

Heritage Statement

Ormonde Hall, Cowfold Road, Bolney,
West Sussex



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Triskelion Heritage and Robinson Wild Consulting Controlled Document

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1.0 INTRODUCTION

This Heritage Statement was commissioned by Octagon Developments Ltd in November 2019. It was prepared by Esther Robinson Wild BA PgDip MA (Archaeology of Buildings) ACIfA AIPM, Historic Environment Consultant at Robinson Wild Consulting and Gerry Wait BA MA DPhil RPA MCIfA FSA of Triskelion Heritage.

The Statement was commissioned to inform proposals for re-development at Ormonde Hall, Cowfold Road, Bolney, RH17 5SE (hereafter “the building”), a severely fire-damaged residential property situated in West Sussex (fig.1). It has subsequently been updated to consider the proposals for the construction of a new building on the site of the Central and West ranges of the former building with a glazed link connecting the historic East range. The Statement should be read in conjunction with other supporting documents accompanying the pre-application for planning and listed building consent, notably the drawings and other material prepared by Octagon Developments Ltd.

The Statement presents a summary of the history and significance of the building and assesses the proposals in the context of applicable legislation, and national, regional, and local planning policy. It is based on a site visit undertaken on 7th November 2019 and archival and desktop research. This statement has been prepared in accordance with The Chartered Institute for Archaeologists, *Standard and Guidance for Historic Environment Desk-Based Assessment* (2017).

A pre-application consultation process was undertaken following which advice was received on outline proposals. The advice focused on the Conservation and Planning Officers’ concerns about the height of the proposed new building, the roof profile, and eaves. Consequently, the design was revised to address these concerns which have been assuaged as noted in email correspondence dated 14th January (Mr J Swift (Planning Officer) to Ms E Wade (Conservation Officer) forwarded) and 18th January 2021 (Ms E Wade to Mr J Taylor (Octagon Developments)). The proposals are detailed and discussed in Section 6.0. Section 6.0 also includes an Impact Assessment which, in summary, concludes that the proposals will have a **Moderate Beneficial** impact on the significance of the listed building and that there will be a comprehensive improvement to the heritage asset through restoration and enhancement.

Ormonde Hall (NGR: TQ 25192 22777), formerly known as ‘Westlands’ and ‘Bacons Farm’ is statutorily listed at Grade II (Historic England NHLE List Entry Number: 1025751; see Appendix 1 for the Historic England List Entry Description). It comprises of a fifteenth century former farmhouse that was restored and greatly enlarged in the early – mid 1920s and was substantially extended by the then owner, S. Heywood Daly Butler. The aforementioned published a pamphlet on the building that provided a *“Historical Sketch and Illustrations of an ancient Sussex Hall of the XVth Century, restored and appropriately adapted with harmonising additions to a modern Mansion by the Owner,...”*

Daly Butler’s alterations are described in detail in the text and figuratively in Appendix 4. Prior to Daly Butler’s restoration and extension of the building, the site was characterised as a historic farmstead centred on the former farmhouse with agricultural outbuildings to its west. These included a large barn of sixteenth century or earlier date which was incorporated into Daly Butler’s extension of the former farmhouse.

The Historic England (formerly English Heritage) list entry description (Appendix 1) states that the building is a ‘C15 timber-framed house’. It does not reference the evidence upon which the statement is based, specifically that relating to a fifteenth century construction date. The research undertaken for this Heritage Statement has not found documentary or cartographic evidence for a precise date of construction. An examination of the building and secondary sources, primarily Daly Butler’s pamphlet, have highlighted features which may be stylistically dated to the fifteenth and sixteenth centuries

however, the building examination has not elucidated information to formally assign a fifteenth century date of construction. An analysis of the plan form and fabric of the building suggests that it may have originally conformed to that of an Open Hall farmhouse, with similarities in layout to that of a typical fifteenth century Wealden hall house. The plan form would have comprised of the “upper” and “lower” ends divided by a screens passage. The “upper end” would have comprised the Hall, open from the ground floor to the apex of the roof, and a screened Parlour with Solar above and the “lower end” would have comprised the service rooms – a buttery and a pantry. Daly Butler records that the oak rafters and roof trusses in the open hall area were heavily sooted which is evidence of an open-hearth which would have been situated in or near the centre of the hall. The presence of timber jowl posts in the former hall may also be suggestive of a fifteenth century construction date. Jowl posts were first used in the thirteenth century however, their use finally declined in the sixteenth and seventeenth centuries and by the eighteenth century had generally been dispensed of. The replacement of open-hearths and the construction of chimneys was one of the early modern developments in house design which, in the rural context, took place from the mid-sixteenth century and we know from Daly Butler’s pamphlet that the building underwent alteration during that period. It was also common to extend open hall farmhouses during this period and the examination of the building suggests that there may have been some attendant alteration on the west side of the range when the fireplace and chimney were constructed.

The Central and West ranges of the building were severely damaged by fire in 2014 and have been subject to controlled demolition. The former farmhouse (East range) remains extant with fire-damage limited to the roof.

Robinson Wild Consulting and Triskelion Heritage reserves the right to amend, add or remove any elements of this document to respond to the publication of any new evidence, policy, guidance, etc. after the submission of the planning application.

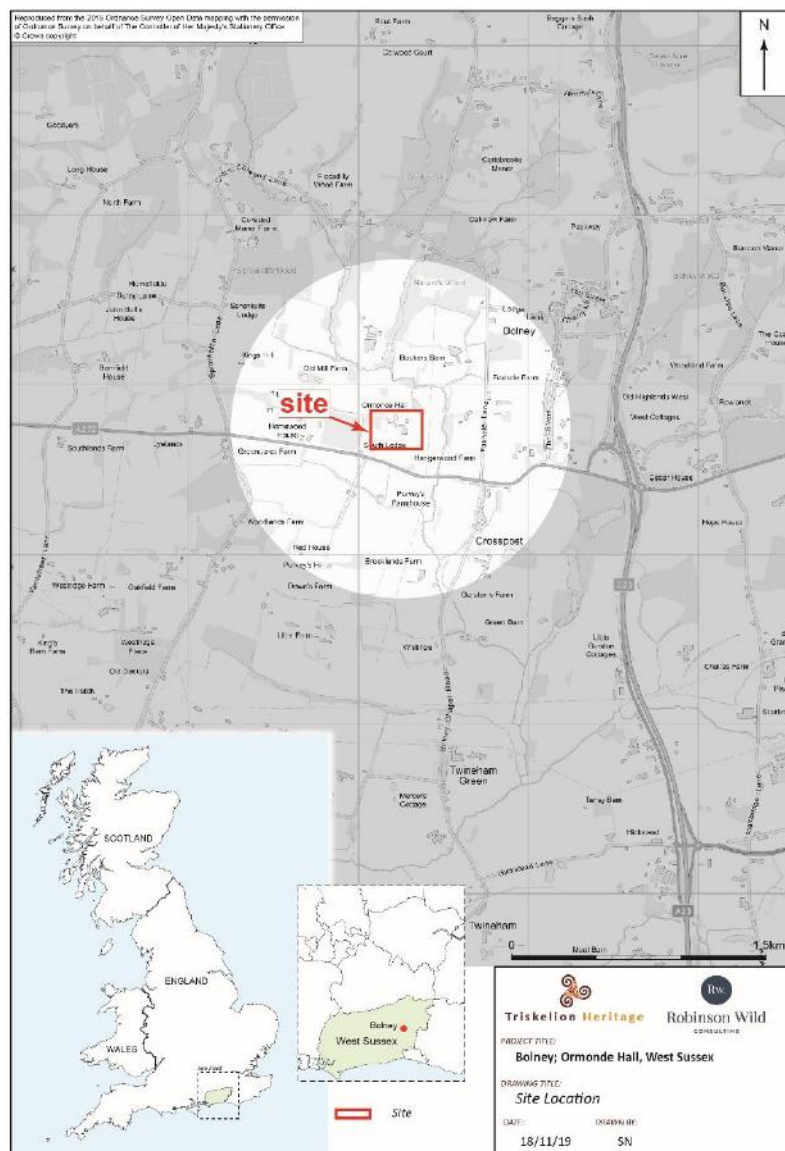


Figure 1 Site Location

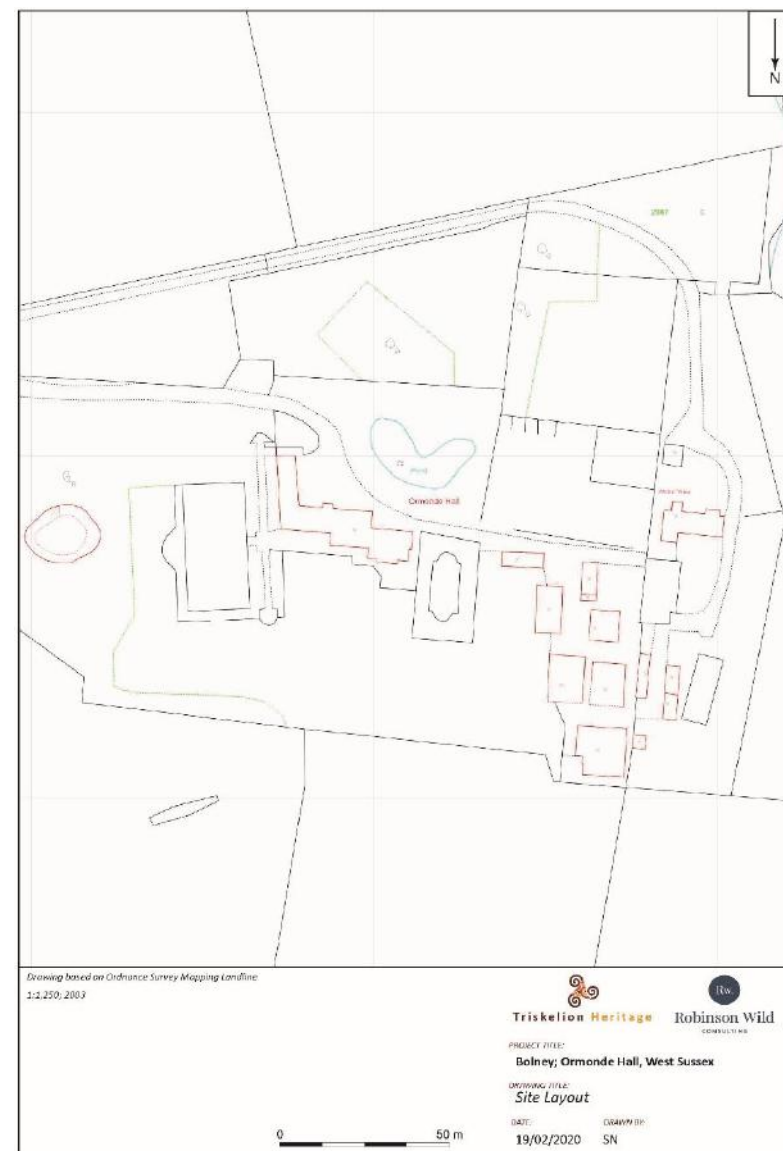


Figure 2 Site Plan

2.0 LEGISLATIVE, PLANNING POLICY AND GUIDANCE CONTEXT

2.1 Legislation

The *Planning (Listed Buildings and Conservation Areas) Act* (1990) (“the Act”) contains legislation relating to listed buildings and conservation areas. The Act sets out the legislative framework within which development affecting listed buildings and conservation areas must be considered by local planning authorities, upon which it imposes a general duty in the exercise of planning functions. Sections 16(2) and 66(1) direct the local planning authority when considering whether to grant consent for any works or development to a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

2.2 Planning Policy

The policy context is the *National Planning Policy Framework* (“NPPF”) (Revised 2018, Updated 2019), the *Mid Sussex District Plan 2014 - 2031* (Adopted 2018) and the *Bolney Neighbourhood Plan* (2016). The relevant policies, relating to the historic environment and heritage assets, against which the proposals will be assessed are set out below.

2.2.1 The National Planning Policy Framework (NPPF) (revised July 2018, updated February 2019)

The NPPF sets out the land-use planning principles and policies which should underpin both plan-making and decision-taking. Central to the NPPF is a presumption in favour of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Achieving sustainable development means that the planning system has three interdependent overarching objectives, these being economic, social, and environmental. In determining planning applications, local planning authorities are required to take account of viability, design, well-being and the protection and enhancement of the historic environment, amongst others. This then should allow for any proposals to be considered in the context of the overarching objectives which lead to the achievement of sustainable development.

Section 12 sets out the policies relating to achieving well-designed places. It states that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that development is visually attractive as a result of good architecture and is sympathetic to local character and history.

Section 16 ‘Conserving and enhancing the historic environment’ sets out the policies relating to conserving and enhancing the historic environment. It directs that heritage assets are conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

The NPPF defines ‘Heritage Assets’ as “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.” The definition extends to both designated heritage assets and non-designated heritage assets, the latter being those which are identified by a local planning authority as having local interest, and sometimes recorded as being of such through local listing.

The following paragraphs from Section 16 of the NPPF are particularly relevant and are quoted in full:

Paragraph 189: *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

Paragraph 190: *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. 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.*

Paragraph 192: *In determining planning applications, local planning authorities should take account of:*

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;*
- (c) and the desirability of new development making a positive contribution to local character and distinctiveness.*

Paragraph 193: *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

Paragraph 194: *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

Paragraph 196: *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

The National Planning Practice Guidance (2019) is a supplementary guidance document to the NPPF. It contains a section on the historic environment that provides advice on enhancing and conserving the historic environment, and viable uses for heritage assets. It sets out the approach to assessing harm to heritage assets and details what is meant by the term public benefits in the context of development, amongst others. It states,

Paragraph 002

"Conservation is an active process of maintenance and managing change. It requires a flexible and

thoughtful approach to get the best out of assets....

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development."

Paragraph 008

"Understanding the significance of a heritage asset and its setting from an early stage in the design process can help to inform the development of proposals which avoid or minimise harm. Analysis of relevant information can generate a clear understanding of the affected asset, the heritage interests represented in it, and their relevant importance.

Early appraisals, a conservation plan or targeted specialist investigation can help to identify constraints and opportunities arising from the asset at an early stage. Such appraisals or investigations can identify alternative development options, for example more sensitive designs or different orientations, that will both conserve the heritage assets and deliver public benefits in a more sustainable and appropriate way.

Paragraph 009 clarifies expectations of applicants with regard to paragraph 189 of the NPPF, and the description of significance and where relevant, how this has informed the development of proposals.

Paragraph 013

"..... The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each."

Paragraph 016 reiterates paragraph 196 of the NPPF in which it states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the NPPF requires that this harm should be weighed against the public benefits of the proposal.

Paragraph 018

"What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.

Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply.

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

....."

Paragraph 020 defines what is meant by the term public benefits and states that they may be anything that delivers economic, social, or environmental objectives. They should be of a nature or scale to be of benefit to the public at large and not just be of a private benefit. Heritage benefits may include sustaining or enhancing the significance of a heritage asset and the contribution of its setting.

2.3 Strategic and Local Planning Policy

2.3.1 The Mid Sussex District Plan 2014 - 2031 (2018)

The Mid Sussex District Plan 2014 – 2031 (adopted March 2018) sets out the strategic planning policies and development principles for Mid Sussex to guide development until 2031. It is the key adopted statutory document for making planning decisions in Mid Sussex. The policies relating to the historic environment and those relevant to the application for the site are reproduced below.

The relevant policies are DP15: New Homes in the Countryside, DP26 Character and Design and DP34: Listed Buildings and Other Heritage Assets which are set out below. In addition to these policies and complementary to policy DP26, Mid Sussex District Council has produced a Design Guide (2020) which is a Supplementary Planning Document and is therefore a material consideration in the making of planning decisions. This document is referenced in Section 6.0.

Policy DP15: New Homes in the Countryside

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 13) To provide the amount and type of housing that meets the needs of all sectors of the community.

Evidence Base: A Landscape Character Assessment for Mid Sussex; Town and Parish Council submissions.

.....

Replacement dwellings in the countryside

Replacement dwellings in the countryside will be permitted where:

- ***The residential use has not been abandoned;***
- ***Highway, access and parking requirements can be met; and***
- ***The replacement dwelling maintains or where possible enhances the quality of the natural and/or built landscape particularly in the High Weald Area of Outstanding Natural Beauty, especially if a significant change in scale from the existing dwelling is proposed.***

Policy DP26: Character and Design

Strategic Objectives: 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; 12) To support sustainable communities which are safe, healthy and inclusive; and 14) To create environments that are accessible to all members of the community.

Evidence Base: CABE Good Practice Guidance.

All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and

villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- **is of high-quality design and layout and includes appropriate landscaping and greenspace;**
- *contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- *protects open spaces, trees and gardens that contribute to the character of the area;*
- *protects valued townscapes and the separate identity and character of towns and villages;*
- *does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);*
- *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- *positively addresses sustainability considerations in the layout and the building design;*
- *take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed-use element;*
- **optimises the potential of the site to accommodate development.**

Policy DP34: Listed Buildings and Other Heritage Assets

Strategic Objectives: 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Evidence Base: West Sussex Historic Environment Record; Register of Listed Buildings.

Listed Buildings

Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- *A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;*
- *Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;*
- *Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*

- *Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;*
- *Special regard is given to protecting the setting of a listed building;*
- *Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.*

Other Heritage Assets

Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.

The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.

Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.

2.3.2 The Bolney Neighbourhood Plan (2016)

The Bolney Neighbourhood Plan (2016) forms part of the statutory development plan for the area. The policies relating to heritage assets and the proposals relevant to the application for the site are reproduced below.

Policy BOLE2 – Protect and Enhance the Countryside

Outside the Built-up Area Boundary, development must demonstrate that it does not have an unacceptable impact on the landscape. In particular, development proposals must demonstrate how they have addressed the requirements of BOLE1 of the Neighbourhood Plan.

Major development which has an unacceptable impact on the landscape and scenic beauty of the High Weald Area of Outstanding Natural Beauty shall be refused, unless it can be demonstrated that there are exceptional circumstances and that it is in the public interest

Policy BOLD1 – Design of New Development and Conservation

Planning permission for new development will ordinarily be permitted subject to the following criteria:

It is designed to a high quality which reflects Bolney's rural nature and responds to the heritage and distinctive character by way of;

height, scale, spacing, layout, orientation, design and materials of buildings, and

the scale, design and materials of the public realm (highways, footways, open space and landscape); and

It does not have an unacceptable impact on the setting of any heritage asset; and

It respects the natural contours of a site and protects and sensitively incorporates well-established natural features of the landscape including trees, species-rich hedgerows and ponds within the site; and

It creates a safe, accessible and well-connected environment that meets the needs of its users; and

It will not result in unacceptable levels of light, noise, air or water pollution, and

Where possible, it provides lock-up facilities for storage of bicycles, children's pushchairs and mobility vehicles to encourage walking and cycling and to assist accessibility.

