seems to have been living at Selehurst in Beeding) all ready to hand to his heir, another John, who was only sixteen when his father first represented Horsham in Parliament in 1701; young John was to marry Katherine Blunt eight years later, when her father was High Sheriff.

The history of Parliament describes Wicker as '*a singularly inactive Member who made no mark whatsoever in the proceedings of the House*'; he continued to sit for Horsham, with a brief interval, until 1713. His portrait, which hung above the fireplace in the Dining Room, gives his dates as 1668-1741 — they should be 1658-1720 — although unfortunately for the researcher he is the only John Wicker whose will has not been traced.

Wicker's original house, represented by the North Street face, was almost doubled in size by 1720, possibly followed the fashion set by Nathaniel Tredcroft's Manor House in the Causeway (1704). and is mentioned in John Warburton's notes (1722-29) as "*A neat new edifice of stone sash windows in front wh freestone Palasters etc at the north end of town. The seat of John Wicker esq.*" By 1764, the house was '*late Mr Wickers now Sir Thoms Broughton's*' (Broughton had married Mary, grand-daughter of the second John Wicker) but it was still known as The Wicker House as late as the 1770s, when it was tenanted. In 1789, when it had been drawn by Samuel Grimm, William Smith was living there, and nine years later his heirs sold to Robert Hurst, barrister.

The Hurst family had been in and around Horsham since the 14th century, and had just begun to break into the upper social set. Robert made Park House the family home, and three entries in the burial register include the description '*from Horsham Park*'. Robert's sixth daughter married Charles Greenaway, the heir of a Gloucestershire gentleman, and being childless, they left the Little Barrington property to Robert Henry (1817-1905) Charlotte's nephew. Robert Henry's elder surviving son, Reginald, succeeded to both the Gloucestershire properties and Horsham estates, and it was he who took out the fire insurance (1905) naming his widowed mother as the occupant.

The Building — a narrative

Two years after her death in 1926 he sold the house to Horsham Urban District Council for £18,000, giving the grounds to the town. After WW2 first Reginald and then his representatives sold the parkland to the town.

In 1965 Ian Nairn visited on the trail for the Sussex 'Pevsner', and the recently revised volume describes Park House as *"a gentry residence . . . double-pile house incorporating one inner wall with timbers re-used from a predecessor . . . The nine-bay E front has a blunt take-it-or-leave-it look. In style it follows the Manor House though with more concessions to the English Baroque in its heavily modelled stone dressings, banded resticated pilasters, central pediment and segmented-headed windows dressed in rubbed red brick with keystones. The plainer W garden front, also pedimented, refaced crisply in the mid 18C. Mid C20 Neo-Georgian side additions. Early C18 features in hall and parlour, main W rooms mid C18 heightened."*

The Victoria County History (1988) notes *'The staircase is apparently 18th-century, as is the entrance hall with a screen of Ionic columns. Many other rooms also have mid 18th-century doorcases, fireplaces, or ceilings.'*

TIME LINE

- 1522 Comber, Suss. Geneal. Horsham Decease of John Michell of Stammerham
ref.to Cockmans/Cockmannyscroft Will = PROB 11/20/355¹
- 1524 Comber, Suss. Geneal. Horsham Decease of heir, Henry Michell
- 1524/5 Taxation list: John Ingram taxed on £20 under Marlpost
- 1564 decd John Ingram
- 1608 Will of Richard Lintott of Southwater: leaves Cockmans to underage son Nicholas
left "all that my Messuage buildings lands tenements hereditaments with their appurtenances lying in the North Street . . . which I lately purchased of John Ingram"
- 1611 Burgage Survey: John Lintott holds 'Cockmans late Ingrams'
" . . . the aforesaid John Lyntott likewise holds one messuage, a house called a Brewhouse, with a backside, garden and orchard, . . . called Cockmans, late Ingrams, being one entire burgage, by thr rent therefore by the year payable . . . 1s."
- 1653 SAC 69.142 John Wicker listed as a burgess
- 1656 Hurst/Mills mss Conveyance of Cockmans + tenement & garden
Nich. & Sara Sturt, Thos Michell & Thos Smyth > Allen Wallis
- 1658 PR² John II born to John Wicker I & Elizabeth (Risbridger)
- 1666 John Wicker I 'beerebrewer' purchased a house from Jn & Mary Wakeman
- 1675 Hurst/Mills mss Assignment of term (Cockmans, brewhouse & maltmill)
Allen Wallis sr & jr & Robt Gardiner in trust for Jn Wicker
- 1677 SAC 69.145 John Wicker 'beerebrewer' leased land called Gibbs James
PRB Will of John Wicker Beere Brewer PROB 11/354/539
- 1683 John Wicker II sold hop garden to Samuel Blunt³; married Sarah Wood
- 1685 PRC John Wicker III born to John & Sarah
Hurst Mss Acc 5121/43 ref John Wicker 'of Selehurst'
- 1699 SAC 69.147 John Wicker II listed as a burgess
- 1700 TNA ADM 106/540/184 Wicker recovered from smallpox
- 1701 John Wicker stood in first 'contested' election and won⁴
" . . . a singularly inactive member who made no mark whatsoever . . . described as Low Church. . ."
- 1709 PRM John Wicker III married Katherine Blunt;
John II successfully petitioned for the grant of a monthly cattle market
- 1720 PRB John II died; to date, no will traced
- 1722/29 John Warburton's notes

¹ Prob 11 wills are held at The National Archive

² Parish register christening; PRM = marriage; PRB = burial

³ Numerous documents in TNA indicate Wicker was operating as a timber merchant (inc.supplying the navy)) and property dealer

⁴ Horsham's parliamentary history is fully covered in William Albery's book of that name

TIME LINE

"A neat new edifice of stone sash windows in front wh freestone Palasters etc at the north end of town. The seat of John Wicker esq."

1741 *PRB* Will of John Wicker III of Horsham PROB 11/713/185

1751 Will of William Wicker of Roffey Place PROB 11/791/365

1764 *Meredew survey*. the house was '*late Mr Wickers now Sir Thoms Broughton's*⁵

1767 *PRB* Mrs Wicker, mother of Mary Broughton

1766/7 *HorMus 2238* Will of John Wicker IV of Horsham PROB 11/931/205

1771-77 John Baker, diarist, rented Park House

1789 Drawing by Samuel Grimm as "*Mr Smith's*"

1791/4 *Hurst Mss Acc 5121/1; 6928/21& 22*; ref. William Smith of Horsham Park

1796 Will of John Gould (Gold) of Horsham Park PROB 11/1271/177

1799 Robert Hurst (1750-1843) purchase

"All that capital messuage or Mansion house wherein John Wicker Esq deceased formerly dwelt and wherein Joseph Jackson and John Golds Esqs afterwards dwelt and wherein William Smith lately dwelt with the coach house barns stables edifices buildings outhouses yards gardens orchards fields and all appurtenances thereto belonging or therewith occupied situate in the North Street of the borough of Horsham aforesaid heretofore called Cockmans."

