

**THE GUEST HOUSE
ST HUGH'S CHARTERHOUSE
PARKMINSTER
COWFOLD
HORSHAM
WEST SUSSEX**



Internal and external repairs to the south elevation of the Guest House of St Hugh's Monastery a Grade II* Listed Building

**A Design and Access Statement
& Heritage Impact Assessment**

For: The Trustees of St Hugh's Charterhouse
St Hugh's Charterhouse
Parkminster
Cowfold Horsham
West Sussex RH13 8EB

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1.0 INTRODUCTION

St Hugh's Charterhouse is unique in the UK. It is the only Carthusian Monastery in the Nations and only the second English speaking in the World. It officially houses the longest enclosed room on Earth. The Monastery is a closed silent Order founded nearly two millennia ago.

This report has been prepared on behalf of the Trustees of St Hugh's Charterhouse, Parkminster, Cowfold. It is their wish to undertake the urgent repair Works to the south elevation of the Guest House.

These repairs will make the building wind, weathertight and structurally secure which will enable the Community to restore the building back to a condition safe for use by the Community.

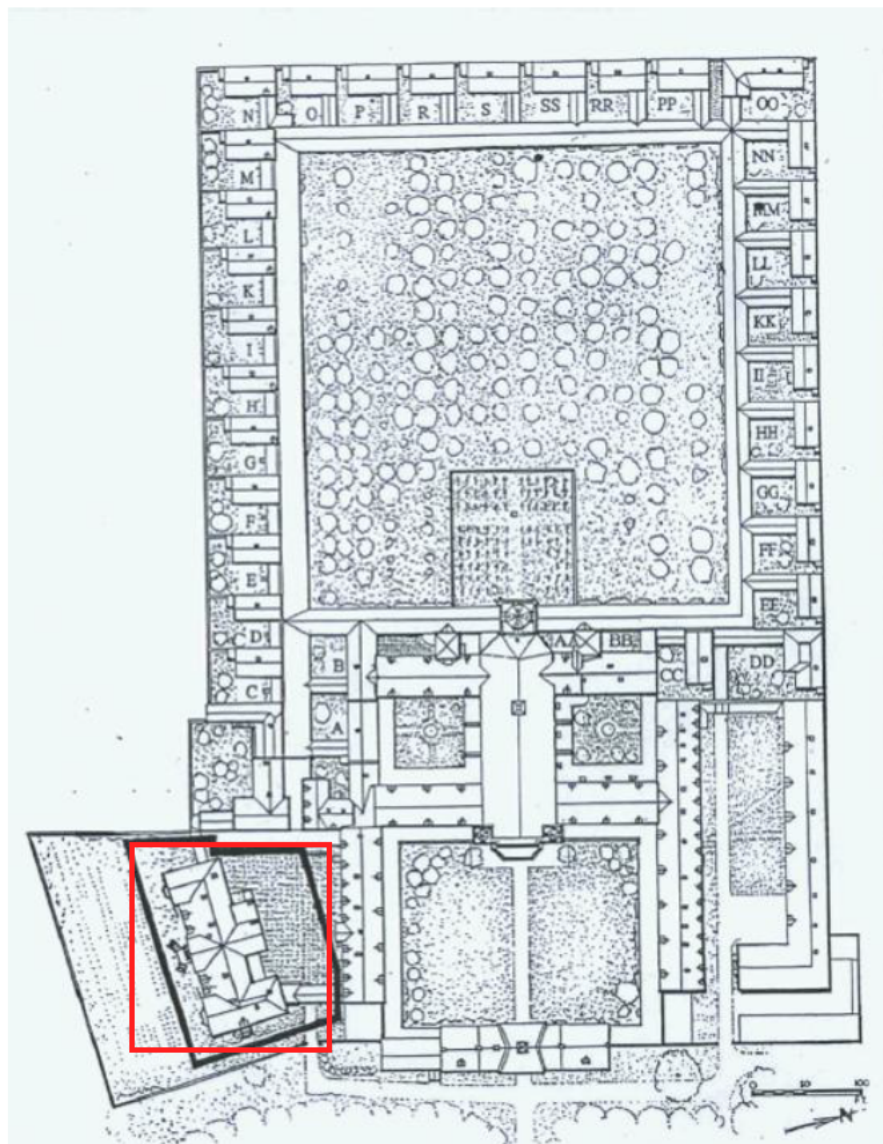


Fig 4: Roof Plan of St Hugh's Monastery showing the location of the Guest House marked in red outline to the left-hand side of the Monastery.



