

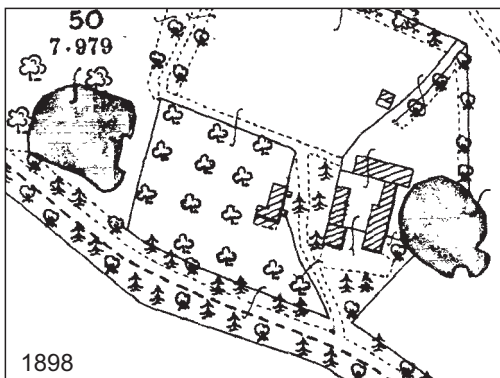
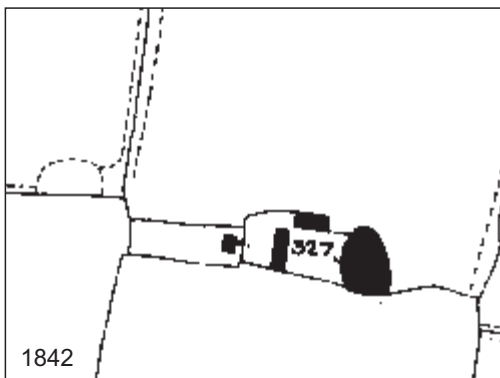


HB Archaeology & Conservation Ltd

REMOVAL OF DISUSED AND REDUNDANT AGRICULTURAL BUILDINGS & THE CREATION OF AN EVENTS VENUE AT TWINEHAM COURT FARM, BOB LANE, WEST SUSSEX, BN5 9AZ

(NGR: TQ 24485 20807)

HERITAGE STATEMENT & IMPACT ASSESSMENT



Ordnance Survey Licence No. 100053630

Report No. 2024546

Commissioned by
Telbridge Properties

Prepared by Maggie Henderson

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APPENDICES

Appendix 1: List Entry Description

Appendix 2: West Sussex Historic Environment Record Reference No. 202324-085

1.0 INTRODUCTION

- 1.1 HB Archaeology & Conservation Ltd was commissioned by Telbridge Properties Ltd to prepare a heritage statement and impact assessment to accompany an application proposing the reinstatement and alterations to existing ancillary buildings and associated landscaping work at Twineham Court Farm, Bob Lane, West Sussex (Figure 1).

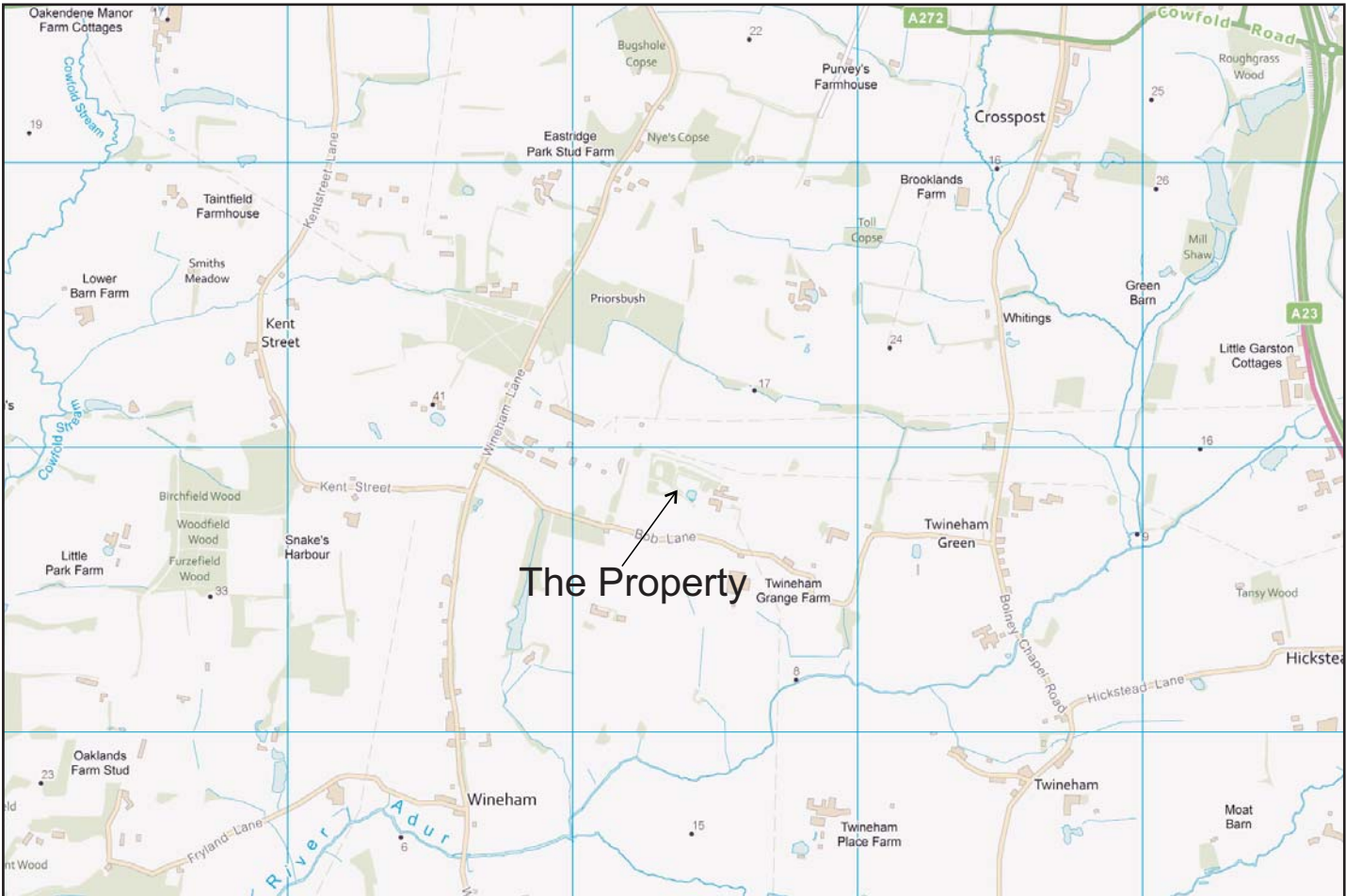
2.0 SCOPE & METHODOLOGY

- 2.1 The property was visited in order to ascertain the original form and subsequent historic evolution of the property as a whole drawing upon the results of an earlier report prepared by the author focussing on the grade II listed farmhouse (Henderson, M. 2022, HBAC Report No. 2022499).
- 2.2 Several site visits were undertaken accompanied by the owner, their planning consultant and architect to ensure that any proposals would be informed by the historic origin and evolution of the site to ensure that any impacts upon the special character, significance or setting of the listed building could be effectively managed from the outset. Off-site discussions and collaboration were also undertaken as the scheme evolved, again to ensure a heritage-led and evidence-based approach to the project.

3.0 LOCATION

3.1 Location

- 3.1.1 The property is situated on the north side of Bob Lane to the east of Wineham Lane as it extends between Wineham to the south and the A272, the Cowfold Road, to the north (Figure 1). The farmhouse is accessed via a long track or drive leading up to the east side of the building and its gardens, through the forestall or working yard of the former farmyard. The majority of the defunct farm buildings are situated to the east of the track and yard; these include the remains of the historic farmstead as arrived at between 1876 and 1898.
- 3.1.2 The farmhouse is L-plan, comprising two ranges that are the result of two separate phases of construction. The house is surrounded on all sides by gardens; those to the east are narrow and are commensurate with a buffer or border between the buildings and the track.
- 3.1.3 A surviving historic farm building is situated to the east side of the track, opposite the house, surrounded by later structures added for the most part between 1938 and 1956. Further remnants of the historic group are indicated, with their associated yards, to the northeast, on the east side of the long 20th century range (Figure 1).



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|---|----------------|--|----------|
| © HB Archaeology & Conservation Ltd | | Twineham Court Farm, Bob Lane, Twineham, BN5 9AZ | Figure 1 |
| Project Ref: 2024546 | September 2024 | Property Location (TQ 24485 20807) | |
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4.0 DESIGNATIONS

4.1 Twineham Court Farmstead

- 4.1.1 A single building remains within the farmstead to the east of the farmhouse: this was constructed between 1876 and 1898 as part of a substantial building campaign that included the construction of Twineham Court and the creation of a designed landscape that extended to and encompassed the neighbouring farmhouse and farmstead.
- 4.1.2 The surviving building has been interpreted as a cart or wagon lodge with a loft above it (Henderson, M. 2022. HBAC Report No. 2022499). The pre-1948 date of construction, shared ownership and the proximity of the building to the grade II listed farmhouse means that the ancillary building would be considered as curtilage listed.