1801 *HorMus 2313/04* Will of Elizabeth Wicker, widow (of William)

1826 *PRB* Dorothea Hurst

1843 *PRB* Robert Hurst⁶ (92) from Horsham Park PROB 11/1978/11 *HorMus 2387*

1855 *PRB* Elza Augusta Hurst (31) from Horsham Park

1857 *PRB* Robert Henry Hurst⁷ (68)

c1865 *HorMus 2201* Inventory of furniture

1869 *HorMus 2202* Let furnished to Mr Godman; inventory

1888 *PRB* Robert Fredk. Braguton Greenaway Hurst (23) from Horsham Park

1905 decd Robert Henry Hurst⁸ (88)

1905/26 Insurance policy

1928 Hursts sold to Park House to Horsham Urban District Council for £18,000

1937 18th-century Chinese wallpaper from one room was sold by the Urban District Council

1946/50 *HorMus 2017.1.93.1&2 Bundle 84* Conveyances of Horsham Park

1.A.R.Hurst > HUDC

2. Representatives of A.R.Hurst > HUDC

⁵ Thomas Broughton married Mary Wicker

⁶ Married Maria Smith

⁷ Married Dorothea Traynton

⁸ Married Matilda Scott

TIME LINE

1949 Included in statutory listing

1965 Ian Nairn visited on the trail for the Sussex 'Pevsner', and the recently revised volume describes Park House as *"a gentry residence . . . double-pile house incorporating one inner wall with timbers re-used from a predecessor . . . The nine-bay E front has a blunt take-it-or-leave-it look. In style it follows the Manor House though with more concessions to the English Baroque in its heavily modelled stone dressings, banded resticated pilasters, central pediment and segmented-headed windows dressed in rubbed red brick with keystones. The plainer W garden front, also pedimented, refaced crisply in the mid 18C. Mid C20 Neo-Georgian side additions. Early C18 features in hall and parlour, main W rooms mid C18 heightened."*

1980/3 Various documents relating to repairs, restoration & archaeology after a fire

Extracts from Wills

1676/7 PROB 11/354/539 John Wicker I 'beere brewer'

'weake of body but of good & perfect Mind & Memory'

> eldest daughter Elizabeth £300 in three annual instalments

> youngest daughter Jane £250 "

> only son John Houses & lands

Residual legatees & executors: John and wife Elizabeth

Overseers: Richard Constable, Capel, and Henry Michell, Horsham

Witnesses: John Risbridger, Thomas Wicker

1741 PROB 11/713/185 John Wicker III

'in good health and of sound mind & memory'

> son William Old Shoreham malthouse

> William & George, Katherine & Sarah £3,000 each at 21
£50 pa paid half-yearly until 21, for maintenance
£10 each for mourning

> son John, executor, all other real & personal estate

Witnesses: John Bowsher, Richard Lamb, James Studley

1750/1 PROB 11/791/365 William Wicker, Roffey Place

> brother John Freehold messuage & malthouse at Mockbridge, occ Phil.Greenfield
lengthy provisos in case of children

> wife Elizabeth £100 annuity for life

refs: sister Sarah wife of William Mitford

friend Nathaniel Tredcroft

servants

1766/7 PROB 11/931/205 & HorMus 2238 John Wicker IV

> wife Charlotte Leasehold in Cavemdish Sq & contents & £500

> sister Sarah Mitford £500

> Son-in-law Thomas Broughton £1000

> daughter Mary £12,000

> Samuel Blunt £50

> Mrs Elizabeth Dee & daughter (Petworth) £10 pa

> each servant over 5 yrs £20

> servants under 5 yrs £10

> William Foreman & James Potter £20 each

Witnesses: John Langmore, S.Clee, John Older

1801 HorMus 2313/04 Elizabeth Wicker, widow of William

> Niece Elizabeth w/o Rev Hutchinson, rector/o Beeding House in Causeway
+ Silk & linen clothes

refs: sister Priscilla Grace

nephew Robert Grace

nephew/nieces Wm Tasker, Hy & Jn Grace, Eliz Rowland, Harriett Michell

nephew Jas Waller, executor with Eliz Hutchinson

Witnesses: Guildford Vinall, John Michell, T.C.Medwin

FIRE INSURANCE

1905 Commercial Union £5000 (Written note of change 19.12.28; 45815 £7,500)

Scottish Equitable Life Assurance Society as Mortgagees

Arthur Reginald Hurst of Little Barrington, owner, and Mrs Matilda Jane Hurst, life tenant

On the building of the Mansion House known as Horsham Park brick and stone **and very small part timber built** and roofed with slates and lead in private occupation of Mrs M.J.Hurst warmed by ordinary fireplaces and a close stove in hall with short iron smoke pipe venting into brick flue lettered A on plan with office surveyor's report 82/187

On the covered yard adjoining brick with corrugated iron roof lettered B and on building lettered C on said plan brick and stone built and slated used as coke and tool house, dairy, brewhouse (the brick copper within) Gardeners Room, larder, Apple Room, Loose Boxes, Harness Room (a small tortoise stove for warmth therein) and stables

On building adjoining last lettered D on said plan brick built and tiled used as a coach house

On building adjoining last lettered E on plan brick timber tiles with Horsham stone roof comprising coach house wood house and stable and ???

On the building near lettered F on said plan brick and stone built and slated occupied as coach house with granary over, a cask of mineral oil kept therein

On the timber and corrugated iron open cart shed and implement shed near letterd G on said plan

On the brick timber and glss Vinery near lettered H on said plan warmed by low pressure hot water apparatus and brick built and slated boiled (sic) house communicating containing a brick enclosed saddle boiler

On greenhouse near brick timber and glass built lettered J on said plan warmed by hot water pipes

The aforesaid buildings are all situate and known as Horsham Park

In continuation of Hand in Hand Policy 161043 (cancelled)

PARK HOUSE

A. HUGHES



Park House involves four separate stages of building. The earliest medieval stage is not easily seen and was revealed only after extensive survey. The last 20th century stage is readily identifiable and adds little to the character of the historic house. The two middle stages are much more difficult to detect and date from the late 17th and early 18th century.

The early Farmhouse

It is very likely that Park House is built on the site of an early farmhouse. The Town Map of 1611 shows a house called "Cockmans" on the site of the present house and a small part of the half timbered wall of this medieval farmhouse is concealed behind the panelling of a ground floor room. When Park House was built many of the timbers from "Cockmans" may have been re-used as rough framing for ceilings and rafters. Similarly, some of the stone basement walls may date from the medieval period but later alterations make it difficult to identify the early work.

The suggested outline of a medieval timber frame house on the site shown displayed is very tentative and based on knowledge of similar buildings in the vicinity and by examination of the joints in the surviving oak frame.

The late 17th Century House

It appears that the front half of Park House pre-dates that half facing the park. The style and details of the east facade suggests that the mansion was started in the late 1670's and either extended at a later date or the plans radically altered during a long period of construction.

The window pattern and details of the window frame, astragals, the type of brickwork and masonry of the east facade and part of the north and south ends are William and Mary in style. When the same features of the west (garden) facade are examined they are clearly more severely classical than the front facade and Early Georgian in style.

Although different periods of construction can be identified by examining the external walls, it is much more difficult to date the internal finishes of the building. For example, it is thought that the pine panelling to the ground floor in a south east corner room is contemporary with the late 17th century house but that the doors and fire surround were inserted in the 18th century. A change of style in the design of such country mansions is not unusual and does not lessen architectural merit. Such evolutionary changes are often considered to increase the social history aspect of buildings.

The reason for stage 3 of the house building programme and the change in architectural style may emerge from further documentary research. They could have arisen from a change of ownership, increased wealth from changes in agriculture or overseas investment, or the influence of other houses such as Springfield Park being built in the locality.

The Early 18th Century House

The greater part of Park House was built in the first quarter of the 18th century. The important garden facade, the roof over the whole house and the staircase

date from this period. This third phase of house building includes a simple version of the then fashionable "Piano Nobile" (grand floor) idea and a reception room with an increased ceiling height cleverly disguised behind false first floor windows on the north-west corner of the building.

The basement rooms on the garden side were dug out at this time but the large stone slabs of basement rooms suggest they were part of an earlier house. The attic rooms are virtually as they would have appeared to the servants of the period. Many of the doors and hinges are original, the only changes being the insertion of a few new dormer windows in the 19th century. The quality of the internal plasterwork and joinery of this part of the house is perhaps not as elegant as in the early 17th century rooms, but the quality of the workmanship is very high and relatively unspoiled.

It is interesting to notice how improvements in window design are evident between stages 2 and 3 of the house building. The front windows with arched heads are enclosed in heavy box frames whilst, by the time the garden facade was constructed about half a century later, it had become possible to make windows more elegant with slimmer window bars and box frames partly concealed in the thickness of the wall.