Entrance on right. The Guest House is an attached but separate part of the Monastery, which can be seen through its architectural style, and orientation which are different from the Monastery.

2.0 ASSESSMENT OF THE SITE

2.1 Location and setting

The Monastery of St Hugh's Charterhouse was founded on lands astride the A281 Horsham to Henfield Road to the South of the village of Cowfold.

St Hugh's Charterhouse is located just 1.5 miles South of the centre of Cowfold, and 2 miles North of Partridge Green. The Monastery building is located centrally and to the East of the Estate, on the West side of the A281. It is accessed off of the A281 via a private driveway.

St Hugh's Charterhouse is the only Carthusian Monastery in the UK and the whole of Ireland. It is a closed, silent Order of humble monks who spend their life in solitude. Free access is only available to one person, HM The King.

Upon approach, the Guest House is accessed externally to the South side of the Monastery, upon passing the front elevation of the building to your right-hand side and walking southwards, turning to the west and passing the green house. The guest House is found projecting at an alternate axis to the Monastery, facing out onto the kitchen gardens.

The Monastery is included in the Statutory List, Listed Grade II*.

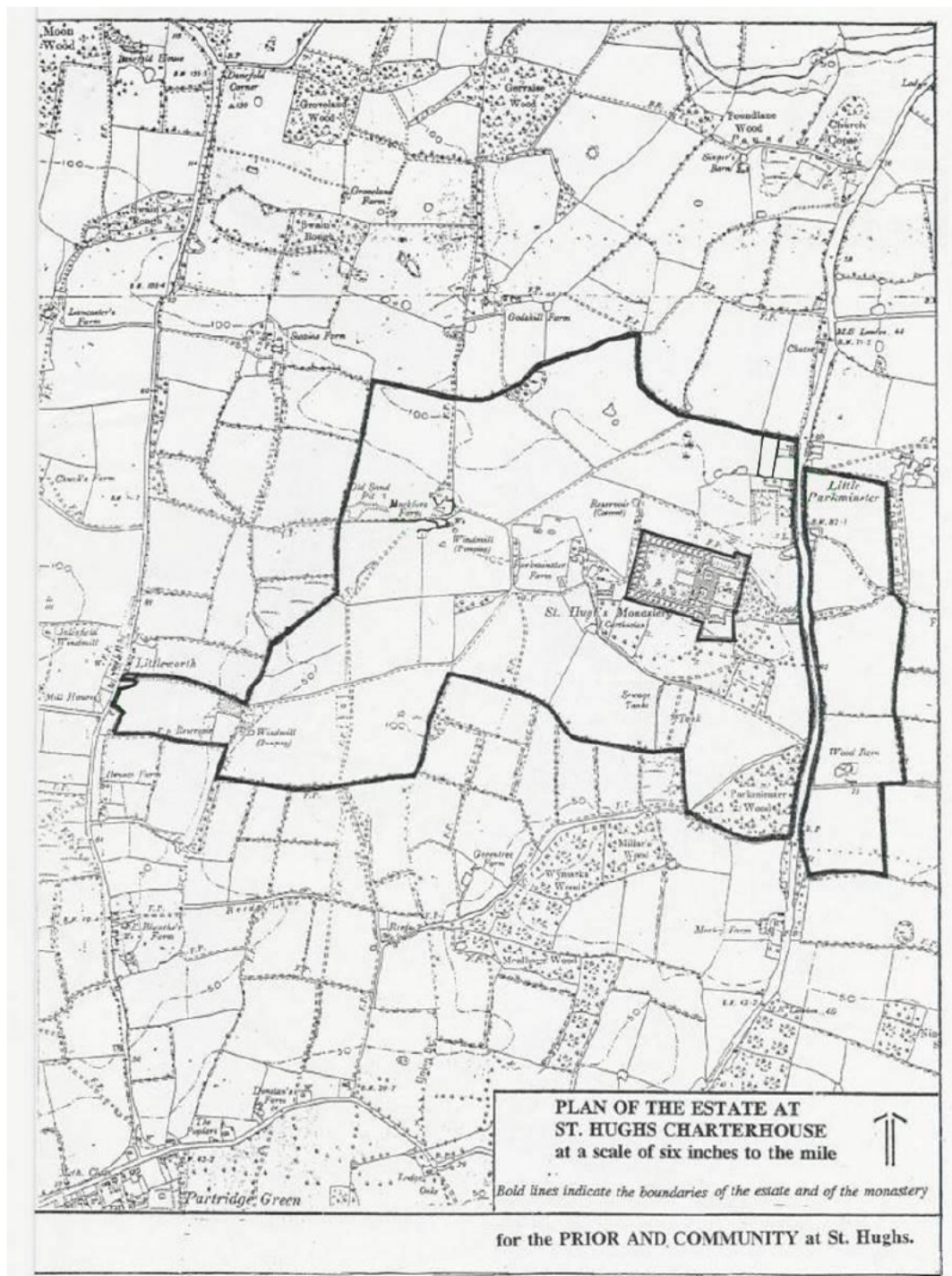


Fig 1: Estate map with St Hugh's Charterhouse at the centre right beside the A281.



