

Town House Farm

Clemsfold
West Sussex
RH12 3PP

House Extension

Design & Access Statement

May 2026

eldridge london
architects + designers

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House Extension
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Town House Farm
House Extension

INTRODUCTION

Town House Farm - House Extension



site aerial photo 1:10,000



site aerial photo 1:5000

Introduction

- I.01 Eldridge London has been appointed by the owner of Town House Farm with an aim to create a new single storey extension at the property to better connect the interior spaces with the external gardens and landscape
- I.02 Townhouse Farm sits in an isolated position surrounded by fields on all sides, accessed down a lane from the main highway which is briefly defined as the A29 between Stane Street and Clemsfold, but otherwise known as the A281 Guildford Road.
- I.03 The site lies outside Greenbelt and AONB boundaries.
- I.04 The Greenbelt terminates on the north side of Cranleigh and Ewhurst some 6 miles to the north
- I.05 The Surrey Hills AONB follows a similar southern edge to the greenbelt, whilst the Surrey Hills Area of Great Landscape Value continues slightly further south skirting the north side of Rudgwick 3 miles away.
- I.06 The High Weald AONB finishes on the far side of Horsham 6 miles to the east.
- I.07 The site can therefore be seen to sit outside all designated landscapes with their associated restrictions on development.
- I.08 The site does not contain any listed buildings.
- I.09 The historic Roman road of Stane Street lies 500m to the west of the property and runs parallel with the River Arun.
- I.10 A public bridleway runs past the property on its west side, Bridleway 1434_I which follows the route of the access lane from the north, and skirts around the western property boundary, before continuing across the fields to the south and down towards the River Arun..
- I.11 The buildings on the site comprise
 - a main dwelling house known as Townhouse Farmhouse
 - a separate dwelling known as 'The Cottage'
 - a single storey brickwork piggery
 - a 2 storey brick and clay tile building known as the granary
 - a larger timber framed barn connected to
 - a single storey barn structure which provides open shelter and plant room facilities for an existing outdoor swimming pool
- I.12 This application relates to the main building - the 'farmhouse'.

Town House Farm
House Extension

THE SITE



view from eastern approach lane

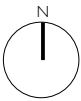


view from driveway around north of property



view from driveway to south

- 2.01 The site enjoys panoramic views in all directions, and is isolated with no neighbours.
- 2.02 The approach from the north along the access lane / bridleway is screened by hedgerows and copses of trees.
- 2.03 The farmhouse is located on the far side of the ancillary barns and piggery structure from the vehicular approach.
- 2.04 The bridleway continues around the west of the site boundary, and the house is visible from the north and west.
- 2.05 The bridleway continues from the western edge of the site directly south to the woodland and the River Arun. From the vantage point on the bridle way next to the woodland the house sits low against the level of the surrounding fields such that ground floor accommodation is partly screened.



Existing Buildings

- 2.06 The site comprises a group of existing buildings around the entrance driveways.
- 2.07 These are:
- 2.08 The farmhouse - a 3 storey building with traditional brick and clay tiled external walls.
- 2.09 'The cottage' which is a separate registered dwelling within the curtilage with its own front door access onto the access lane
- 2.10 The granary - a 2 storey brick, stone, and timber building with a cellar under half of it.
- 2.11 A timber framed and timber clad building furthest south on the site which is a single large internal volume
- 2.12 A single storey open sided timber frame barn structure which frames the swimming pool
- 2.13 A brick 'piggery'
- 2.14 Our client is seeking to extend the farmhouse to the south and west

