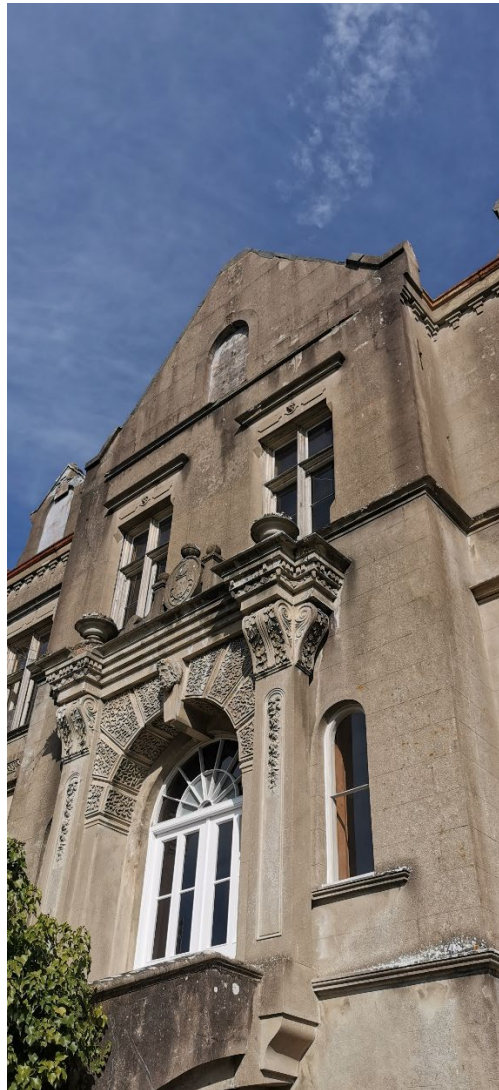


**The Guest House
St Hugh's Monastery
Parkminster
West Sussex
RH13 8EB**



Heritage Statement

**To accompany a Listed Building Consent Application for; repairs to the south elevation
of the Guest House of St Hugh's Monastery a Grade II* Listed Building**

Applicants: The Trustees of St Hugh's Charterhouse

1.0 INTRODUCTION:

- 1.1 This report has been prepared on behalf of The Trustees of St Hughs Charterhouse, the custodians of the Guest House and the wider Grade II* Listed St Hughs Charterhouse buildings.
- 1.2 The Trustees wish to undertake repair Works to the Guest House, to consolidate and conserve the Heritage Asset. All repairs proposed are to reinstate the building and its fabric, and focussing on a repair rather than replace methodology where possible.
- 1.3 The application is for the repairs required to the south elevation of the Guest House, and includes;
 - Structural
 - Stairs
 - Window
 - Render
 - Rainwater Goods
 - Dormers
 - Roof
 - Chimney

The repairs are those included within the proposal prepared by Robin Nugent RIBA IHBC AABC RIBASCA, Specialist Conservation Architect.

- 1.4 This document has been prepared to support the information prepared by Robin Nugent Architects, in order to supplement the package for submission for Listed Building Consent with any updates that have occurred during the 12 months which have passed since his passing in July 2025.
- 1.5 Please refer to the Design and Access Statement prepared by RNA for further information, which we have limited within this document to prevent duplication of information.

2.0 LOCATION AND SITE SETTING:

- 2.1 The Guest House is located to the south-eastern corner of the wider Charter House, running on an east -west axis which is in contrast to the rest of the Monastery buildings.
- 2.2 The building although directly attached and accessible from the Monastery, functions separate and faces outwards to the south rather than inwards to the central cloister and courtyard within the private areas of the Order.
- 2.3 The Monastery is included within the Statutory List, Listed Grade II*.