3.0 HISTORICAL DEVELOPMENT

Bolney is a village situated in the Mid Sussex district of West Sussex. It lies 36 miles (58 km) south of London, 13 miles (18 km) north of Brighton, and 27 miles (43 km) east northeast of the county town of Chichester. The village is situated west of the A23 (London to Brighton road) and north of the A272 (Heathfield to Winchester road), both relatively busy roads. Ormonde Hall is situated outside of the built-up area of the village, c. 0.7 miles (1 km) to the west.

The village is situated on a ridge within the attractive undulating landscape setting of the High Weald Fringes at the edge of the High Weald Area of Outstanding Natural Beauty (AONB) which skirts the northern and eastern edges of the village. It is linear in form and is characteristically semi-rural with abundant trees, hedgerows, and narrow sunken lanes. It has a wide variety of building styles and the area is notable for several timber-framed buildings of late fourteenth, fifteenth, sixteenth and seventeenth century date. It is interesting to note that the Victoria County History (ed. L.F. Salzman, 1940) documents a number of these but makes no reference to Ormonde Hall (formerly Westlands and Bacon's Farm). The village church, St Mary Magdalene (Grade I) has a nave and chancel of c.1100, with modifications of fourteenth century and mid-nineteenth century date.

Bolney is not mentioned in the Domesday Survey of 1086 (S. Heywood Daly Butler (1929) incorrectly states that the village is in the Survey, however, it is likely that he confused it with the entry for Bolney in Oxfordshire), but in 1284 it was held by Earl Warenne and the Bishop of Chichester. About this time the manor was held of the Bishop of Chichester, as of his manor of Preston, for a quarter fee, by Bartholomew de Bolne, and was defined as 800 acres in Bolney and Cuckfield. The parish was first recorded as Bolneya or Bolne in the thirteenth century and was one of 12 in the Hundred of Buttinghill in the Rape of Lewes. It is understood that the village has Saxon antecedents with the village believed to take its name from the Saxon word "Bolne" meaning a "village (or high place) near marsh". Saxon road timbers have been excavated in The Street (the main village street) and there is a suggestion that this was an old route north into St Leonard's Forest.

The village was a prominent agricultural community until soon after the Second World War and was populated with farmers, farm labourers and carters who worked directly on the land. However, it almost certainly owes its initial existence to the early iron industry. Its situation on the lower slopes of the Weald and St. Leonards Forest, made it ideally suited to providing the charcoal needed to fire the furnaces at nearby Cuckfield, Slaugham and Lower Beeding. 'Colwood Lane' and 'Cross Colwood Lane' in the north west of the parish are evidence of the burning of charcoal in quantity.

The earliest available cartographic evidence for the village is Christopher Saxton's map of 1575 (fig.3), which notes the village as "Boulney" and marks it with the symbol of a church with a tower. John Speed's map of 1610 (fig.4) similarly marks the village which he notes as "Bolney". Richard Budgen's map of 1724 (fig.5) is the first to provide detail on the layout of the village which shows some small-scale ribbon development along the main street and several buildings drawn in more detail in the surrounding area. William Gardner and Thomas Gream's map of 1795 (fig.6) is more detailed and indicates small-scale ribbon expansion of the village. It is important to note that this map and the Greenwoods' map of 1825 (fig.7) show structures in the area of the site which differ in form and layout than the later maps, specifically the detailed and reliable Tithe map of 1840 (fig.8). It is suggested that the structures and layout shown on the 1795 and 1825 maps are merely representative rather than accurate.

The owner of the site in the early twentieth century was S. Heywood Daly Butler who undertook a substantial, and what would now be considered, unsympathetic building project (*"Mr Butler has cleverly done away with (these) Tudor additions that were made when the Great Chimney was introduced and the Hall was divided into small apartments."* Extract from the Foreword) on the site

which he documented in a pamphlet (1929, see Appendix 4 for detail on the alterations). In it, he provides a history of Ormonde Hall with much of the information derived from the Old Title Deeds, Estate Maps, and other documents that he had acquired. The intention was to deposit these in the “Wolseley Room” at Hove Public Library which was to be endowed by Viscountess Wolseley who provided the Foreword to the pamphlet. Every effort was made to view these papers as part of the research however, they appear not to have been deposited as originally intended. We therefore have to rely on Daly Butler’s pamphlet for an early history of the site.

Daly Butler documents that Ormonde Hall, formerly “Westlands” formed part of the Manor of Ditchling Garden and consisted of copyhold and leasehold lands. The earliest documentary evidence for the site is an indenture of demise dated the 1st October 1580 in which Thomas Gage, Esq. of Firle, the then Lord of the Manor did,

“Demise grant lease and to farm let unto Richard A. Wood ALL THAT HOUSE, BARN, GARDEN AND ORCHARD and by estimation 41 acres of land Meadow and Pasture with the appurtenances more or less etc.”

Daly Butler’s pamphlet is an important source, albeit secondary, for the dating of the former Old Hall/farmhouse. Based on the evidence he describes, we know (aside from the architectural and stylistic features which inform a consideration of construction date) that the Old Hall/former farmhouse was built and occupied at a date prior to 1580.

The Historic England (formerly English Heritage) list entry description (Appendix 1) states that the building is a ‘C15 timber-framed house’. It does not reference the evidence upon which the statement is based, specifically that relating to a fifteenth century construction date. The research undertaken for this Heritage Statement has not found documentary or cartographic evidence for a precise date of construction. An examination of the building and secondary sources, primarily Daly Butler’s pamphlet, have highlighted features which may be stylistically dated to the fifteenth and sixteenth centuries however, the building examination has not elucidated information to formally assign a fifteenth century date of construction. An analysis of the plan form and fabric of the building suggests that it may have originally conformed to that of an Open Hall farmhouse, with similarities in layout to that of a typical fifteenth century Wealden hall house. The plan form would have comprised of the “upper” and “lower” ends divided by a screens passage. The “upper end” would have comprised the Hall, open from the ground floor to the apex of the roof, and a screened Parlour with Solar above and the “lower end” would have comprised the service rooms – a buttery and a pantry. Daly Butler records that the oak rafters and roof trusses in the open hall area were heavily sooted which is evidence of an open-hearth which would have been situated in or near the centre of the hall. The presence of timber jowl posts in the former hall may also be suggestive of a fifteenth century construction date. Jowl posts were first used in the thirteenth century however, their use finally declined in the sixteenth and seventeenth centuries and by the eighteenth century had generally been dispensed of. In the rural context, the replacement of open-hearths with fireplaces and chimneys occurred from the mid-sixteenth century and we know from Daly Butler’s pamphlet that the building underwent alteration during that period (he records that one of the braces on the King post was found to be cut through and the end of the remaining piece let into the breast of the chimney). It was also common to extend open hall farmhouses during this period and the examination of the building suggests that there may have been some attendant alteration on the west side of the range when the fireplace and chimney were constructed.

Daly Butler further lists the occupiers of the site until the early nineteenth century. Of interest, is the reduction in the amount of land associated with the site. In 1826, it is documented that William Gander,

“acquired the freehold and inheritance of and in the leasehold premises the enfranchisement of the copyhold tenements then described as ALL THAT MESSUAGE, BARN, GARDEN, ORCHARD and Lands containing by estimation 20 acres called WESTLANDS in Bolney...” (S. Heywood Daly Butler, 1929)

This suggests that the site did not undergo any substantial change in the interim period between 1580 and 1826 in respect of the type and use of the buildings and the associated land. When Daly Butler acquired the site in 1922, “Westlands” was then known as “Bacons Farm” and had land totalling 25 acres.

The earliest definitive cartographic evidence for buildings on the site is the 1840 Tithe map (fig.8 West Sussex Record Office ref: TD/E10). The map shows a rectangular building (plot 327 - shown in red) running in an east-west direction which is the former Old Hall/farmhouse and a large L-shaped building and two smaller buildings to the north-west. These are likely to have been the former barn which was converted into the Great Hall in the early – mid 1920s and other agricultural outbuildings.

The Tithe apportionment records plot 327 as a House and Garden and plot 326 as a Barn Mead. Plot 328 is recorded as a yard and lane. The occupier at the time was Thomas Agate.

A comparison of the Tithe map of 1840 and the Ordnance Survey of 1877 (fig.9) indicates that the footprint of the building underwent very minor alteration during this period with the addition of what appears to be a small porch in the centre of the north elevation. Notably, there was change in other areas of the site with the removal of one of the small square agricultural outbuildings which was situated to the west of the barn, and what appears to be the division through the removal of a section of the large ‘L-shaped’ barn building at the north end to create two separate buildings. The site underwent further alteration in the interim period to 1911 (fig.11) but this was restricted to the farmyard at the north end of the barn.

A comparison of the 1911 Ordnance Survey with that of 1938 (fig.12) highlights the substantial changes to the site following Daly Butler’s acquisition in 1922. On the site of a historic farmstead, Daly Butler created a “modern Mansion” (S. Heywood Daly Butler, 1929) with a very large swimming pool created out of the former fishpond (fig.14) and a tennis court. His changes were so far-reaching as to negatively impact the legibility and integrity of the site as a historic farmstead (figs.15-17).

As noted above, Daly Butler documented the changes that he made to the site and notably, his restoration of the Old Hall/former farmhouse. The latter is noted in Section 4.0 Building Description but to summarise the changes to the wider site, he extended, or rather attached to, the Old Hall/former farmhouse a substantial brick and half-timbered new building, designed to create continuity with the Old Hall/former farmhouse, and which also incorporated the former barn which was converted into the Great Hall. This created a large ‘L-shaped’ building that connected the historic buildings on the site. Also, of note is the construction of several buildings on the east of the site thus intensifying development on what was a characteristically rural site. Development in this area continued in the interim period to 2003 (figs.18 - 23). Figures 13 – 17 and 28 – 34 document the changes that Daly Butler made to the building.

In 2014, the building was substantially destroyed by a severe fire but fortunately, the Old Hall/former farmhouse remained largely unaffected with damage restricted to the roof level. Given the extent of the fire, there has been controlled demolition of significant parts of the building, notably in the area of the former Great Hall/barn and the 1920s addition. In addition, the remaining areas have been stripped back and the building remains covered in scaffolding with sheeting to the first floor and roof levels (Plates 1-3). The exposed timber-framing on the west elevation of the East range at the first-floor level has been made weather-tight with temporary coverings.

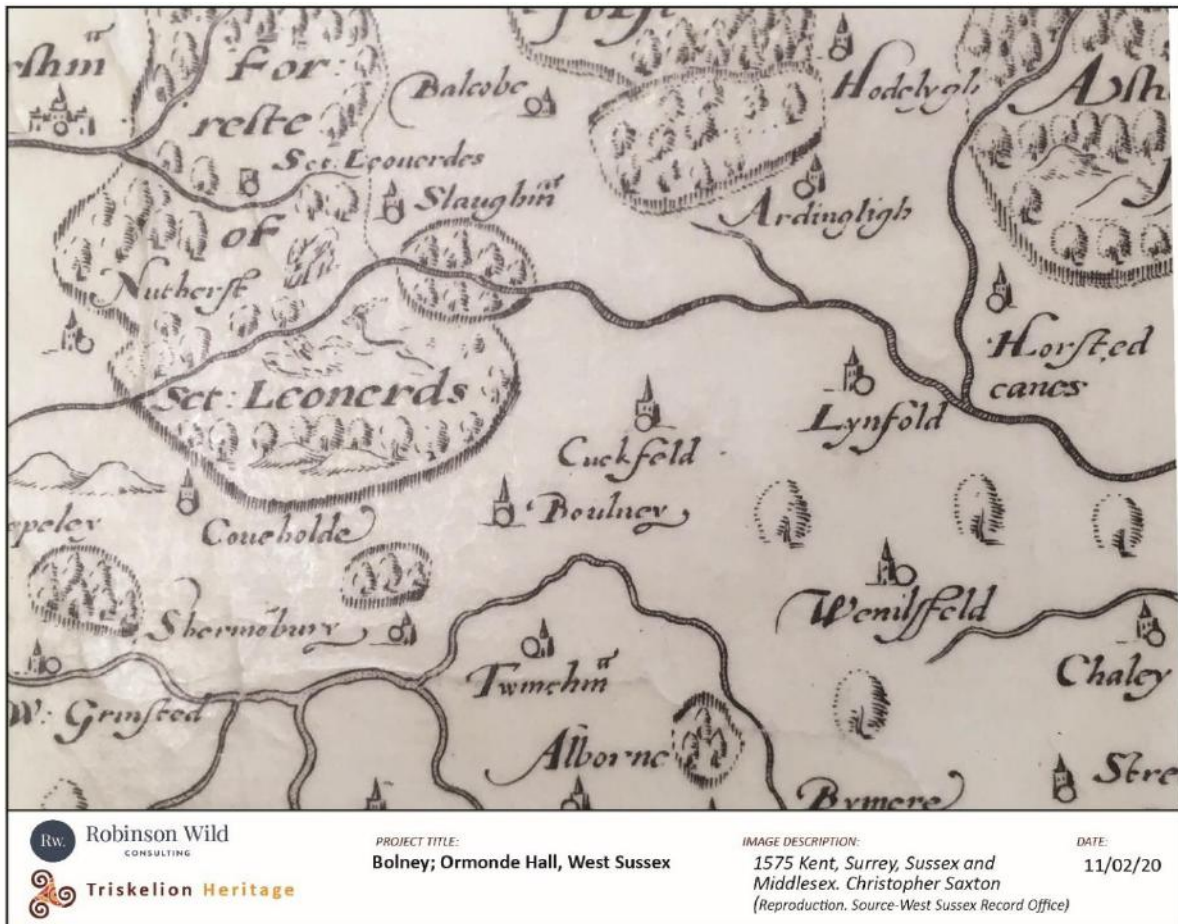


Figure 3 1575 A detail from Christopher Saxton's Map of Kent, Sussex, and Middlesex

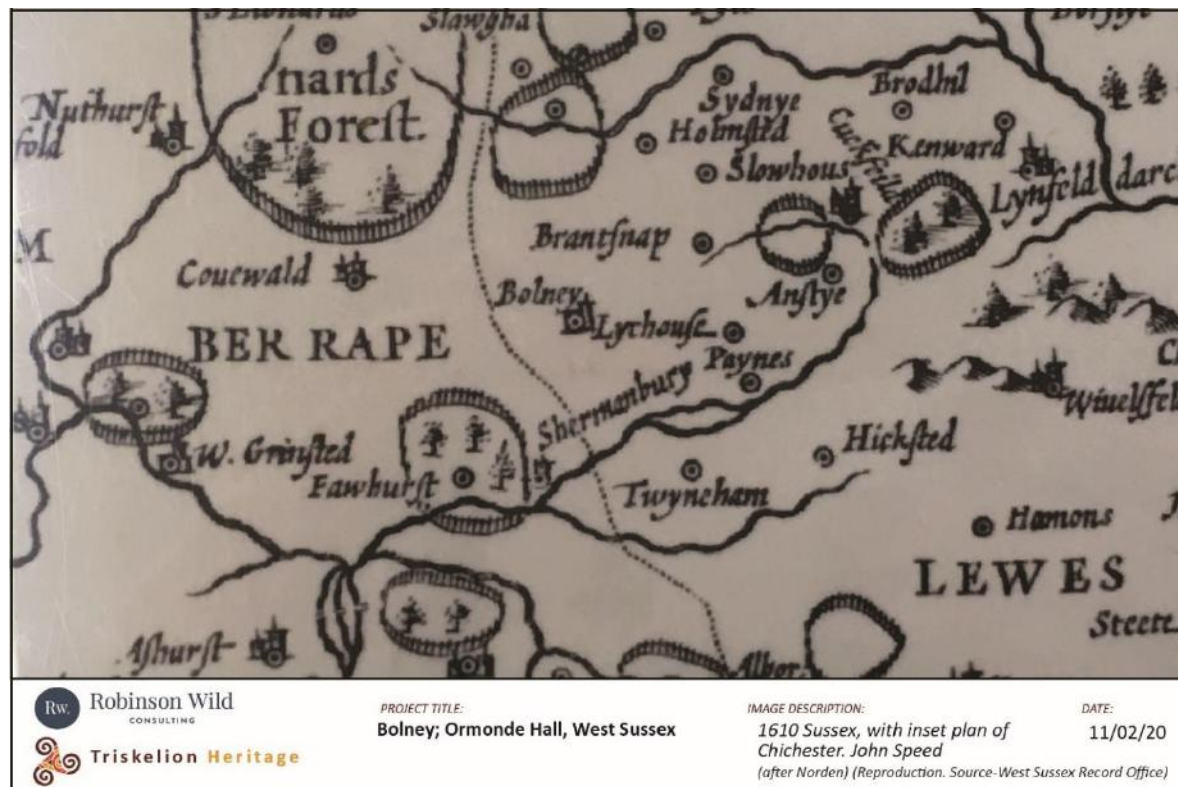


Figure 4 1610 A detail from John Speed's Map of Sussex, with inset plan of Chichester