4.2 Neighbouring Heritage Assets – Twineham Court Farmhouse

- 4.2.1 Twineham Court Farmhouse, to the west of the surviving farmstead building was listed as grade II on the 11th of May 1983. The building is described as being 17th century or earlier in origin (Appendix 1; List entry number: 1025579). Recent work undertaken by the author has confirmed a late 16th or early 17th century origin for the building (100 +/- 25 years).
- 4.2.2 The description in the list entry is purely for the purpose of recognition and as such is primarily based on external appearance. The description must not be treated as a comprehensive schedule of those elements which are legally protected as no matter what grade, the legislative cover not only relates to both the interior and exterior, but also extends to any building or structure within the curtilage which predates the 1st of July 1948.

5.0 HISTORIC MAPS

5.1 Early Maps

Tithe Map

- 5.1.1 The tithe map of Twineham prepared in 1842 shows the farmhouse as a compact rectangle situated close to the eastern end of a long rectangular-plan enclosure (Plate 1). The house is accompanied by a pair of agricultural buildings to the east of it and a large pond. The property at the date the map was prepared was known as Riddens Farm.
- 5.1.2 The tithe apportionment assessed the farm at 53 acres, 2 roods and 15 perches, all excepting pasture at 4 acres, 3 roods and 6 perches, were under arable. Plot 327 is described in the apportionment as *Homestead, buildings, yards, etc.* The property was owned and occupied by Edmund Davey.

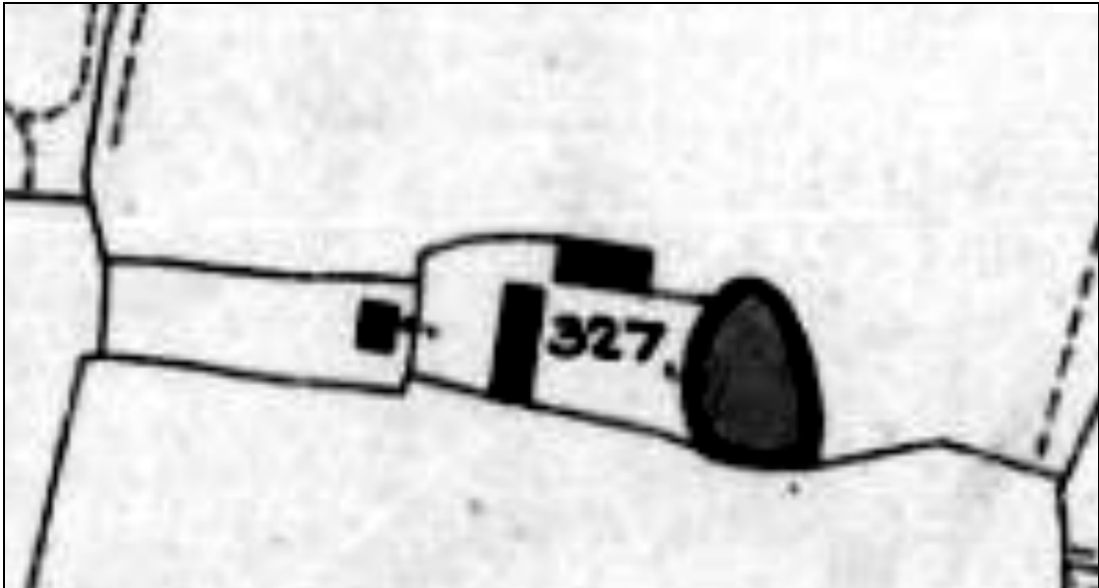


Plate 1: Tithe map extract, 1842

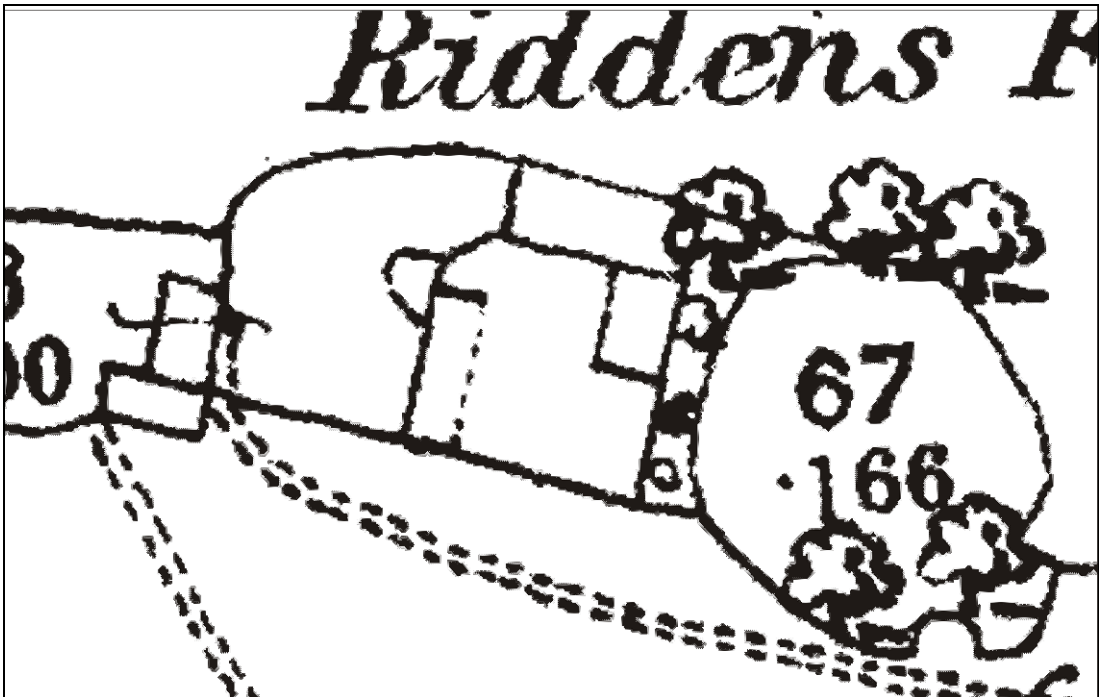


Plate 2: First edition Ordnance Survey map (1:2500), 1876

5.2 The Ordnance Survey Maps

- 5.2.1 The first edition Ordnance Survey map shows the property in good detail, still known as Riddens Farm and comprising the farmhouse at the eastern end of a rectangular-plan enclosure, accompanied on its eastern side by a small group of agricultural buildings. The pond is illustrated, with another of similar size at the western end of the domestic enclosure and two new access tracks are shown leading to the house (Plate 2).
- 5.2.2 The farmhouse had been substantially extended, adding a new front wing to the existing compact building. The wing, set at right angles to the pre-existing range, filled

the corner of the enclosure shown on the earlier map (Plate 2). The clear distinction between the two ranges, may in this instance, reflect dual occupancy.

- 5.2.3 A small ancillary building with its own yard is shown to the west of the farmhouse. The farmstead proper had gained an extension to the north range while the west range is shown as open-fronted on its eastern side (Plate 2).

