

Date: 18 December 2025
Revised: 08 February 2026

Heritage Response

DM/25/0780 and DM/25/0781 Red House Farm, Cowfold Road, Bolney

This statement provides a response to the Conservation Officer's comments in respect of the proposals for internal alterations and a two storey rear extension to the Grade II Listed Red House Farm and clarifications where required.

As opposed to repeating the content of the previous statement, the content of the Conservation Officer's comments is set out below and responded to accordingly. It should be noted that the amended proposals have seen two further renditions and reviews to ensure that the comments made by the Conservation Officer were taken into account as well as further consideration by the Conservation Consultant.

MSDC Conservation Comments	Heritage Consultant Response
<i>Red House Farm is a Grade II listed former farmhouse located in a rural position outside Bolney. The building dates from the 17th century and was apparently originally constructed as modest 3 bay hall house, the central bay open to the roof. The open hall was apparently floored during the 1700s, and the larger masonry chimney stack inserted at the centre of the building. This dating is taken from the original heritage statement submitted, but is an unusually late date for this alteration locally.</i>	It is agreed that the dating for the insertion of the stack is unusually late date for the alteration locally. The date referred to, 1753, was taken from the scribed markings to the first floor chimney stack and as referred to by Annabelle Palmer (Dr Annabelle Hughes) who had visited the property in 1990 and 1991. She indicated that dwelling had a highly individual configuration and that the stack was built into the hall, possibly as late as the date carved (1753). Carved initials and dates on first floor hearth: XI 1753 IR 1753 W+W+ 1953 (appended) It is also noted that when providing pre-applications comments in September 2021, the same Conservation Officer, whilst referring to the 1753 date, did not query this information. In any event, being mindful of paragraph 207, NPPF, 2024, and the fact that no alterations are proposed to the stack, the information provided is considered to be proportionate and sufficient to understand the evolution of the building with a focus on the areas where change is proposed. It also follows that there is sufficient information to assess the impact on the heritage assets from a decision-making point of view.
<i>The original and addendum Heritage Statements collectively provide a brief timeline for the development of the building, and a more detailed analysis of fabric as existing, identifying early work and later alterations, although the survey drawings referenced are not included, and the sequence of construction and alteration of the building as set out in these documents is correspondingly somewhat difficult to follow. Further external and internal alterations took place during the 20th century.</i>	It is accepted that the sequence of construction and alteration may be difficult to follow. It was not the intention to confuse. The basic assessment of the evolution of the building is contained within Section 3 of the original Heritage Statement dated March 2022. The schematics for the main periods of change are appended for ease. Reference should also be made to Annabelle Palmer's (Dr Annabelle Hughes) notes and the 1954 Drawings as well as the photographs provided.
<i>Historical map regression shows an outshot to the centre of the rear of the building in place by the 19th century, which survives as an externally accessed store, and a further addition to the southern end of the rear elevation by c.1900. As existing, outshots to the rear and southern</i>	The Conservation Officer is quite right to draw attention to the dating issues. The historic mapping shows an evolution of the building and together with the 1950's photos and 1954 plans, compared to the present-day arrangements, there is evidence to indicate that the catslide to the rear was not executed as per the 1954 drawings. The drawings show that the roof was not an

elevations are contained under a catslide roof wrapping around this corner of the building- the original heritage statement suggests that this is the result of 20th century alterations. This statement also suggests that the northern bay of the building was rebuilt during the 19th century.

extension of the eaves but sat below reading a mono-pitch roof across two bays plus the connected end bay where the kitchen is today. The 1954 plans shows a catslide to the south elevation with a dormer (not built).

On the ground today, one can see that the west roof is actually a catslide, not a mono-pitch and it wraps around the corner to connect with the southern catslide. It is most probable that these works were carried out post 1954, that is mid 20th century.

Notwithstanding this, there is evidence of attachments to the west elevation from the 1800s (19th century) onwards. There is earlier surviving brickwork and later brickwork reflecting phases of change as can be seen from the attached phasing plans, mapping extracts and the 1950s B&W photograph.