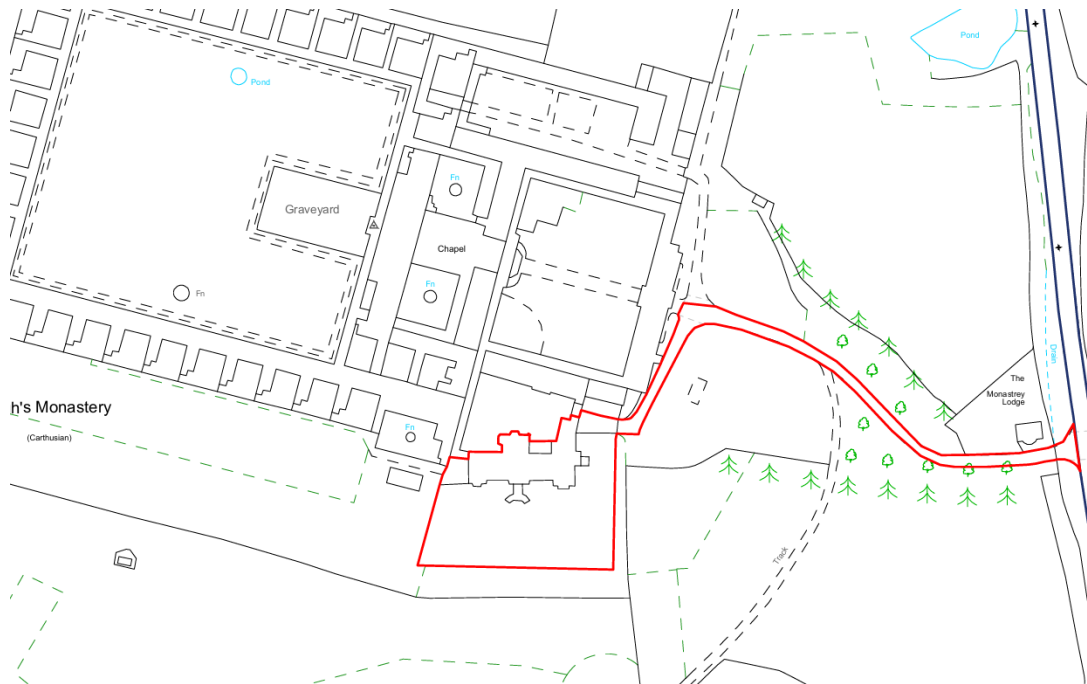


Fig.1 Site Plan

3.0 HISTORY OF THE GUEST HOUSE:

3.1 The Guest House was constructed during the mid-late C19th, as a Country Mansion, and by the end of the C19th had been acquired by The Trustees from the Grande Chartreuse. Construction of the Monastery commenced in October 1877.

The historic use, as the base point for the development of the Monastery at Parkminster, is of Heritage Value. The Guest House plays a key role in understanding the development of the site as a whole.



Fig.2 OS map extract of 1830-1880 showing The Guest House before the construction of the Monastery

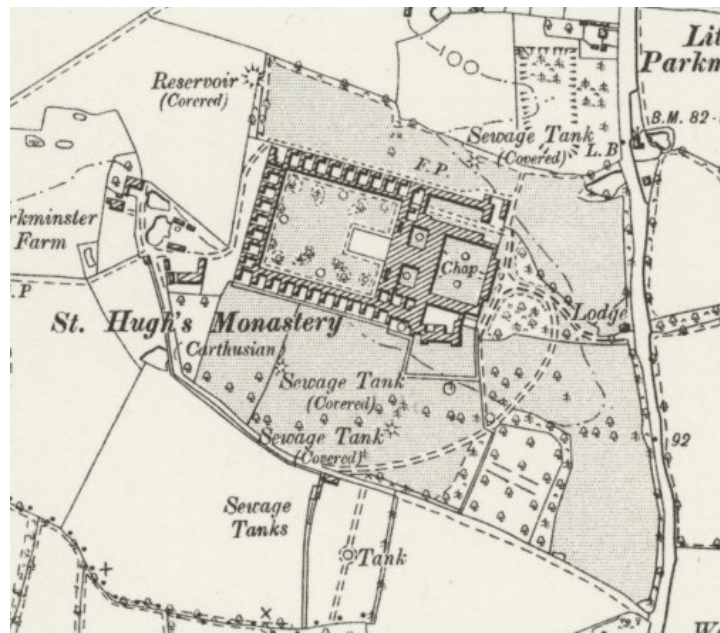


Fig.3 OS map extract of 1888-1915 showing the site after the construction of the Monastery

4.0 EXISTING FABRIC ANALYSIS:

- 4.1 The Guest House is a four-storey building including rooms within the roof pitch. Originally a detached dwelling, now linked to the Monastery via corridors to the cloister and central courtyards.
- 4.2 The form includes a central gable roof running east-west with cross wings to the east and west ends and centrally creating three south facing gables.
- 4.3 The building is finished in cementitious render to all elevations, with string course detailing a dentil course at eaves level giving the elevation relief and interest. All windows are timber framed single glazed casement windows with single horizontal bars. With the east and west wings including projecting bays. The roof is finished in a both Welsh slate and Natural Glenyne slate with lead valleys.

Architecturally the Guest House is an attractive example of Gothic Revival style Manor House, which has been over rendered in cementitious render. Comparatively with the wider Monastery complex it is of lower architectural interest.

4.4 Existing south elevation:

The southern elevation shows the original front elevation to the Guest House, before it became a subservient element of the Monastery complex.

The composition includes; main gable roof pitch running east-west with south facing east and west gables and a central gable pitched bay with decorative entrance door and staircase. 4no. dormer windows within the roof pitch. Walls are finished in

cementitious render with detailing of string coursing and dentils. Windows are all C19th timber casement.

The condition is very poor, requiring extensive repairs to prevent further decay and loss of Historic fabric. Repairs are proposed only, no alteration or additions to the existing form, finish or layout are proposed.



Fig 4: south elevation

4.5 **Assessment of Heritage Value**

Although the Guest House may not be of high architectural interest, and its Grade II* status is due to its direct link to the Monastery complex, the historic use as the base point for the development of the Monastery at Parkminster is of Heritage Value and is important to the reading and understanding of the development of this site.