Fig 2: Locational Map showing St Hugh's Charter House and A281 to the East.

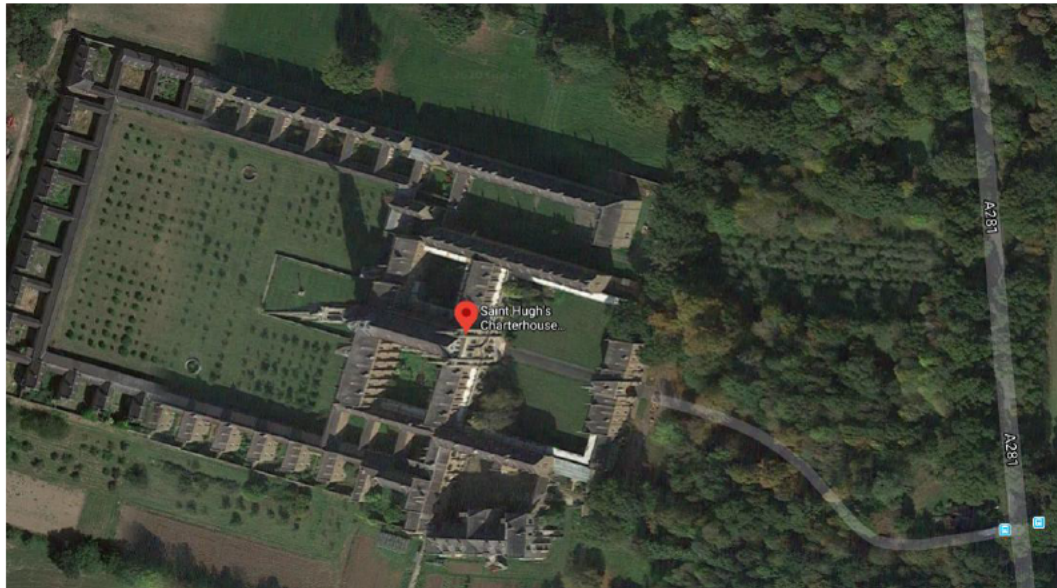


Fig 3: Locational Map showing St Hugh's Monastery with Gate House Entrance central to the far right at the end of the access driveway – Visitor Accommodation is located to the left-hand side of the Gate House.

3.0 HISTORY

The Carthusian Order of Monks was founded in the eleventh century and is world-wide. It returned to the UK after the Dissolution of its numerous houses by Henry VIII founding St Hugh's on the country mansion now known as the Guest House. It has only one house in Britain, with buildings spread across more than ten acres. Although established only in 1873 and built in a five-year campaign it is a distinguished structure, in Neo-Romanesque style, housing a strong community of hermitic monks.

The Monastery was built attaching to a mansion only a little earlier in construction and much less distinguished architecturally.

Under threat from Napoleon III the Order sought refuge and in 1863 the return of the Carthusian Order to the United Kingdom occurred. Enquiry and research led to the property then known as Parknowle which was owned by Mr Boxall.

The Guest House was originally constructed by Mr William Boxall a successful shipowner of Shoreham harbour as his country mansion to his own design. He brought Parkminster Farm about 1850 to 1860 and the plaque over the original main entrance on the East front records the initials 'W H B' and 1866.