Much of the character and finer qualities of the house interior are partly concealed by rather unsympathetic colour schemes and the general clutter of office furniture and equipment. Originally, there would have been a minimum of domestic furniture, much of it standing free from the walls to leave the panelling, wainscote and doors, to be appreciated and admired.

Much of the historic character and intrinsic merit of the house is derived from the quality of the Ground Floor room interiors.

The Modern Additions to the Historic House

The modern extensions can be readily identified from outside the building and in terms of harmonising with the historic house their quality varies. The extension on the north elevation is a little more successful than the modern toilet block extension on the south elevation.

Structural Model

The model displayed shows the structure and is therefore limited to where parts of the building are readily accessible and can be investigated without the need to vacate rooms and uncover flooring. Such a situation is limited to part of the roof space and the external face of the building.

The Roof Generally

The roof consists of four massive queen post trusses spanning 48 ft. from the front to back walls of the building. The attic rooms are contained within the depth of the truss and the internal partitions are a light non-load bearing construction of plaster on lath on framing.

In addition to the ends of the tie beams bearing on the external brick walls, it may be likely that at roughly mid-span the main tie beam is deriving some support from the frame wall below. From inspection so far no continuous post can be found

between the ground floor and the under-side of the truss, except for packing to the under-side from what appears to be the frame wall below.

To avoid a high ridge line and to evenly distribute the weight of the roof covering, the roof has a triple ridge configuration with sealed central valleys drained by lead channels that pass through the roof space.

The quality of the workmanship in the roof is very high. All the rafters are paired and peg jointed and, as can be expected with houses of this period, the size of the timber members is very generous and more than adequate to meet all normal structural loadings. The condition of the structural timber (mainly oak) is very good for its age.

Roof Covering

The unseen roof slopes are clad in plain clay tiles on roofing felt and sawn softwood battens. This work was carried out within the last 20 years. The outer roof slopes are clad in Horsham slabs on cleft battens.

The lead sheeting of the parapet gutter is dressed up and over the stone wall-head cornice, and this detail has been very important in preventing water penetration into the external brick walls and roof timbers resting on the wall-head. However, this is only applicable to the east and parts of the north and south facade. i.e. the pre. 1720 house.

External Walls

The walls appear to be brickwork and loadbearing.

External Stonework

The plinth quoins and pilasters to the east facade, and cornice and pediment to the whole building appear to be a local quarried sand stone, and in the case of the quoins bed faced. On the west facade window surrounds are of Portland stone, and the steps up from garden to ground floor level are of York stone.

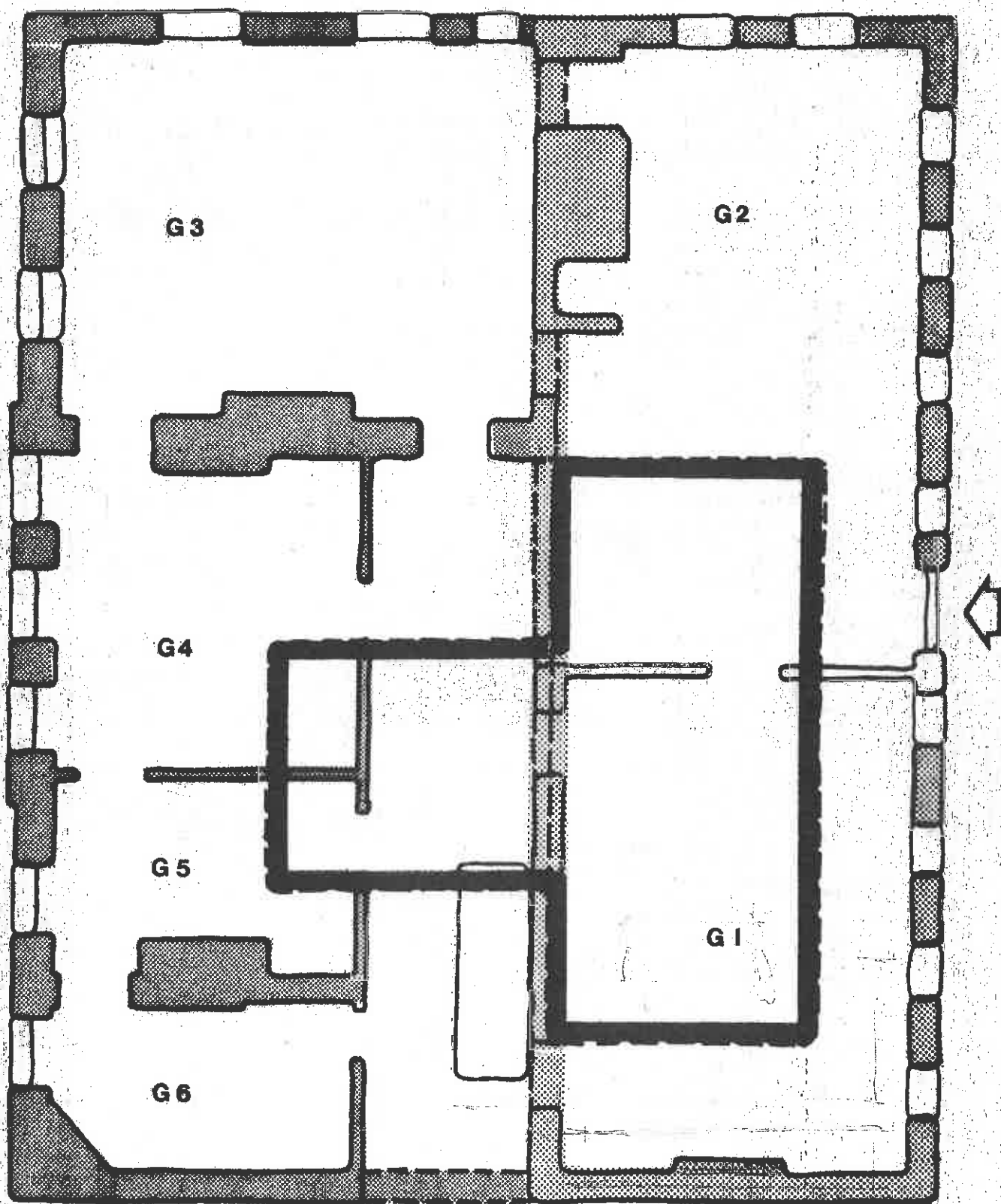
The Council would wish to thank all those organisations and individuals whose local knowledge and information have been so helpful in the survey so far.

If you have any knowledge of the history or development of "Park House" perhaps you would like to fill in this slip with your information and leave it in the collecting box, or send it to: The Public Relations & Information Officer, Park House, North Street, Horsham. (tel: Horsham 64191)

.....
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Name: Address:

Chronological History.