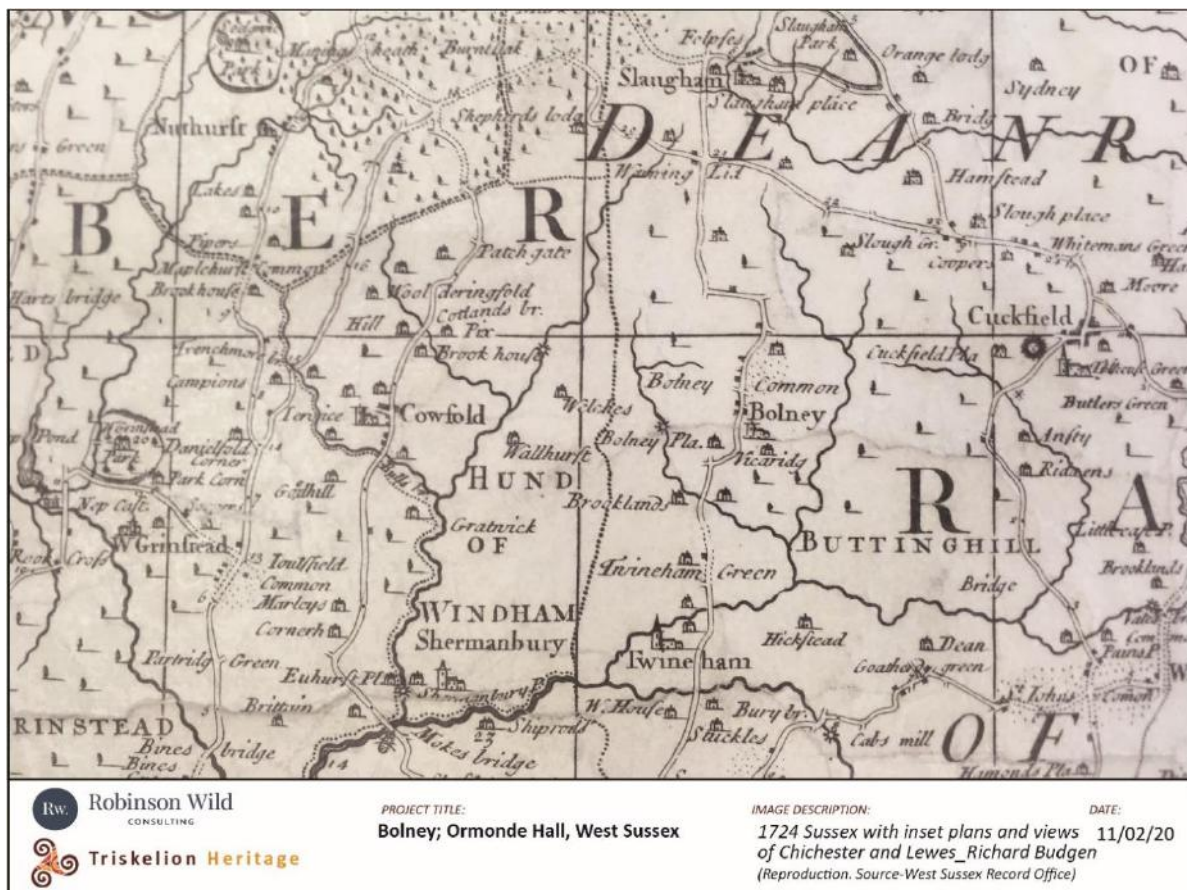


Figure 5 1724 A detail from Richard Budgen's Map of Sussex with inset plans and views of Chichester and Lewes



Figure 6 1795 A detail from William Gardner and Thomas Gream's Map of Sussex (partly after Yeakell and Gardner)