Town House Farm - House Extension



View from north west

THE SITE



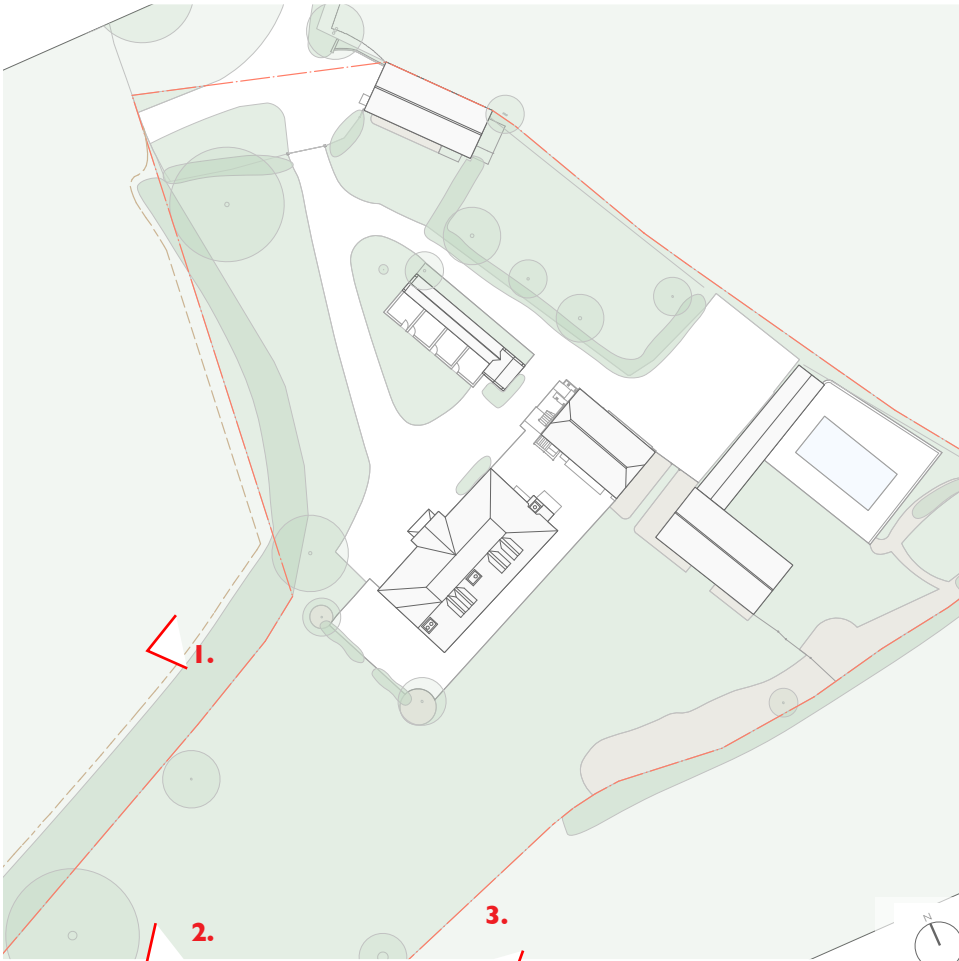
View from southern field and bridleway

Existing Farmhouse - Setting

- 2.15 The site for this application is the existing farmhouse, and the area immediately to the south and west of the building.
- 2.16 The wider landscape setting on these sides of the building are agricultural fields which are outside of our client's ownership.
- 2.17 A simple timber post and rail fence provides the separation between the agricultural fields and the domestic garden spaces.
- 2.18 The buildings are in an isolated setting and there are no neighbours visible from the site.



View from west bridleway at site boundary



existing site plan



Existing Farmhouse - Facades

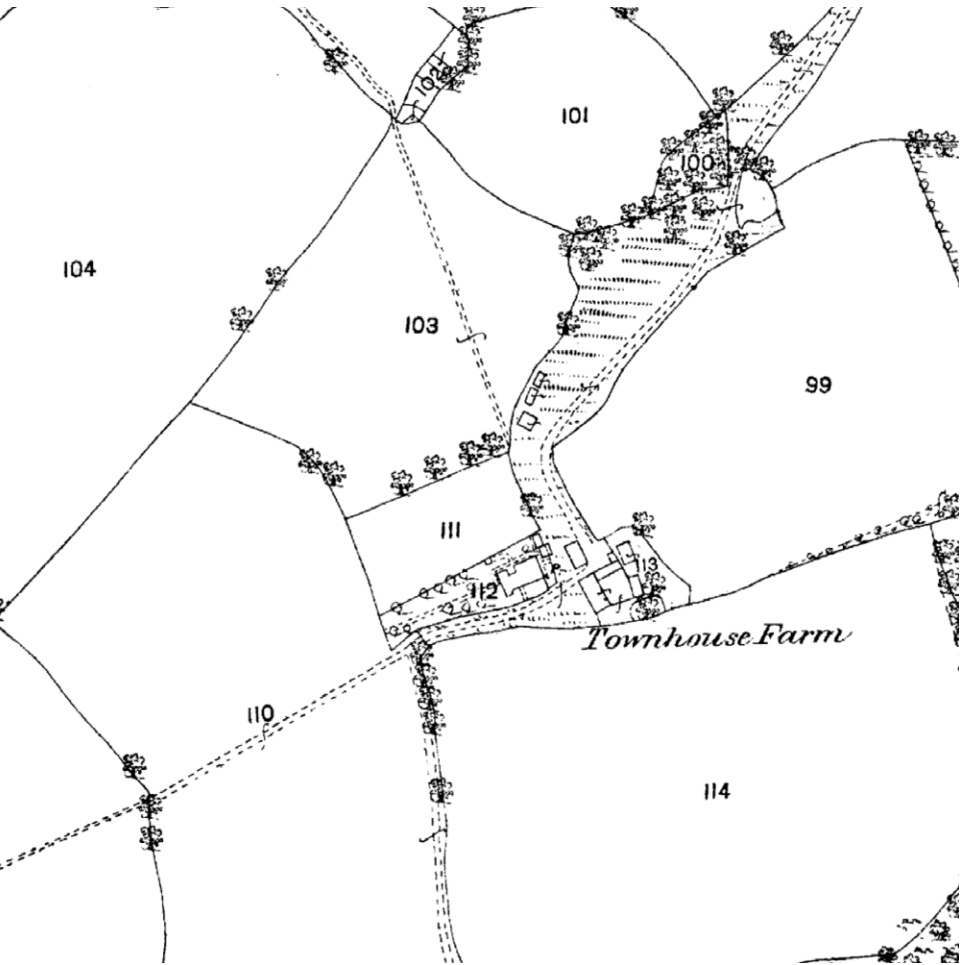
- 2.19 The building is surrounded by gardens and landscape but has poor connections to them.
- 2.20 The 1st floor clay tile facade drops low over the windows and doors, dictating the maximum opening height.
- 2.21 There are only 2 openings to the garden on the south and west facade - each a set of timber framed glazed double doors