In 1873 two Fathers from the Grande Chartreuse and an Irish Brother took possession of the property and renamed it Parkminster. The Architect M Norman of Calais was engaged in the rebuilding of Charterhouse of Montreuil near Boulogne and was commissioned to design and build a new Monastery at Parkminster,

The construction of the external wall was in coast plain flint with orange/red hand-made brick dressings laid by craftsmen probably from the coast. These were subsequently over-faced in hard cementitious render to the full extent with decorative features probably by the architects Normand et Fils of Calais who took down the off-centre placed tower to the West in the South front. The roof was reconstructed in a French farmhouse style, rough and muscular which was employed throughout the Monastery.

The mansion was used by the then small Community whilst the Monastery was under construction to the North and West. Since completion it has served as a Guest House with rooms on the piano nobile level for the meeting of the monks, a Bishop's study and an archive, with a small chapel and bedrooms on the first floor. The second, top floor is uninhabitable though evidence survives in the East wing of internal finishes since removed due to the rampant outbreak of Dry Rot.

The building of the new Charterhouse commenced in 1876 using Wealden sandstone, freestone from Bath and flagstones for the cloisters from Belgium. The foundation stone was laid in October 1877. Between six and seven hundred Masons, Carpenters and other Craftsmen from various nationalities were employed. The kilns on site produced some 30,000 brick per week to supply the enormous construction. The Monastery opened in 1883 with first prior appointed, the novitiate opened and the Church consecrated.

The buildings are in a French Gothic Revival style described by some as "weak", although Pevsner's judgement was that *"the plan is magnificent and can only be properly seen from the air"* (See above). The Church has relics of Saint Hugh of Lincoln, Saint Boniface and the Virgin Mary. It stands in the centre of buildings including a library with a collection of rare books and manuscripts and a Chapter House decorated with images of the martyrdom of the Monks' predecessors. The Great Cloister, more than a kilometre long and is the largest in the world, connects the 34 hermitages to the Church and the other buildings, embracing four acres of orchards and the monastic burial ground.

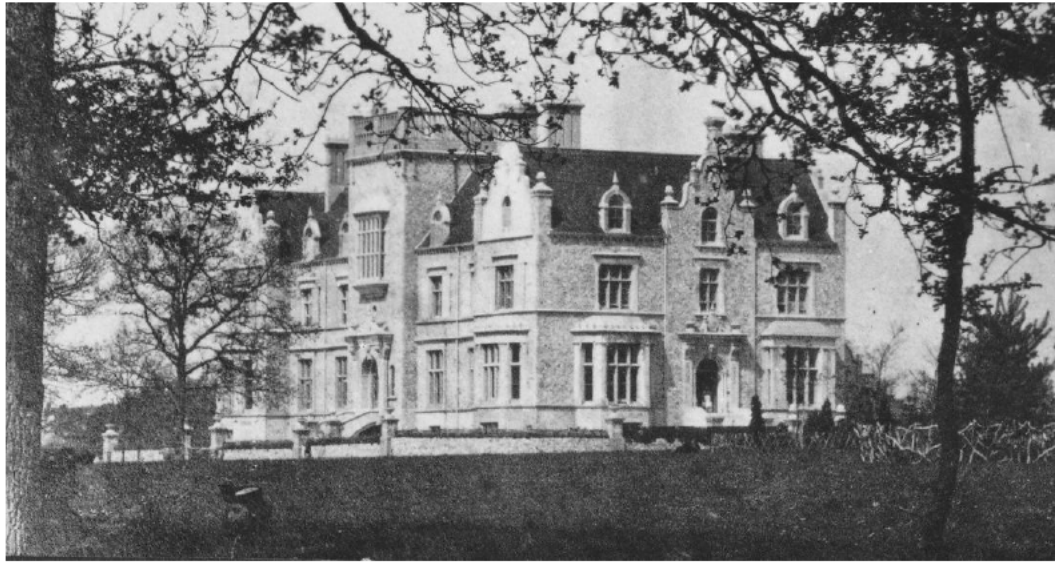


Fig 4: photograph of the Parknowle (the Guest House) prior to the construction of St Hugh's Monastery.