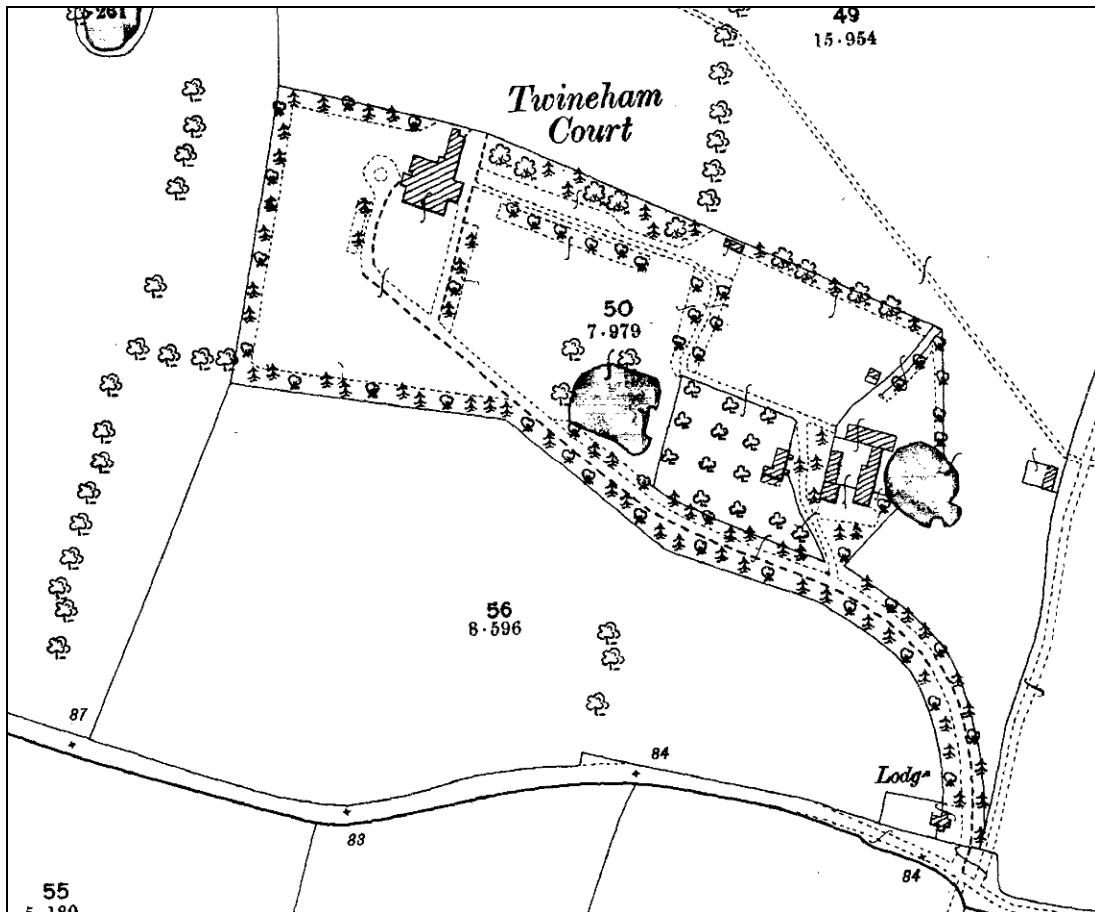


Plate 3: The first revision Ordnance Survey map (1:2500), 1898

By 1898

- 5.2.4 Twineham Court had been constructed by this stage, situated to the northwest of what had been Riddens Farm. New planned gardens and grounds had been laid out with paths leading between the new house and the pre-existing one. The garden enclosure associated with Riddens Farmhouse had been extended and is shown under orchard.
- 5.2.5 The farmstead to the east of the house had also been enlarged, creating a regular courtyard-plan layout, still served by the pond on its eastern side. New paths and tree-lined boundaries are indicated; together with a few stand-alone structures within the wider surroundings of the original group including an entrance lodge to the southeast at the junction with Bob Lane (compare Plates 2 and 3).
- 5.2.6 The general arrangement and form of the buildings are indicative of a livestock shelter shed with an open front on its eastern side for the building occupying the southwest corner of the courtyard, and a barn and cow-shed or similar to the north and east respectively. The enclosure boundary on the south side of the group lines up

with the division between the two wings of the farmhouse: this is useful in determining which buildings survive and which are later additions on subsequent historic maps.

- 5.2.7 The regular courtyard-plan farmstead comprised a central almost T-shaped enclosure flanked by ranges on its eastern and western sides. Further ranges external to the central yard were situated against the north boundary and to the east and west sides of the south boundary (Plate 4).
- 5.2.8 The shelter-shed, barn and adjoining cow-shed or similar remained in situ, the latter now extended through the addition of a wider rectangular-plan building added against its southern elevation. The shelter shed also remains in situ, its open-front now enclosed and a new structure (the cart-lodge), to an almost square-plan had been added to its south side, beyond the confines of the original enclosure (compare Plates 2 and 3).
- 5.2.9 A new shelter shed had been added with an enclosure on its western side to the east of the group, providing additional livestock facilities within the large irregular field to the east of the courtyard group and pond (Plate 3). A smaller structure and enclosure can be seen within the field to the north of the farmstead, the entire group indicative of a desire to provide wider livestock accommodation within the farm as a whole.
- 5.2.10 The final new structure added to the wider group was the lodge at the junction of the driveway and the highway. The redevelopment of Riddens as part of Twineham Court as charted through the historic maps certainly illustrates a high degree of expenditure intended to substantially improve the farmstead facilities and its setting during the final quarter of the 19th century.

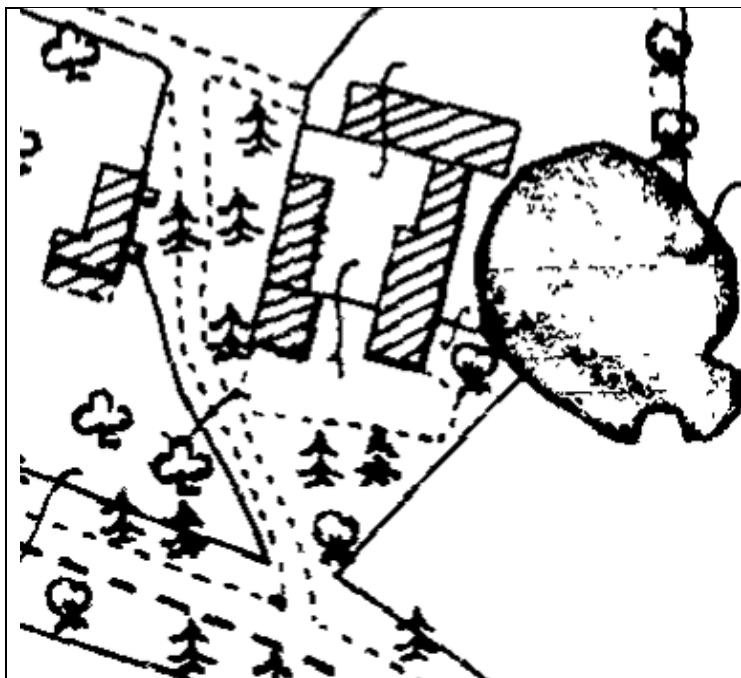


Plate 4: Detail of the 1898 edition OS map showing the farmstead

- 5.2.11 The farmhouse retained the L-plan layout arrived at between 1842 and 1876, supplemented by two small projections on the east side and a large open-fronted extension to the south. The south extension may have been a pentice, canopy, veranda or similar due to its open fronted south elevation (Plate 4).