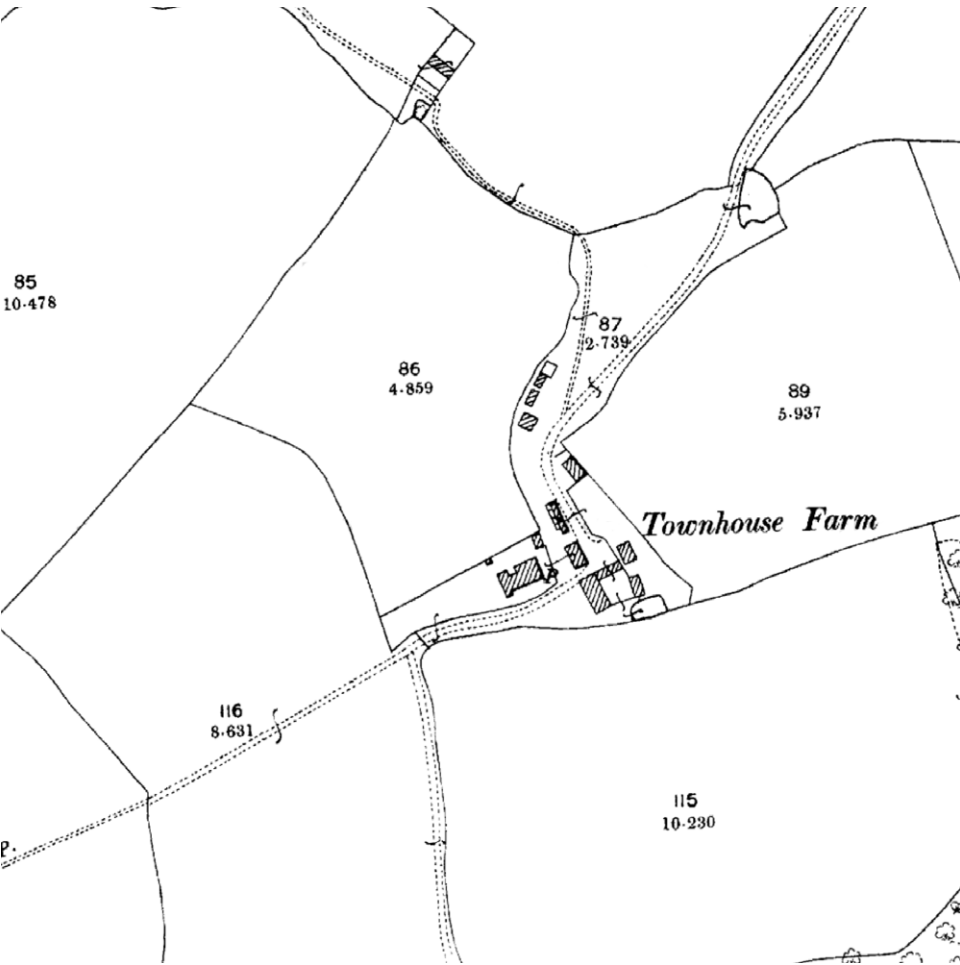
Town House Farm
Farmhouse Extension

SITE HISTORY

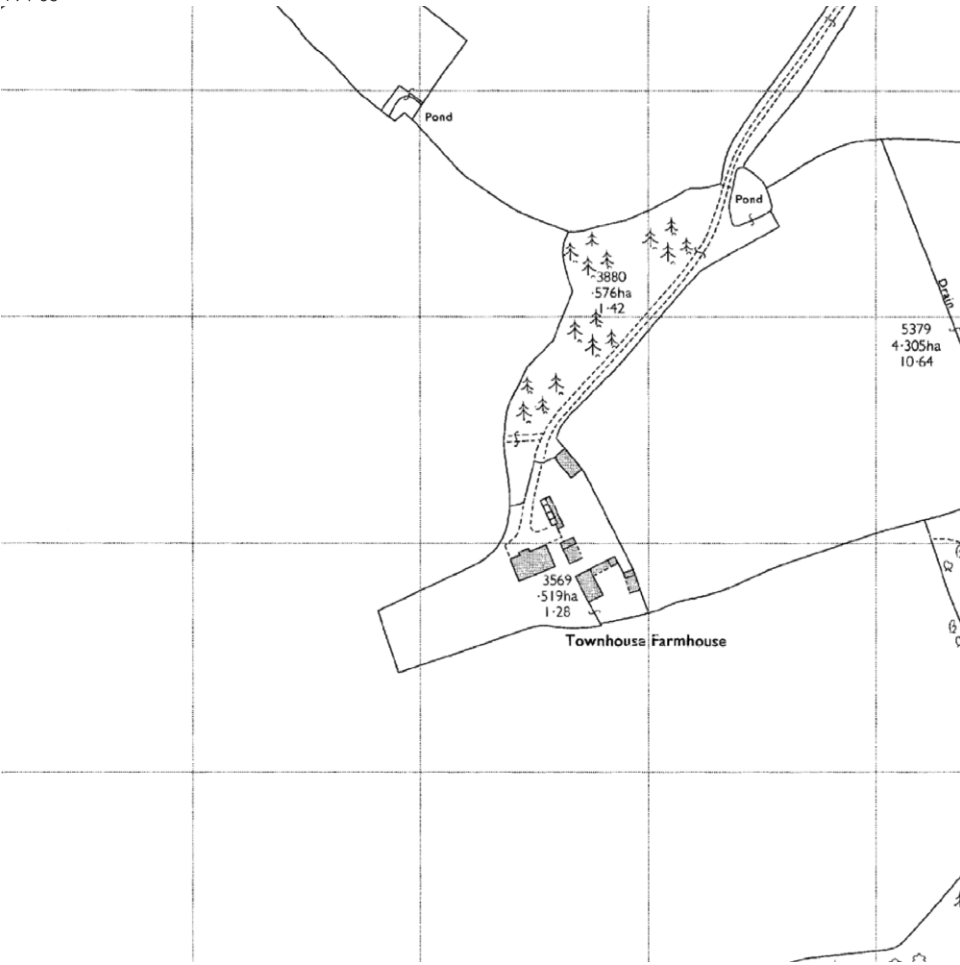
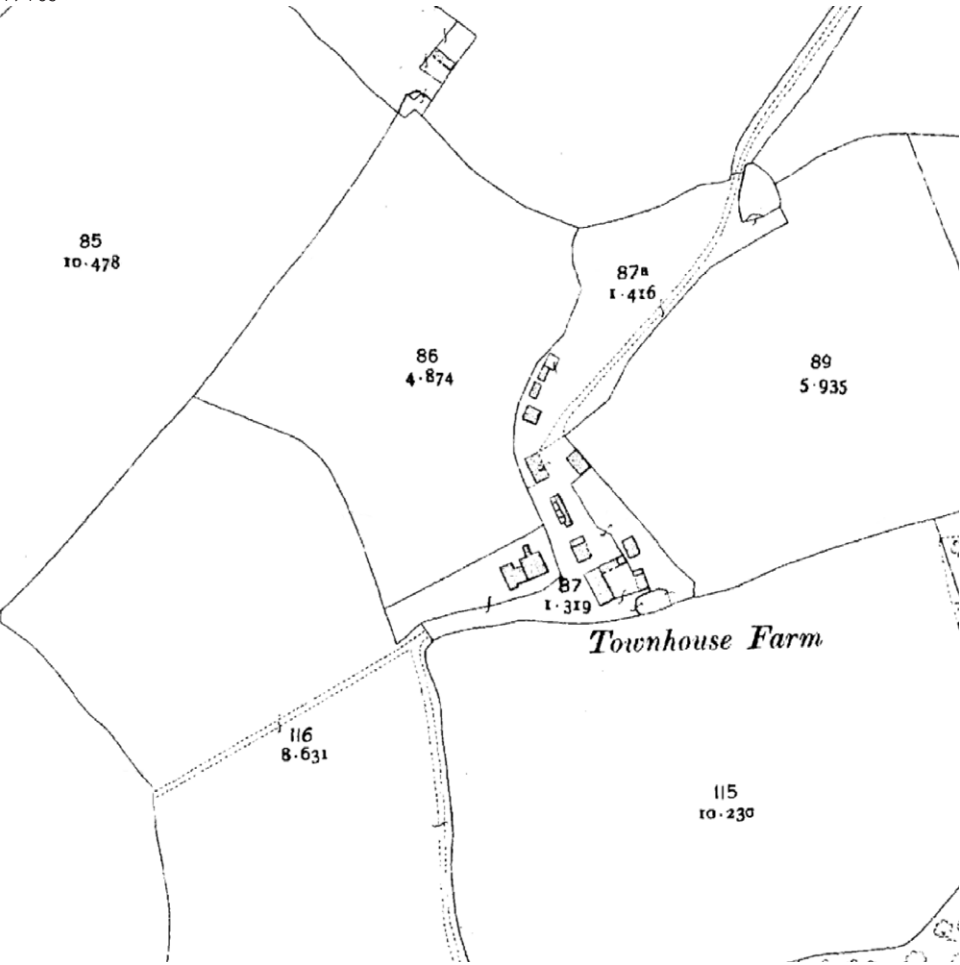
Town House Farm - House Extension



