

Statement of Heritage Significance Bailing Hill Farmhouse

The following is a Statement of Heritage Significance for use at the design and pre-application stages of your proposed development at Bailing Hill Farmhouse, Bailing Hill, Warnham, RH12 3RS ('the Property').

The purpose of this Statement is to inform you and your advisors of the Property's significance, being the special architectural or historic interest, in order to guide your design and approach to development at the Property. I therefore outline the relevant conservation legislation and policy ahead of setting out the historic context and designations affecting the Property. I further outline a description of the Property's history and built form, values, and significance.

Policy

The National Planning Policy Framework (NPPF) updated as of 12 December 2024 outlines the requirements for conserving and enhancing the historic environment in paragraphs 202-221 inclusive. The NPPF emphasises that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, taking into account the various benefits offered by the historic environment as well as the desirability of putting heritage assets into appropriate viable uses that make apposite contribution to local character and distinctiveness. Placemaking and the wider historic environment is therefore, an integral part of the design and planning process.

The Historic England (HE) Advice Note 12 *Statements of Heritage Significance: Analysing Significance in Heritage Assets* further highlights the need to describe significance following appropriate analysis, no matter what level of significance or scope of the proposal. This is important to determine an understanding of the impact a propose would have on the significance of heritage assets and/or the historic environment, both positive and negative impacts. In order to achieve this, HE recommends that a staged approach to decision-making is adopted in applications affecting heritage assets. In practice, this would ideally include the understanding of the form, materials, and history of the affected asset(s), followed by the understanding of the significance of the asset(s) and the impact of the proposal on that significance. Thereafter, applicants should see to avoid, minimise, and mitigate negative impact in a way that meets the objectives of the NPPF as well as to seek opportunities to better reveal or enhance significance.



The Property

Bailing Hill Farmhouse is a traditional brick and timber framed farmhouse, that encloses a medieval hall house in the centre believed date from 1400 or earlier. The Property hosts a plain red brick Flemish bond constriction on the front elevation and on all other elevations timber framework is infilled with natural Horsham stone, red brick Flemish bond brickwork, timber cladding, wattle and daub panels and cast concrete panels. The Property hosts two roof coverings with the east part of the Property under a Horsham Stone slab roof and west elevations under a clay tile roof. Throughout the Property there are single glazed timber framed casement windows on all elevations with timber doors under a clay tile porch on the north and east elevations.

The Property benefits from a large garden mostly laid with lawn, off street parking and a timber shed/workshop.

The Property is a Grade II listed building under List Entry Number 1181178 and has been listed since 22 September 1959. It is unique in character and in keeping with the neighbouring buildings at Bailing Hill Farm and neighbouring properties to the south.

Historic Context and Designations

Bailing Hill Farmhouse is situated between the settlements of Warnham and Broadbridge Heath near the Warnham Park Deer Park, A grade II listed Park and Garden. The Property, formally the principal farmhouse for Bailing Hill Farm, is similar construction and character to other buildings and properties in close proximity. Its historic context has been defined by its previous use as a farmhouse serving Bailing Hill Farm and helps to define its special interest within the historic environment today.

The Property is affected by the following designations:

- Listed Building (Horsham District Planning Framework Policy 34)

These designations are be considered as being material constraints in planning terms and will be considered by Horsham District Local Planning Authority when determining planning and development at the Property. It is important therefore that these constraints are considered during the design phase of any development at the Property.



Significance

The British Standard states that: 'The magnitude of impact of change should be assessed in relation to the significance and value of the historic building. The magnitude of impact can range from a neutral impact where the value is low or negligible and there is no change, to very large where the value is very high and the impact is major' (BS 7913, p.15).

The below matrix is based on the example shown in the British Standard and is the matrix adopted by this report. Other similar matrices can also be used.