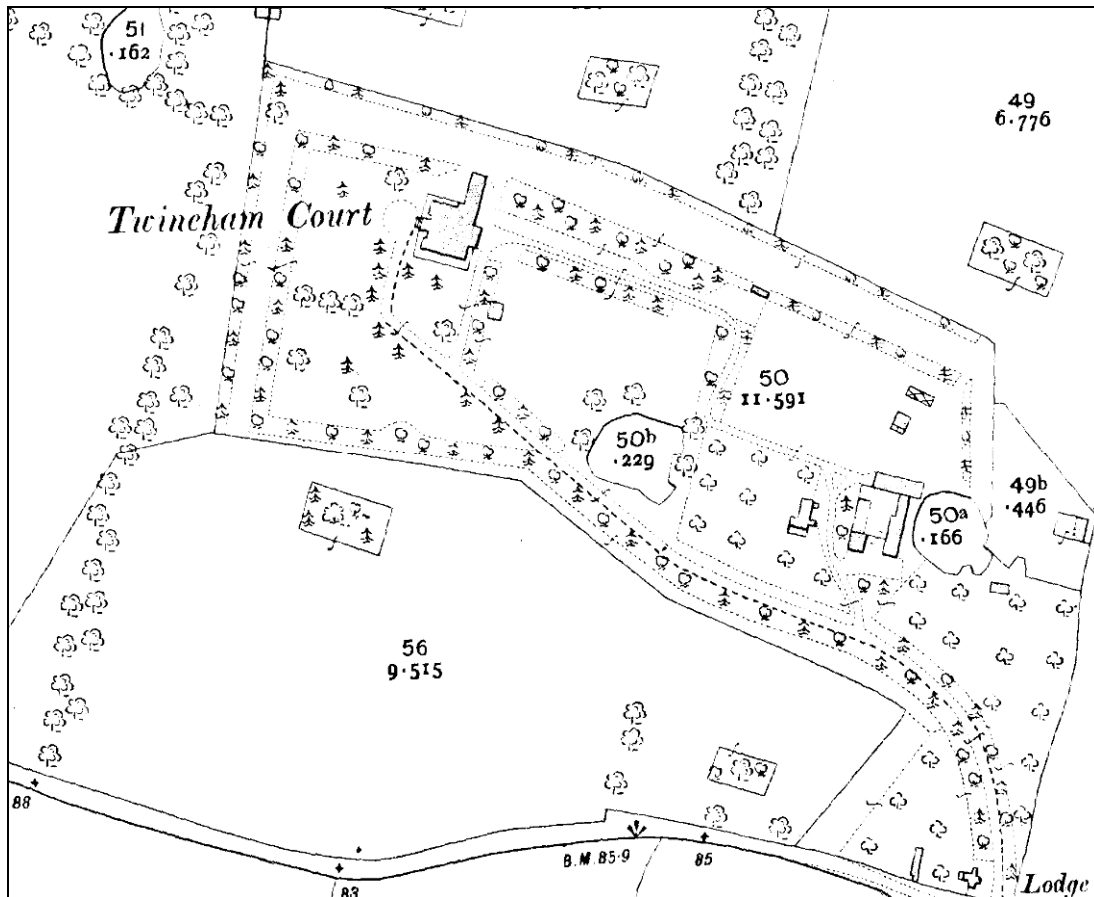


Plate 5: The second revision Ordnance Survey map, 1911

Between 1898 and 1911

5.2.12 No clear changes are indicated to the group on the 1911 edition map (Plate 5).

Between 1911 and 1938

5.2.13 A particularly notable event occurred between 1911 and 1938: the loss of Twineham Court to the northwest of the farmstead and its lodge to the southeast. Twineham Court had been constructed between 1876 and 1898, in conjunction with extensive landscaping and the investment in the development of Twineham Court Farm. The endeavour was a short-lived one, the house removed and the farmstead reduced between 1911 and 1938 (compare Plates 5 and 6).

5.2.14 By 1938 the south pentice or canopy-type extension had been removed from the south side of Twineham Court farmhouse and the farmstead group reduced to two buildings, still shown in association with the pond (compare Plates 5 and 6). A new rectangular-plan range had been added to the north of the farmhouse (Plate 6).

5.2.15 The defined courtyard-plan layout for the farmstead, created during the 19th century had also been lost in the early decades of the 20th century.

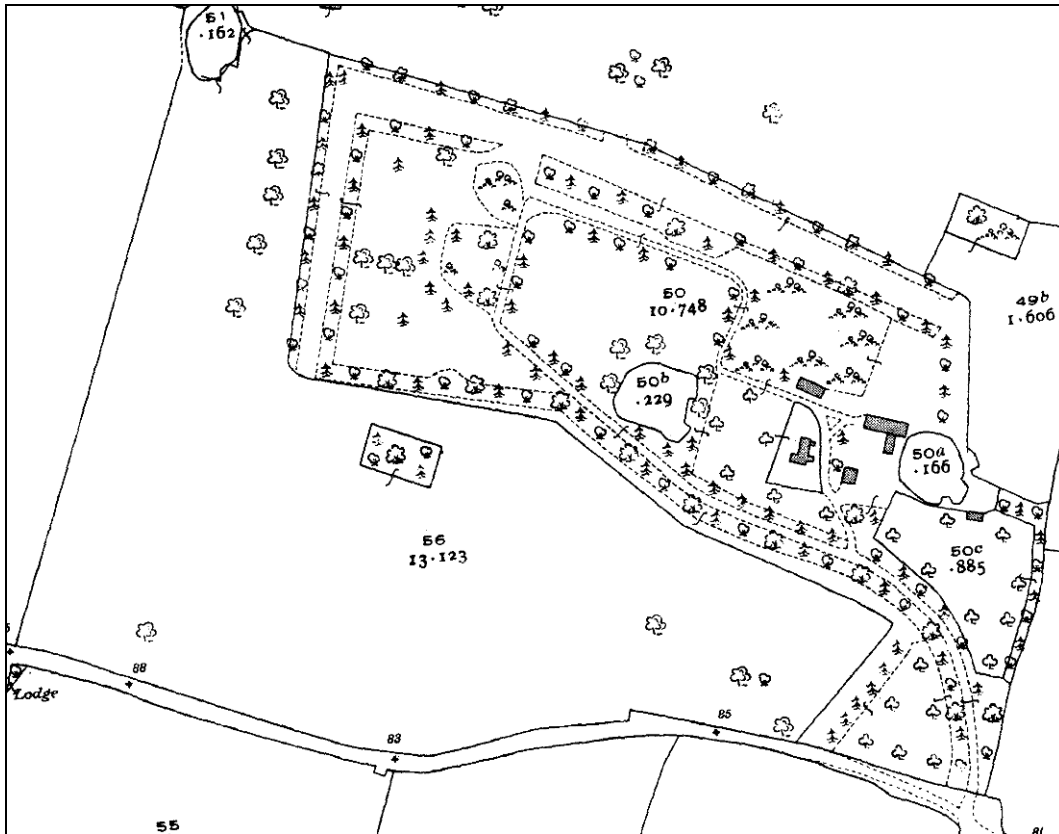


Plate 6: Third revision Ordnance Survey map, 1938

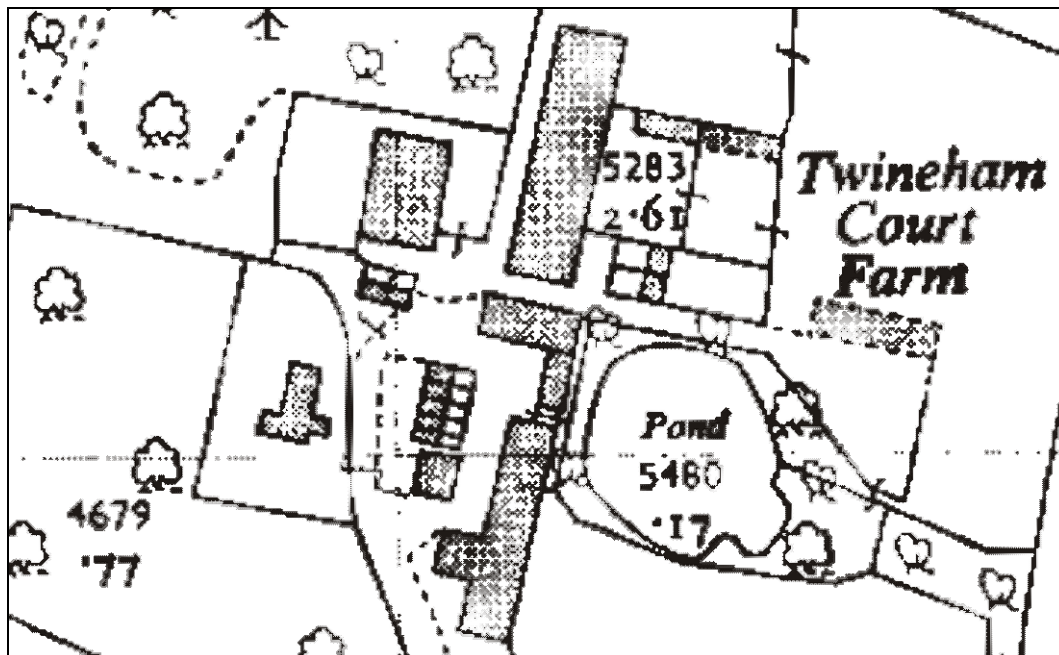


Plate 7: National Grid Ordnance Survey map, 1956

By 1956

- 5.2.16 The property had been altered between 1938 and 1956, comprising the substantial enlargement of the former farmstead group. The farmhouse remained broadly the same, albeit with the removal of the northern of the two small extensions on its eastern side (Plate 6).