1870s
1910s

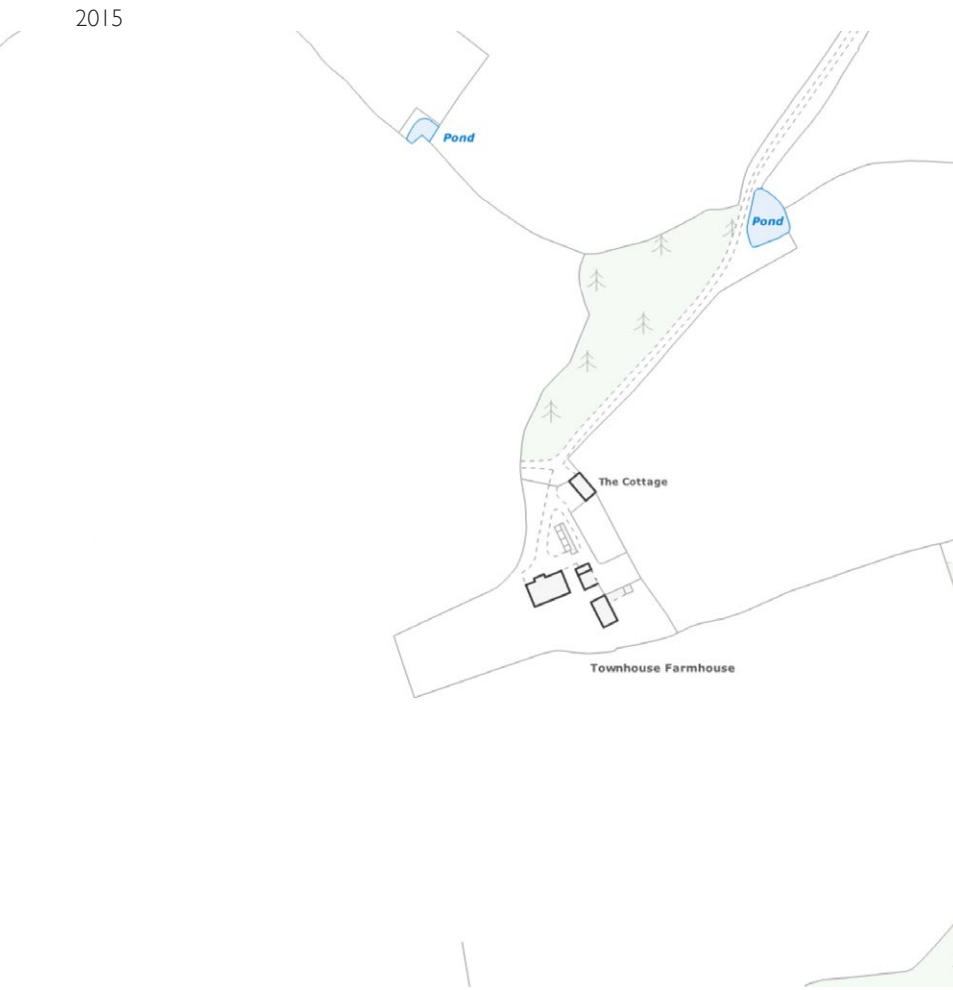


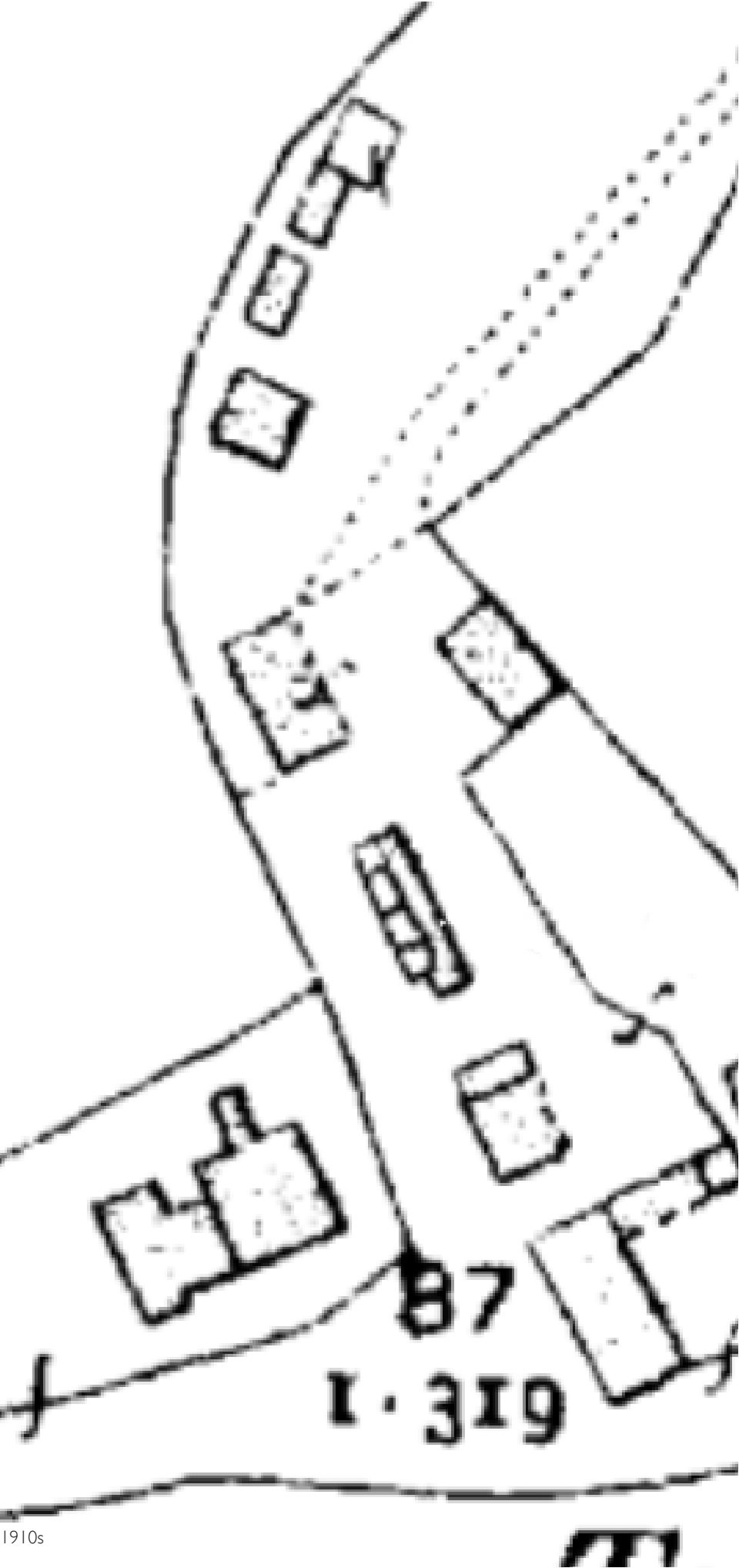
1890s
1970s



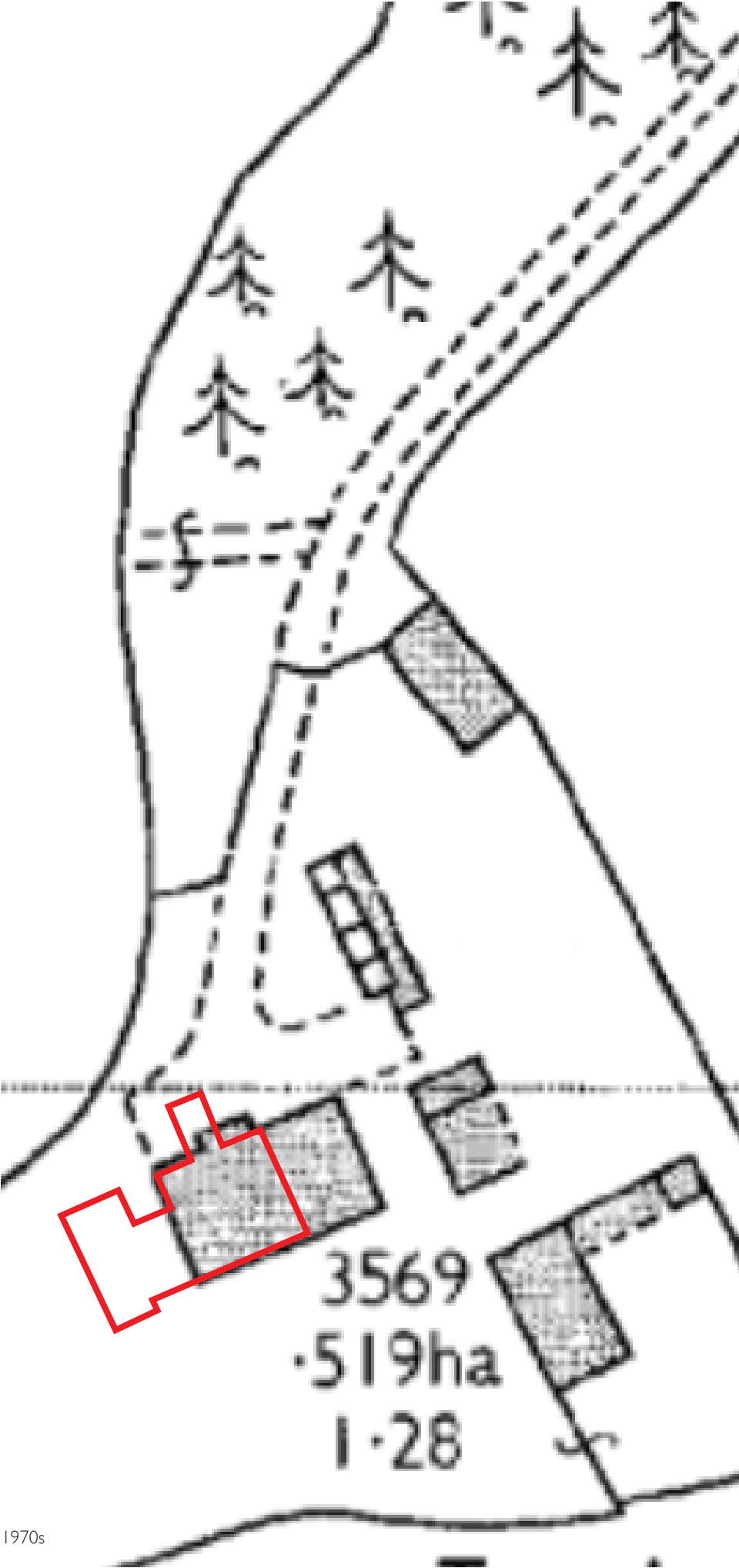
Site History - Map Regression Analysis

- 3.01 Historic records of Town House Farm date back over 300 years, with a map recorded in the Sussex Record Society Vol 61 'A Catalogue of Sussex Estate and Tithe Awards Maps Part I, 1606-1884 (Steer 1962) :
- 3.02 Slinfold 1707
'A Map & decription of all ye lands belonging to a Certain farme Called Towne-house belonging to John Burrell Gen^t by ye Order of ye above said Owner described by me Francis Hill'
- 3.03 Archive Ordnance Survey mapping from the 1870s onwards shows a well established grouping of buildings, seemingly approached by lanes from the south, with further structures to the north. The main house, granary