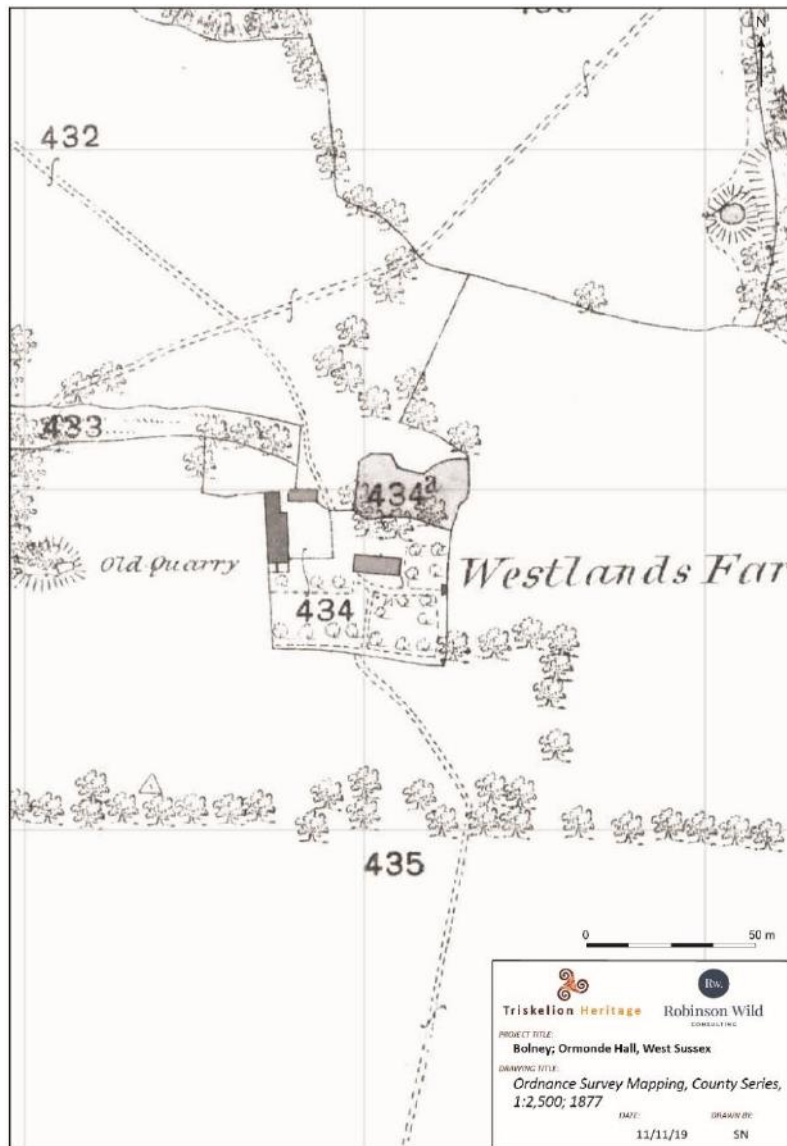


Figure 9 1877 A detail from the Ordnance Survey

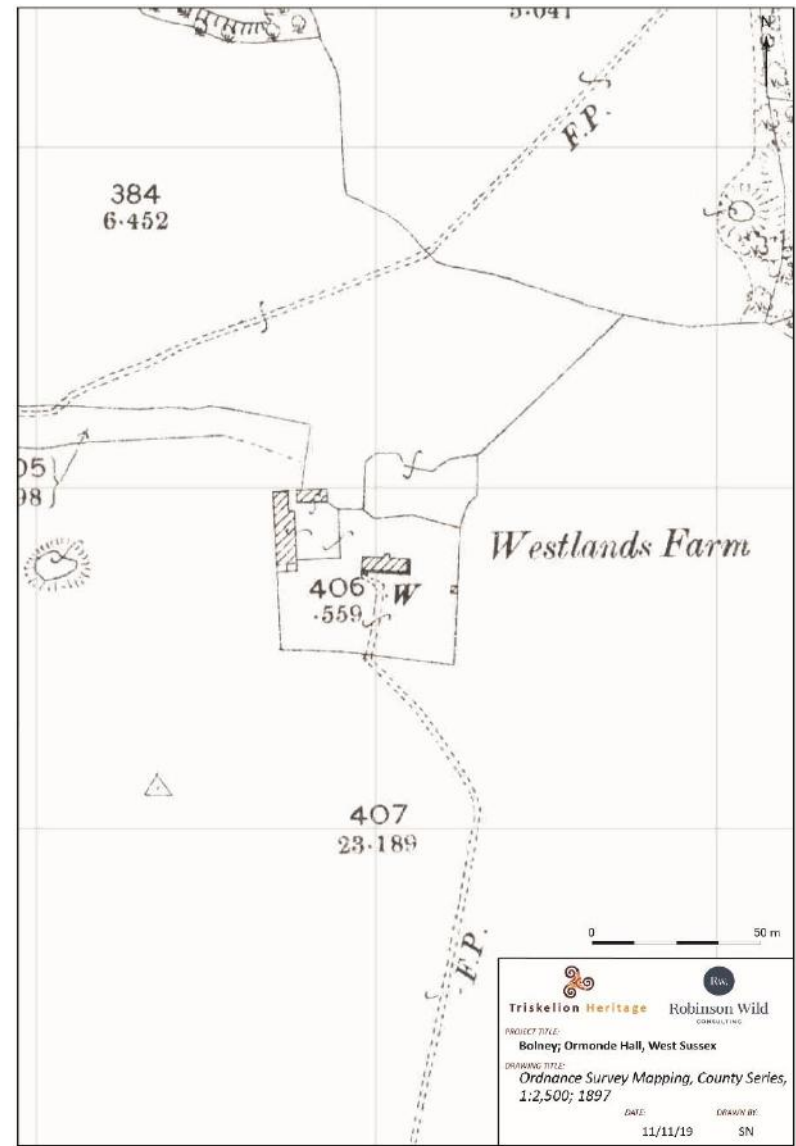


Figure 10 1897 A detail from the Ordnance Survey

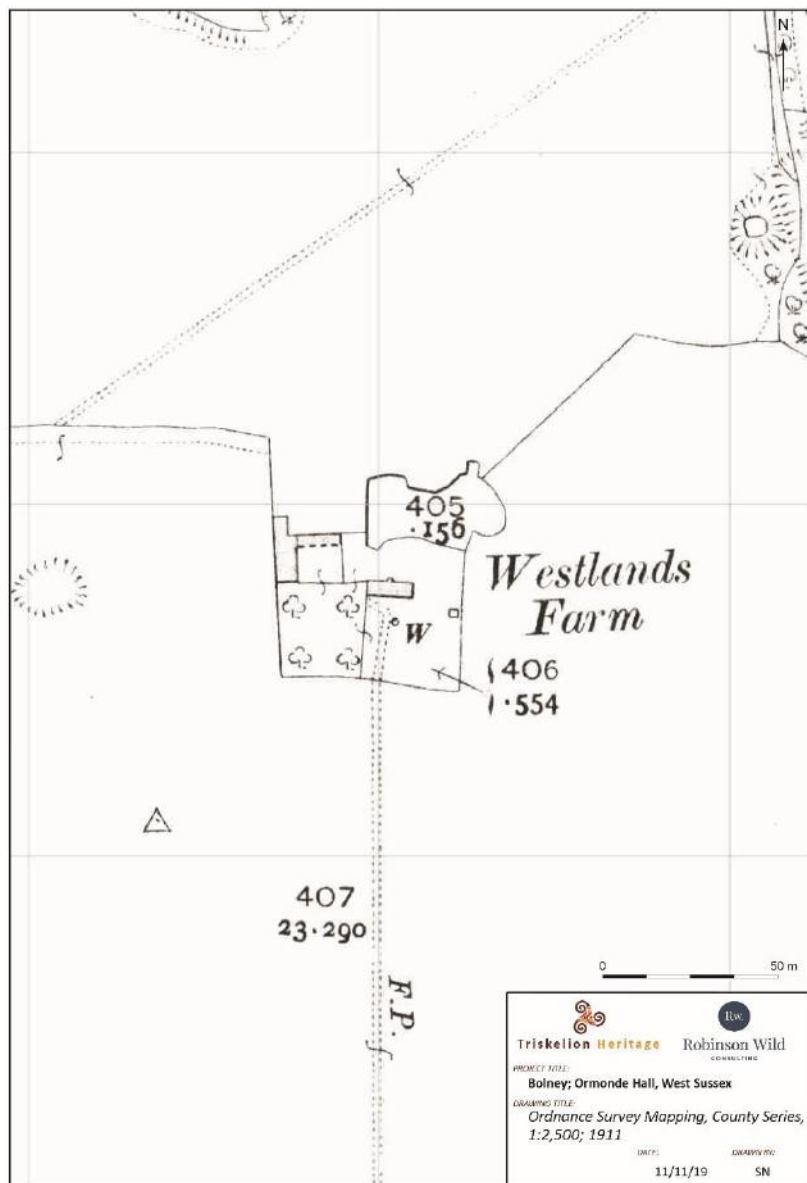


Figure 11 1911 A detail from the Ordnance Survey

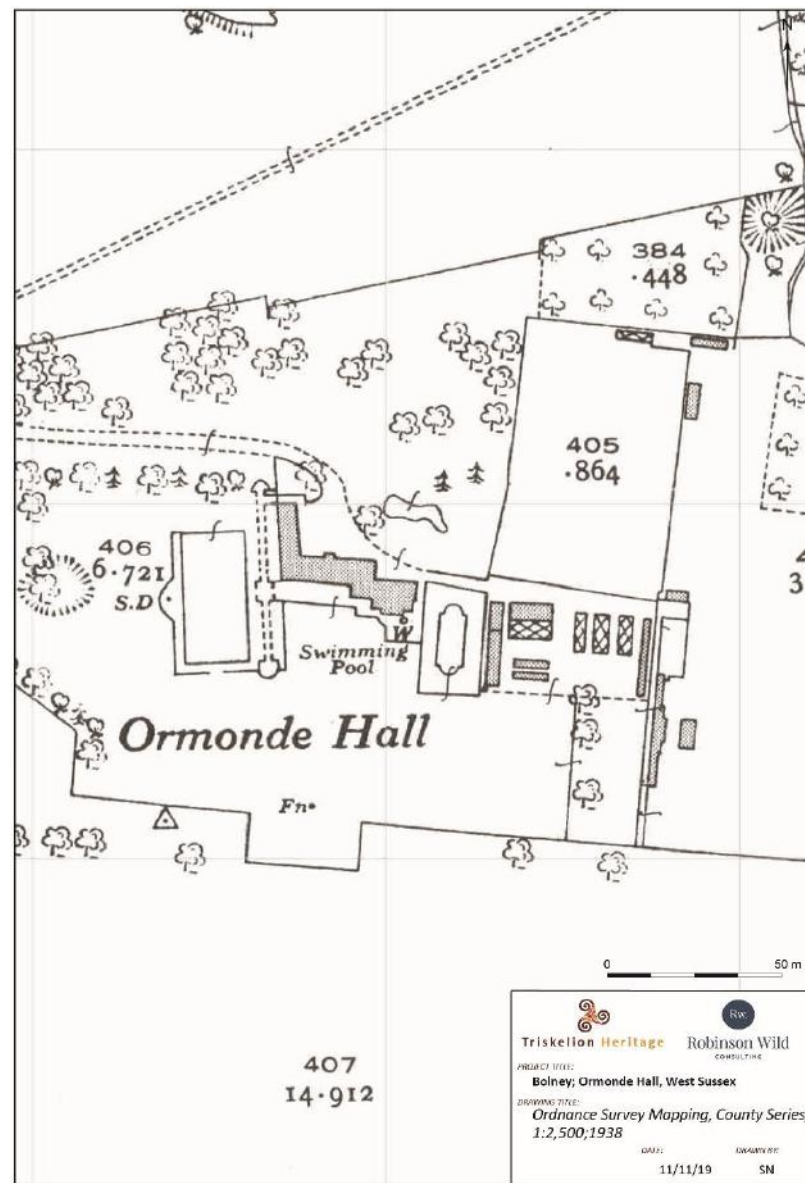


Figure 12 1938 A detail from the Ordnance Survey

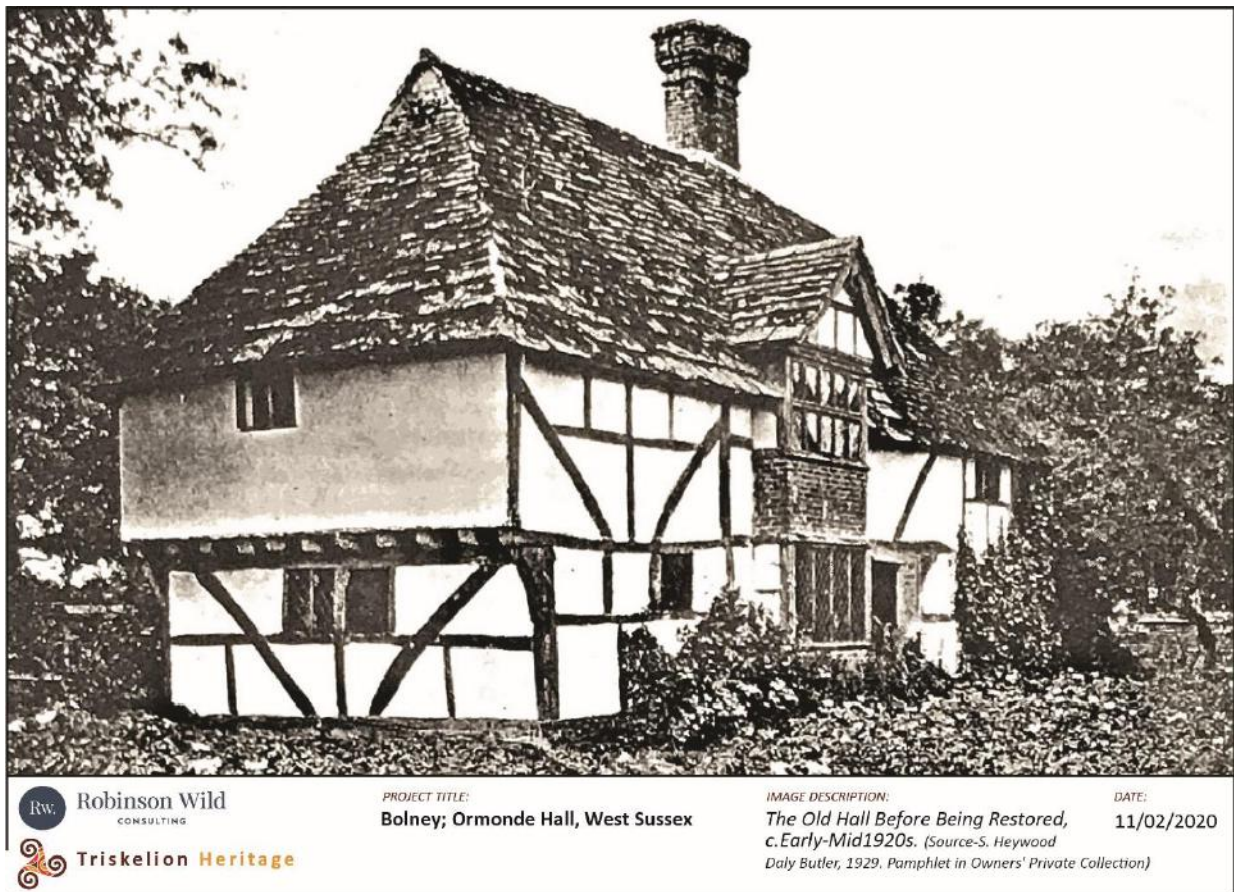


Figure 13 Early – Mid 1920s The Old Hall before being restored

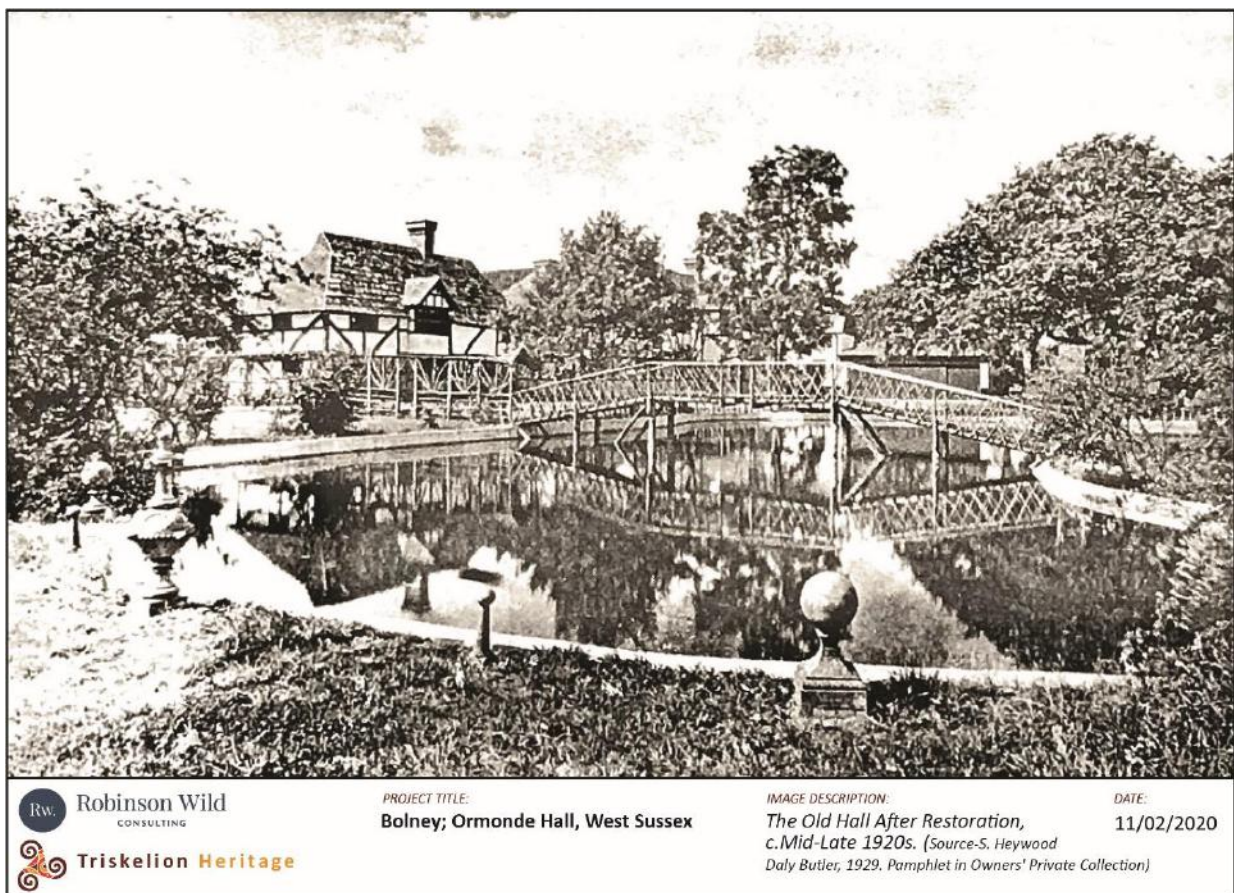


Figure 14 Mid - Late 1920s The Old Hall after restoration

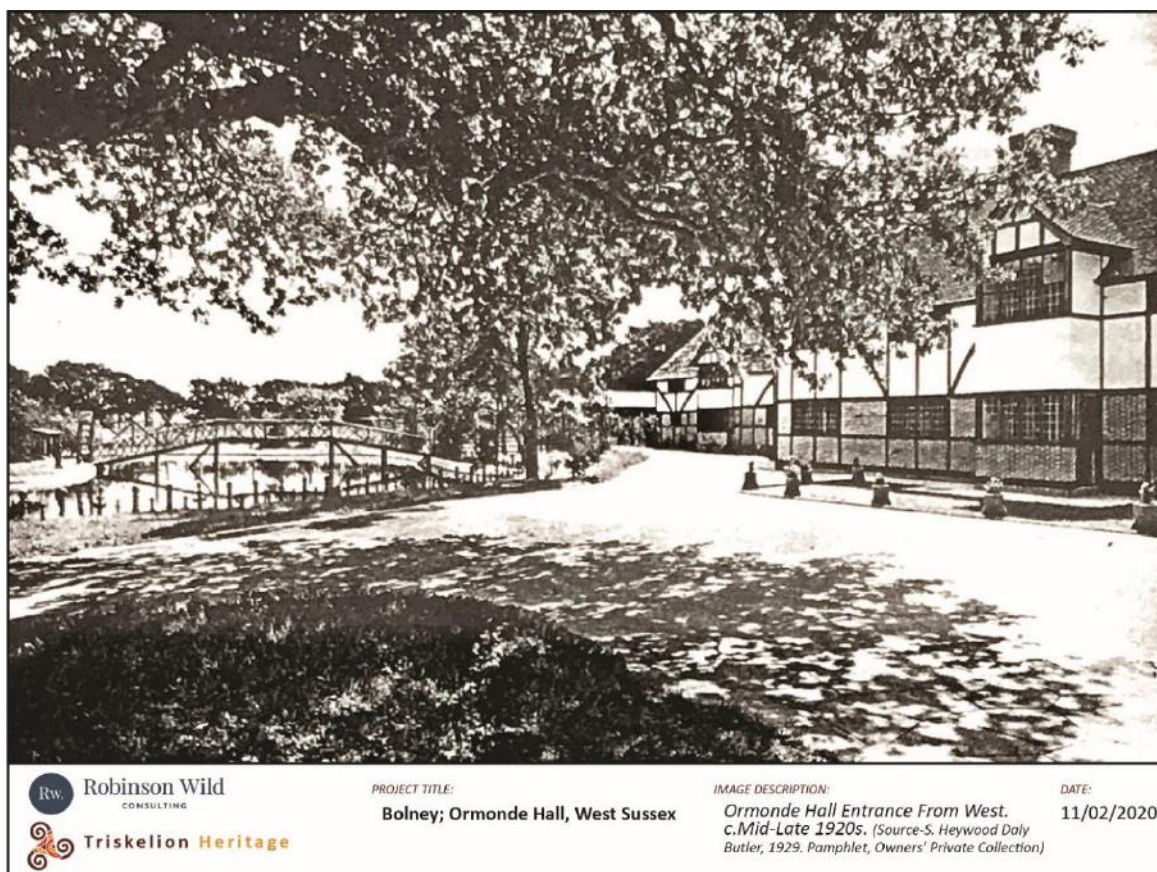


Figure 15 Mid - Late 1920s Entrance from the west

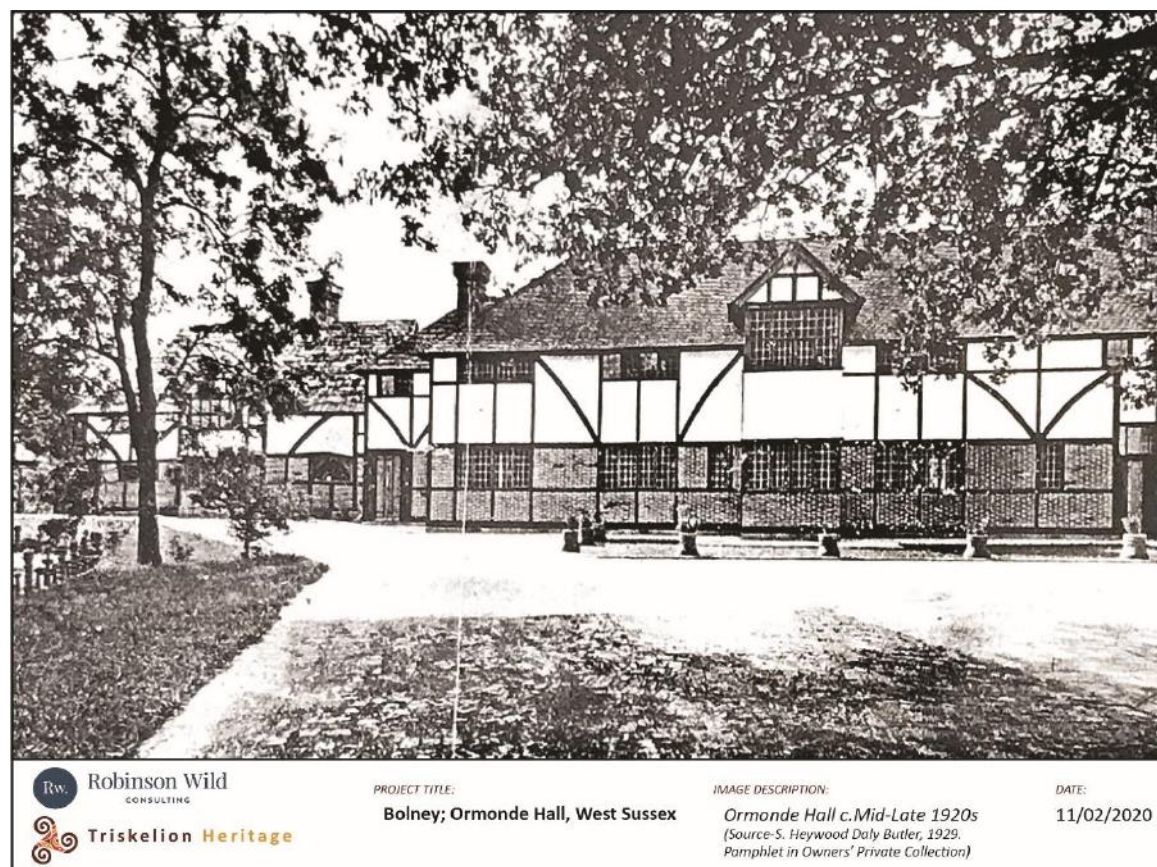


Figure 16 Mid - Late 1920s Ormonde Hall

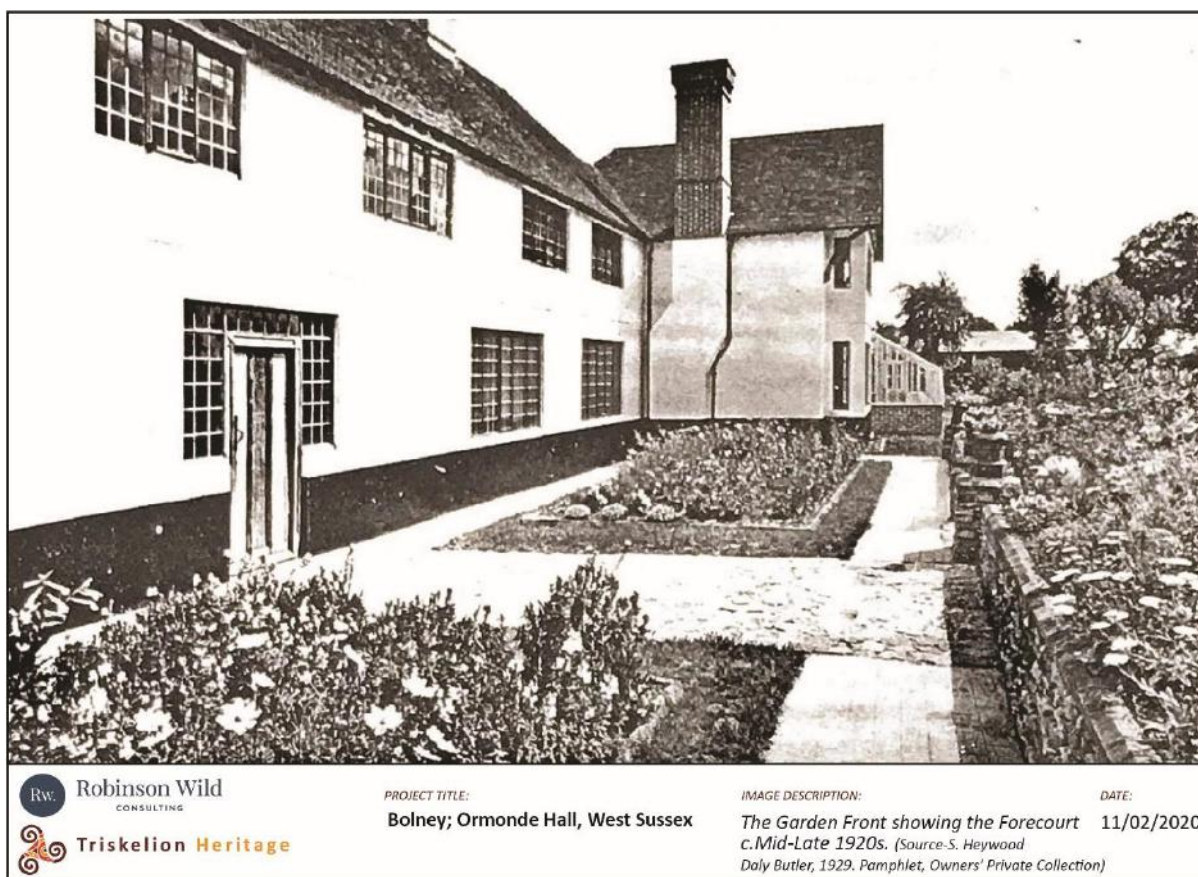


Figure 17 Mid - Late 1920s The Garden Front showing the Forecourt

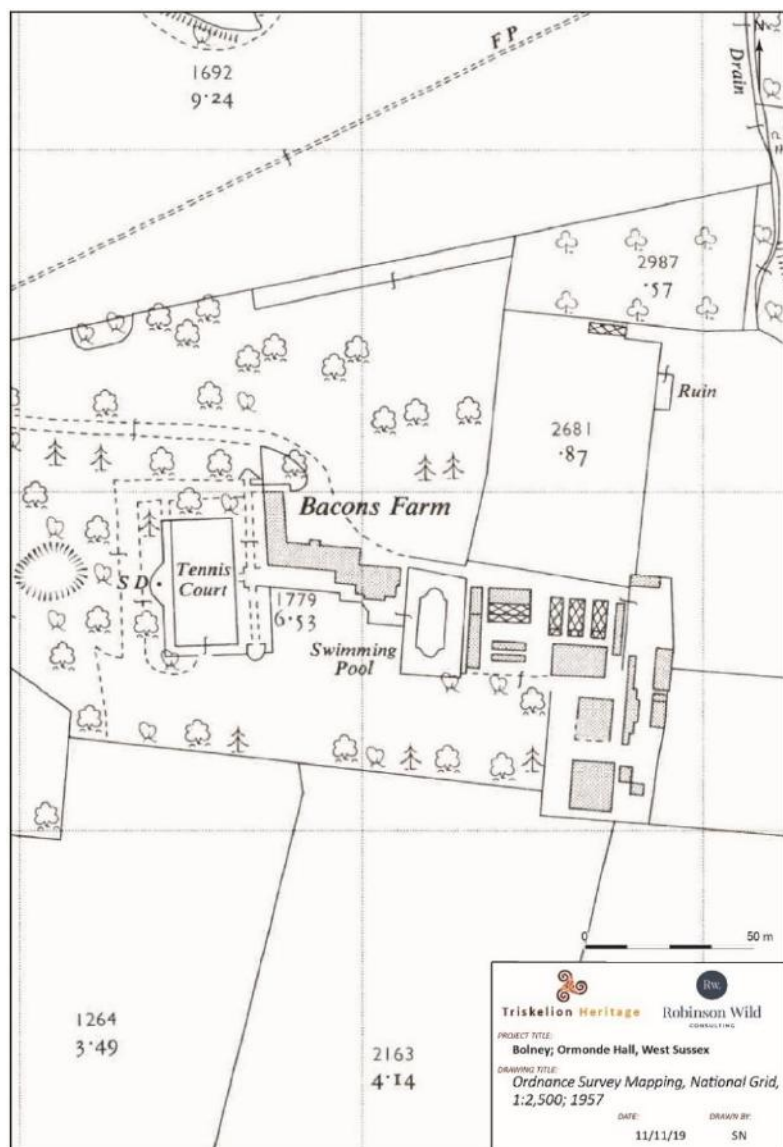


Figure 18 1957 A detail from the Ordnance Survey



Figure 19 1962 A detail from the Ordnance Survey

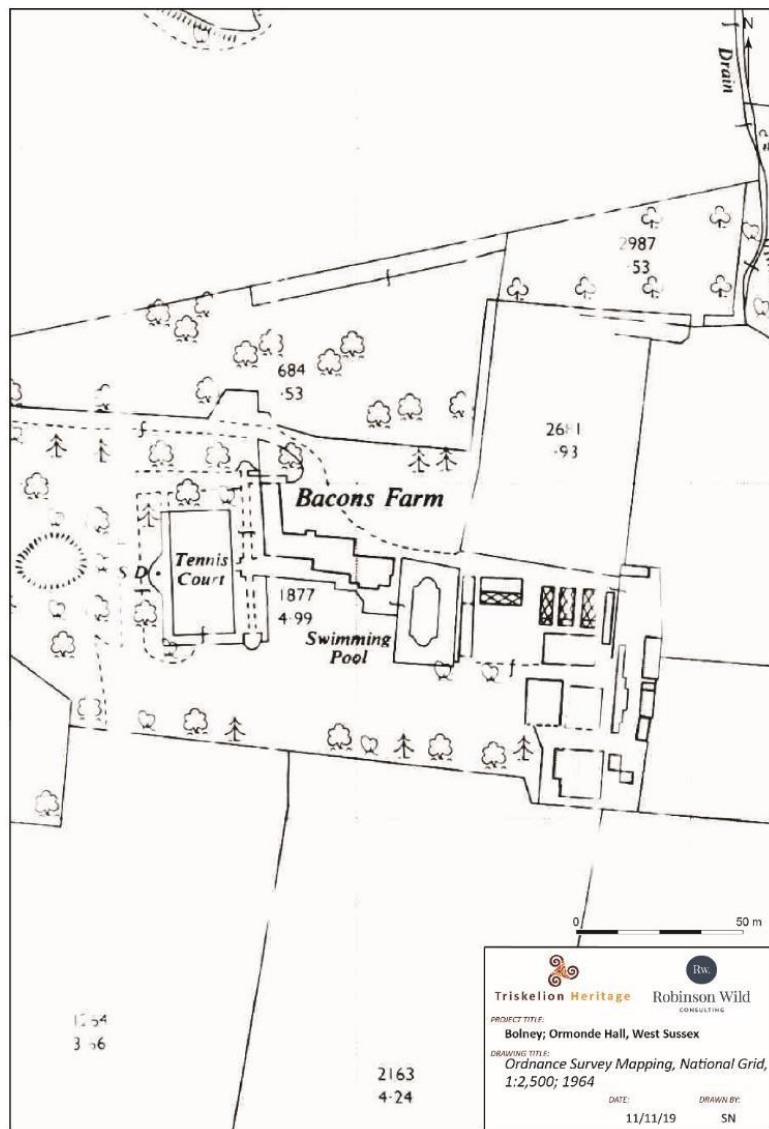


Figure 20 1964 A detail from the Ordnance Survey

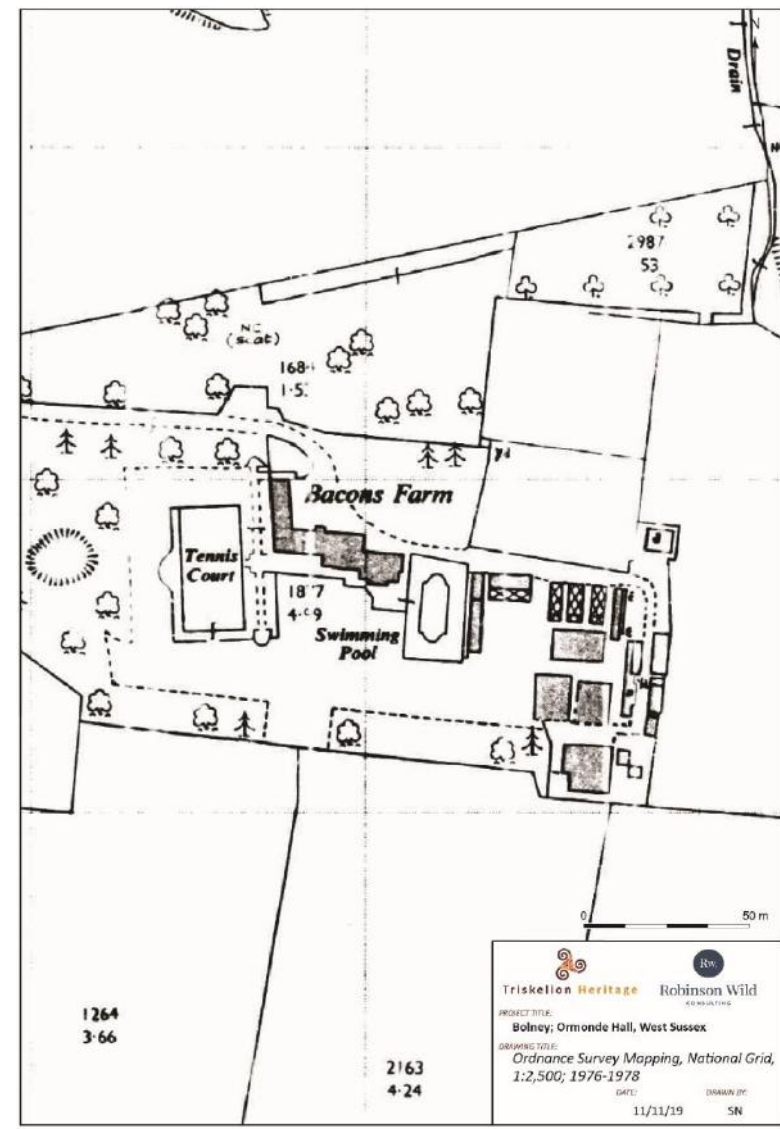


Figure 21 1976-78 A detail from the Ordnance Survey

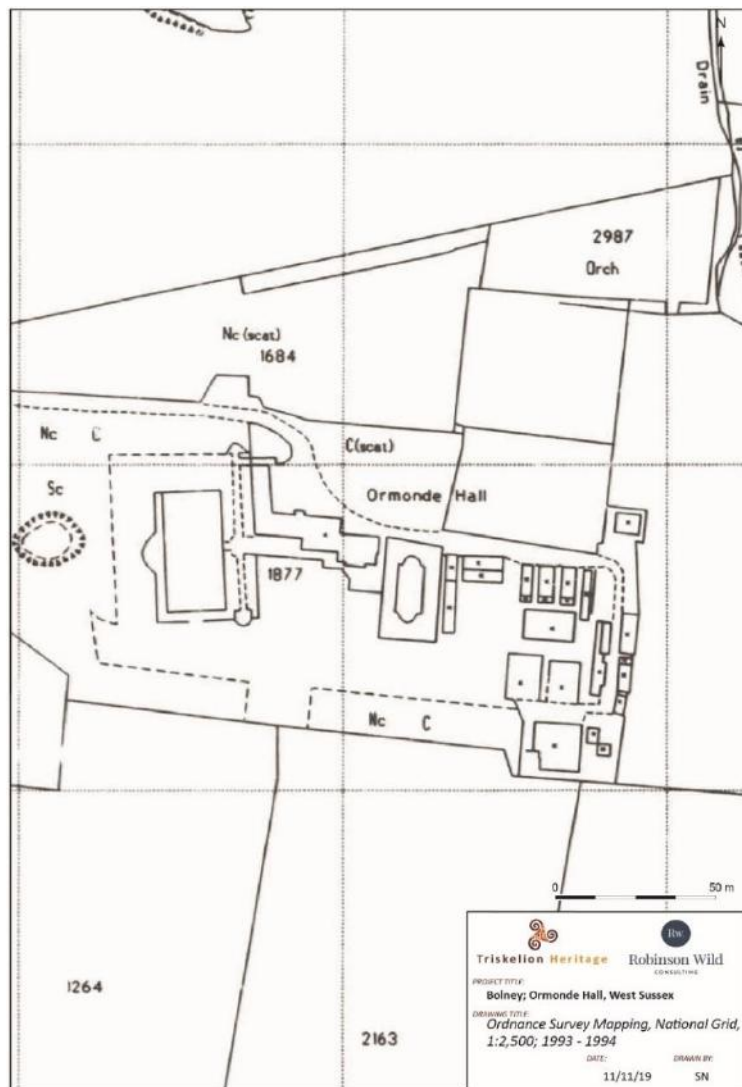


Figure 22 1993-94 A detail from the Ordnance Survey

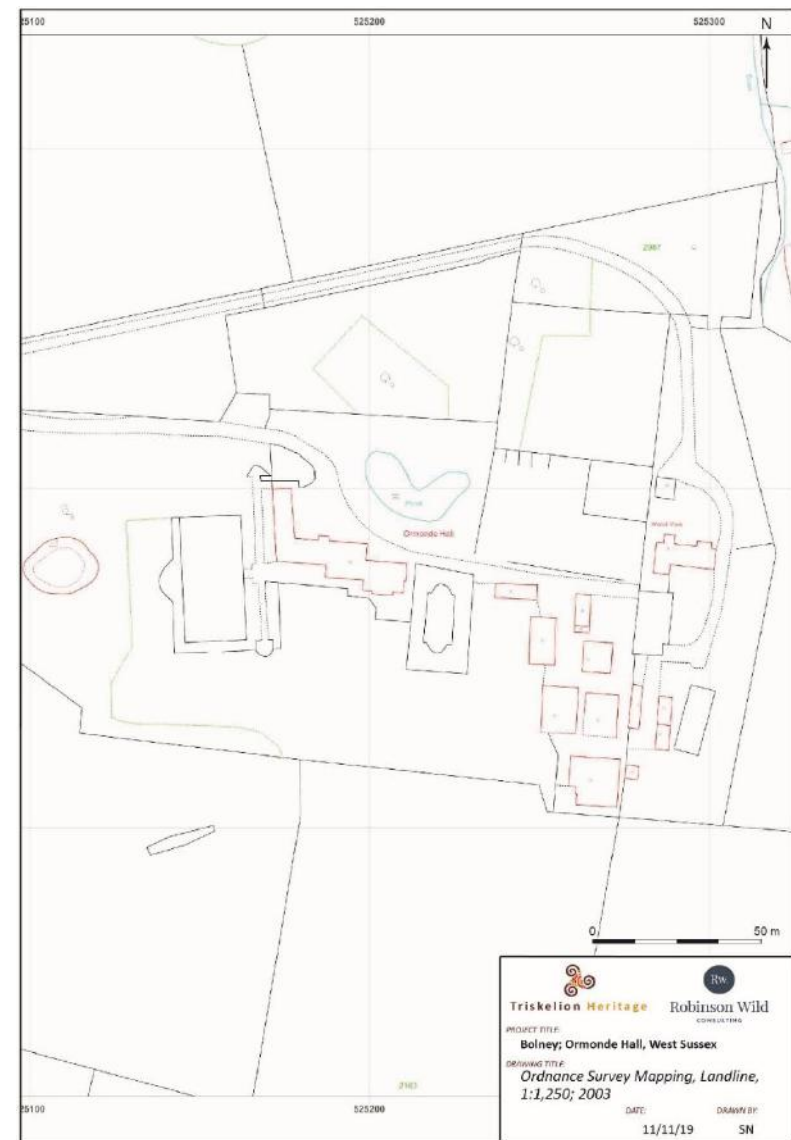


Figure 23 2003 A detail from the Ordnance Survey



Figure 24 Date Unknown (Mid – Late 20th Century) The Garden Front



Figure 25 Date Unknown (Mid – Late 20th Century) The Swimming Pool with the Old Hall (East Range) in the background

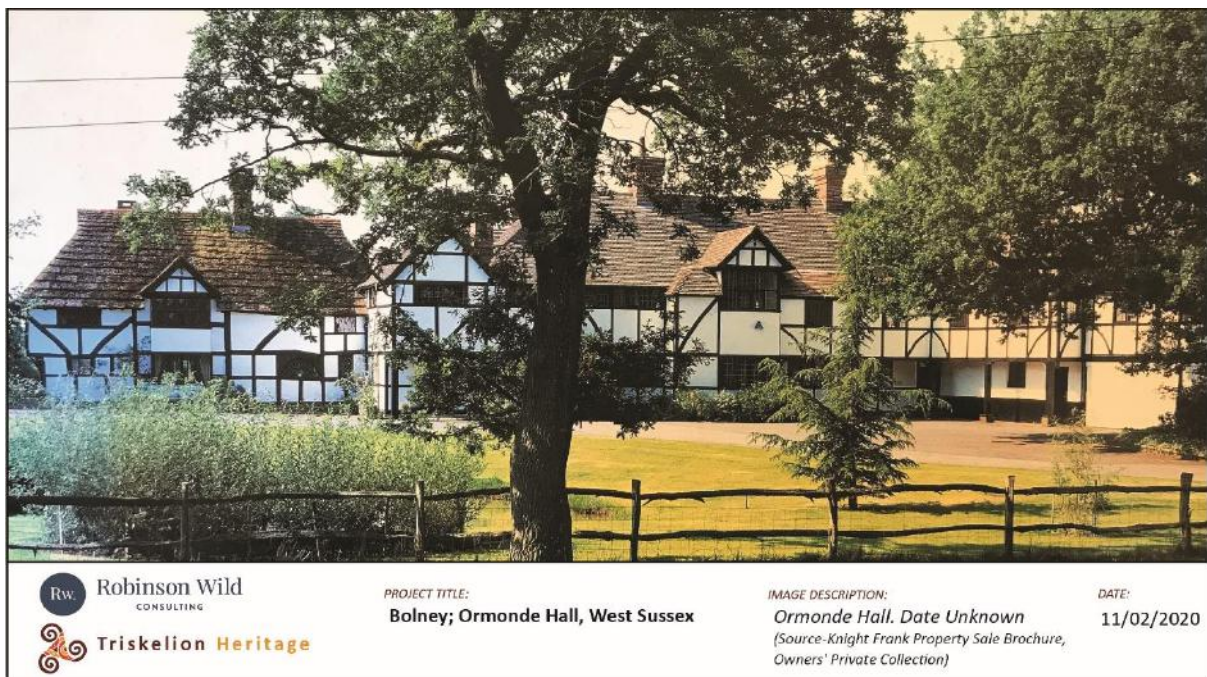


Figure 26 Date Unknown (Late 20th Century / Early 21st Century) Principal (north) elevation, Ormonde Hall

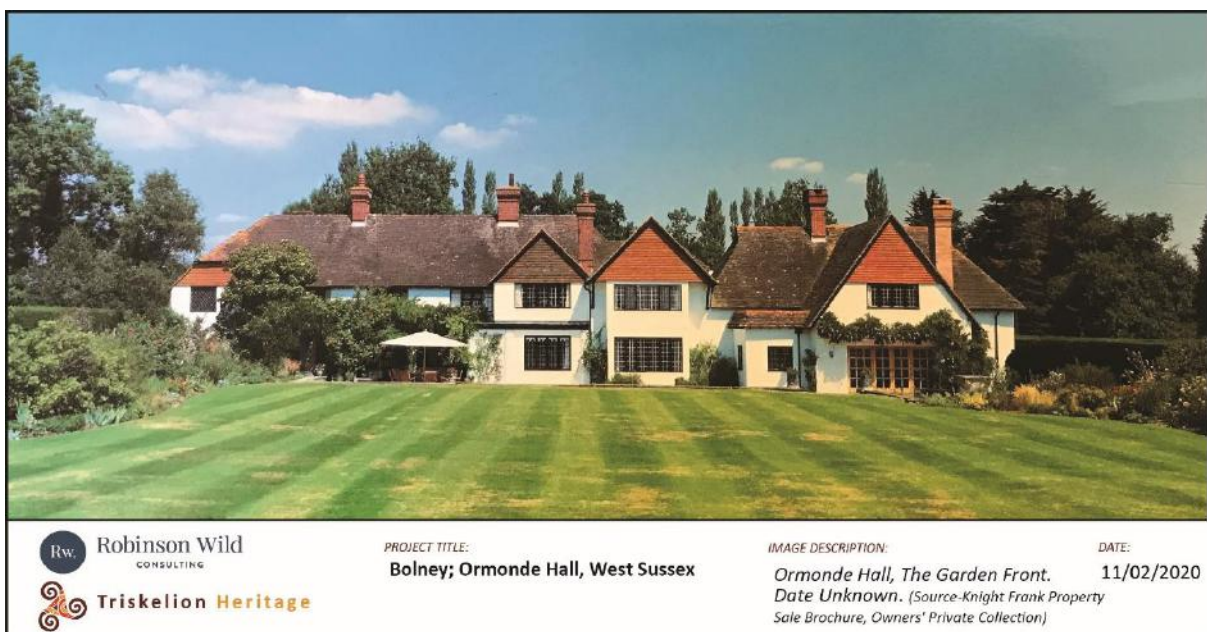


Figure 27 Date Unknown (Late 20th Century / Early 21st Century) Garden (south) elevation, Ormonde Hall

4.0 BUILDING DESCRIPTION

For the purposes of this Heritage Statement the building is described in sections, being the East range which runs in an east – west direction and comprising of the Old Hall/former farmhouse with a Gallery, a double-height Reception Hall and a two-storey extension (Plates 7 – 15; 36 - 49); the Central range (Plates 1; 5; 16; 27 – 29) which runs in an east – west direction substantially comprising of the early – mid 1920s extension to the East range; and the West range (Plates 17; 19 – 25), which runs in a north – south direction and formerly comprising of a barn and garages with accommodation above. The building conforms to an ‘L’-shaped footprint.

As noted in the previous section, the building was substantially destroyed by a severe fire. Fortunately, the East range remained largely unaffected with damage restricted to the roof level (Plates 60 – 62; 66). The West range was the most severely damaged area of the building and there has been controlled demolition in this area as well as in the Central range. In addition, the remaining areas have been stripped back and the building remains covered in scaffolding with sheeting to the first floor and roof levels. The extant parts of the building, with the exception of the East range which does have partial roof covering, do not have any original roof covering. The work to make the building safe continues and most recently, planning consent was given for the demolition of the early twentieth century chimneys.

The site is accessed from a driveway which leads off a single-track road off the A272 – Cowfold Road. At the time of the site visit, the building was substantially obscured by scaffolding (externally and internally) and sheeting (Plates 1 – 16; 26). To the east of the East range there is a swimming pool, obscured by tall hedges (Plate 3) and several other buildings. These do not come under the scope of this Heritage Statement. To the rear (south) of the building there is a large garden (Plate 18) and to the west is a tennis court, also obscured by tall hedges (fig.2).