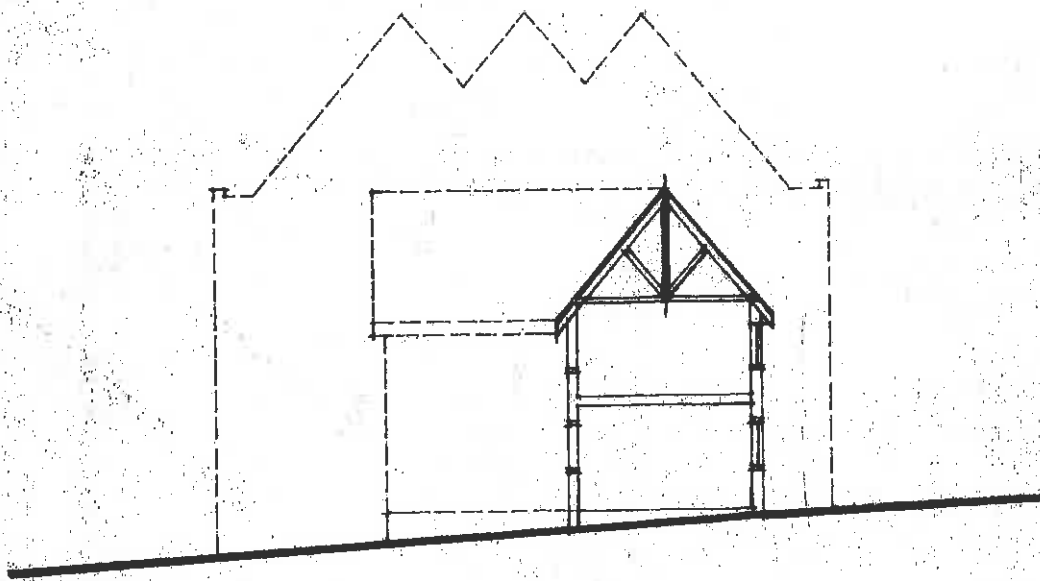
	Horsham events (extracts from Causeway Magazine)	Owner or occupier	Building Development
	1929 - 1941 Horsham Museum	Horsham U.D.C. 1929	<u>Circa 1874</u> (Two dormer windows added to roof East front before this date. Roof works known to have taken place 1874
1900		Hurst family 1799 - 1928	<u>Circa 1844</u> (or before (South wing added ground floor
1800 1780	Lady Irwin gave first fire engine	Robert Hurst 1799	
		William Smith 1789	
1776	Last woman burnt at Horsham, for petit treason	John Baker 1771-1777	
1763	Coach running between Horsham and London	John Wicker M.P. Horsham 1701-1713 Died 1741	<u>Circa 1720</u> West side extension and new roof and interior
1752	Ann Whale burnt for petit treason		
1749	18 Smugglers from Horsham gaol hanged during year		
1700		Possession of 1686 John Lyntott as 1611	<u>Circa 1670</u> (East front modernisation of (Cockmans
1600		Possession of John Lyntott	<u>Circa 1611</u> (one messuage, a house called a (brew house and aback side, (garden and orchard called (Cockmans later Ingrams (being one entire burgage
1500			Medieval house
1400			



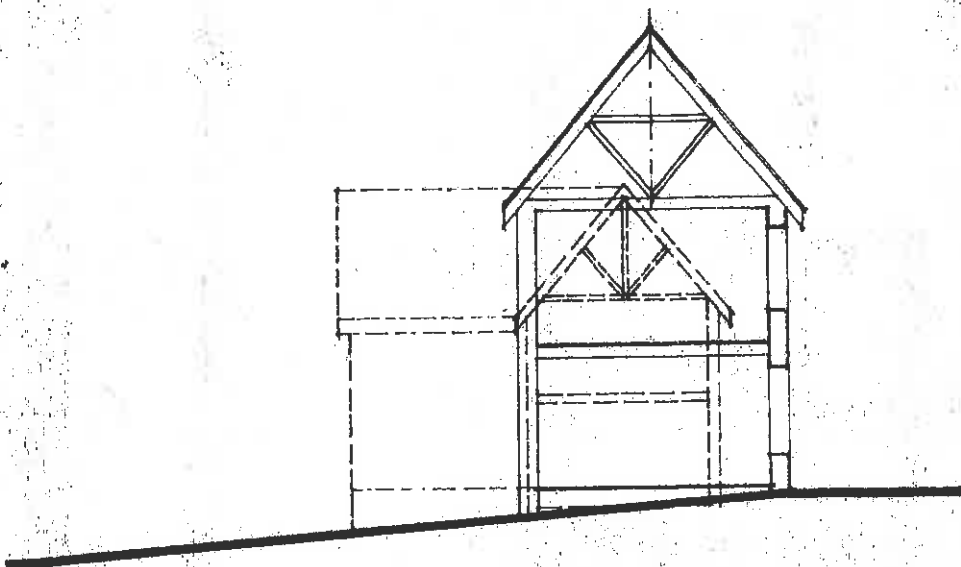
-  C 1611
-  C 1670
-  C 1720

GROUND FLOOR PLAN

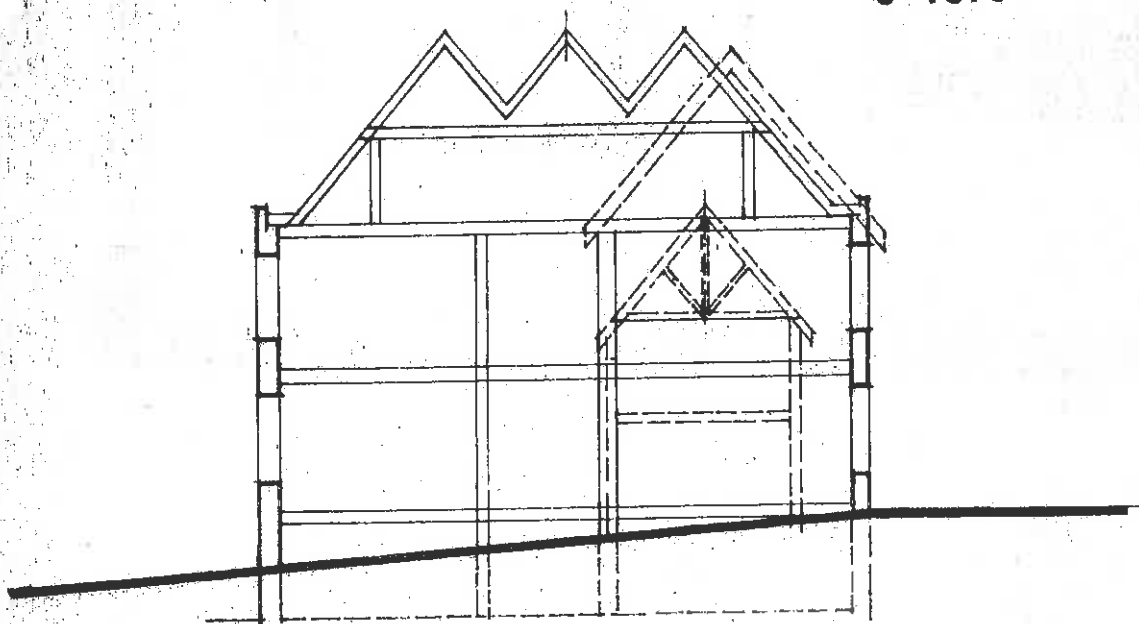
Fig 1



c 1611



c 1670



c 1720

Fig 2

W ALBERY - A PARLIAMENTARY HISTORY OF HORSHAM

- p.520 Wicker John 1701, 1702, 1708, 1710
Family appears to have settled in Horsham about end of 17th C. Lived in Park House from beg 18th C. until death in 1741. Owned other property in Sussex and London. M P for Shoreham in 1705. (Picture over fireplace)
- Picture from portrait p.55 1689 - J Wicker a Burgess
- 1701 First contested election (p.39)
Hen Yates, 42 Warnham Returned
Hen Cowper 57 Strood, Slinfold
Jn Wicker c.30 Park House Returned
- 1702 Hen Cowper and Jn Wicker returned; sat until 1705
- 1705 Hen Cowper Returned
Jn Wicker
Charles Eversfield of Denne Returned
Wicker alleged malpractices - was given seat for Shoreham (p.46)
- 1708 Jn Wicker returned, no contest, likewise 1710
Chas Eversfield
- 1710 Eversfield returned for County; replaced by Hen Goring
Goring and Wicker sat until 1713
- 1713 onwards Ingram family entered lists (p.48? rose from a London Merchant)
(Temple Newsam estates - ? papers)
- p.49 Wicker family "on intimate terms" with Ingrams
- p.50 Rd Lintott Jn Wicker Jnr. (sale of Burgages) 1713
Viz will of Jn Machell - Jn Wicker executor
- p.53 Jn Wicker Snr) Both as voters 1713
Jn Wicker Jnr)
- 1715 Jn Wicker arrested for debt on election morning, but released to vote.
Both Wickers again polled. p.59
Viz p.61
- p.66 Wickers accused of bribery
- p.81 List of Burgesses - heirs of Jn Wicker for 1 Burgage = 1 s.
- 1740 Whig meeting at Horsham (p.85)
- p.95 Jn Meredew's Borough survey 1764
"39, Late Mr Wicker's now Sir Thomas Broughton's"
- 1806 Gen Election
- p.207 Capital mess. or Mansion house