Element	Description	Heritage Value
Externally:	original form intact with early cementitious render added. Architecturally attractive but not high Value	2
Internally:	Original layout intact (currently most rooms derelict. Architecturally attractive but not high Value. Its use as a supporting space (currently uninhabitable) for the functioning of the Monastery	2

5.0 **PLANNING HISTORY:**

- 5.1 No Planning applications were found on the Horsham District Council website.
- 5.2 This application is for the proposed repairs to the south elevation.

6.0 HERITAGE IMPACT ASSESSMENT:

6.1 Local Planning Authorities are required to assess a proposal affecting heritage assets strictly in accordance with 'Section 16. Conserving and enhancing the historic environment' in which four tests are set down:

190 – *'Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'*

Para. 201 guides *'Not all elements of a Conservation Area will necessarily contribute to its significance'*. The same should be taken to apply to a Heritage Asset.

The value of this Heritage Asset is the primarily drawn from its connection to the main complex of St Hughs Monastery and its use as a supporting space for the Community. The proposal includes repairs to the south elevation to maintain the Heritage Asset and its contribution to the setting for the future and public benefit.

193 – *'When considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm Or less than substantial harm to its significance.'*

No alterations are proposed to the Heritage Asset. Repairs to conserve only.

6.2 In addition to these tests:

189 – *'an applicant to describe the significance of any heritage asset affected, including any contribution made to its setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'*

St Hughs Charterhouse is included in the Statutory List, Listed Grade II*.

Clause 200 refers to setting which is as important in the conservation of a heritage asset as the original fabric itself.

The proposal makes no change to the setting of the Charterhouse, it is limited to repairs to the Guest House to maintain the building for the benefit of the wider complex and its setting.

6.3 **ICOMOS Protocol:** The Protocol is used for additional assessment:
Practical

- a - 'read a monument, ensemble or site and identify its emotional, cultural and use significance. **Refer to sections 2, 3 and 4.**
- b - 'understand the history and technology of monuments, ensembles or sites in order to define their identity, plan for their conservation, and interpret the results of this research' **Refer to sections 2, 3 and 4.**
- c - 'understand the setting of a monument, ensemble or site, their contents and surroundings, in relation to other buildings, gardens or landscapes' **Refer to Design & Access Statement.**
- d - 'find and absorb all available sources of information relevant to the monument, ensemble or site being studied' **Refer to sections 2, 3 and 4.**
- e - 'understand and analyse the behaviour of monuments, ensembles and sites as complex systems' **Refer to Design & Access Statement.**

6.4 South Elevation:



Fig 28: south elevation

The repairs proposed include:

1. **Structural:** structural repairs are required to the second floor to prevent collapse within the loft room spaces following failure of timbers caused by water ingress under the failing roof over several decades. The proposal includes the installation of steelwork, which although not the original materials used (being all timber) is the only safe solution available to prevent collapse and loss of fabric, and allow the building to become safe for use of the rooms below.
2. **Stairs:** externally, repairs are proposed to the staircases which access the Piano Noble from ground level to bring them back into safe use. This includes localised

repairs to the brick and mortar. All proposed repairs are like for like with the existing fabric and finish.

3. **Windows:** are to be repaired locally wherever possible, *cut out rotten timber of casement and repair locally. Treat timbers and apply oil paint finish. Replace any damaged window light in 4mm clear float glass.* All proposed repairs are like for like with the existing fabric and finish.
4. **Renderwork:** localised repair Works are proposed to the render to the façade, in *base scratch coat in 1:2:9 OPC not Mastercrete:hydrate bag lime:aggregate to pass at 2mm sieve worked in well to mortar joints and abutments to 18mm thickness. Finish coat to an approved sample to match the existing seamlessly in colour and texture. Towel off and work surface as required to match existing.* All proposed repairs are like for like with the existing fabric and finish.
5. **Rain Water Goods:** repairs to the existing retained original cast iron rain water goods, and replacement of the stretched of modern upvc down pipes in cast iron finished in the mustard yellow colour seen throughout the Monastery.
6. **Dormers:** require rebuilding where they have collapsed and failed due to the structural failures within the second floor. Proposed to be stabilised and reformed as existing. All proposed repairs are like for like with the existing fabric and finish.
7. **Roof:** the failing roof is proposed to be stripped and re-laid in 500x250mm natural Glendyne slates, which is the closest match to the Welsh slate available in such quantity.
8. **Chimneys:** are proposed to be stabilised and refinished in render work as detailed above for the facade. All proposed repairs are like for like with the existing fabric and finish.

Assessment: Improved Impact on the Heritage Asset which will preserve the fabric and bring the building back into safe use for the Community as St Hughs Monastery.

8.0 CONCLUSION:

- 8.1 The proposed repairs will improve the deteriorating building and prevent any further loss of fabric. Once complete, the Community at St Hughs Charterhouse will be able to safely use the Guest House as they have done since the late C19th, which will improve this element of the Heritage Asset not only materially but by reinstating its Value which is found in the use of the space itself.