East Range (Fifteenth Century with Sixteenth Century and Early – Mid 1920s alterations) – Ground Floor (Plates 7 – 15; 36 – 49)

The East range is a two-storey timber-framed building set on a stone plinth. The east end of the first floor is jettied on brackets. It has a half-hipped roof of Horsham slabs, the west section of which is damaged, and the rafters now exposed as a result of the fire. Daly Butler records that he replaced the Horsham slab roof when restoring the building. He also records that he replaced the sixteenth century “Great Fireplace and Chimney” (figs.29; 32). This is evident from both an examination of the extant chimney breast which is constructed of modern brick and substantially replicates the early – mid 1920s fireplace and chimney breast situated in the former Great Hall (fig.34), and when comparing the “before” and “after” photographs (figs. 13 – 14) of the building. The latter exercise indicates that the pre-restoration chimney profile was slightly different and appears to have been of characteristically sixteenth century date.

The principal (north) elevation has partly plastered wattle and daub, partly painted brick, laid to Stretcher bond, infill panels with diagonal braces on the first floor. Daly Butler records that he either reconstructed the infill panels of 2 inch mellowed red brick or re-plastered them. This elevation has a small gable in the centre. Pre-fire it had moulded bargeboards and a pendant, however it was not possible to see if these were extant or damaged. Daly Butler notes that he had to set new pieces in the oak bargeboard where it was decayed. He also notes that the pendant was of Tulip Drop form which he believed was “very rare and of great historical value” and perfectly sound although weather worn. Below the gable is a bay on the ground and first floors. Daly Butler records that the oak bay window was in a fairly good state of repair at that time and the only new additions necessary were a

sill to the upper window and a head and sill to the lower window. The window lead work was all perished at that time and so he had new leaded lights with diamond panes inserted, a replica of the original, he notes. He also inserted window openings into the infill panels to the first floor on the east side. The List Entry description notes that the first floor had an original wooden mullion and transomed windows. It was not possible to see the window due to the scaffolding, but it is to be noted that wooden mullions are a common feature of the sixteenth century.

The south elevation has been entirely modernised through the addition of a two-storey and single-storey extensions with gable. These mid – late twentieth century additions completely obscure the south elevation of the Old Hall/former farmhouse.

Daly Butler carried out a major restoration (figs. 28 – 32) which extended to stripping the building back to its timber-frame skeleton, strengthening the foundations and laying a concrete floor. With the exception of the Gallery, he removed all internal non-structural fixtures and fittings, including the sixteenth century fireplace. At the time of the restoration, he records that the East range was converted into seven rooms. The floor of each was on a different level, with a step either up or down at the doorway of each, and in some cases a piece had been taken off the underside of the cross beams to give more headroom at the doorways. At the western end of the hall one of the large oak cross beams had been lowered from its original position between the wall plates to the first-floor level when this end of the hall was floored over. The Queen post had been lengthened by butting a piece on to the end of the same, and this added piece was taken away and the beam replaced in its original position.