Cockmannyscroft owned by Jn Michell of Hills (d.1522)
 Cockmannys " " Hen Michell (uncle, d 1524)
 ? ? Jn Ingram (Marlepost 1524)
 Cockmans purchased by Rd Lintott, yeoman, S'water
 inherited by (d.1608 - will)
 Nick Lintott (minsr; elder bro.
 Jn)

Cockmans, late Ingrams (1611 Survey))
 "Lands in Horsham" 1619/20) Jn Lintott

son? Rd Lintott

purchased by Jn Wicker (by 1689) dates 1668 -
 1741

Albery deeds: 1677 lease of Gibbs
 by Jn Wicker beerebrewer; 1683 Jn Wicker
 sold "hop garden" in to Sam Blunt

1608 Rd Lintott yeoman (& Elizabeth)
 Jn = eldest & executor
 Thomas £100
 Richard £100
 Henry (Lands in Warnham,) (5 payre sheets
 bought of Henry Ede) (apiece
 Nicholas)£20 when 18 (Cockmans, bought of) ()
 Matthew) Jn Ingram)

Witnesses & kinsmen: Jn Pancrasse
 Thomas Shepherd

Jn Wicker (eldest son = Jn)
 1731 Samuel articted for £200 to Jas Studley, King's Bench for 5 yrs
 1735 William apprenticed for £350 to Thos. Collison, freeman of
 brewers for 7 yrs.
 (Married sister of Rd Hurst, mercer; lived at Roffey Place;
 died young)

Park House built by Jn Wicker c.1695 - 1720
 by 1764 Sir Thos Broughton
 rented by Jas Jackson
 Jn Gold
 1771 - 77 Jn Baker, diarist
 by 1799 purchased Robert Hurst, barrister
 (Albery 207)

Hurst home until 1927

File
HORSHAM DISTRICT COUNCIL
(TECHNICAL SERVICES)
RECEIVED - 7 JAN 1983
FOR ACTION/INFORMATION
COPY FOR ACTION/
INFORMATION SENT TO
ACK'D

Building Design Partnership
Graham House
Pannell's Court
Guildford GU1 4EX
Telephone 0483 571711

6 January 1983

Dear Sirs,

re: **PARK HOUSE - HORSHAM**

However, I should like to take this opportunity of making a more general report about the archaeological investigations. I should be grateful for your views on our recommendations, which you may wish to put before the committee next Wednesday for approval.

In the course of their investigations they discovered the remains of some 13th century stone foundations, which are separate from the arch, and which run across the underside of the conference room floor. They are thought to have been associated at one time with the early timber frame partition which runs along the centre of Park House. These foundations are considered to be older and therefore of greater historic significance than the arch.

The arch spans across the well, which is capped off just below the arch with three massive stone slabs. The dating and sequence of construction of the well, the stone cap, and the arch are not fully resolved at present, but they are almost certainly of earlier construction than the late 17th century brick building above. It may be that the stone foundations and the well are contemporary. It is hoped that the divers will find some conclusive evidence upon which the well can be dated.

/Continued.....

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[illegible]

Figure 1. The flow chart of the study. The number of patients who were included in the study is shown in the box. The number of patients who were excluded from the study is shown in the circle. The number of patients who were included in the study is shown in the box. The number of patients who were excluded from the study is shown in the circle. The number of patients who were included in the study is shown in the box. The number of patients who were excluded from the study is shown in the circle.

© 1997 American Psychological Association 0893-3200/97/\$12.00 DOI: 10.1037/0893-3200.11.4.493

Horsham District Council

6 January 1983

These archaeological finds are clearly of considerable historic value and interest and there are, I understand, very few comparable examples in the Horsham area. I know that both the Horsham Society and the Horsham Museum Society Archaeological group would like to see the excavations and the well preserved as historic exhibits, and available for inspection by interested parties. We support this view and would recommend that provision is made for viewing and access to the site, and that some form of lighting is provided. I propose that a glazed door is inserted into the basement wall which would give a view over the area generally, and which would also give access under the conference room floor for more detailed inspections. Visitors would not need to intrude into the office space above. Lighting could be provided fairly simply by fittings suspended under the floor.

The investigations have revealed certain structural and drainage problems which need to be dealt with, regardless of whether the excavations are kept open or not. The stone arch needs minor repairs, and the overflow of the well, which was discovered and filled in when the loading bay was built, needs to be re-instated. At the time it was thought to be a redundant drain.

The well is about 20 - 25 feet deep below the floor of the conference room, and the water level, when we found it, was about 12 feet deep, approximately level with the basement floor. The well is between 8 and 10 feet in diameter. We strongly recommend that the well is retained intact, and kept filled with water. The well appears to be structurally stable and is probably fed by an underground spring. Any disturbance to the existing supply could lead to water penetration elsewhere in the basement, and could possibly affect the foundation of the building. A new overflow from the well can be connected into the new surface water drain which passes nearby.

If the well is to be kept open at the top for inspection purposes, some form of safety screening will probably be needed, together with additional lighting.

The cost of providing access facilities and carrying out the necessary remedial works, together with the associated professional fees, will be an extra cost not allowed for at present. I have not yet had an opportunity to speak to the quantity surveyor and obtain estimates, but my view is, at this stage, that the sums involved are relatively small. I would probably be able to make a verbal report at the committee meeting, if required, when I could also give more details of our design proposals. The diving work is being carried out by members of the British Sub Aqua Club, without charge.

/Continued.....

Horsham District Council

6 January 1983

Although the investigations have lasted for longer than was originally expected, it has been possible to carry out the work without delaying the contract works. Longleys have, in fact, been most co-operative. I have not yet discussed these extra works with them, but I would hope that they would be willing to agree to contain them within the present programme. The archaeological investigations are almost completed, but I see no reason why any further work that may be necessary should interfere with the contractor's progress.

Finally, I would confirm that the local press have been advised of the latest developments and I understand that they would like to feature the well in their next issue. I discussed this briefly with Mr. Wright, District Secretary, last week and he has told me that he has no objection.