3.1 Listing

This building is included in the Statutory List, Listed Grade II*, the listing reads as follows:

Name: Parkminster St Hugh's Monastery, Henfield Road, Cowfold

Grade: II*

Date first Listed: 04 September 1980

Listing: Carthusian monastery built in 1875-83 in French Gothic style. Architect Monsieur Norman of Calais. The plan comprises an entrance courtyard, 2 small internal courtyards and a large cloistered courtyard, containing an orchard. Only Carthusian monastery in England. In the entrance quadrangle the Chapel stands opposite the gate, in the centre of and with its axis at right angles to the west side of the quadrangle. Its west front, which is the most important feature of the quadrangle, is flanked by spires joined by a balustrade with a recessed gable standing behind this and machicolation below the balustrade. Above the doorway are 3 windows of 2 round-headed lights, each with round-headed tympanum above and machicolation below. In the centre of the ground floor is an elaborate round-headed Romanesque (or Norman) doorway with clustered shafts and a carved tympanum. Above the arch is a gable surmounted by a statue. On either side of the doorway are 2 round-headed windows similar to those above. The remainder of the courtyard has a covered and glazed projecting cloister all round it with large round-headed arches. The buildings above are of 2 storeys and attic. Coursed stone. Six windows and 3 gabled dormers on each side of the Chapel on the west side of the quadrangle. Ten windows and 5 gabled dormers to the north and south sides of the quadrangle. The gatehouse on the east side has a high round arch with a French Renaissance roof and a 2-storey building of 4 windows on each side. At the west end of the Chapel is the central clock tower and spire of the Monastery which forms the centre of the east side of the large quadrangle. The interior of this quadrangle consists only of a plain wall with a glazed cloister all round. Round it on the north, west and south sides are grouped the cells of the fathers. Each cell consists of a small L-shaped house of 2 storey with 2 rooms on each floor and a small corridor for exercise in wet weather. Behind each cell is a small garden for exercise in fine weather, each enclosed behind a high wall. All the windows of the cells look on to these gardens. The only connection with the cloister on the inner side of the courtyard is a door to each cell and a hatch for passing food through.

National Grid Reference: TQ 22 SW 17/581

4.0 EXISTING GUEST HOUSE

4.1 Description of the Guest House



Fig 5: Front elevation of the Guest House

Built on an East to West axis in four floors with the Piano Nobile floor accommodating the main reception rooms accessed off a vast corridor extending the full length of the building from the original main entrance door on the East to the far West which is now linked to the cloisters of the Monastery. The East Front of the House forms an L-shape plan which is itself links to the main cloister of the Monastery by a covered archway under which vehicular access is obtained to the stone paved courtyard that serves the monastery kitchens and stores.

Evidence from removal of timber infested internal finishes has revealed the external walls to be of flint with hand-made brick dressings extending to first floor level in the East wing. Elsewhere construction is in brick on the external and internal walls with stud partitions all finished in lathe and plaster. The vast softwood roof structure is finished with Welsh slate with lead valleys, hips and ridges. The brick chimney stacks are finished in cementitious render. Good quality softwood sash frames have undertaken the onslaught of storms without the protection of a paint finish. The cast iron gutters seated on stone cornice leak through wasted bottoms and backs with the downpipes doing little to shed the water away.

4.2 Use

This building was used for several important purposes in the life of the Community as explained below. Once the Guest House is restored, the Community will be able to begin re-use of the space safely for these functions.

- Carthusian monks are solitaries who live in a community. There is a communal element in their lives and consequently there is need of rooms where community meetings can take place. In the monastery itself, however extensive the buildings are, there is only one room, the Chapter House, which can hold the Community. The Chapter House has an important function, but it is limited to some formal meetings. The Guest House offers rooms of different sizes for the meeting of the whole Community, or part of it.
- The Guest House has another important use: it is the place where the Monks can receive religious guests and lodge them. There is also Visitors Accommodation outside of the Monastery, at the entrance, which is used for the relatives of the Monks. The Community needs rooms inside the Monastery to accommodate the Bishops, Priests and lay people who come to the Monastery throughout the year and also to accommodate the candidates to the Monasteries way of life. For example, to accommodate the lecturers who come to the Monastery to give lectures to the students or to the Community. They stay in the Guest House and give their lectures in one of the meeting rooms of this building.
- The Guest House is also used for other purposes: on the lower ground floor, there are workshops and store rooms, particularly for the use of the adjacent garden. On the upper floor, there is a large room where archives were stored for the Monastery.

The Guest House consists of four storeys; the lower ground floor, which accommodates the 'offices' of the House; the Piano Nobile in which the principle day and entertaining rooms are to be found; the master bedroom suites first floor; and the original servants' quarters on the top floor within the roofs.