The use of tile-hanging as a method of weatherproofing of timber-framed buildings, first appeared in the latter part of the 17th century and was found almost exclusively in the South East in Kent, Sussex and Surrey. Generally tile hanging is restricted to the upper floors and gables. With the increasing production of brick in the 17th and 18th centuries, it became popular to add a false brick to elevations. For those who could afford it, a full brick was used as in the case of this building. It is therefore considered that this building was first clad with tile hanging (replaced as some later stage) to the upper floors during the late 18th century, then underbuilt with brick during the 20th century to the ground floor.

Photographs and drawings from the 1950s, coupled with the nature of the roof over the northern end bay provide evidence of partial rebuilding and change as noted in 2022 Heritage Statement, para 2.25 with further photographs shown from within the attic in the 2024 Statement. Also the west elevation to the northern bay sees brick laid in a stretcher bond, windows with brick on edge lintels, apart from that to the first floor of the hall bay. Bricks on edge also run below the eaves between the first floor window and corner.

It appears that the north elevation underwent further change with a former door to the ground floor being bricked up. Evidence remains of this opening as well as the brick face to the east elevation as per para 2.25 referred to above and photograph below. It is also noted that the 1954 drawing shows the GF being part brick with tile hanging above and the brick on edge banding under the eaves which replicates this detail to the west elevation, Coupled with this, as previously explained change occurred internally to both floors including the lowering of floor levels and the reversal of the stair arrangement.



This photograph also shows the building out of the front elevation with new brick front and tile hanging above. The window housing is built out contiguous with the applied battens to which the tile hanging has been nailed to.

In my opinion, the proposed two storey rear extension is contentious in principle due to its impact on the characteristically modest scale of the building.

Although it is set down in height from the main ridge of the house's roof, the addition remains substantial, in the context of the existing house, and in my opinion demonstrates an inappropriate relationship of scale with the historic core of the building, particularly when viewed in conjunction with the existing additions to the rear and to the south.

The extension also appears awkward and overbearing in its abutment to the existing adjacent outshots and catslide roof, and detracts from the contribution made to the house's narrative by the 19th century or earlier external store (albeit that this may have been altered during the 20th century), which would become part of the internal accommodation.

The principle of adding a cross-wing extension is not considered to be contentious as MSDC previously approved a single storey extension in this location. It is surprising that a proposed two storey cross-wing is contentious given that they are a very common and vernacular approach to extending even modest dwellings. They were rarely contemporaneous according to Brown, J 'English Farmhouses'; Martin D, Martin B, Whittick, C and Brisco J in their studies of timber framed rural housing. Therefore, where in existence, they typically would have represented later additions.

Referring to rarely contemporaneous, the earliest surviving cross-wings were added to aisled halls to replace single-storeyed end bays but by the 13th century large aisled houses were beginning to be built with integral cross-wings.

Many later examples were more commonly built to add improved accommodation to smaller houses. The cross-wing was an alternative to increasing the length and adding another bay.

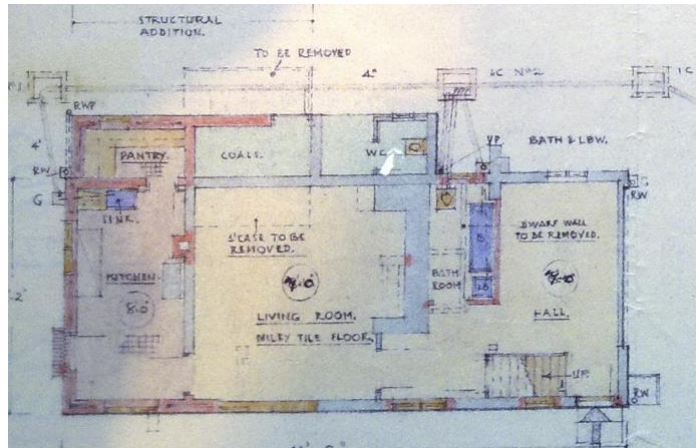
Not only does a cross-wing provide practical advantages to the provision of additional accommodation, allowing internal reorganisation, it is also an historically indisputable correct and acceptable approach and solution that respects the vernacular form.