The farmstead

- 5.2.17 Renewed interest and investment in the agricultural endeavour at Twineham Court Farm is apparent in the years between 1938 and 1956 (Plate 7).
- 5.2.18 Remnants of the earlier group remain discernible despite the loss of the defined central courtyard and the loss of the shelter-shed that had occupied its southwest corner. The probable barn and cowshed remain in situ and the building to the south of the latter had been substantially extended or rebuilt to a T-plan arrangement: this extended much further to the south than the earlier farmstead buildings. The square-plan ancillary range, a cart-lodge or similar with a loft over, situated to the southeast of the farmhouse had also been retained.
- 5.2.19 A new group replaced the southwest shelter shed, laid out as a series of small pens and associated yards, commensurate with a pigsty function. A further group of similar facilities was added to the northeast of the first (Plate 7).
- 5.2.20 Beyond the core-farmstead site, a large building campaign had been undertaken, adding two particularly large rectangular-plan buildings, one to the northwest and the other to the north of the original barn. A series of very regular yards and enclosures abutted the new large northern range on its eastern side: these comprised a combination of enclosed and open-fronted structures. A final building, open on all sides, was added to the east of the new group (Plate 7).
- 5.2.21 All of the new buildings in the group were of mass-produced and generic type, intended to accommodate larger modern machinery and to increase capacity for livestock accommodation and associated facilities (storage barns, shelter-sheds, covered yards).



Plate 8: Google Earth image of the property as existing in 2022

As Existing

- 5.2.22 Remnants of the mid-20th century farmstead remain in situ (compare Plates 7 and 8) whilst the historic buildings that had survived into the 1950s, the probable barn and attached cow-shed were removed. The pigsties present on the 1956 map were also removed and replaced by a Nissen hut (compare Plates 7 and 8). Another Nissen hut was added in the location of the former cowshed. Two concrete garages were added to the east of the farmhouse, obscuring the visual link between the house and the sole surviving late 19th century ancillary building (compare Plates 7 and 8).

6.0 HISTORIC FARMSTEAD CHARACTER

6.1 Introduction

- 6.1.1 Twineham Court Farm is situated within the Low Weald National Character Area (NCA 121: Low Weald). The Farmstead and Landscape Statement for the Low Weald NCA¹, prepared by Historic England described the *historic* character of the area as comprising the following:

'A broad, low-lying clay vale which largely wraps around the northern, western and southern edges of the High Weald. It is predominantly agricultural, supporting mainly pastoral farming owing to heavy clay soils, with horticulture and some arable on lighter soils in the east, and has many densely wooded areas with a high proportion of ancient woodland (Lake and Edwards, 2020).

6.2 Historic Farmstead Types and Characteristics

- 6.2.1 The most common historic farmstead type identified for the area are as follows:

- very high densities of isolated farmsteads
- Many farmsteads are small, loose courtyard plan
- Large-scale regular courtyard farmsteads concentrated to the west
- Multi-yard plan farmsteads, either dispersed or regular in their overall form, are a distinctive feature of this area

- 6.2.2 Beyond the layout of the farmstead, the historic character is also derived from the building types and the materials utilised in their construction. For character area 121, farmsteads are dominated by:

- Barns (one or more, often aisled to one side), some multi-functional; with outshots/lean-tos
- Cattle housing – single storey, facing into their own yards

6.3 Significance

- 6.3.1 The farmstead study concludes that the Low Weald has a high rate of survival of traditional farmsteads, 80% of those recorded retain some former farmstead character, '61% of farmsteads mapped from c.1900 have retained more than 50% of their historic form, the highest percentage recorded in the South-east of England (Lake and Edwards, 2020:3).

¹ <http://publications.naturalengland.org.uk/publication/12332031?category=587130>

6.4 Materials

6.4.1 In the character area, the following materials are prevalent as set out in the Farmstead Study as follows:

- Timber framing
- Weather-board cladding
- Uninterrupted tiled roofs

6.5 Twineham Court Farm Historic Character

Courtyard-plan

6.5.1 The historic character of Twineham Court Farm was that of a simple single courtyard-plan with buildings on two sides of the yard: this remained the case until the final quarter of the 19th century.

6.5.2 Between 1876 and 1898, the compact courtyard plan was extended by the addition of a further pair of buildings added against the south side of its predecessor, creating a second informal yard or area between the first and the driveway (Plates 2 and 3). The late 19th century alterations were undertaken in conjunction with the redevelopment of the wider landscape setting of the farmstead, this is clear in the creation of Twineham Court to the northwest and the designed landscape that accompanied it. The investment at Twineham Court Farm was part of the redevelopment, creating a compact model-like regular courtyard-plan farmstead that incorporated the earlier buildings on the same site.

Demise

6.5.3 The life of Twineham Court was an abrupt one, the house and its landscape setting created between 1876 and 1898 only to be demolished and reduced in the early decades of the following century. Between 1911 and 1938 Twineham Court was demolished and the courtyard-plan farmstead to the east of the farmhouse reduced in size, creating a dispersed effect to the remaining buildings due to the loss of the defined central courtyard.

Resurrection

6.5.4 The fortunes of the farmstead were renewed between 1938 and 1956 through investment in a substantial group of new mass-produced buildings, creating a large dispersed multi-yard layout.

Landscape

6.5.5 The farming landscape at the date the tithe map (1842) was prepared was one of small well-defined and regular fields interspersed with the occasional and often compact farmsteads, with settlements were concentrated along the main highways.

6.5.6 Twineham Court Farm, known in 1842 as Riddens Farm, at the time at 52 acres, 2 roods and 15 perches, remained in the same discrete agricultural landscape setting until sometime between 1876 and 1898. As outlined above, Riddens Farm became part of a larger planned property through the addition of a substantial domestic

dwelling to the northwest of the farmhouse in conjunction with a re-design of the landscape that surrounded both buildings (Plate 9).

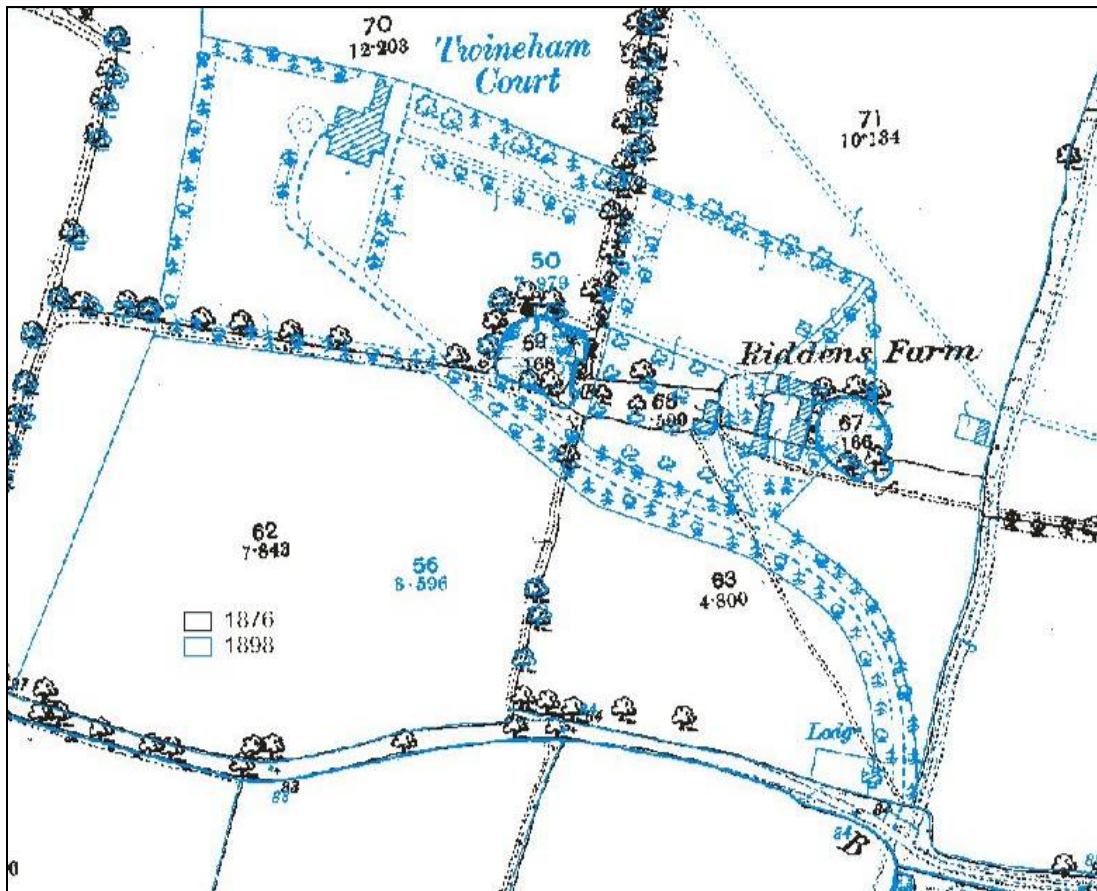


Plate 9: The creation of Twineham Court Farm between 1876 and 1898, encompassing and re-developing Riddens Farm