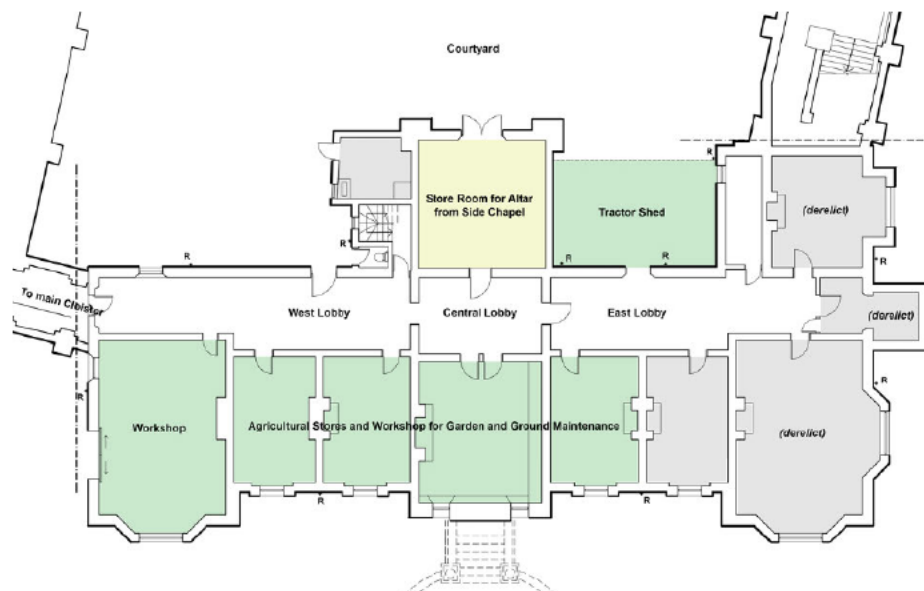


Fig 6. Guest House Ground Floor Plan

- **Ground Floor**

maintenance and agricultural work: the community use the majority of the ground floor of the Guest House for storage and workshops in relation to their agricultural work within the Monastery, in order to undertake their own maintenance works to the property and to prepare and grow their own food.

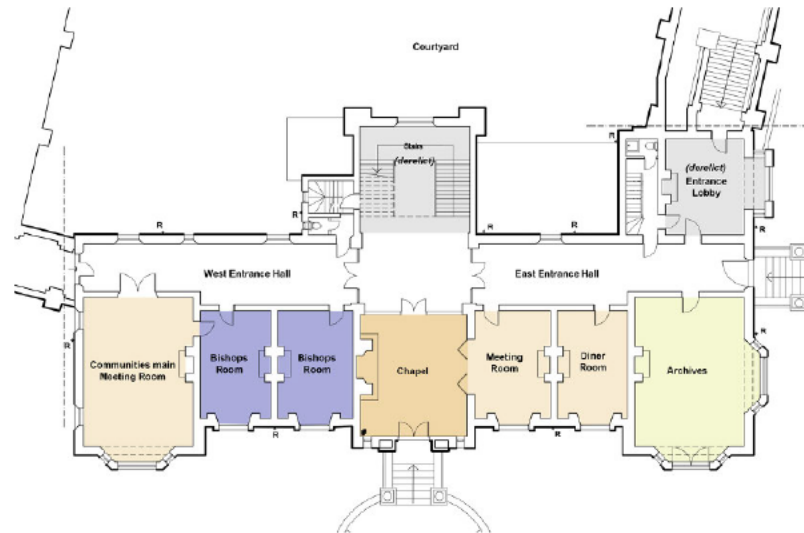


Fig 7. Guest House Piano Noble

- **Piano Noble**

congregational space: a number of rooms on the Piano Nobile are used for community gatherings, for dining, group prayer and meetings. The principle meeting room for the Community is the large West room, there being no other room large enough in the Monastery.

Bishop: private visiting rooms used when on tour.