Cross-wings by their very nature, read as a contrast to the linear form created by the bay arrangement. It is more typical for cross-wing to have gabled roofs and to be of the same ridge height as the main roof. Stepped down hipped roofs were less common according to Martin, D and Martin, B as a hipped roof would have been seen as an indication of a lack of wealth. In some instances, an additional bay was added plus a cross-wing as per the listed building Buttons, Peasmarsh.

Taking this principle and noting the *standardised* approach to extending dwellings, a conscious decision was taken to progress a two storey cross-wing that read with subservience and respected this modest dwelling. In its revised form, it is now shown with a hipped roof, lowered ridge and dropped eaves to

	the west. This has the effect of reducing the height, scale and mass of the cross-wing. The bays widths to the present-day dwellings are roughly equal but not exactly the same, and clearly the former open hall has seen a major intervention with the inglenook and its stack as well as later alterations. The house has also evolved and as a result the interior has changed with the living room having been extended into the west side additions. Nevertheless, the historic core would still be capable of being read and understood. Together, with the reinstatement of the arrangement middle bay to the first floor, there would be heritage benefit. When reading the rear elevation the step in plan form provides a sensible part of the building to extend off as per the previously approved single storey extension. The width and abutment with the existing west side additions ensures that there would not be gap at this point, unlike the previously approved single storey arrangement. The additions to the west elevation would be retained with the catslide roof over, uninterrupted. As a result, the historic core would be remain distinguishable and its special architectural and historic interest would not be harmed. It should be noted that the existing outshot extends across the original south and central bays being built off the intruded stack. This point appears to have been ignored. If the extension were of a lesser width, it would leave an unsightly and ungainly gap between it and the west side outshot. The resulting extension would appear awkwardly disproportionate and at odds with the scale, form and mass of the existing listed building, noted as being highly individual. Despite the fact that we did not consider that the originally submitted scheme to be disproportionate to the host dwelling in terms of its dimensions. Its width and extent were balanced against with the stepped plan form and the intent to ensure the catslide was not interrupted. The fact that the drawings show how the ground level falls away gives the impression of it being of a greater mass than it actually would be. Nevertheless, account has been taken of the concerns of the Conservation Officer and amendments now proposed. It should also be noted that when experiencing the existing listed building and amended proposed extension in the round and from further away (within its grounds and its setting), the would read as being diminutive and clearly an appropriate addition to the rear of the northern bay. Overall it would not confuse, harm or detract from the significance and special interest that this listed farmhouse holds.
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<i>The proposed extension also entails some loss of fabric and features to the rear elevation of the northern bay of the house - two window openings altered and enlarged to make doorways, and one blocked up. The addendum Heritage Statement recently submitted suggests that there would be a possible survival of historic fabric at first floor level to the wall below the existing window opening- this would have required further investigation were the proposed extension considered otherwise acceptable.</i>	There may well be surviving historic fabric where the proposed extension abuts the rear elevation at first floor level. Further recording can be secured by way of an appropriately worded condition requiring further recording.
<i>At ground floor the elevation appears to have been underbuilt during the 1950s and the works at this level are therefore not considered contentious.</i>	Agree.
<i>In association with the conversion of the external store to internal accommodation (a larder), it is proposed to remove and block up the external doorway, and to create a new internal door to the side elevation, which would link into the proposed rear extension. The loss of the external door, in my opinion, further erodes the character and legibility of this originally 19th century or earlier addition to the building.</i>	The arrangement of the outshots changed around the early 1900s. There was an opening but it is not clear if it accommodated a door. The 1954 drawings show that that there was a small window where the modern-day door is shown (see photo below). Adjacent was an opening with no door providing access to a wc. A door is shown located to the south with no access to the main dwelling. Post 1954 the arrangement changed as the small window was replaced with a door and the 4-light window introduced. The position of the proposed larder is where the window is shown to the ground floor in the photograph below. There is, therefore, no historical reason to justify the retention of this later door opening given the changes that have taken place over time.