and large timber barn are all shown at this stage, with additional barns to the east of what is now the swimming pool.
- 3.04 1890s OS maps show further structures in the location of the piggery and cottage, and an adjustment of the east boundary line.
- 3.05 Greater detail of separation of buildings is shown in the 1910 OS map, with what appears to be a rear outreach wing on the main farm house added, further suggesting that access was from the south of the house.
- 3.06 A significant change has occurred by the 1970s OS map, with the footprint of the house altered, proximity between the house and granary notably closer; eastern boundary lines adapted and brought inboards to align with the current ownership, and the removal of various outbuildings to the north which are by now defined as woodland.
- 3.07 The 1970s OS broadly correlates with the recent 2015 OS record.





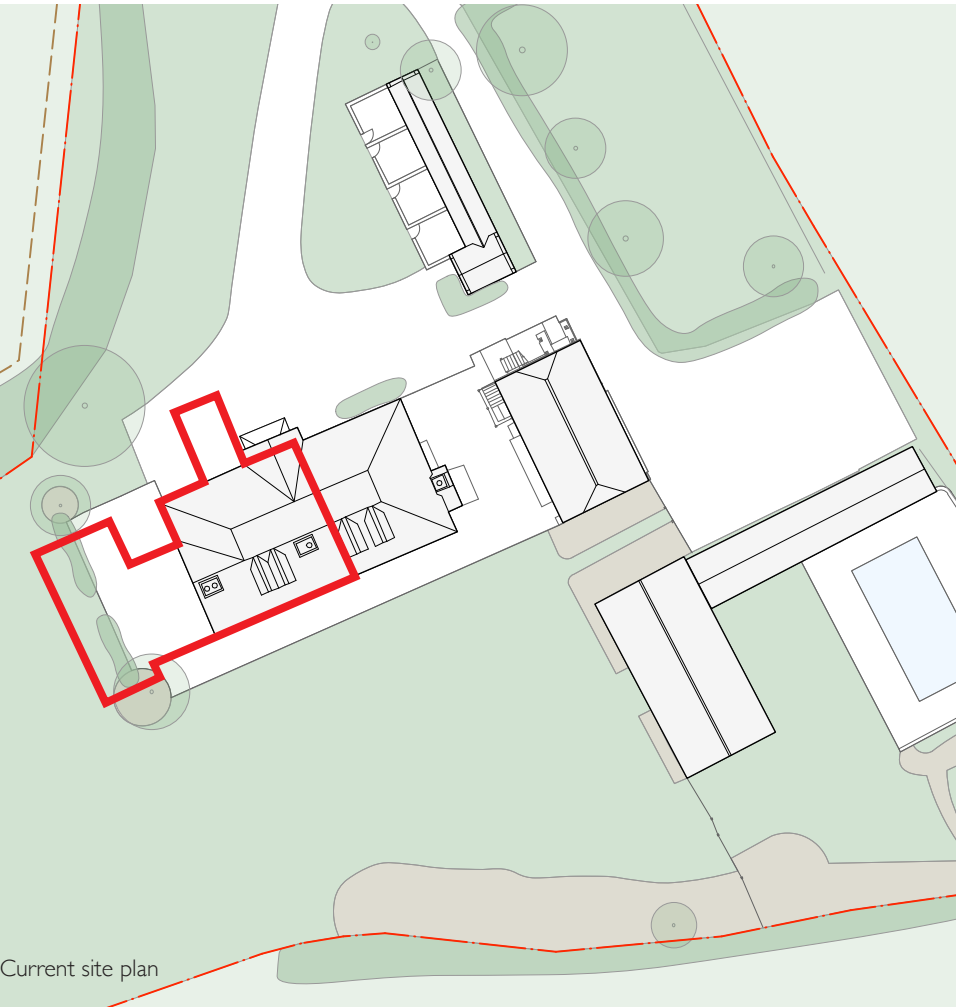
1910s



1970s

Site History - Detailed Map Analysis

- 3.08 A closer overlay of the 1910 and 1970 OS maps highlights the change in the layout of the main farm house.
- 3.09 Whereas in 1910 the farmhouse was bounded by its own enclosure with the outbuildings part of an agricultural grouping in an active farm yard arrangement, by 1970, the access from the north is quite clearly now defined more as a driveway, accessed from the north.
- 3.10 The whole footprint of the farmhouse building has changed, with much closer proximity to the granary, and the boundary enclosure around the farmhouse has been removed creating a singular domestic setting rather than the active farmyard that preceded it.