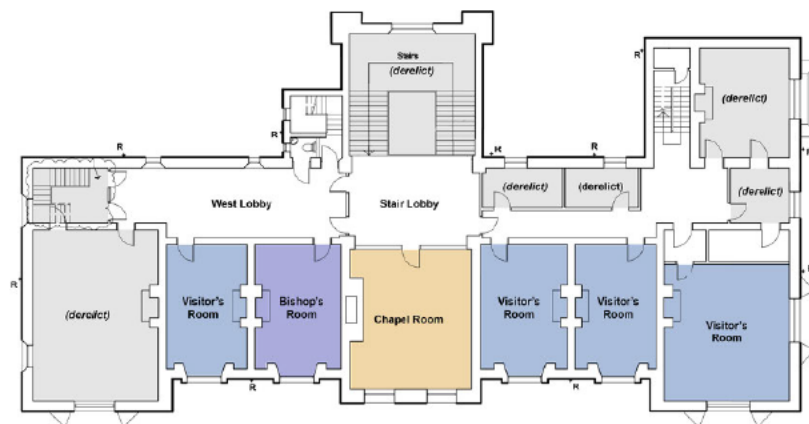


Fig 8. Guest House Second Floor Plan

- **Second Floor**

congregational space: space used for group prayer.

Visitor Rooms: used by the visitors for rest and private contemplation.

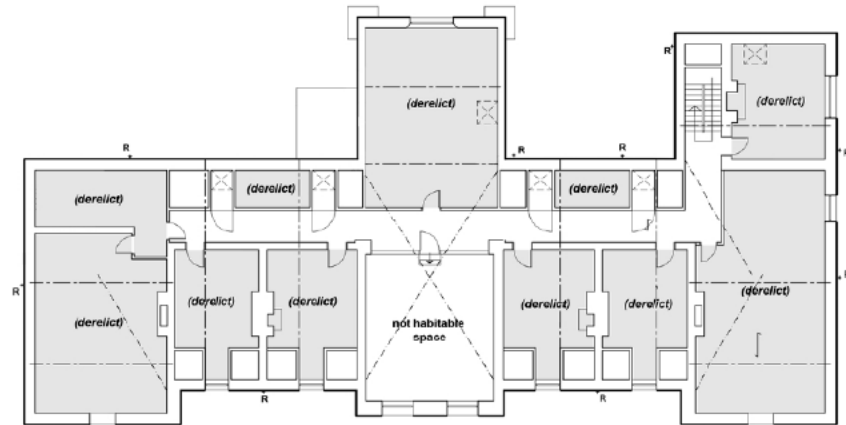


Fig 8. Guest House Third Floor Plan

- **Piano Noble**
Derelict spaces.

5.0 PROPOSAL

5.1 The Proposal

The grant of Planning Permission and the sale of a parcel of land in Littleworth will provide funds for St Hugh's Charterhouse to carry out a programme of urgent repairs to the south elevation.

As per the Trustees covenant with the Council the following information is provided;

- Schedule of Works – priced by the Monastery's Contractor.
- The commencement of the repairs will begin within 6 months of the Disposal Date of the land and the repairs will be completed as soon as reasonably practicable.
- All Net Sale Proceeds from the land in Littleworth will be used on the repairs to the Guest House.
- The Council will be notified of the date of Practical Completion of the repairs listed within this application or prior to PC if the Net Sale Proceeds are expended entirely.

There are many like-for-like repairs proposed (see Schedule of Works and Drawings) along with the addition of structural elements which require Listed Building Consent.

The Works proposed are listed in a Schedule and have been priced by the Monastery's retained Contractors.

5.2 Documents and Drawings

Architect's: refer to attached

- 001 St Hugh's Monastery. Site Plan and Site Location Plan
- 22831/100 Existing Roof Plan
- 22831/101 Existing High Level Plan
- 22831/102 Existing First Floor Plan
- 22831/103 Existing Piano Nobile Plan
- 22831/103 Existing Lower Ground Plan
- 22831/120 Existing Elevations
- 22831/121 Existing Elevations
- 22831/200 Roof Plan
- 22831/201 Existing High Level Plan
- 22831/202 Existing First Floor Plan
- 22831/203 Existing Piano Nobile Plan
- 22831/203 Existing Lower Ground Plan
- 22831/220 Existing Elevations
- 22831/221 Existing Elevations
- 22831/230 Southern Staircase – with repairs
- 22831/231 Southern Staircase – with repairs

Structural Engineer's:

The proposal includes structural repairs to the second floor within rooms S5 and S6, these spaces are currently derelict and structurally dangerous and require urgent repairs to prevent further collapse.