Also externally, a new soil vent pipe is proposed towards the front of the northern side elevation, to serve the new bathroom at first floor. This will be an unattractive, and relatively prominent addition of visual clutter to the exterior of the building, which will detract from its appearance, including in views of the front elevation. This aspect of the proposal is in my opinion contentious, and would require reconsideration. I note that this is also highlighted as an issue within the addendum Heritage Statement.

The internal layout has been amended to show the main bathroom placed adjacent to and sharing the existing rear wall with the proposed ensuite to the main bedroom. This has the benefit of reducing service runs and the SVP being run internally against the existing rear elevation down to the proposed kitchen.

This change is considered to respond to and address this particular issue.

The proposed associated internal works affect mainly modern fabric, and in some instances reinstate elements of an earlier plan form, as is noted in the addendum Heritage Statement. At first floor, the subdivision of the northern bay to create a bathroom and reduced bedroom might in other circumstances be regarded as contentious, but here as the works also include the reinstatement of the original bay width by the relocation of the southern bedroom wall, and removal of partitioning within the central bay, the proposal is considered on balance acceptable.

Noted and agreed.

The internal works are therefore not in themselves considered on balance to be contentious. Further detail would be required by condition, were the application otherwise acceptable, regarding the detailing of the partitions and their relationship with adjacent/overlying historic fabric / timbers as appropriate.

Noted and agreed.

<i>The proposal also includes seemingly quite extensive repairs to the main roof of the house. Whilst this may not be considered contentious in principle, were the application more generally acceptable further, more specific information would be required in relation to the re-roofing works and also any associated repairs to the underlying historic roof structure, in terms of justification, method statements and drawings as appropriate to show the nature and extent of the works envisaged.</i>	Having accessed the roof area above the former hall bay and as far as access allowed, within the northern bay there is evidence of reroofing including battening, tiling and insulation, as well as modern softwood timbers. The roof of the proposed extension would abut the existing roof structure. However, and at this stage, the extent of structural work and repairs required cannot be quantified until the roof area to the western roofslope has been exposed and full access is achievable. As this is not an uncommon form of extension or relationship, and given that the intention would be to retain the existing roof structure over the northern end bay, this issue can be addressed by way of a suitably worded condition that allows for uncovering and submission of further details.
<i>In summary, the proposal raises concerns in terms of the scale and form of the proposed extension, and of aspects of the associated works to the existing building. In my opinion, this results in less than substantial harm at around the mid point of that scale to the special interest of Red House Farm and how this is appreciated. This will be contrary to the requirements of District Plan Policy DP34. Paragraph 215 of the NPPF will apply.</i>	The concerns expressed by the Conservation Officer are acknowledged and the fact that it is considered that the proposals would represent less than substantial harm as per para 215, NPPF 2024. This is placed at the mid point of that scale. However, having reviewed the comments made, it is contended that whilst change is proposed, it would also enable the reinstatement of former bay widths and partition positions – undoing past works; removing the kitchen from a sensitive part of the historic building and accommodating it within the proposed extension; enabling repairs to the historic fabric including within the roof area. At the same time, the proposed extension and internal reorganisation would secure the optimum viable use of the of this listed dwelling by improving the living accommodation and taking pressure of the more historic areas and ensuring the delivery of heritage benefits. It is reiterated that the provision of a cross-wing of this nature is influenced, not only by the special interest of the listed building itself, but also the longstanding vernacular approach to extending such buildings in a sympathetic manner. The design of the cross-wing has been changed to ensure it is more subservient – it has been reduced in length, the roof has been changed to have dropped eaves to the western slope; the dormer has been reduced in size to two-lights instead of three and breaks the eaves; the south elevation now contains one set of French doors with two-light window above instead of two x two-light windows; and the north elevation only contains a single light window to the first floor ensuite with the three-light window deleted. It is reiterated that the cross-wing as shown provides practical advantages to the provision of additional accommodation, allowing internal reorganisation, it is also an historically indisputable correct and acceptable approach and solution that respects the vernacular form. Therefore, when considering the impact of change, it would, in my opinion, sit at the very lower level of the less than substantial harm calibration to the point of having a degree of historic neutrality. In this case and noting the great weight given to any level of harm, it is for the decision-maker to ascertain if the heritage benefits arising would outweigh the level of harm perceived to arise. As such and appreciating that this listed building has undergone extensive change over time, the amended proposals present opportunities to reinstate the former arrangement to the hall bay; to remove the kitchen from its current position where there is clearly sensitive historic timber framing and fabric visible and to rationalise the function of the most altered northern bay, particularly at ground floor level. As the proposals will require stripping out and making good, again, a condition can be imposed requiring a schedule of works