Current site plan

Town House Farm - House Extension



Site History - Archival Drawing Record

- 3.11

A 1943 sketch of Town House Farm by F.V.W. Sedgeley shows the view of the north east corner of the house from the gap between the granary and the piggery.
- 3.12

The drawing was provided to our clients by the previous owners, the Finch-Hattons who now live in Slinfold village. Their family purchased Town House Farm in the 1960s and the vendor lived at the property for 60 years.
- 3.13

As seen from the comparison with a contemporary photograph, the current building is very different from the historic structure in the drawing.
- 3.14

The historic building had two large northern gables, an eastern gable, a single storey pitched roof outreach to the north, ornate chimney pots, and expressed half timber framing and brick infill walling.
- 3.15

What now sits at the property has a single north facing gable defining the house entrance, hipped roofs, modern square brick chimney above roof level, and a 1st floor facade of hung clay tiles.
- 3.16

The reason for this significant change is a major fire shortly after the previous owner's family bought the property in the 1960s. The family lost a child in the fire, and the house was completely re-built. The architectural plans of this re-building are shown on the following page.
- 3.17

The previous pre-app response noted 'While the farmhouse is not listed, its 16th-century origins and architectural significance require careful treatment to avoid undermining its historical value. To this effect, the building is considered to be a non-designated heritage asset.' As can be seen from the above first hand record and the archive drawings over-leaf, the building was completely re-built in circa 1970s, and this explains the subsequent change in the Ordnance Survey mapping that has already been analysed above.
- 3.18

We therefore do not believe the house meets the threshold for consideration as a 'Non-Designated Heritage Asset'.
- 3.19

Horsham guidance on the horsham.gov.uk website notes:
'What are the criteria to be included on the local list?
Buildings are eligible for local list status if they do not have a national designation, such as being a statutory listed building, scheduled ancient monument, or within a conservation area.
- 3.20

They must also meet at least one of the following criteria:

• Local architectural and/or historic interest

• Close historical associations with national or locally important historic figures

• Group value and/or contributes significant interest in the street scene

• Of pre- World War II construction – however those built after this date may qualify in exceptional circumstances.'

3.21

Whilst the farm grouping has some historic interest, it is not believed to be particularly exemplary given the changes noted above, and not believed to meet the threshold for local listing and non-designated status.