The proposal is:

Defective truss supported on 150 x 150 c16 post on pair of 150 x 90 pfc bolted back to back with 16 mm diameter bolts at 450 mm c/c. minimum bearing 100 mm into walls either side.

Post secured with 150 x 150 x 10 rsa brackets bolted with lindaptor brackets.

Repairs to truss to be agreed with temporary support in position.

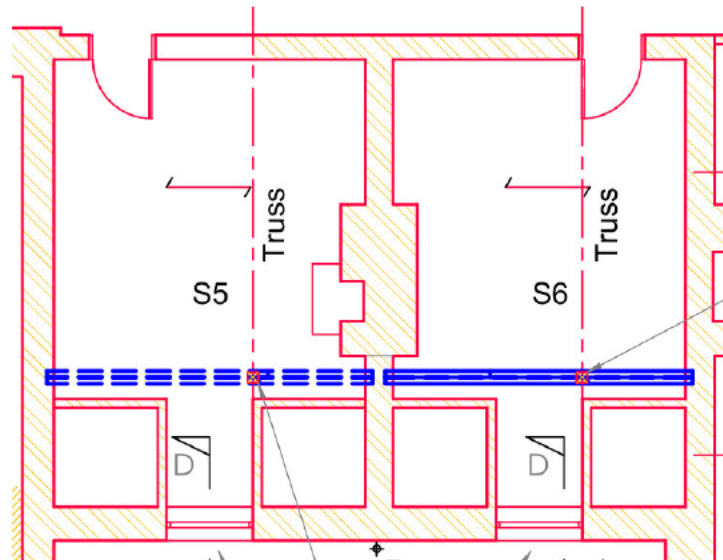


Fig 9. Proposed structural repair

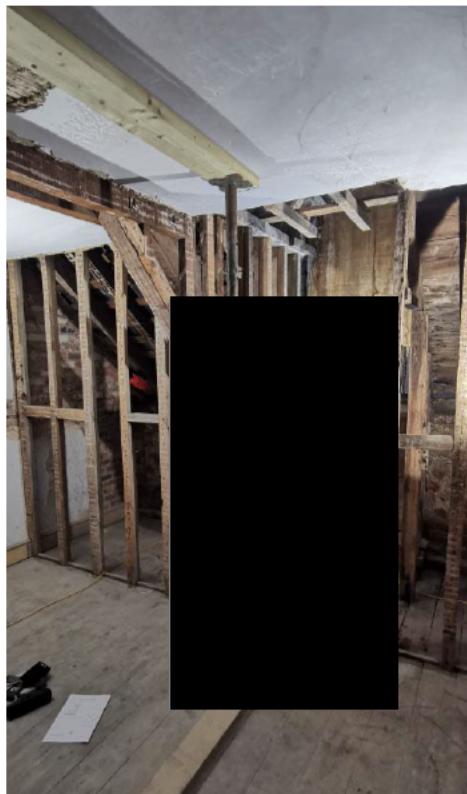


Fig 10. Photo taken within room S6

6.0 HERITAGE IMPACT ASSESSMENT

The Monastery has not had sufficient funds to undertake the repairs to the south elevation of the Guest House. The sale of the land at Littleworth will facilitate the much-needed time and attention required to undertake the repairs which will save it from eventual loss if the accelerating rate of deterioration is not arrested.

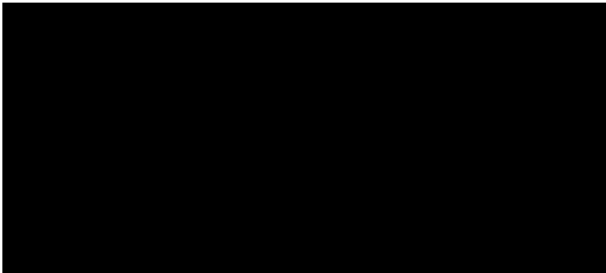
Impact Assessment: Positive impact on Heritage Asset.

7.0 CONCLUSION

This application is a result of the Planning Permission granted on a site in Littleworth which will provide funds to enable repairs to the Guest House.

Much of the Works included within this application are 'like-for-like' repairs to conserve the Heritage Asset.

During a structural survey of the building the Structural Engineer has advised urgent structural implementation required to restrain and support the existing building. These Works seek Listed Building Consent.



Signed

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AABC Conservation Accredited Architect

RWN/JD/gen/20774
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