Yours faithfully,

IAMMA McLAREN

I. McLaren
BUILDING DESIGN PARTNERSHIP

c.c. K Plows - Appleyard & Partners

1812-13



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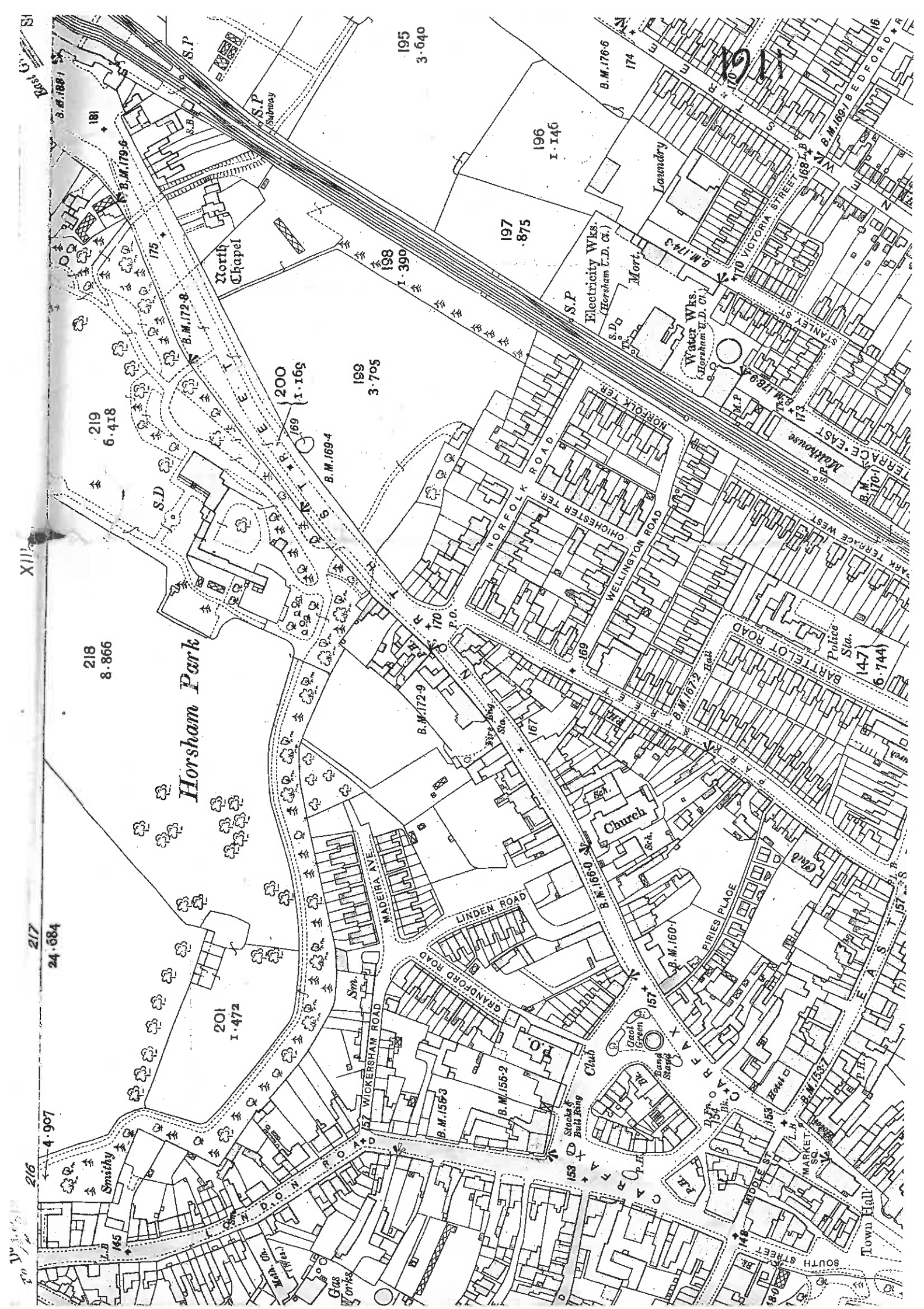
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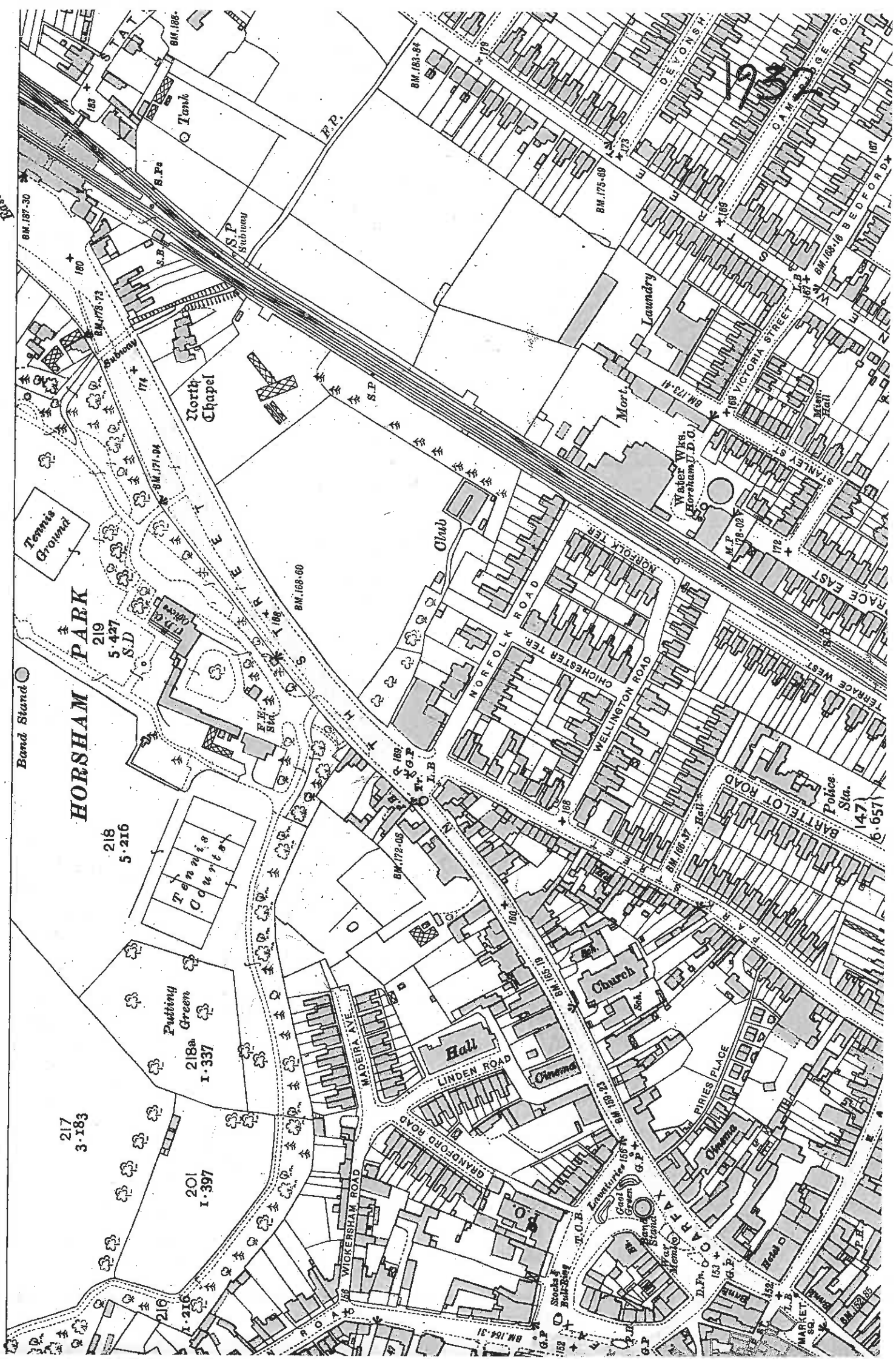
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XIII. 8.

Station

To
Great Grindley



Annabelle Hughes is a professional historian with a special interest in traditional buildings. She believes that examination and recording the buildings of a parish, hamlet or town, provides an understanding of the way in which a locality has developed and helps towards shaping and protecting its future. She has lived in Horsham since 1970 and has nearly thirty years' experience of investigating, analysing and producing written records of buildings, mostly in West Sussex. In 1980 she joined the Wealden Buildings Study Group, and then embarked on the long road that led to her doctorate (1989) on timber-framed buildings in their historical setting, centred on Horsham.

She has served on the committees of the Horsham Society, West Sussex Archives Society and Sussex Record Society, and is currently President of the Horsham Society and a trustee of the town's Museum.

Publications:

Horsham Houses: a study of early buildings in a market town (1986)

Text for plaques on Horsham District heritage trail (2000)

Contributor to Sussex Historical Atlas (2000) & Sussex Depicted (2001)

Text for West Sussex Barns & Farm Buildings (2002)

Research for Amberley Castle (2003)

Clergy Probate Inventories (2009) edited for Sussex Record Society

Horsham Houses revisited (2016)

Traditional Homes of South Downs National Park (2016)

Park House

Horsham



*A brief history of the house and of renovations carried out by
Horsham District Council*



**Horsham
District
Council**

"Historic buildings and conservation areas are vitally important to the environmental quality of life in this country. Buildings of architectural or historic merit should receive very special attention. Local authorities stand in the vanguard of those protecting historic buildings and areas and the Secretary of State hopes they will make diligent use of all the powers available to them. Public opinion is now overwhelmingly in favour of conserving and enhancing the familiar and cherished local scene, and authorities should take account of this when framing their policies affecting historic buildings and conservation areas."