The East range is accessed via an internal doorway off the former entrance hall (Plate 35) situated in the Central range. The timber doorpost set on a stone base (Plates 31 – 32) and the exposed timber-framed wall (Plates 29 – 30; 33 – 34) in the former panelled dining room of the Central range demarcates the north – south building line at the west end of the Old Hall/former farmhouse prior to Daly Butler's restoration and extension in the early – mid 1920s. The doorway gives direct access into the former Reception Hall (Plates 36, 38, 49) which contains a split timber staircase (the flights to the first floor are now inaccessible due to scaffolding) giving access to the former Lounge Hall Gallery and the first floor of the Central range. The ground floor of the two-storey mid – late twentieth century extension (Plates 39 – 40) to the south elevation can be accessed off the initial flight of stairs (Plate 38). The extension was preceded by a conservatory constructed by Daly Butler and accessed at the same point (fig. 17). Daly Butler noted that he had utilised an existing doorway to the garden. The Reception Hall also contains a large fireplace and chimney that Daly Butler records he built in the same position as that of the sixteenth century fireplace and chimney. A doorway to the right of the fireplace gives access to the former Lounge Hall and Gallery (Plates 41 – 47). The Gallery remains in situ, however, there are no other extant fixtures or fittings in the former Lounge Hall. The room is heavily scaffolded and so it was difficult to get clear views to the internal timber-framing and examine it in detail. However, what could be seen suggests that it remains intact and un-damaged by the fire. Unfortunately, this is not the case with the west side of the roof.

Central Range (Early – Mid 1920s) – Ground Floor (Plates 1; 5; 16; 27 – 29)

The ground floor has been substantially stripped out post-fire with some partition walls remaining. It retains limited fixtures and fittings, notably the original casement windows in some areas. It originally comprised of the panelled dining room (fig.33), situated adjacent to the East range; the kitchen; utility room; a lavatory, and a bedroom with an en-suite bathroom. A corridor runs in an east-west direction providing access to the West range. The former dining room was situated at the east end of this corridor. A single-storey family room was built on the rear (south) elevation of this range in the mid – late twentieth century. The room retains its masonry walls but has no roof covering.

Central Range (early – Mid 1920s) – First Floor (Plates 60 – 61; 64; 67 – 69)

The first floor was substantially impacted by the fire and its former layout is no longer fully legible in the absence of partition walls. It has also been stripped out post-fire. Areas of external masonry are missing, notably in the west and south areas of the range and it does not retain its original roof covering. It originally comprised of bedrooms and bathrooms and no associated fixtures or fittings remain. Some of the original casement windows survived the fire but these are not in place.

West Range (Sixteenth century or earlier with early – mid 1920s alterations) – Ground Floor (Plates 17; 19 – 25)

The West range originally comprised of the Great Hall (fig.34), formerly a timber-framed barn that Daly Butler converted in the early – mid 1920s. He documents that he “carefully scraped and oiled” the old oak beams (S. Heywood Daly Butler, 1929) and on the western side where the original barn doors were situated, he inserted a square bay window. He also inserted an open fireplace and chimney built of 2in mellowed red bricks and tiled hearth and curb to match where the door into the cattle yard was situated. The former Great Hall is now only demarcated by the ceiling height east wall to the Central range and a low wall topped with oak beams running on three sides. The fireplace remains however, planning consent for the demolition of the chimney was recently given. At the north end of the West range there was a boiler room and garages. The partition walls to the former Great Hall are no longer in place. An aerial photograph of early twentieth century date contained in the Design and Access Statement accompanying a 2015 planning application shows that the north end of the range was single storey at that time. It is possible that this was a former agricultural building attached to the barn, however, Daly Butler makes no mention of it in his pamphlet. Self-contained accommodation was added on the first floor in the mid – late twentieth century.



Figure 28 Date Unknown (Early 20th Century) East Range (the former Old Hall), The Lounge Hall



Figure 29 Date Unknown (Early 20th Century) East Range (the former Old Hall), The Entrance Hall

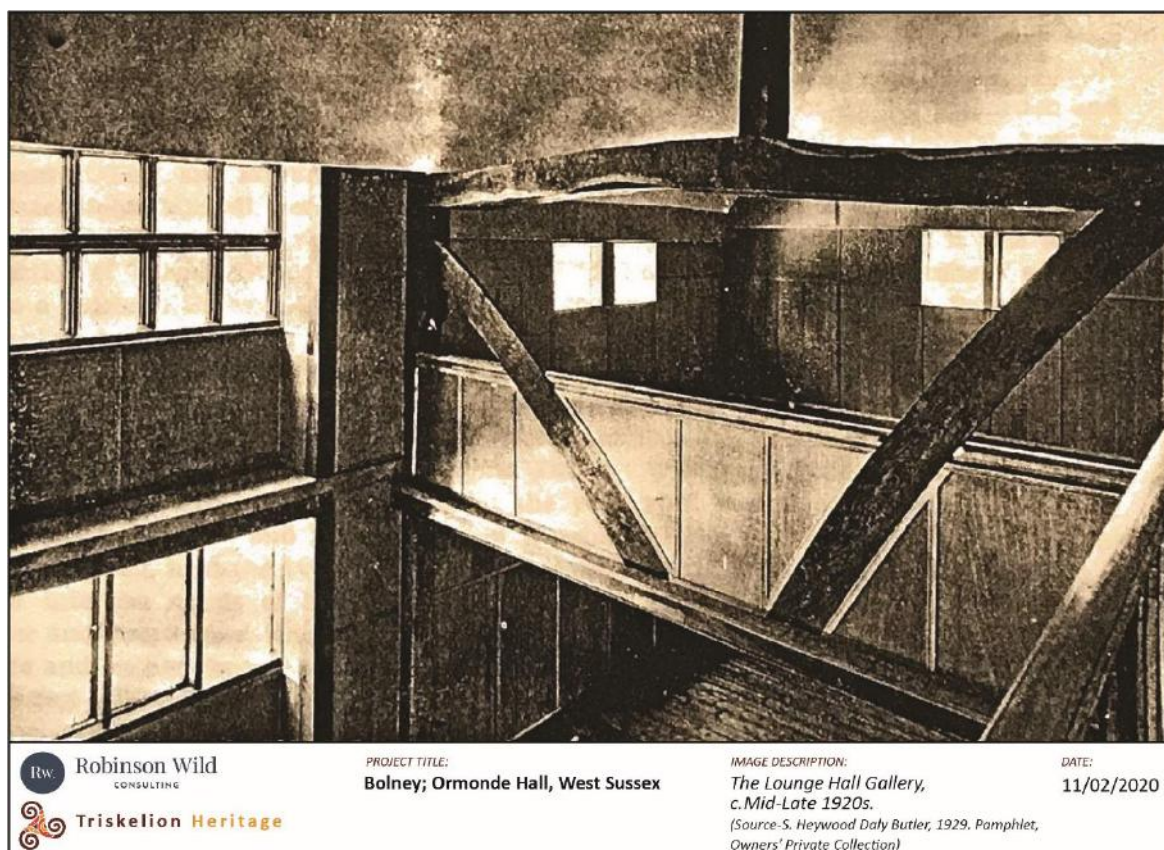


Figure 30 Mid – Late 1920s East Range (the former Old Hall), The Lounge Hall Gallery (1)



Figure 31 Mid – Late 1920s East Range (the former Old Hall), The Lounge Hall Gallery (2)

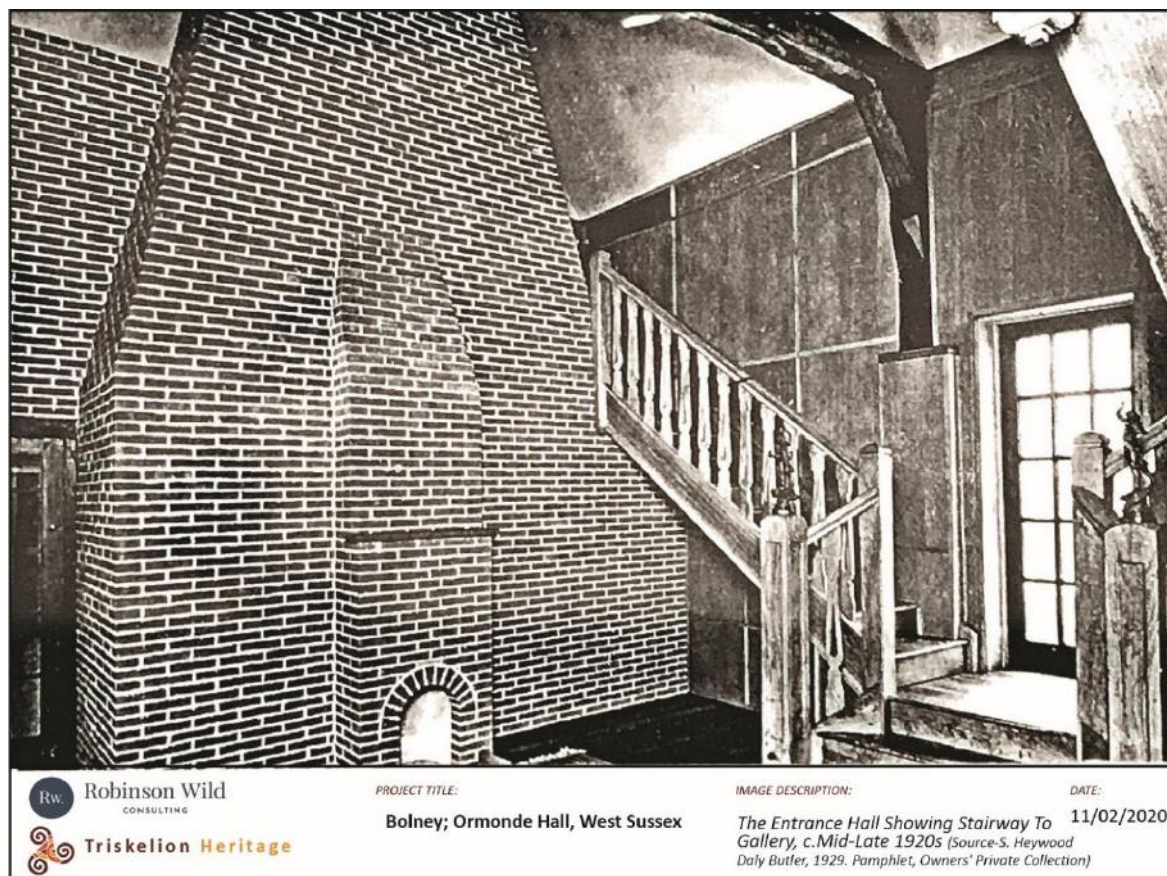


Figure 32 Mid – Late 1920s East Range (the former Old Hall), The Lounge Hall Gallery (2)



Figure 33 Mid – Late 1920s Central Range, The Panelled Dining Room

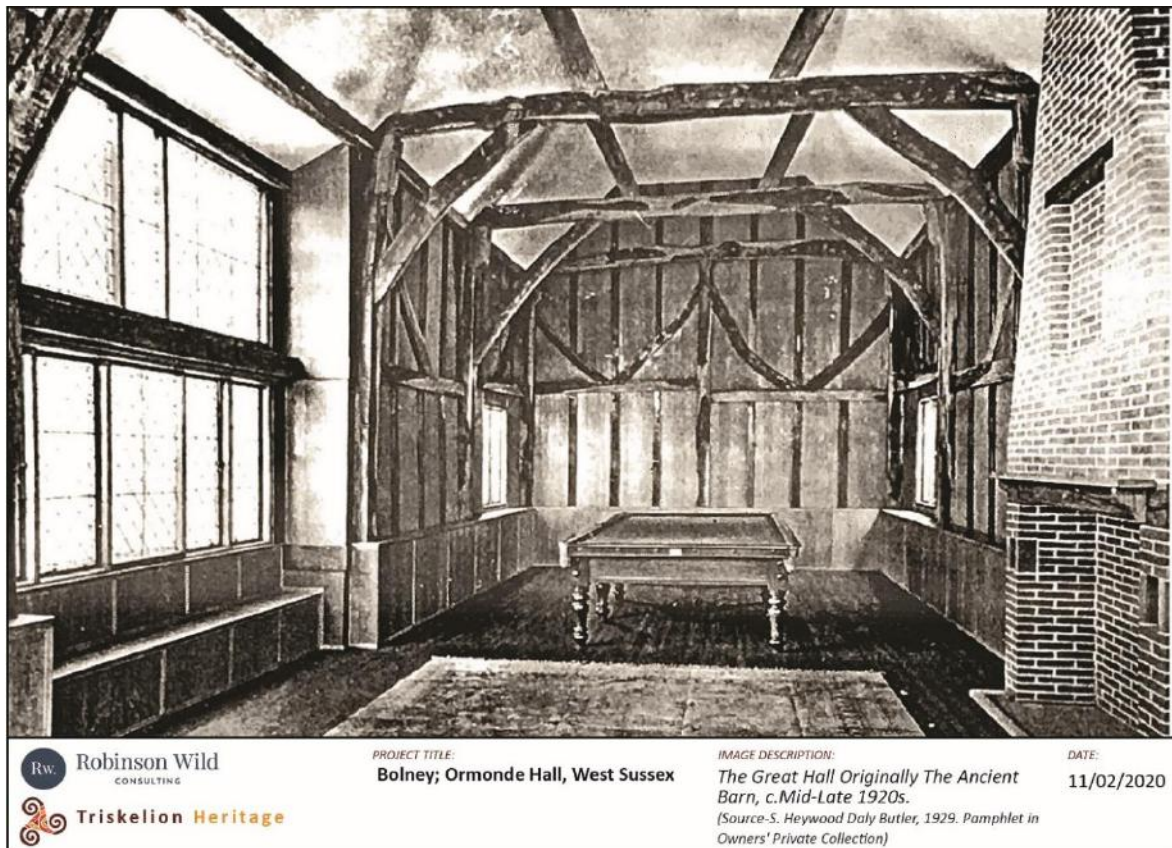


Figure 34 Mid – Late 1920s West Range, The Great Hall originally a Barn

5.0 ASSESSMENT OF SIGNIFICANCE AND SETTING

Historic England in *Conservation Principles, Policies and Guidance* (2008) identify four principal heritage values: *Evidential* (deriving from the potential of a place to yield evidence about past human activity), *Historical* (deriving from the ways in which past people, events and aspects of life can be connected through a place to the present), *Aesthetic* (deriving from the ways in which people draw sensory and intellectual stimulation from a place), and *Communal* (deriving from the meaning of a place for the people who relate to it, or for whom it figures in their collective experience and memory) which might be taken into account when assessing the significance of heritage assets, whether they are statutorily listed or not. The National Policy Planning Framework (“NPPF”) (Revised 2018, Updated 2019) suggests that for planning purposes, the significance of heritage assets should be assessed under the headings of archaeological, architectural, artistic, or historic which are essentially the same as the Historic England values. The NPPF also points out that significance derives not only from a heritage asset’s physical presence, but also from its setting, being the surroundings in which it is experienced.

Assessing the of significance of heritage assets is to a great extent based on knowledge of the asset type, a comparison with what exists elsewhere, and the extent to which it may be distinctive or have special meaning for different groups of people. The incorporation of a values-based benchmark within the assessment helps to ensure a consistency of approach when determining significance in the context of managing change to significant places.

The principal heritage values or interests can be weighted in terms of their relative importance for a heritage asset. The significance of heritage assets or their elements can be measured on different levels:

- *Very High* - an asset important at national to international levels, including scheduled ancient monuments, Grade I and II* listed buildings and World Heritage Sites
- *High* - a designated asset important at a national and regional level, including Grade II listed buildings and conservation areas. Structure or feature that strongly contributes to the significance of a designated asset
- *Medium* - an undesignated asset important at a local to regional level, including local (non-statutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of designated assets
- *Low* - structure or feature of very limited heritage or other cultural value. May include insignificant interventions to designated assets
- *Neutral* - without strong positive or negative significance
- *Negative* - structure or feature that detracts from the significance of a heritage asset

The building is Grade II listed. The building’s listed status is a formal recognition of its heritage value and, when taken in the context of the weighting of significance as set out above, its deemed high significance. However, it is necessary to take a more nuanced approach to the assessment of significance and arrive at a detailed understanding of the heritage values which may contribute to it. The assessment below considers these values in detail. The assessment also considers the significance of key elements and features of the building within the context of the heritage values. The aim of the assessment is to inform the level of change that is likely to be acceptable under the proposals considered herein, and it will ensure that decisions relating to the long-term management of the building take into account the values which contribute to the building’s significance.

Evidential Value

Evidential value is essentially an archaeological measure, but it can also be derived from above-ground physical remains which have been inherited from the past. In this regard, our ability to understand and interpret the evidence relies upon the intactness of the extant remains.

In this case, below-ground archaeology is likely to be limited to evidence of the construction of the farmyard buildings, and finds related to the occupants, none of which are likely to be unique. The **principal (north) elevation** of the East range remains substantially unaltered and consequently, it is considered that its contribution to the architectural integrity and historic legibility of the building remains undiminished and it is of **high** significance. The east jettied end of the building remains substantially unaltered and is of **high** significance.

The east range has historically, and most notably, undergone significant alteration in the early – mid 1920s as detailed in Section 3.0 and Section 4.0. Externally, on the rear (south) elevation it was first altered in the early 1920s with the addition of a conservatory and then subsequently in the mid-late twentieth century when a replacement single-storey brick extension was added which was then extended to first floor level. The openings in this elevation to facilitate access to the later extensions are relatively minimal. The **rear (south) elevation** is considered of **medium** significance.

The original plan form of the original medieval building is no longer fully legible having been altered in the sixteenth century with the insertion of a fireplace and chimney, which were then re-built by Daly Butler in the early – mid 1920s. The retention of **the gallery** which is considered of **high** significance contributes to historic legibility and understanding of the original plan form. The insertion of the fireplace in the sixteenth century is an element of the developmental history of the East range and is of interest. However, Daly Butler's re-construction is without merit and an unashamedly modern intervention in its execution and materials. The **plan form** is considered of **medium** significance. The **extant elements of the Central and West ranges** are of limited evidential value and are considered to be of **low** significance. The **East range** is considered to be of **high** evidential value.

Historical Value

The East range evidences the historic agricultural character of the wider area having been a farmhouse with associated outbuildings. Its continuing use as a farmhouse and the wider site as a farmstead up until the early twentieth century reflects the predominant agricultural character of the wider area. Notwithstanding the Daly Butler restoration, it is still possible to understand the historic plan form of the East range and it is likely that it conformed to that of an open hall farmhouse of the fifteenth century. However, it is unfortunate that he comprehensively removed the sixteenth century fixtures and fittings. This wholesale removal and stripping of the building back to its timber-framed skeleton has impacted on historical value as it removed important evidence of its developmental history. There are no notable historical events or figures associated with the building. The **East range** is considered as being of **high** historical value. The remaining elements of the Central and West ranges are considered to be of **low** historical value.