- 6.5.7 A new sweeping tree-lined avenue accessed the property from Bob Lane to the south adjacent to a newly built lodge. The sinuous driveway led past the southern end of the former Riddens Farm and continued on towards the newly built Twineham Court (Plate 9). Orchards and avenues were added to the group and the former compact farmstead to the east of Riddens farmhouse was extended and adapted to create a larger courtyard group and a few dispersed additional buildings were added to the north and east of the courtyard (Plate 9).
- 6.5.8 Between 1911 and 1938 Twineham Court and its lodge had been demolished and no trace of it is indicated on the Ordnance Survey map surveyed at that time. The new and substantial house had survived for a maximum of 62 years (appearing at some stage between 1876 and 1898 and being demolished between 1911 and 1938).
- 6.5.9 It wasn't until the mid 20th century that new investment had been made at the farmstead: this comprised the addition of most of the mass-produced block-work buildings, the remains of which currently occupy the site. The remains of the designed landscape still survived, principally as a network of paths and tracts of woodland, contrasting strongly with the very regular multi-yard layout of the newly developed farmstead, much of which had been finished in concrete to create yards conducive to rearing livestock (Plate 10).

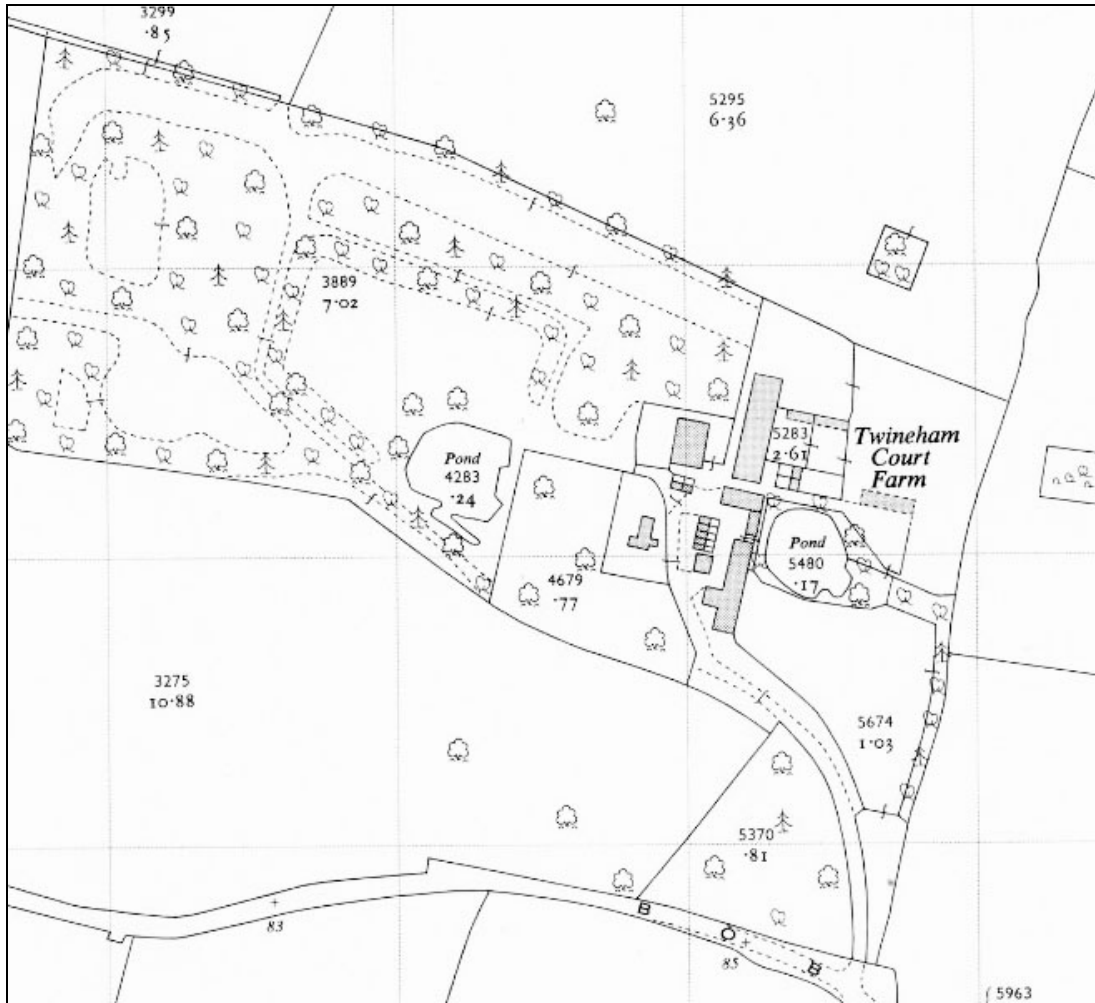


Plate 10: The landscape setting of Twineham Court Farm in 1956, combining the remnants of the designed landscape achieved during the final quarter of the 19th century and the developed multi-yard farmstead of Twineham Court Farm

- 6.5.10 The remains of the two character areas of the former farmstead remain discernible to date. The remnant designed landscape to the west of the site, is now as overgrown woodland and the former farmstead, the parts added during the mid to late 19th century defunct and derelict. The wider landscape setting retains elements of its historic agricultural function, substantially impacted upon in the 1960s and since through the construction and development of the neighbouring Bolney power station (Plate 11).



Plate 11: The remains of Twineham Court Farm and its designed landscape to the west of it in relation to Bolney power station

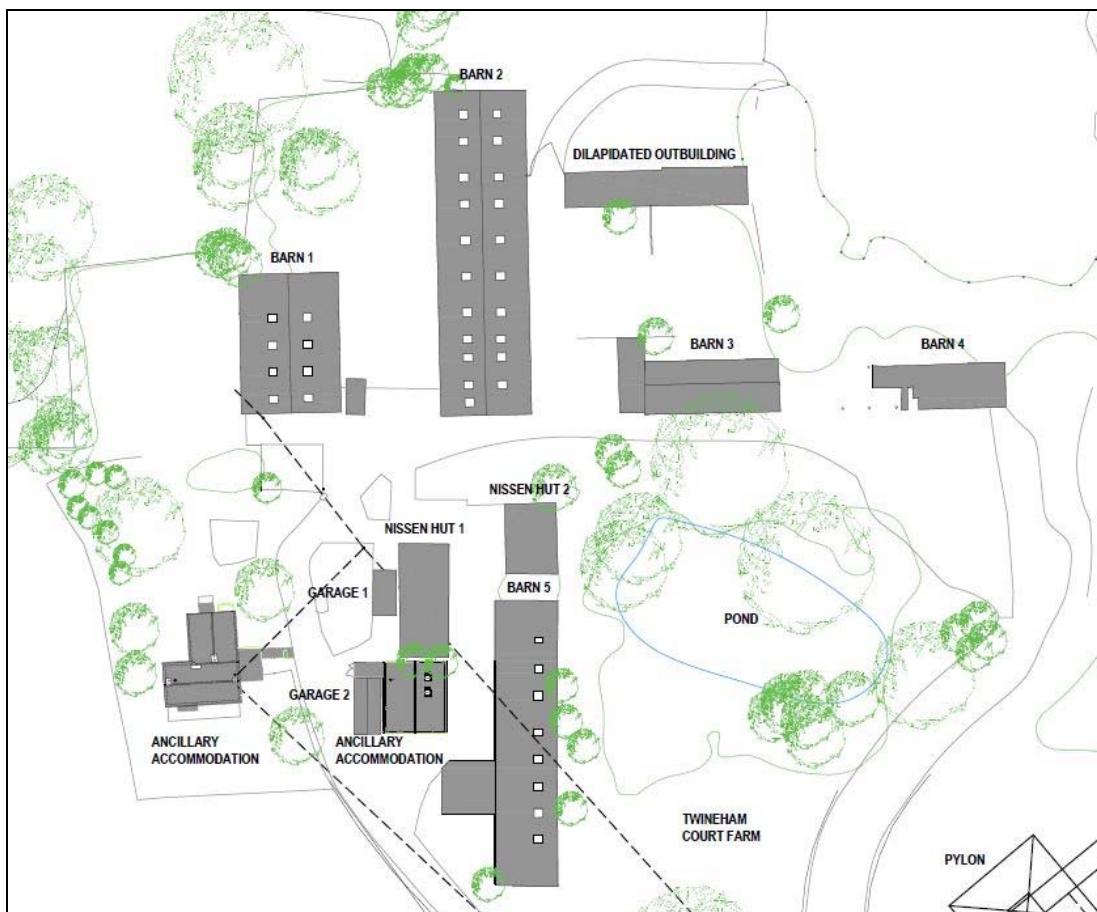


Plate 12: The former farmstead as existing, 2024, showing the locations of the c. mid-late 20th century buildings