DoE Circular 23/77

The Horsham District Council, in undertaking the repairs and alterations to Park House, has been concerned to fulfil its duty to protect and preserve this building. The Council wished to ensure that the renovated building would have a practical purpose, and its use as offices means that this objective has been achieved.

Throughout this project, the Council sought to retain a building of historic interest and architectural merit for the people of Horsham District.

History of the house

The burgage survey of 1611 shows the site of the present *Park House* as a burgage, which entitled the owner to vote for parliamentary representatives and to participate in the running of the borough. The site probably contained a building from an early date in the town's history and excavations beneath the south-east corner of the house support this view.

Cockmans, or Cockmannyscroft, as the property was called, first appears in the ownership of John Michell of Stammerham, who died in 1522, and later surfaces in the will of Richard Lintott of Southwater, yeoman, which was proved in 1608. He owned a fair amount of land which he left *"all that my Messuage buildings lands Tenements hereditaments with their appurtenances lying in the North Streete of Horsham aforesaid which I lately purchased of John Ingram."* Here is the clue to what happened to Cockmans after the death of Henry Michell (1524), as a John Ingram appeared in the subsidy roll of 1524, living in the area known as Marlepost, to the west and north of Horsham.

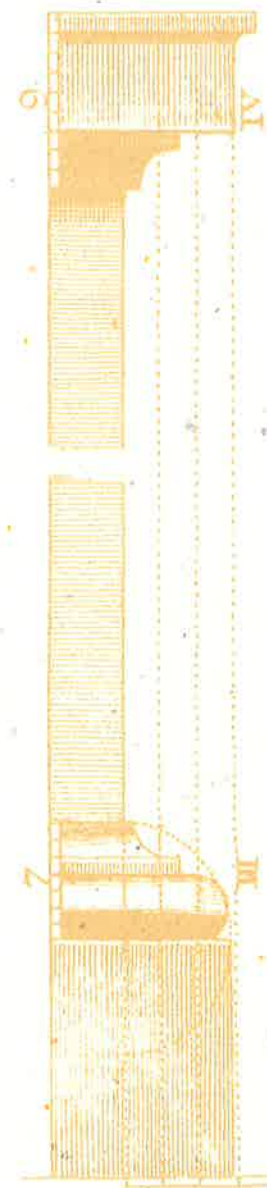
In 1666 John Wicker 'beere brewer' leased a piece of land in Horsham near Warnham Park and

in 1683 sold a hop garden in the Bishopric to Samuel Blunt, whose grandson, another Samuel, was to build Springfield Park in 1750. The builder of *Park House*, John Wicker junior, was married to Katherine Blunt. It seems that John Wicker senior acquired Cockmans from the descendant of Richard Lintott by 1689, when he appears as a burgess.

The portrait of John Wicker II, for whom *Park House* was originally built, which is above the fireplace in the Wicker Room (formerly the Dining Room) (8), gives his dates as 1668-1741. Once he had achieved local status, perhaps through his father's judicious purchases and by marriage, he must have decided to demonstrate that he had 'arrived', and he may have modelled his new house on Uppark near Petersfield, built in 1690. The later part (c 1720) of *Park House* possibly followed the fashion set by Nathaniel Tredcroft for whom the Manor House in the Causeway was built in 1704. There are similarities between these two houses which could be merely attributed to building 'pattern books'. John Wicker was first returned as MP for Horsham in 1701, continued to sit (with a brief interval) until 1713, and even after

he ceased to stand for Parliament, continued to consort with and support the local Whig faction.

The house was enlarged in the 1720s, and is mentioned in John Warburton's notes (1722-29) as *"A neat new edifice of stone sash windows in front wh freestone Palasters etc. at ye north end of town. The seat of John Wicker Esquire"*. By the time of John Meredew's ill-spelt borough survey of 1764, the house had become Sir Thomas Broughton's, whose wife was Mary Wicker, grand-daughter of the second John Wicker. During the late 1760's and early 1770's, John Baker rented *Park House* from the Wicker family. Fortunately, he kept a detailed diary that was published in 1931, which gives a fascinating glimpse of Horsham life. In 1790 William Smith was living there, but by 1799, via the Reverend Joseph Jackson, the house and grounds came into the hands of Robert Hurst, the barrister. The Hurst family had been living in and around Horsham for centuries, but had only then begun to break into the upper social strata. *Park House* was the family home, until it was sold to Horsham Urban District Council in 1928 for £18,000, and the grounds given to the town.



Council offices

From 1929 until 1974, the date of local government re-organisation, *Park House* was occupied as offices by the Urban Council. Following reorganisation it continued to be used as offices by the new District Council. Although superficial adaptations and repairs had been carried out from time to time, it became apparent to the new District Council that major works or repair were likely to be needed if *Park House* was to remain an important feature of the town's stock of historic buildings.

In 1977 consultant architects were commissioned to prepare a feasibility study for centralising the Council's offices on the *Park House* site. The brief envisaged *Park House* being repaired and preserved for continuing use by the Council with new development making up the remainder of the accommodation.

A preliminary survey of *Park House* carried out by the architects indicated that there were likely to be problems with the fabric of the building, but the feasibility study concluded that these

could and should be overcome. In 1979 a fire in the building revealed that the suspicions in the 1977 report were more than justified.

The fire destroyed a ceiling to reveal a completely rotted floor beam, and the architects were called in again to carry out more detailed investigations. These revealed that wet-rot fungus had attacked and weakened many of the main structural members, particularly at roof level. In the Autumn of 1980 a report was issued to the Council. This concluded that although there were serious problems the structure of the building was fundamentally sound, and that the building could be successfully repaired and adapted to serve as office accommodation without destroying its character.

The Council accepted the report's recommendations and gave approval in December 1981 for the necessary works of repair and alterations to proceed.

James Longley & Co Limited of Crawley were appointed as main contractor, and work started on site on 11 January 1982.

Repairs and alterations

Park House is a Grade II Listed Building, and is a typical example of an early 18th century provincial house. The two stages of construction are clearly expressed in the elevations. The earliest part of about 1690, facing North Street, has nine bays of windows with segmental brick arches, and rusticated pilaster in Sussex sandstone. The later elevation, facing the Park, has seven bays of more refined profile with Portland Stone architraves to each window.

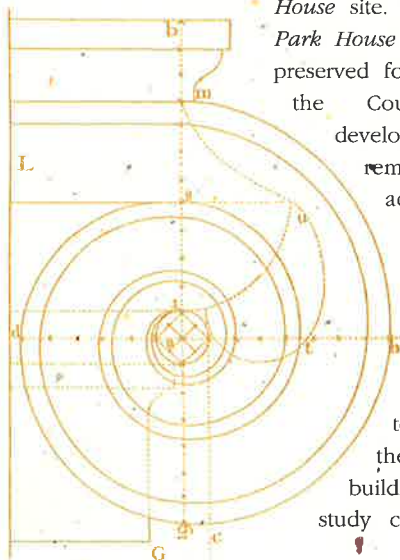
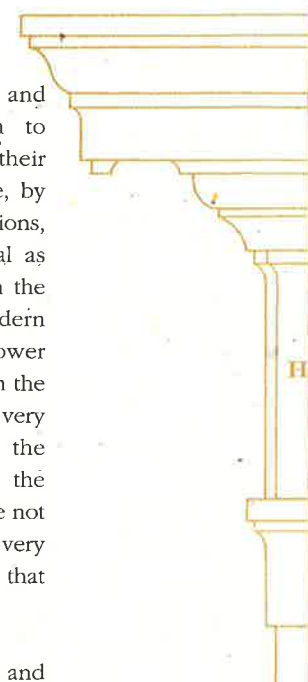
Although the external load-bearing walls are solid brickwork, the whole of the internal framing of the building is in oak. The central partition which marks the boundary between the two periods of construction was part of an earlier medieval timber building which was retained and incorporated in the present building. Extensions have been built in this century to each end of the building and, although these lack charm, the 18th century elevations still predominate.

