HERITAGE STATEMENT:

AVERYS
BOLNEY ROAD
COWFOLD
WEST SUSSEX
RH13 8AZ

Assessment of Heritage Significance:

The application site of Averys is not listed but is within close vicinity of a listed building called Allfreys.

Allfreys is a grade II listed building and was first listed on the 28h November 1980. List entry number: 1354152.

This building has an early Circ' 19th century front to a probable older building.

The description of the building is:

- Tudor Gothic house
- Two storey with attic.
- Five windows.
- Stuccoed.
- Two gables with pendants and ball finials at angles and apex.
- Castellated parapet between.
- Horsham slab roof.
- Two bays of three windows each on both floors, the windows barring pointed heads.
- Pierced parapets over with quatrefoils in the parapet.
- Glazing bars intact.
- Central porch with 5 pointed arches and figure of a lion over.
- The window above the porch has a dripstone over.
- Chimney breast on east wall.

Both Allfreys and Averys are situated within the parish of Cowfold with a history as follows:

The scattered settlement of Cowfold parish may represent the gradual and progressive establishment of outlying farms on what had been woodland pastures belonging to manors centred further south. Across the southern side of the parish nearly all the farms in the east and most of those in the centre belonged respectively to Shermanbury and Ewhurst manors, whose other lands lay immediately south , while those in the west belonged to Stretham in Henfield, centred 4 ½ miles due south. In the northern two thirds of Cowfold parish the estates of those three manors were intermingled, except that the farms in the eastern half of the northern third all belonged to Beeding manor, centered 9 miles away south by west. The geographical relationships confirm the suggestion that the pattern of settlement was influenced by earlier transhumance from the Wealden-edge and downland parishes using routes that were kept as short as practicable.

The enclosure for cattle which gave Cowfold parish its name is likely to have been within Beeding manor and may have been either in the north-east quarter where the manor's lands were concentrated or near the site of the church where the manor had waste ground in the 15th century. By 1210 the perquisites and tallage payable from the village of Cowfold to the lord of Beeding manor indicate a permanent settlement from that manor. And by 1257 the Cowfold tenants, customary and free, of Stretham manor formed a group distinct from their fellows in Henfield.

Several of the farmhouse sites apparently recorded in the late 13th and early 14th century, retained into the 20th century part of medieval buildings, all timber-framed. Other buildings of which no medieval record has been found, also retained medieval timber-framing.

The farmhouses were fairly evenly scattered through the parish in the 17th century, but some seem to have been sited in pairs or to have been divided between two farming families. Capons and Godshill appear to be examples of conjoining dwellings. Several farm names were paired, as North and South Haines (both later Hill Farm), Gervaise and Little Gevaise, Frithknowle and North Frithknowle, Singers and East Singers.

Allfreys and Averys which lie close together, may share a common etymology. There seems to have been two estates called Woldringfold and three called Homelands that were part of Shermanbury.

In the later 19th century and earlier 20th century some of the farmhouses were rebuilt on a larger scale as gentry houses. In addition to Brook Farm, Woldringfold, Parkminster, Long house and Wallhurst, **Allfreys**, a late 18th century timber-framed house, was given an elaborate Gothic front and Drewitts and Eastridge were rebuilt, while new gentry houses were built close to farmhouses which survived at Bankfield and Hill Farm.

From the 18th century, the timber-framed houses were cased in brick with tile hanging or weatherboarding usually above the ground floor windows. In the 20th century, most but not all of the boarding was replaced by tiles.

Assessment of Impact:

Averys is within a small group of houses situated to the east of Cowfold village on the Bolney Road. The proposed development is for a single storey extension and raised roof extension together with internal alterations to existing residential annex adjacent to the main house.

Being in a countryside location with an adjacent house, Allfreys, being a Grade II listed building, an evaluation was carried out to ensure that any proposed development would not be detrimental to the setting of the listed building.

A survey of the site was carried out to ensure the proposed works would be sympathetic with the character and appearance of its surroundings.

It was important to ensure that most of the materials would be, or would be equivalent to, locally sourced materials.

Considering the results of the survey in relation to the heritage significance of the listed building and surrounding area, it was concluded that the proposed replacement residential annex building would be sympathetic with its surroundings.

Mitigation Strategy:

Existing building:

The existing residential annex building as it currently stands, has structurally and visually deteriorated over many years and requires repair and refurbishment.

Some sections of the roof is leaking and consequently covered with a tarpaulin. Windows and doors need replacing. Internal timber portal frames forming the main structure to be checked and repaired accordingly. Internal concrete oversite/floor to be leveled and upgraded.

Proposed replacement building:

The design of the new building is a traditional style based on centuries old barns and sheds dotted across the Sussex countryside.

The main walls are timber frame construction finished with timber weatherboard together with the roof having hand-made plain clay tiles.

Doors and window frames to be dark brown with rainwater gutters and down pipes to be black.

New vehicle hard-standing to be constructed of permeable surfacing.

Any damage that may be caused to the site by the building works is to be rectified with original features reinstated.