Aesthetic Value

The former farmhouse substantially retains its timber-framing and notwithstanding the Daly Butler restoration, it represents a good and pleasing example of a medieval timber-framed farmhouse. The **East range has high** aesthetic value. The remaining elements of the **Central and West ranges** are considered to be of **low** aesthetic value.

Communal Value

The historic and current use of the building precludes an assignment of any significant communal value to it as it has not been the focus of any communal activity of interest. However, it may feature in the collective memory of previous inhabitants of the building and visitors. The building therefore has **low** communal value.

The Setting

The effect of development on the significance of the setting of heritage assets is a material consideration in determining a planning application and the NPPF advises local planning authorities that they should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance.

Setting is defined as the surroundings in which a heritage asset is experienced, and all heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. Therefore, the heritage asset identified in this Statement has a setting and it is right and proper for this assessment to identify the key attributes of the heritage asset and its setting and the potential impact upon these occasioned by the proposals for the building.

To identify these key attributes, it is necessary to consider the physical surroundings of the asset, including relationships with other heritage assets, the way the asset is appreciated and the assets' associations and patterns of use.

A consideration of these attributes allows an estimation to be made of whether, how and to what degree setting contributes to the significance of the heritage asset. Development can affect the settings of heritage assets and the ability to understand, experience and appreciate them.

An assessment of the scope of the magnitude and effect of any impact on settings is part of the remit of this Statement and has been undertaken with reference to the Historic England document *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3*. The value of a heritage asset can be harmed or lost through alteration within or destruction of its setting. Current policy states that the extent of a setting is not fixed and may change as the asset and its surroundings evolve. It is acknowledged that a setting may make a positive or negative contribution to the value of a heritage asset, it may affect the ability to appreciate that value or it may be neutral.

Setting is most commonly framed with reference to visual considerations and so lines of sight to or from a heritage asset across, through into and out of its setting will play an important part in considerations of setting. However, non-visual considerations also apply, such as spatial associations and an understanding of the historic relationship between places. To undertake an assessment of significance of the setting to a level of thoroughness proportionate to the relative importance of the asset, the setting of which may be affected by the proposals for the building, this Statement has sought to describe the setting for the heritage asset and provide a measure of the contribution that the setting plays in the value of the asset.

Many heritage assets within any given landscape may be visible from several locations – publicly accessible areas such as footpaths, streets and the open countryside and private spaces such as dwellings and private land. Many sightlines from, to, into and across heritage assets are, therefore, incidental and are not intrinsically or intimately associated with the significances assigned to any given heritage asset. However, there are instances where the characteristics of sightlines may have been intentionally designed and as part of the setting are integral to the significance.

The cartographic and documentary evidence indicates that the setting of the East range and the former barn (West range) remained substantially unchanged between 1580 and 1911. It is evident from these sources that the Old Hall/former farmhouse had an immediate characteristically

agricultural setting being situated in a farmstead and a wider characteristically rural setting. The latter has remained unaltered to some extent however, the immediate agricultural setting was significantly altered by Daly Butler's restoration and extension of the Old Hall/former farmhouse and the barn. The Daly Butler alterations and additions, including the conversion of the fishpond to a large swimming pool and the construction of buildings to the east, irreversibly altered the setting of the East range with the consequence that the historic legibility and integrity of the site as a historic farmstead were greatly diminished. Consequently, how one experienced the building then and indeed now following the fire is somewhat different from when the building was constructed. Notwithstanding this, historic legibility remains, and it is possible to understand the historic antecedents of the East range through the extant architectural form and features.

The building is situated within a large private plot of land to which there is no public access or views to or from public footpaths or roads. This does not affect the intrinsic value but does speak to the experience of the built environment that is available for experience by the public.

6.0 PROPOSALS AND IMPACT ASSESSMENT

The proposals consist of the construction of a new building on the site of the Central and West ranges of the building and a single storey glazed link connecting the new building to the historic East range. Within the East range, it is also proposed that the early twentieth century staircase inserted by Daly Butler be removed. The proposals have been formed from a considered and sensitive design strategy aimed at bringing the site back into residential use and ensuring the continued conservation of the historic East range of the building. Both the Central and West ranges have been substantially damaged by fire and have undergone controlled demolition in areas to make the building safe. With the exception of the non-extant Great Hall, originally a barn, that substantially comprised the west range, the central range of early 1920s date is unremarkable, both architecturally, being a pastiche of the east range, and in its materiality.

Given an increased understanding of the extent of the fire-damage to the central and west ranges, and the diminished opportunity to salvage elements of the building structure, it is now proposed to demolish the remaining elements and construct a new building. Previously, approval has been given to alter and extend (see below) the Central and West ranges, or rather what remains of them. It is now considered that there is little value in retaining the extant fire-damaged parts of the building with the proposal for a new building providing the opportunity to rationalise the use of the site and better reveal the historic East range. There is no attempt to re-build in the same manner of design or plan form of the former mid-late 1920s building that annexed the Old Hall/former farmhouse and which was a pastiche of the historic East range, but rather, it is proposed that the new building be connected to the East range by a frameless single-storey glazed link. It is proposed to site the link in the area of the former Dining Room in the Central range (figs 31 – 37/plates 29 – 35). This area will accommodate a lobby from which the timber-framing and brick nogging of the ground floor of the east elevation of the East range will be better appreciated. The glazed panels forming the north and south sides of the link will attach at the point where the extant brick wall meets the east elevation (fig.35/plate 33) and at the timber corner post (fig.33/plate 31) that currently forms part of the extant doorways into the East range. The way they are attached will be carefully considered (for example ensuring that it is a reversible intervention) and managed to mitigate risk to, and impact on historic fabric. The new building will be constructed of traditional materials including local brick (Danehill Yellow) and stone and is proposed to be of symmetrical design in the Georgian style. This is different from that which was on the site however, it is considered that the form of new building and its stylistic rendering will not confuse and will allow for a clear understanding of the historicity of the East range with an enhancement to its significance through the reversion to it being substantially a separate building once again.

There are two material factors which have informed the design process. Firstly, the clear fact that little remains of the 1920s building which functioned poorly as a family house in terms of plan form and more importantly, subsumed the Old Hall/former farmhouse and diminished its significance and negatively impacted its setting. Secondly, the design and architectural expression of the 1920s building which significantly referenced the Old Hall/former farmhouse but through its rendering was a pastiche. Consequently, the design of the proposed re-development does not incorporate the East range but rather connects with it and does not reference it in terms of style or materiality so as to allow for a clear understanding of the development of the site. The proposed re-development is unashamedly a modern building albeit one in a historic style distinct from that of the East range. There will be a clear demarcation between the buildings both physically and stylistically. This is considered a prudent design approach and one that will allow for an increased appreciation of the East range.

Reference has also been made to the recently adopted (November 2020) *Mid Sussex Design Guide* which provides clear design principles based on the policy framework provided by the District Plan Policy DP26: Character and Design. The proposals have been developed and refined following pre-application advice and in accordance with the relevant design principles. The applicant has followed the process as recommended in the Design Guide and provides a thorough understanding of the character of the site (Design Principle 1 (DG1): Character Study), the provision of a site appraisal (DG2: Site appraisal), specifically addressing the historic asset on the site and its setting, which has informed a design for the new building that is considered to be responsive to the existing East range (DG11: Respond to the existing townscape, heritage assets and historic landscapes; DG38: Design buildings with architectural integrity and a sense of place; DG39: Deliver appropriately scaled buildings). Although the site is not situated within the High Weald AONB, but given the boundary's proximity, reference has been made to the *High Weald Housing Design Guide* (2019), specifically the steps to follow when designing new buildings. These significantly reference those set out in the *Mid Sussex Design Guide* and focus on understanding context and new buildings responding to a site's extant character, including that derived from historic assets, setting and landscape.

Planning History

- Reference: DM/19/4798
Summary description: Demolition of 4 chimneys on 20th Century part of the property as they are unsafe following the gutting of the building by fire.
Decision: Approved
- Reference: DM/15/1160
Summary description: Alterations and extension with associated landscaping works and garage.
Decision: Approved

Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm. Paragraph 193 of the NPPF considers the impact of a proposed development on the significance of a designated heritage asset and notes two categories of harm –substantial and less than substantial. The July 2019 revised planning practice guidance confirms that it is no longer enough to simply identify the category of harm with further articulation about where the proposal sits within that category now also required (Paragraph 018).

In response to the directive in paragraph 018 of the PPG, the impact of the proposed development on the significance of the heritage asset has been assessed by drawing on a methodology for environmental impact assessment to quantify the significance of effect of the proposed development.

For the purposes of assessing direct impacts to heritage assets, the pre-eminent characteristic of the impact is the scale to which the impact alters the asset. This can be gauged by cross- referencing the potential impact activities with each known asset. In addition, the type of impact is judged to arrive at a magnitude (Table 1. Factors in the Assessment). The scale ranges from neutral, through minor and moderate to substantial and the type of impact can be beneficial or adverse. A matrix can be completed which provides a rating based upon the scale and type of impact and extent or components of the assets affected. The magnitude of impact to individual assets is a matter of professional judgment and is based on a five-fold scale (major, moderate, minor, negligible and no change) based on the Design Manual for Roads and Bridges (Highways Agency, 2009, *Design Manual for Roads and Bridges – Volume 11 – Environmental Assessment*). The range of impact magnitude is explained in Table 1 below.

Table 1: Factors in the Assessment of Magnitude of Impact to Heritage Assets

Impact Magnitude	Description
Substantial Adverse	Total loss of asset
Substantial Beneficial	Comprehensive improvement to the asset through restoration or enhancement,
Moderate Adverse	Partial loss of or detrimental modification to the asset, but integrity of majority of asset remains
Moderate Beneficial	Improvement to asset condition/preservation through enhancement or protection,
Minor Adverse	Some measurable depreciation to the attributes and quality of asset
Minor Beneficial	Some measurable improvement to the attributes and quality of asset
Neutral	No loss or alteration of asset, no discernible impact either adverse or beneficial, or Very slight loss or detrimental alteration to asset or Very slight benefit to condition/preservation of asset

The significance of the residual effect on assets is a combination of the importance of the assets and the magnitude of the impact. The required combination for the identified heritage asset and its respective key features/elements has been undertaken with the aid of a matrix, as shown in Table 2 below, to assist professional judgements regarding importance and impact magnitude in order that a reasonable and balanced assessment of effect significance (either beneficial or adverse) can be reached. In summary, the significance of the residual effect assignment is based both on a matrix that assists judgements regarding the importance of the assets and the magnitude of the impact, and professional judgement.

The assessment of impacts using this (EIA) methodology is not exactly the same as an assessment of impacts under the NPPF. The terminology is different, and the policy assessment in NPPF is geared to harmful impacts whereas the EIA assessment is geared to a range of effects that may or may not lead to significant impacts. In both cases, however, it is the impact on the heritage significance of the asset, as the receptor, that is key. For the purposes of this assessment, it is necessary to have regard to the provisions of the NPPF. Paragraphs 194 and 195 of the NPPF make it very clear that substantial harm amounts to the total or near complete loss of significance of a designated heritage asset. The NPPF use of ‘substantial harm’ sets a high threshold for significance of effect, shown in the table below graphically as effects which are of Substantial effect shown in emboldened text within red cells.

The assessment of impacts and effects following the NPPF differs in criteria and terminology from those used by Historic England (formerly English Heritage) for assessing significance in the context of managing change and formalised in Conservation Principles, Policies and Guidance. Consequently, the issue of assessing the proposals against Conservation Principles is considered in Table 2 below. Notwithstanding the criteria and terminology differences, Conservation Principles also allows for system aided judgement through the incorporation of a values-based benchmark which helps to ensure a consistency of approach.

Table 2: Effect Significance Matrix for Assets

Importance of Asset	Very High	Neutral	Moderate	Substantial	Substantial
	High	Neutral	Moderate	Substantial	Substantial
	Medium	Neutral	Minor / Moderate	Moderate / Substantial	Substantial
	Low	Neutral	Minor	Minor / Moderate	Moderate
	Negligible	Neutral	Minor	Minor	Minor / Moderate
	Unknown	Neutral	Neutral	Minor	Moderate
		Neutral	Minor	Moderate	Substantial
	MAGNITUDE OF IMPACT TO ASSET				

Using the above methodology, the impact of the proposals has been considered in the context of the legislative and planning policy related decisive issue. The decisive issue is the impact upon the significance of the designated heritage asset – the listed building.

Section 5.0 Assessment of Significance and Setting considers the significance and the setting of the heritage asset which may be affected by the proposed development.

The proposed re-development of the building is considered as having a **Moderate Beneficial** impact on the setting of the heritage asset. This is considered on the basis that there will be a benefit to setting through the re-development encompassing a design response (i.e. the single storey glazed link) which is responsive to the character and appearance of the heritage asset and its setting. The East range will substantially be a separate building as it was originally, and by default the understanding of its significance will be improved with historic legibility and integrity restored in part through the separation. The glazed link is a widely used and acceptable design response to the connecting of the old with the new and allows for less-intrusive practical physical access between the two whilst also allowing for permeability and a visual understanding of the demarcation of space. Notwithstanding the architectural style of the new building which necessitates a different scale and materiality to that of the East range, it is considered that it is not intrusive or detrimental to the setting of the listed building, the latter having undergone significant change in the early twentieth century.

Table 3: Impact Assessment

Heritage Asset	Status	Asset Significance	Breakdown of Significance	Decisive Issue
Ormonde Hall	Grade II listed	High	<u>High</u> East Range - Exterior • principal (north) elevation • jettied east elevation East Range - Interior • gallery in the former Lounge Hall • exposed rafters and beams to the former Lounge Hall • timber-framing on the ground and first floors dividing the East and Central ranges <u>Medium</u> East Range - Exterior • south elevation East Range - Interior • plan form <u>Low</u> • Central and West Ranges - Exterior • Central and West Ranges – Interior <u>Negative</u> East Range – Exterior • south elevation - mid – late twentieth century two-storey extension and openings	The impact upon the special architectural and historic significance of the Grade II listed building

7.0 CONCLUSION

The proposals for the building take the form of a new building on the site of the Central and West ranges and a single storey glazed link connecting to the East range as detailed in Section 6.0 above. The proposals are considered to meet the tests for sustainable development and accord with planning policy guidance in that they are responsive to the environmental objective of conserving and enhancing the historic environment whilst maintaining the viable use of the building as a single-family dwelling. It is further considered that the proposals substantially meet the requirements under Policy DP15 (New Homes in the Countryside), DP26 (Character and Design) and DP34 (Listed Buildings and Other Heritage Assets) and responds positively to Paragraphs 192 and 193 of the NPPF.

This Heritage Statement enables an informed, sustainable, and responsible approach to the promotion of development on the site. The information provided meets the expectations of the NPPF (paragraph 189), local planning policy (DP34) and local supplementary planning documents (Mid Sussex Design Guide) in that the applicant has described the significance of the heritage asset that may be affected by the proposals and has also assessed any contribution made by the setting of the identified heritage asset. It is considered that the level of detail provided is proportionate to the asset's importance and is sufficient to allow the local planning authority to understand the potential impact of the proposal on the significance of the asset.

In accordance with paragraph 018 of the PPG, the Impact Assessment has considered the proposals in the context of the potential impact on the significance of the building, specifically the historic East range. It is concluded that the impact of the proposals will equate to less than substantial harm as considered under paragraph 196 of the NPPF. The proposals are conservation-led and respectful of the significance of the listed building. This leads directly to the consideration of the benefits of the proposals which are considered to contribute to securing the optimum viable use of the asset under paragraph 196.

Therefore, it is concluded that there are no axiomatic reasons arising from historic environment considerations to refuse listed building consent or planning permission.

8.0 SOURCES

General

The West Sussex Record Office

Published Works (including online)

Bolney Parish Council (2016) *Bolney Neighbourhood Plan 2015 – 2031*. Bolney: Bolney Parish Council

British History Online 'Parishes: Bolney', in *A History of the County of Sussex: Volume 7, the Rape of Lewes*, ed. L F Salzman (London, 1940), pp. 136-140. *British History Online* <http://www.british-history.ac.uk/vch/sussex/vol7/pp136-140>

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Historic England (2017) *The Setting of Heritage Assets (2nd Edition): Historic Environment Good Practice Advice in Planning: Note 3 (GPA3)*. London: Historic England

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The Chartered Institute for Archaeologists (2017) *Standard and Guidance for Historic Environment Desk-Based Assessment*. Reading: The Chartered Institute for Archaeologists

Web-Based Sources

Heritage Gateway
<https://www.heritagegateway.org.uk/gateway/>

Historic England List Entry Description: Ormonde Hall

Accessed through: <https://historicengland.org.uk/listing/the-list/list-entry/1025751>

The Bolney Stage

<https://www.brunningandprice.co.uk/bolneystage/history/>

Wikipedia

<https://en.wikipedia.org/wiki/Bolney>

APPENDIX 1: HISTORIC ENGLAND LIST DESCRIPTION

Overview

Heritage Category: Listed Building

Grade: II

List entry Number: 1025751

Date first listed: 28-Oct-1957

Statutory Address: ORMONDE HALL, CCOWFOLD ROAD

Location

County: West Sussex

District: Mid Sussex (District Authority)

National Grid Reference: TQ 25194 22778

Details

BOLNEY COWFOLD ROAD 1. 5405 Ormonde Hall (Formerly listed as Bacons Farmhouse) TQ 22 SE 15/223 28.10.57 II

2. C15 timber-framed house, restored and greatly enlarged in 1922. The original portion has 2 storeys and 3 windows. Partly plaster, partly painted brick infilling, with diagonal braces on first floor. Small gable in centre of north front with moulded bargeboards and pendant. Below this is a bay on ground and first floors. Original window in this on first floor with wooden mullions and transoms and diamond-shaped panes. East end of the first floor jettied on brackets. Half-hipped roof of Horsham slabs. The south front has been entirely modernised. Large L-shaped addition of 1922 to north west.