Internally, the rooms on the two principal floors are a mixture of panelled and plastered rooms, the style of which is typical of the period.

The policy in the repair and alteration works has been to restore these rooms to their original form and appearance, by removing all the modern partitions, and to retain original material as much as possible. Apart from the necessary additions of modern heating, lighting and power services, most of the rooms on the two principal floors now look very much as they did when the building was completed in the 1720's. The colour schemes are not original to the house, but are very near to the sort of colours that might have been used.

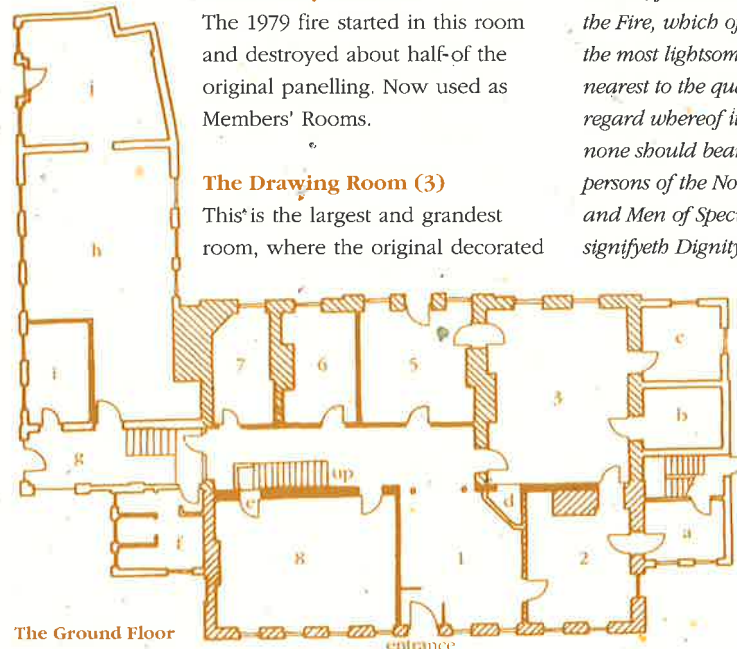
Externally, the brick chimneys and pediments and the stone cornices have been rebuilt, the roof stripped and re-tiled, and all of the windows have been renewed, to faithfully copy the original elevations.

The internal timber frame has been treated with preservative, and strengthened where necessary with new steel plates and beams.



The Ground Floor

- 1 Entrance Hall
- 2 and a Members' Rooms
- b Strong Room
- c Office
- 3 Drawing Room
- 4 Inner Hall
- 5 Chairman's Room (Little Drawing Room)
- 6 Meeting/Interview Room
- 7 Kitchen
- 8 Wicker Room (Dining Room)
- f Ladies' Toilets
- g Lower Entrance
- h and i Reprographics Unit
- j Post Room



The Ground Floor

The Ground Floor

This floor contained the principal reception rooms of the building when it was a family house. As far as possible the plan of the 1720's has been restored and the bulk of the panelling is original. Remnants of the earlier timber frame partition can be seen inside the cupboards in (d) and (e).

The Entrance Hall (1)

It has been possible to restore the hall to its original appearance, although the corner chimney-piece is a conjectural reconstruction based on a 1750 pattern book.

The Library (2 and a)

The 1979 fire started in this room and destroyed about half-of the original panelling. Now used as Members' Rooms.

The Drawing Room (3)

This is the largest and grandest room, where the original decorated

ceiling has been retained virtually intact. The walls were once hung with Chinese silk paper decorated with birds, which was taken down and sold in 1937. The mouldings to the door on the right side of the chimney-piece are new carvings to match the originals.

The Little Drawing Room (5)

This is the Chairman's Room. Fragments of the original green and black wallpaper were found during the work, but the new red colour scheme has been selected in accordance with the 17th century philosophy that: *"This colour vermilion, or red, is the chief amongst colours, for as much as it representeth the Fire, which of all other elements is the most lightsome, and approaches nearest to the quality of the Sun; in regard whereof it was ordered, that none should bear this colour but persons of the Noble Birth and Rank, and Men of Special descent; for it signifyeth Dignity"*.

Key

- modern
- c. 1720
- c. 1690
- 16th c. timber frame

The Wicker Room (8)

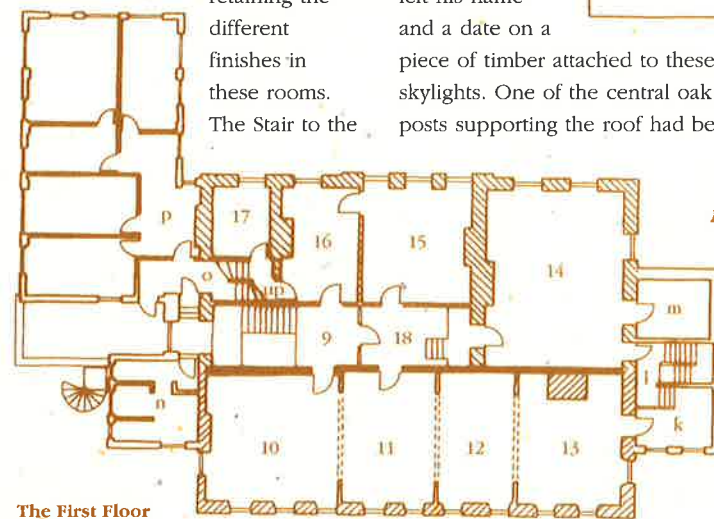
(formerly the Dining Room)

The graining of the panelling in this room is based on colours and patterns found in Ham House, Richmond. Panelling of this period was painted a flat colour, or to imitate hardwood or marble. The practice of stripping and exposing softwood panels is a late Victorian fashion. A portrait of John Wicker is incorporated in the Chimney-piece.

The First Floor

This floor contained the bedrooms of the house and dressing rooms. The rooms on the west (Park) side have been restored to their original form, but new openings have been formed in the partitions between the four rooms on the east side to create a large office space whilst

retaining the different finishes in these rooms. The Stair to the

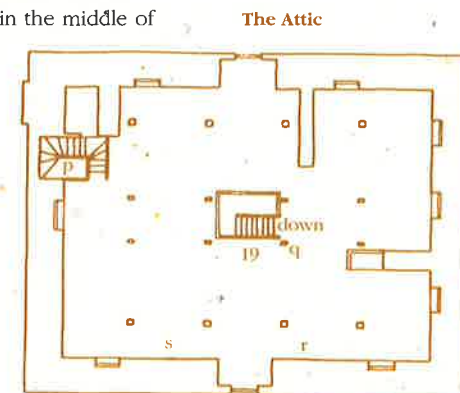


The First Floor

attic (18) is entirely new and is suspended from the floor above.

The Attic (19)

Major changes have taken place here. Originally the attic was divided into a series of small rooms, all of which were in a derelict state. The partitions have been taken down and windows inserted into the centre roof to improve lighting in the middle of the room. Glass skylights had been added towards the end of the last century with panes nearly an inch thick, and the carpenter, Sidney Burstow, left his name and a date on a piece of timber attached to these skylights. One of the central oak posts supporting the roof had been



The Attic

The First Floor

- 9 Upper staircase Hall
- 10-17 and m Offices
- 18 Inner Hall
- k Staff Kitchen
- l Stairs down
- n Men's Toilets
- o Stairs up to Attic
- p Offices