6.6 Twineham Court Farm as Existing (Plates 11 and 12)

6.6.1 There are five barn-type buildings and the remains of a sixth built around the middle of the 20th century to varying sizes in the same materials:

Barn 1 (Plate 13)

- 15.70 x 11.10 metres, rectangular-plan, north – south oriented, situated to the north of the former farmhouse

Barn 2 (Plate 13)

- 36.70 x 10.15 metres, rectangular-plan, north – south oriented, situated to the east of Barn 1

Barn 3 & Dilapidated Outbuilding (Plate 14)

- 22.50 x 8.6 (average), rectangular-plan, east – west oriented, with a narrow north-south return at its western end situated to the east of Barn 2
- 20.70 x 3.90 (maximum), dilapidated outbuilding to the north of barn 3, also rectangular in plan, wider at its eastern end commensurate with two adjoining structures of different widths

Barn 4 (Plate 15)

- 15.00 (formerly 15.50 metres) x 5.00 (maximum), rectangular-plan, east – west oriented, situated to the east of Barn 3. The remains include short remnants of the earlier barn length, now narrower than the main part of the building, situated at the western side of the group

Barn 5 (Plate 16)

- 32.30 x 7.00 metres (main range), T-plan, north-south oriented, with shorter projection on the west side (6.15 x 5.80) situated to the east of the ancillary accommodation (the curtilage listed late 19th century structure to the east of the former farmhouse)



Plate 13: Barns 1 and 2 to the northwest corner of the mid-late 20th century farmstead



Plate 14: Barn 3 and the remains of a dilapidated building to the rear of it (containers to the east)



Plate 15: Barn 4, looking east, showing the poles at regular intervals that had supported the cladding and roof structure



Plate 16: The north end of Barn 5 and the Nissen huts, view of the curtilage-listed ancillary range to the south and the former farmhouse to its western side

- 6.6.2 In addition to the barns, there are two garages (3.00 x 6.30 and 2.50 x 5.20 metres respectively) and two Nissen huts (12.80 x 5.70 and 5.80 x 8.00 respectively), all of which are clustered around the west and north sides of the ancillary accommodation and barn 5, to the east of the former farmhouse (Plate 16). The garages and huts are the result of later building campaigns undertaken after 1956 (compare Plates 10 and 12).

Materials

- 6.6.3 The mid-late 20th century buildings are generic in form utilising the following mass-produced materials to varying degrees as follows:

- Block-work walls
- Metal-framed windows
- Concrete lintels
- Steel trusses
- Large roof-lights
- Concrete floors with integral channels
- Corrugated sheet-roofing

- 6.6.4 Barn 4 includes a series of circular section posts set at regular intervals (Plate 15). The Nissen huts comprise corrugated sheet cladding to a semi-circular section with block-work walls inserted to form ends (Plate 16).

Setting

- 6.6.5 The immediate setting of the farmstead remains comprises large expanses of concrete conducive to rearing livestock in addition to overgrown ponds and tracts of woodland. As discussed above, the remains of the designed landscape added in the

final quarter of the 20th century are still discernible albeit substantially overgrown, particularly to the west of the former farmhouse.

7.0 THE HERITAGE ASSETS

7.1 Introduction

- 7.1.1 The following description and assessment of significance of the two historic buildings that survive on site are derived from the initial heritage statement and impact assessment prepared by the author and issued in 2022 (HBAC Report No. 2022499).

7.2 Twineham Court Farmhouse

- 7.2.1 Twineham Court Farmhouse comprises the remains of a rectangular-plan, two-storey, timber-framed building of late 16th or early 17th century origin (1600 +/- 25 years). The north range was of two-bays of unequal length, the larger accommodating a kitchen and the smaller its hearth. The narrow bay also accommodated access and staircase provisions that could have allowed the building, with its single chamber on the upper floor, to serve as a stand-alone domestic structure, however, it is probable that the building was added against a pre-existing structure that over time was removed and subsequently replaced with the current south range.
- 7.2.2 Early alterations included the insertion of a bread oven into the former staircase location and the provision of a new staircase in the northwest corner of the kitchen. As is often the case, the ground floor walls were rebuilt in brick commensurate with a late 18th or early 19th century origin.
- 7.2.3 Between 1842 and 1876 the new south range was added against the phase 1 building: this comprised a pair of rooms to each floor flanking a central staircase. Three of the rooms were provided with hearths, excepting the first floor east room. It is suggested, yet by no means certain, that the two ranges were separate cottages, in the form of a semi-detached pair. The clear distinction shown between the two ranges on the ordnance survey maps up to 1898 may support this theory (Henderson, M. 2022: 8).
- 7.2.4 Work undertaken after 1876 includes the amalgamation of the two separate cottages to create a single domestic dwelling, carried out perhaps, in conjunction with the addition of a pentice or veranda on the south side of the south range. The alterations to the farmhouse and its apparent embellishment was part of a substantial building campaign that included the construction of Twineham Court to the northwest of the farmhouse and the redevelopment of the landscape surrounding it and encompassing the earlier farmhouse and farmstead.

Significance

- 7.2.5 The late 16th or early 17th century farmhouse and its late 19th century extension illustrate domestic provisions at the property over more than three centuries, particularly as there is evidence to suggest that the early range had been an extension to a still earlier structure.
- 7.2.6 The contrast in the early fabric with the much later masonry and brickwork of the late 19th century range (present a picture of the availability and range of building materials

in addition to changes in tastes and fashions from the 1600s to c. the third quarter of the 19th century.

- 7.2.7 The later evolution of the building subdivided to create two separate cottages, illustrate the provision of farm labourer's accommodation during the 19th century prior to the significant redevelopment of the former Riddens Farm as a component part of the substantial property and designed landscape known as Twineham Court.
- 7.2.8 The separate phases of construction for this small farmhouse illustrate its inherent adaptability to meet new needs, and also, by its survival, the quality of the timber-framed building and its retained layout over the course of all of the changes to the group as a whole, since the turn of the 17th century.

7.3 The Ancillary Range

- 7.3.1 The ancillary range to the east of the farmhouse, situated close to the access track or driveway, was constructed in brick laid in Sussex bond, surmounted by the timber stud partition clad in waney edged weather-boards at the south gable. The double-pitched roof is under a cover of plain clay tile.
- 7.3.2 The tall rectangular-plan form. The road-side location and proximity to the farmhouse emphasises this buildings probable transport-related function, with ease of access from the road and for the occupants of the house. It is suggested that the building had served as a wagon or cart lodge with a loft over, ancillary to the neighbouring farmhouse.
- 7.3.3 The structure appears at the same time as the substantial re-working of the farmhouse and the development of the courtyard plan farmstead in conjunction with the creation of the Twineham Court property as a whole (between 1876 and 1898).

Significance

- 7.3.4 The significance of the ancillary range lies in its survival: the only building remaining within the former farmstead that had been part of the evolved courtyard group as achieved during the particularly significant building campaign carried out in the final quarter of the 19th century.
- 7.3.5 The brick-built building with the later alterations to the farmhouse form part of the same programme of work, enhancing and expanding the domestic and agricultural provisions of the newly conceived Twineham Court Farm. The brickwork, compact form and high ridge-line provide contrast with the timber-frame of the pre-existing farmhouse and in so doing illustrates the chronology of the property's development from c. 1600 to the end of the 19th century.