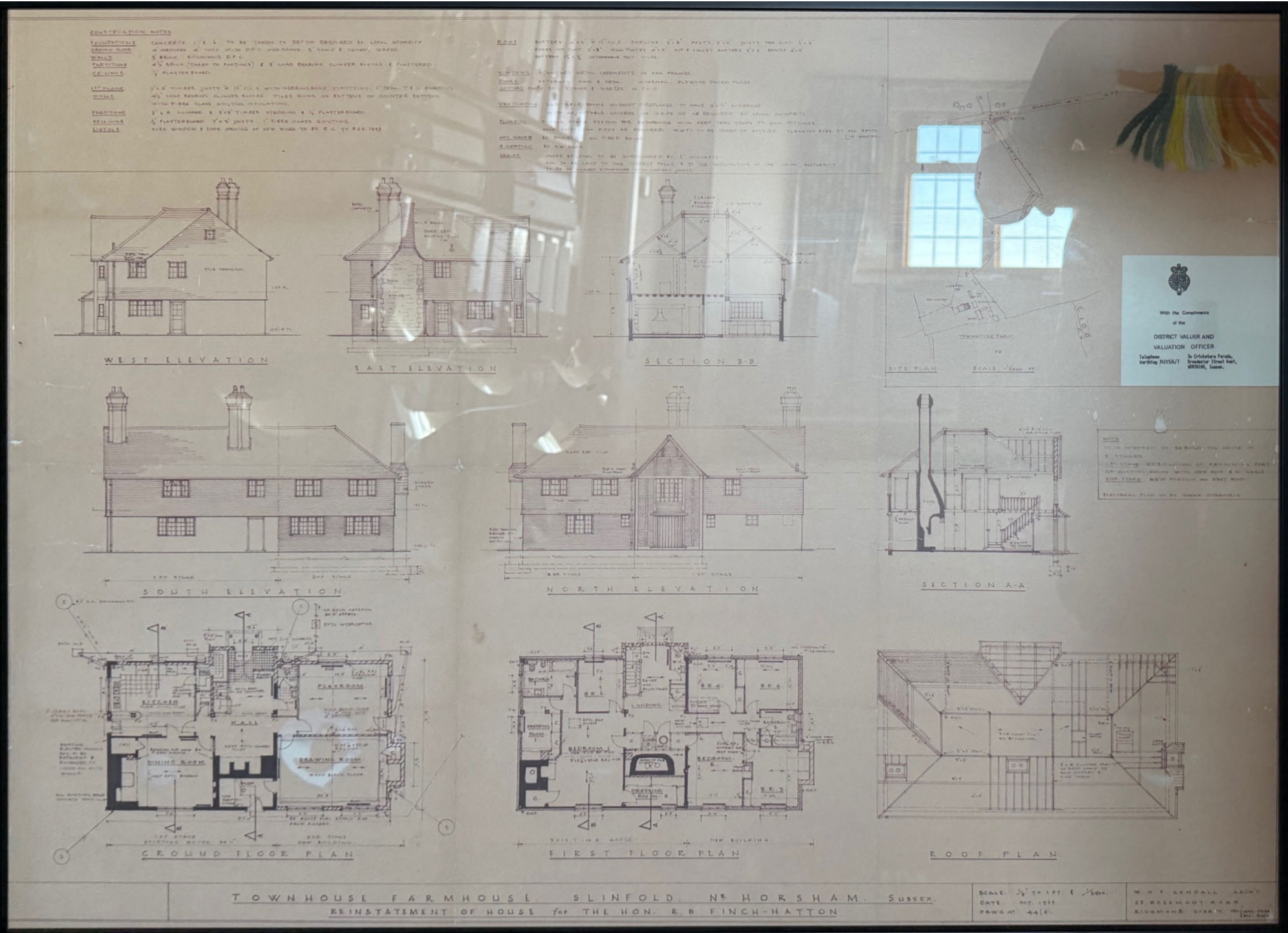
3.22

The case officer noted in the pre-app response 'the removal of internal walls and previous alterations by former owners already affect the building's historic integrity. It is recommended to submit a heritage statement to demonstrate that the proposed extension respects the farmhouse's historic elements.'

3.23

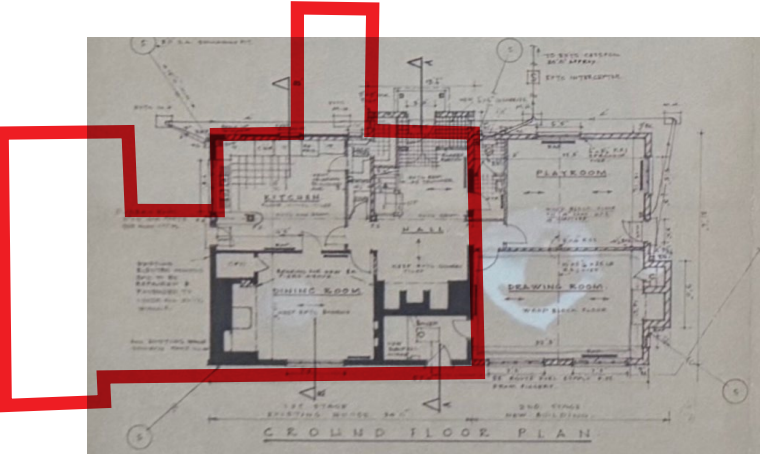
However, the removal of walls as per the drawings below can be seen to have been 1970s elements rather than anything of historic value. The only remnants of the historic fabric are the brick chimneys and some timber beams in the dining room. Their setting within the building; their enclosure on floors above; and their details above the roofline can all be seen to have been significantly modified undermining their historic significance.
- 13

Town House Farm - House Extension



Town House Farm House, Slinfold, Nr Horsham - Reinstatement of house for the Hon.R.B. Finch-Hatton. 1969

Overlay of 1969 plan and 1910s OS map footprint



NOTE

It is intended to rebuild the house in 2 stages

1st Stage - Rebuilding of the remaining part of the existing house with new roof and N[orth] gable

2nd Stage - New portion on east end.

With the Compliments of the
DISTRICT VALUER AND
VALUATION OFFICER
Telephone 70156/7
to Cricketers Parade,
Bucklers' Street East,
MIDDELM, Essex.

NOTE

IT IS INTENDED TO REBUILD THE HOUSE IN 2 STAGES

1ST STAGE - REBUILDING OF REMAINING PART OF EXISTING HOUSE WITH NEW ROOF & N. GABLE

2ND STAGE - NEW PORTION ON EAST END

ELECTRICAL PLAN TO BE SHOWN SEPARATELY

Site History - 1970s Reconstruction

- 3.24 Plans of the re-construction of the house from 1969 were provided to our client by the previous owner.
- 3.25 The drawing opposite shows the extent of original fabric retained and the new fabric built at the time.
- 3.26 The black shaded areas of original fabric extends to the two main chimneys in the central hall and the kitchen/dining room. A couple of elements of the outer walls or partitions in the west half of the house are shown darker suggesting they may have been retained, but the extent to which these were intact is not defined.
- 3.27 The sections are perhaps most telling. Aside from the fireplaces, there is nothing of the 1st floor or roof level which is retained from the original building. Some of the beams in the dining room are hatched in black to suggest they were retained, and a section of the south facade similarly.
- 3.28 On the location plan extract, a dotted line shows the extent of 'demolished' original fabric to the west, the retained fabric is drawn as outline, and the new fabric (the current living room to the east of the entrance hall) is shown hatched.
- 3.29 A note to the right of the drawing states:
'It is intended to rebuild the house in 2 stages
1st Stage - Rebuilding of the remaining part of the existing house with new roof and N[orth] gable
2nd Stage - New portion on east end.'
- 3.30 It can be seen that 50% of the original house was destroyed in the fire. It appears that only around 20% of the original fabric is retained in the new house as upper level structures and roof are largely from the 1970s rebuild.
- 3.31 From overlaying the OS, survey and re-build plans, the ground floor area that was demolished to the west of the retained fabric equates to approximately 80m2.
- 3.32 On the basis that the historic fabric constitutes only a small portion of the remaining building, that retained fabric has necessarily received more modern repair following the 1960s fire and that the external expression of the chimneys no longer have the ornate pots and show signs of re-building it is not believed that Town House Farm meets the threshold for a non-designated heritage asset, nor that a further detailed heritage analysis or formal heritage statement is required for this application.
- 3.33 Our clients continue to enjoy the elements of historic fabric that are retained and any new works will seek to retain and highlight these.

Location Plan Extract