	and accompanying method statements because the extent of intervention and repairs cannot be fully ascertained at this stage. Bearing in mind the points set out, the clear historic prevalence for two-storey cross-wings and extremely low level of perceived harm, the heritage benefits to be gained, the balancing exercise should tilt in favour of the proposals.
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End

Dr Annabelle Hughes (nee Palmer) - Notes from 1990 and 1991

Red House, Bolney, Sussex was occupied between about 1895 and 1905 by Charles and Charlotte Caroline Powell and their family. Charles, who was a gardener, probably worked at Eastridge (now a retirement home) while Charlotte ran a laundry business, using a donkey-cart for collections and deliveries.

Charlotte, daughter of John and Ann Probetts, was born at 24 Prince's Place, Kensington on December 23rd 1854. She had been married twice previously: first at Paddington on May 25th 1873 to Charles Robert Monger, a 22 year old cab driver, who died in the West London Hospital on February 18th 1880 from tetanus contracted after an accident. And second to Frederick Thomas Moore, a 36 year old carman, at Kensington on December 8th 1885. There appear to have been no children from the first marriage but when Frederick Moore died in Paddington Infirmary on November 23rd 1887 he left a daughter, Harriet Ann, who had been born in 1886.

We don't know why Charlotte and Harriet travelled to Sheet, Hampshire, but on December 1st 1888 Charlotte married there Charles Powell, giving her age on the marriage certificate, although she had been born in 1854, as 32. (She had also reduced her age by two years when she married Frederick Moore.)

Charles had been born in Sheet, on August 8th 1856, at 9 Sheet Street (re-named Village Street in the 1870s), one of the seven children of William and Ann Powell.

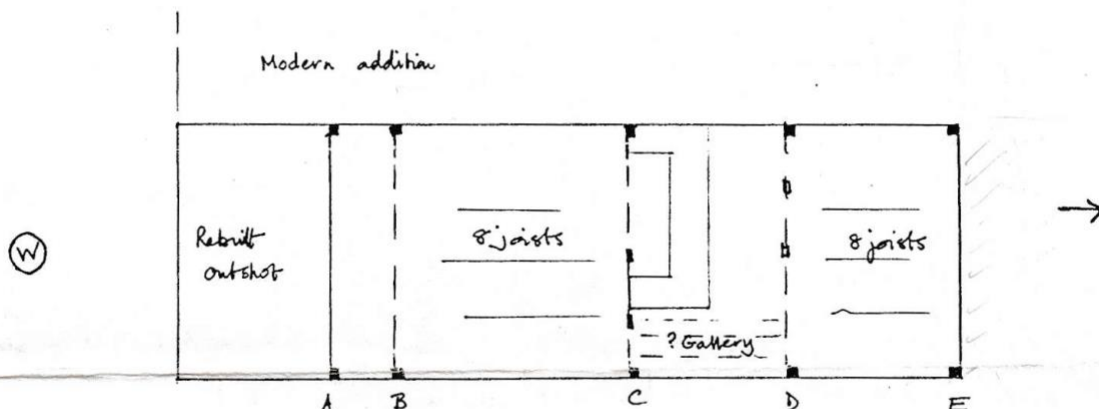
After the wedding Charles, Charlotte and Harriet moved into Tanyard Cottages, a short way down the hill from Sheet church, where Norah Rose, Albert Arthur and Hagar Ellen were born. We don't know Norah's birthday but Albert's was February 9th 1890 and Hagar's February 20th 1893.