Listing NGR: TQ2519422778

APPENDIX 2: PHASED BUILDING PLANS

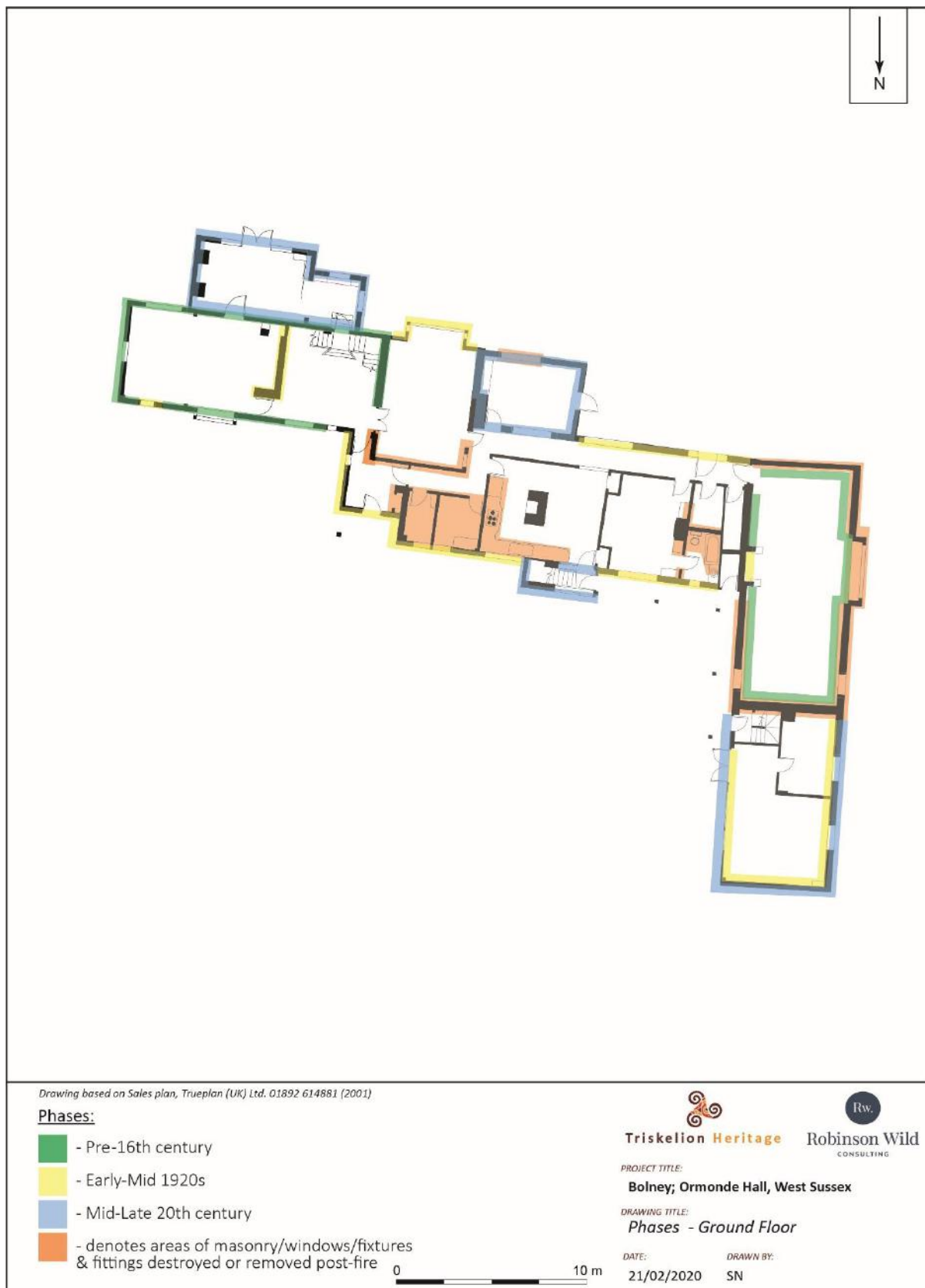


Figure 35 Phased Plan – Ground Floor



Figure 36 Phased Plan – First Floor

APPENDIX 3: SIGNIFICANCE PLANS

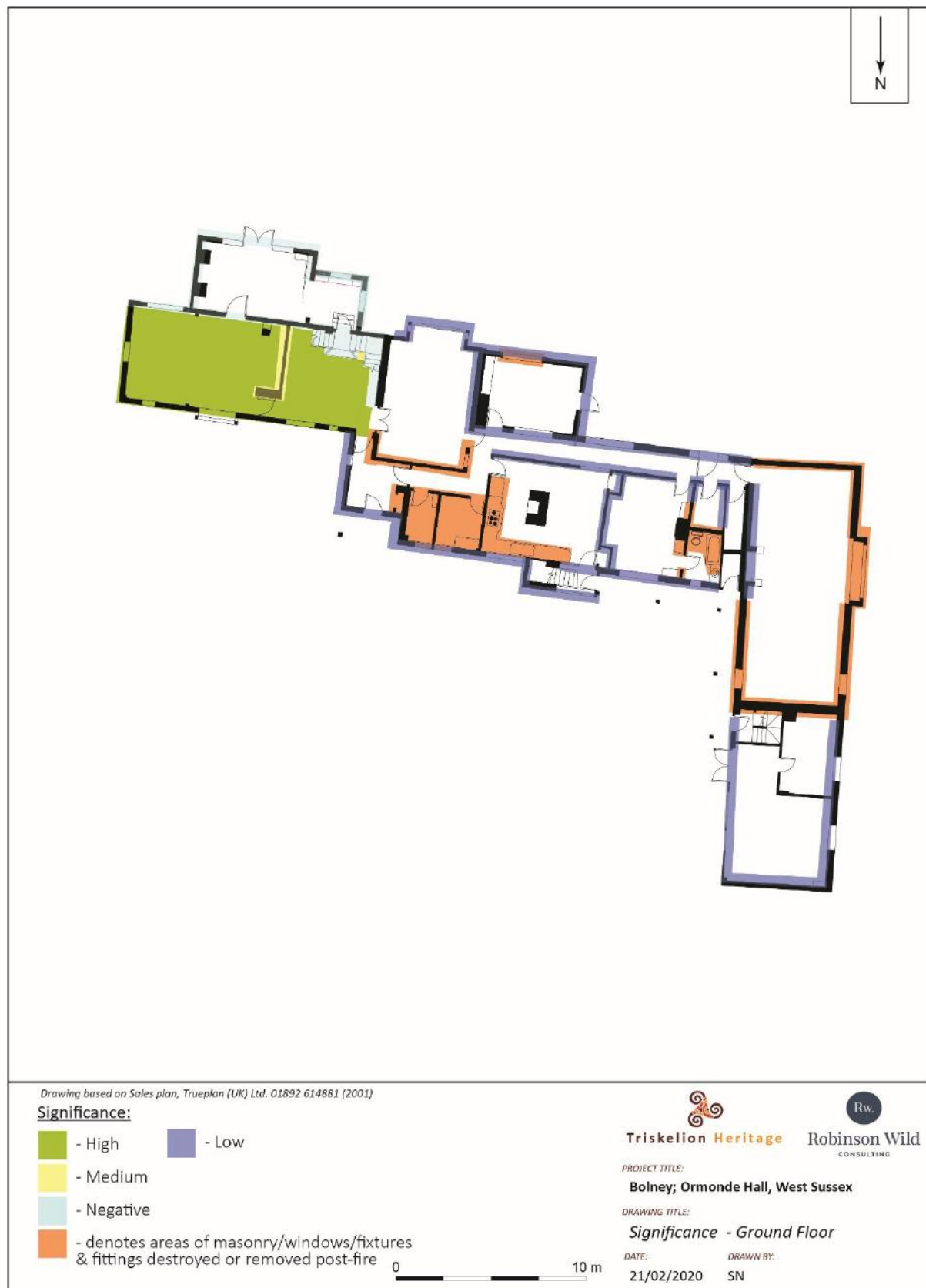


Figure 37 Significance Plan – Ground Floor

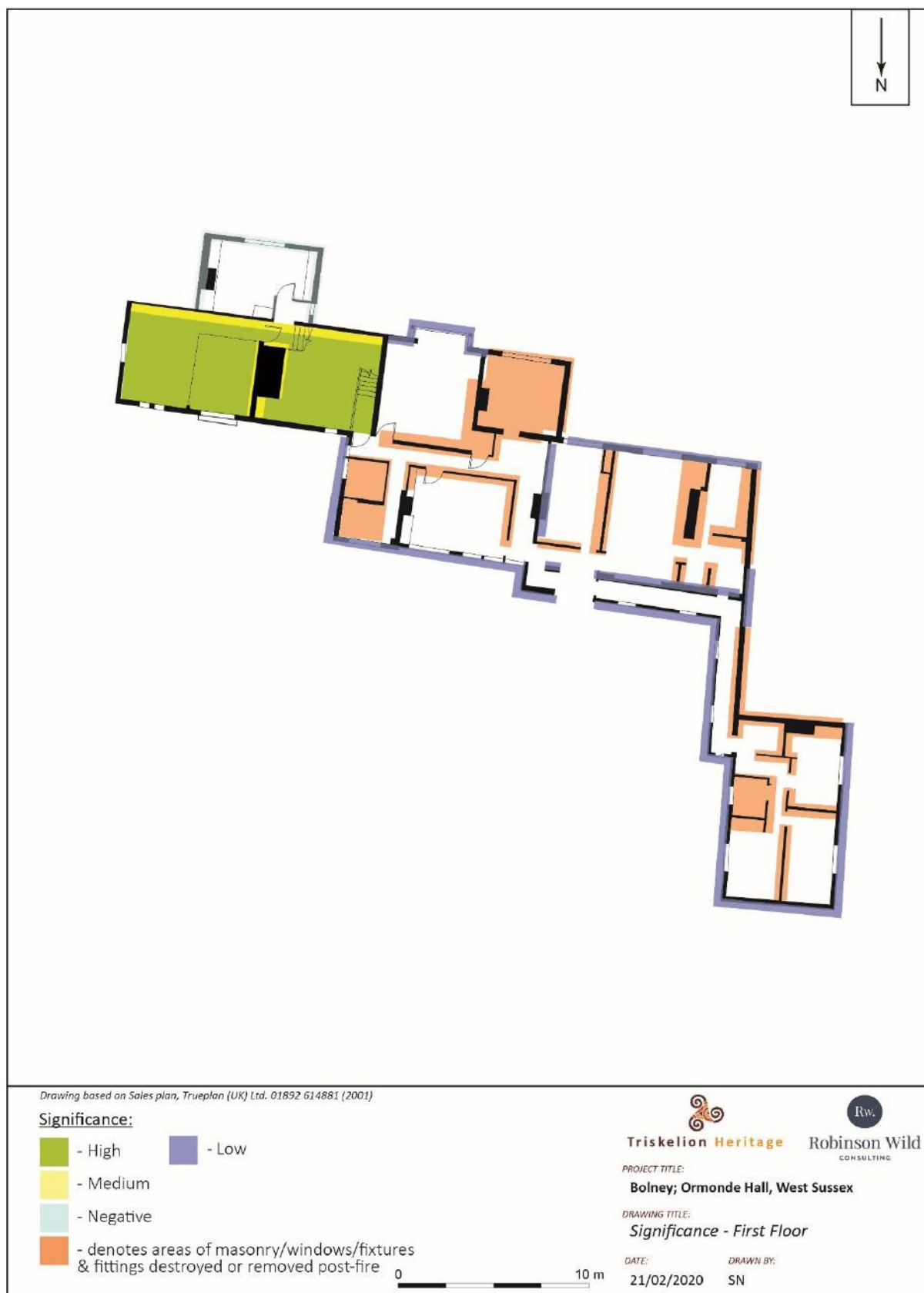


Figure 38 Significance Plan – First Floor

APPENDIX 4: DALY BUTLER ALTERATIONS

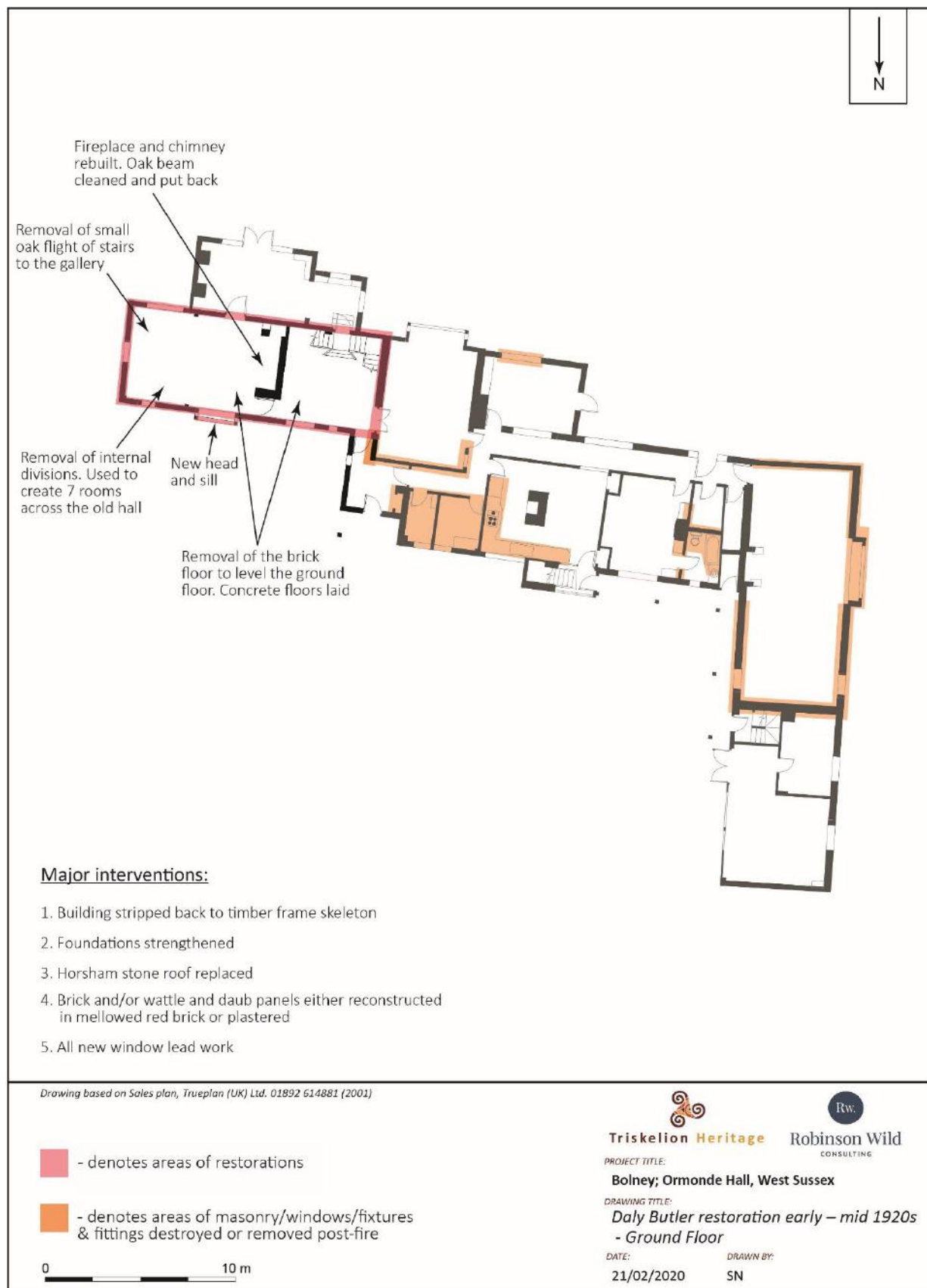


Figure 39 Daly Butler Restoration – Ground Floor

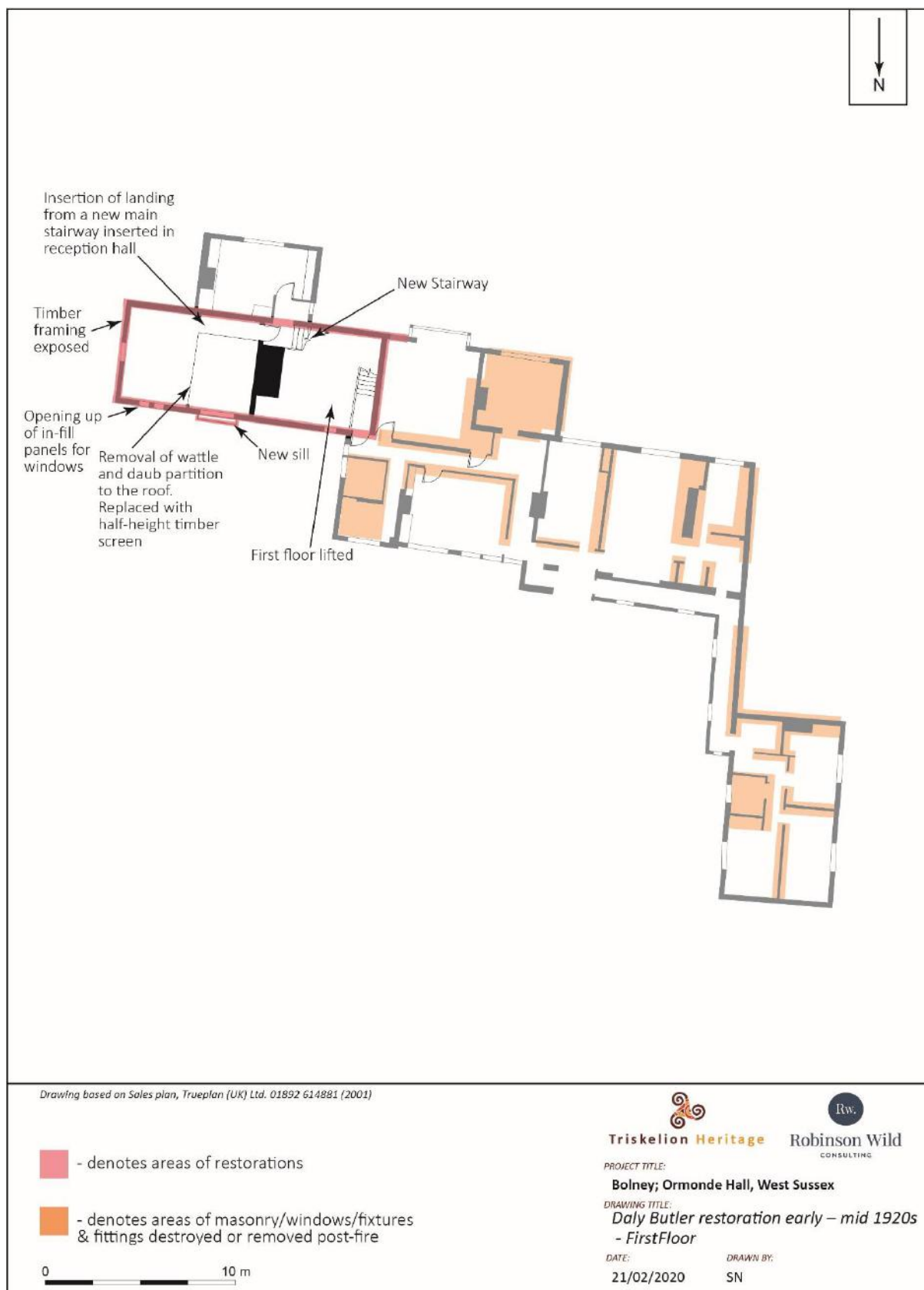


Figure 40 Daly Butler Restoration – First Floor