VALUE	MATRIX FOR ASSESSING MAGNITUDE OF IMPACT TO HISTORIC BUILDINGS				
Very High	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
High	Neutral	Slight	Slight/Moderate	Moderate/Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight
	No Change	Negligible	Minor	Moderate	Major
	LEVEL OF CHANGE				

The Property has a **high** overall aesthetic value, being a property of local character, form and constructed with local materials. The front of the Property is of a medium aesthetic value with a plain brick Georgian face to the road, timber framed casement windows and a Horsham slab stone roof. North, south and west elevations host a high aesthetic value with exposed timber framing, infilled with traditional local materials like Horsham stone, red brick and wattle and daub panels. Although visibility of these features is limited from the road, north elevations can be seen from the Public Right of Way (WS|WAR|1576/1) running east to west through Bailing Hill Farm. Overall, the proposal is considered to cause a **Negligible** level of change and therefore have a **Slight** impact on the Listed Building's aesthetic value.

The Property has a **medium** communal value as it is outside the Warnham settlement boundary and is hidden from view from Bailing Hill and properties to the south by mature hedge lines. Although the Property has little effect on the streetscape, it is an important part of the built landscape of Bailing Hill Farm with a strong historic tie to the farm and matching aesthetic. Overall, the proposal is considered to cause **No Change** and therefore have a **Neutral** impact on the Listed Building's communal value.

The Property has a **high** evidential value found in the Property's architectural archaeology, being the construction, design, and materials used. In the case of Bailing Hill Farmhouse, this ranges from the timber framed construction with traditional natural Horsham stone and wattle and daub infill, Horsham stone roof, timber framed casement windows and traditional chimney stacks. The materials and techniques are common within the local area and similar to those present in the building at Bailing Hill Farm. These similar materials, construction methods and design features, along with the proximity to Bailing Hill Farm are evidential of the Property's use as a farmhouse historically. Overall, the proposal is considered to cause a **Negligible** level of change and therefore have a **Slight** impact on the Listed Building's evidential value.

The Property has a **high** historical value with the property remaining in use as a residential property through recent times. Overtime there has been a change from its use supporting wider agricultural operations of Bailing Hill Farm as the principal farmhouse to a let residential property with little ties to the agricultural operations. This historical agricultural use is evidenced with a large double height room in the west wing that would suggest a partition between living accommodation and an area used for livestock, which would be expected for a farmhouse of this style. The historical value is important at a local level and the Property reveals a history of social class, local industry and financial history of the immediate area. Overall, the proposal is considered to cause **No Change** and therefore have a **Neutral** impact on the Listed Building's historical value.

Assessment of Proposal

The proposal in its current form is, in my opinion, a positive change to improve the Property by returning the Property to how it was historically, before the concrete panels were installed. The application proposes removal of the concrete infill panels in the timber frame on the west elevations, before reinstating the existing historically accurate wattle and daub panels.

The proposal includes replacing these panels to match the existing improvement works to the rear North elevation. Works include replacing the panels before finishing the external panels and internal walls with traditional finishes.

This proposal is considered a positive change to the building and a requirement to preserve and enhance the historical features, importance and habitability of the property. The minor exterior works will be in keeping with the traditional nature and construction style of the building.

This proposal does not make any changes to elevations observed from the road or neighbouring properties and does not make any changes to the internal layout of the Property.

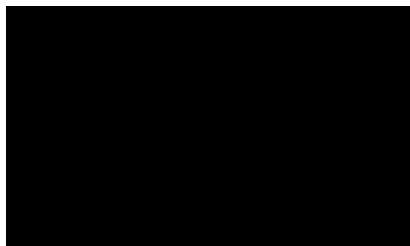


Recommendations

I advise that the works proposed are supportive in enhancing aesthetic value of the Property and maintaining local character. The Property's designation as a Listed Building makes it integral that the design and materials used are coherent with local character. This proposal supports improving the Property in line with guidance set out in the Horsham District Planning Frameworks (2015) as well as appropriate additional conservation guidance and advice.

These factors make the proposal a positive and necessary change to enhance and preserve the Property's character.

I trust that I have provided you with sufficient information for your consideration of the applicant's proposal, but if there are any aspects that you wish to discuss or if I can provide any further assistance, please do not hesitate to contact me.



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Surveyor

BATCHELLER MONKHOUSE