In about 1895 the family moved to Red House. Again we don't know the reason for the 36-mile move but the fact that there were several Powell families in Bolney at the time raises the possibility of a family information grapevine about available employment. The children attended Bolney school, situated behind the churchyard.

They left Red House in 1905, moving perhaps immediately but certainly eventually to Banstead, Surrey, where Charles worked as a gardener at Apsley House.

Charles died on October 4th 1939, Charlotte on March 25th 1949 and they are buried together in Banstead churchyard, in Old Caton's Corner, under the yew grove.

May 1990



Externally the building is largely tile-hung above brick to first-floor, with a central stack, gabled to the north, hipped to an outshot on the south, all under a tiled roof.

Internally there are five pairs of principal posts with jowled heads. From the south, the outshot has been rebuilt in brick; the first two pairs of posts are close together (A/B) making a bay of less than two feet; the jack rafter of the hip is set on the tie of the outermost pair of posts (A). The remaining three bays (B/E) are roughly equal in size, the large stack taking much of the central bay. Joisting in B/C and D/E runs north/south and appears to be original, as do the three joists to the east side of the central bay (C/D). There are partition crown-posts braced to the ties at C and D, and heavily sooted partitioning of wattle and daub. The roof over D/E has been re-built with side-purlins to a gable.

There is evidence indicating studs for partitioning at ground floor level, to the east side of truss C and west side of truss D. At first floor, on the east side, there are indications for a doorway on each truss, suggesting a gallery/passage between B/C and D/E. There is no indication of an original trimmer for a stair in either floored bay.

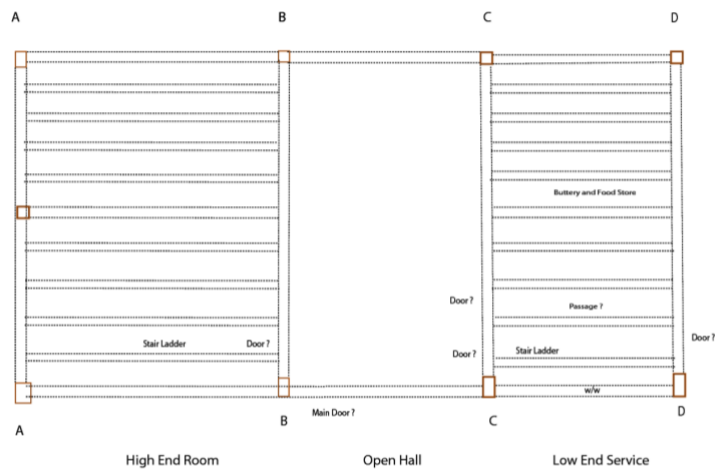
A possible interpretation of this highly individual configuration is that the narrow bay A/B provided a covered external access to first floor; there was always a gallery to walk across the side of the open hall; at ground floor there were staggered screens between end bays and hall bay before the stack was built into the hall, possibly as late as the dating carved (1753).

Carved initials and dates on first-floor hearth:

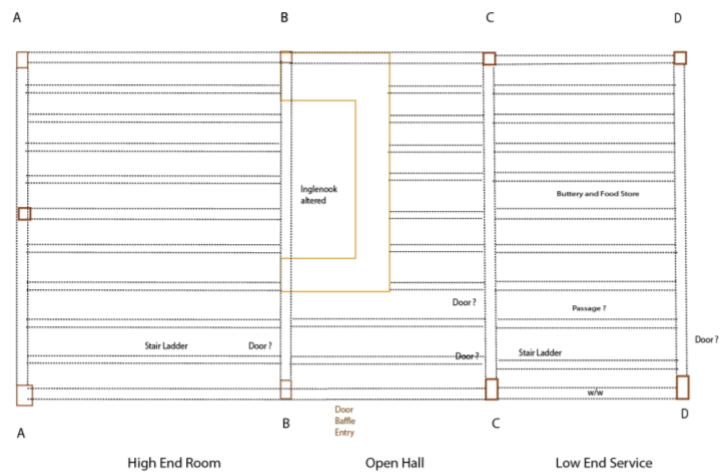
XI 1753 IR 1753 W+W 1753

Annabelle F. Palmer
1991

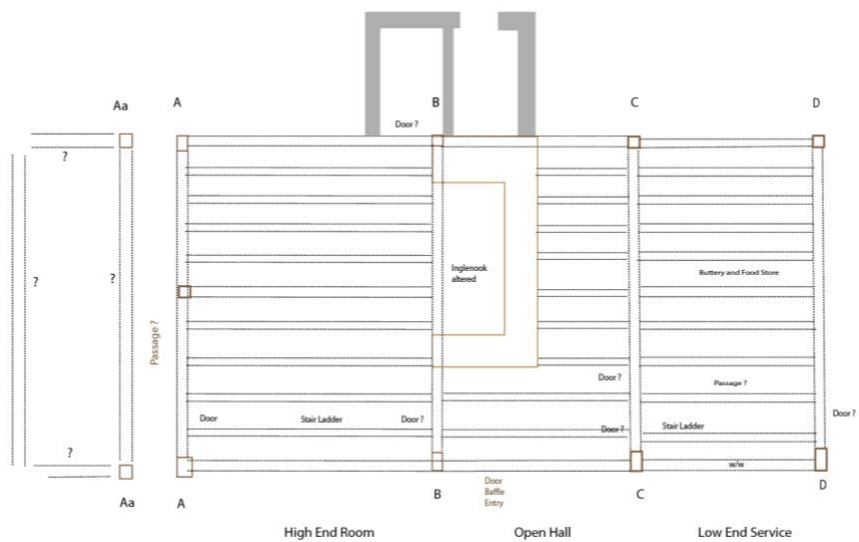
Phase A – 1600s



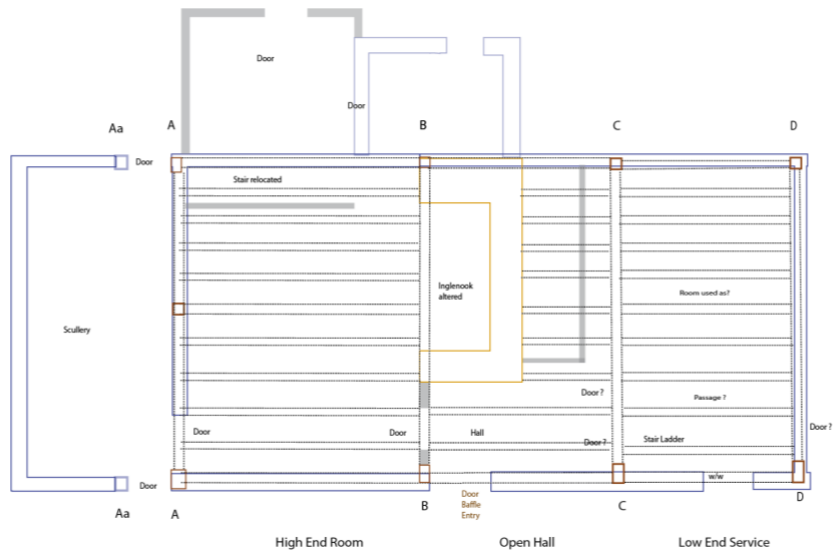
Phase B – 1700s



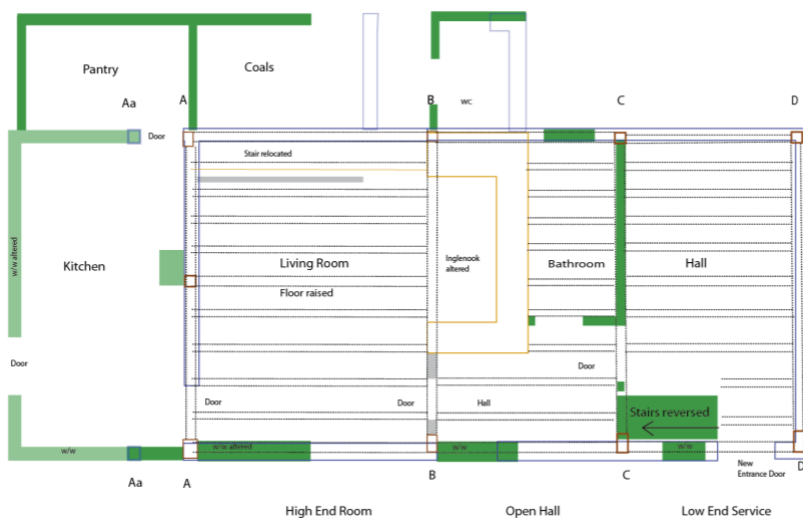
Phase C – 1800s



Phase Di – Early 1900s



Phase Dii - Mid 1900s



Alterations in Progress circa 1950s. The ground floor saw an additional skin added including to the north elevation. The doorway at Aa-A was removed and the roof was in the process of being altered from a gable to a barn hip.



Front



West



East/North

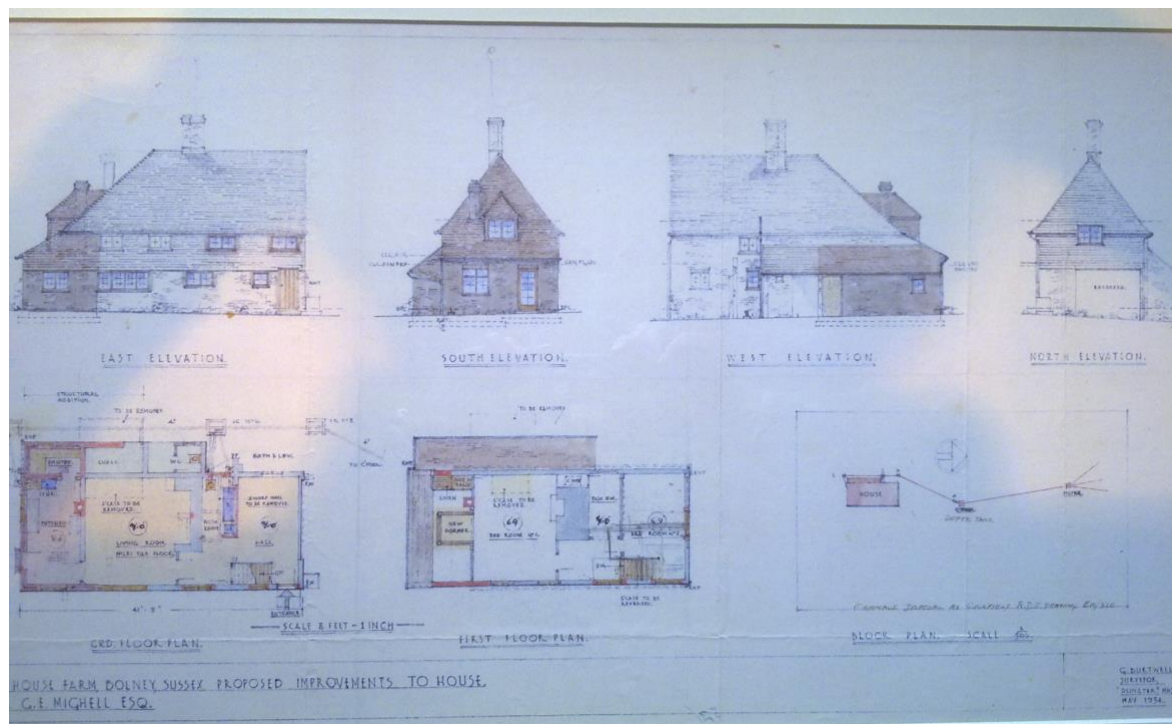


South

Windows were not only altered in terms of configuration but also new windows were introduced and a new stack, removing a previous flue.



1954 Drawings (not fully implemented)



Drawings prepared by G Burtwell for G. E Mighell ESQ

Phase Diii – Post 1950's