7.4 Historic Farmstead Character

- 7.4.1 Due to the loss of most of the buildings and the integrity of the compact courtyard-plan farmstead to the east of the former farmhouse between 1911 and 1938, followed by its redevelopment into a substantial, modern, multi-yard farmstead by 1956, little traditional historic farmstead character has survived.

- 7.4.2 Due to the changes set out above, Twineham Court Farm falls within the 39% of farmsteads recorded in the Low Weald Historic Farmstead Character Area study that retains less than 50% of its historic form.

8.0 NON-DESIGNATED HERITAGE ASSETS

8.1 West Sussex Historic Environment Record

- 8.1.1 A 500 metre radial search centred on Twineham Court Farmhouse was conducted by the West Sussex Historic Environment Record (Reference No. 202324-085, Appendix 2). The resultant consultation report provided by the local authority states that the proposal site is located within an Archaeological Notification Area (Mid Sussex 062).

8.2 Archaeology

- 8.2.1 The ANA status is derived from the potential of Twineham Court Farm to retain remains of its medieval layout. The historic building assessment undertaken by the author in 2022 revealed that the existing early range is of late 16th or early 17th century origin with evidence that it had been added to a still-earlier building: this conforms well to the potential for the wider setting of the building to retain remains related to that earlier occupation, in addition of course to the development and use of the existing buildings on the site.
- 8.2.2 The report states that the historic farmstead, based on the 1895 edition Ordnance Survey map, comprised a '*3-sided L-plan loose courtyard farmstead*' that had suffered less than 50% loss (Appendix 2). The detailed map regression exercise undertaken for this report as set out above has revealed that only a single building survives on site within the former farmstead, and that this building was constructed between 1876 and 1898 as part of the redevelopment of Riddens Farm as part of the designed landscape and small-scale model farm associated with the then newly built Twineham Court.
- 8.2.3 As such, whilst there is clear potential for remains relating to the construction and use of the historic farmstead and its predecessors, the loss incurred at the property of the farmstead that had occupied the site by 1876 (1st Edition Ordnance Survey map, and indeed its successor, prepared in 1898 (1st Revision Ordnance Survey map), is greater than 50%.

Rampion Offshore Windfarm – c. 125 metres east of the Proposal Site

- 8.2.4 Geophysical Survey and Evaluations were undertaken over c. 26 km in proximity to Twineham Court Farm, revealing evidence of a 12th or 13th century field system in addition to a hearth or fire-pit, post-holes, pits and pottery.

8.3 Farmsteads and Out-farms

- 8.3.1 Several former farmsteads and outfarms had been identified as part of the '*Historic Farmstead and Landscape Character in West Sussex*' project within 500 metres of the proposal site at Twineham Court Farm. A 19th century L-plan loose-courtyard farmstead had suffered 50% loss whilst three others of post-medieval origin had been lost in their entirety. It is anticipated that structural remains, artefacts and deposits related to those sites will survive below the ground surface in conjunction with evidence of their related field systems.

8.4 Significance and Potential

- 8.4.1 The evidence derived from Twineham Court Farm, its buildings and its setting, in supplemented by the available historic maps and in conjunction with the data supplied by the West Sussex Historic Environment Record indicates that there is **high** potential for the proposal site to contain sub-surface remains relating to the post-medieval farmstead and its predecessor, both domestic and agricultural in function, including, yet not limited to: foundations, early hearths, cess-pits, rubbish pits, wells, field boundaries, ponds and other means of water management.
- 8.4.2 Further, evidence relating to the redevelopment of the property in the final quarter of the 19th century may also survive: this includes landscaping, additional buildings beyond the confines of the historic courtyard-plan farmstead and the lodge that had occupied a position adjacent to the driveway at the junction with Bob Lane.

9.0 THE PROPOSAL SCHEME

9.1 Introduction

9.1.1 The proposed alterations are intended to reinstate a courtyard group on the site of the historic farmstead to create an events venue. A new estate management barn is also proposed to the northeast of the historic core of the property, replacing two of the existing ad-hoc, mass-produced mid to late 20th century buildings that currently occupy the site. A considered programme of landscape management is also proposed, intended to substantially enhance the setting of the existing listed and curtilage-listed buildings in addition to the proposed reinstated courtyard group and venue facilities.

9.1.2 This report should be read in conjunction with the documents and drawings prepared by G3 Architecture, upon which this assessment has been made, as follows:

2427_Twineham Court Farm PL00 Proposed Masterplan
2427_Twineham Court Farm PL01 Proposed Site Layout_Block Plan
2427_Twineham Court Farm PL02 Proposed Site Layout Plan
2427_Twineham Court Farm PL03 Proposed Events Venue Ground Floor Plan
2427_Twineham Court Farm PL04 Proposed Events Venue Roof Plan
2427_Twineham Court Farm PL05 Proposed Estate Barn_Ground Floor_Roof Plan
2427_Twineham Court Farm PL06 Open Barn Proposed Elevations
2427_Twineham Court Farm PL07 Events Venue Front + Side Elevation
2427_Twineham Court Farm PL08 Events Venue Rear + Side Elevation
2427_Twineham Court Farm PL09 Estate Barn Front + Side Elevation
2427_Twineham Court Farm PL10 Estate Barn Rear + Side Elevation
2427_Twineham Court Farm PL11 Proposed Site Sections
2427_Twineham Court Farm PL12 Artist Impression View 1
2427_Twineham Court Farm PL13 Artist Impression View 2
2427_Twineham Court Farm PL14 Artist Impression View 3
2427_Twineham Court Farm PL15 Artist Impression View 4
2427_Twineham Court Farm PL16 Artist Impression View 5
2427_Twineham Court Farm PL17 Artist Impression View 6
2427_Twineham Court Farm PL18 Artist Impression View 7
2427_Twineham Court Farm PL19 Artist Impression View 8
2427_Twineham Court Farm PL20 Artist Impression View 9
2427_Twineham Court Farm PL21 Artist Impression View 10
2427_Twineham Court Farm PL22 Artist Impression View 11
2427_Twineham Court Farm PL23 Artist Impression View 12
2427_Twineham Court Farm S08 Barn 5 Existing Ground Floor Plan
2427_Twineham Court Farm S09 Barn 5 Existing Roof Plan
2427_Twineham Court Farm S10 Barn 1 Elevations
2427_Twineham Court Farm S11 Barn 2 Elevations
2427_Twineham Court Farm S12 Barn 3 Elevations
2427_Twineham Court Farm S13 Barn 4 Elevations
2427_Twineham Court Farm S14 Barn 5 Elevations
DAS_Twineham Court Farm

9.1.3 The proposal scheme comprises the following:

Reinstated Courtyard Group:

1. Reinstatement north – south oriented range on the north side of the converted former cart lodge (existing building converted to ancillary accommodation, prior application granted Reference No. DM/23/2386)
2. New north – south oriented range on the site of barn 5 with link range to east – west oriented events venue (on the site of the original barn)

Landscape & Setting:

3. Remove all ancillary mass-produced ranges; add a new detached estate management barn to the northeast of the courtyard group on the site of modern barns 3 and 4
4. Access from Bob Lane to car park
5. Path from car park to venue
6. Redefine existing paths/tracks into and through property
7. Enhance existing ponds
8. Add two new ponds to the north of Bob Lane between the existing and proposed entrances

9.2 Impact Assessment – Positive Aspects

9.2.1 The proposal scheme is a sensitive one, responsive to the origin, form, function and historic development of the former courtyard-plan farmstead, on its own (by 1842) and as part of a larger designed landscape (between 1876 and 1898). The proposal scheme seeks to reinstate the historic farmstead character that had been lost over the course of the 20th century. Indeed, the historic farmstead character had been almost entirely eradicated during the second half of that century through the addition of several substantial structures, all of which were constructed in mass-produced materials, generic in fabric and form and undoubtedly detrimental to the setting of the neighbouring heritage assets.

9.2.2 The following key characteristics of the scheme are particularly positive:

- Removal of the now derelict mass-produced mid to late 20th century buildings across the entire site
- Removal of a high degree of hard-standing and concrete yard surfaces and the reinstatement of grasses, hedge-rows and ponds
- Identifying opportunities to enhance the natural environment and acting upon those to improve biodiversity within the site as a whole
- Reinstatement of the historic courtyard-plan farmstead of the 19th century
- The considered placement of buildings, inward-looking fronting onto the reinstated central courtyard
- A mixture of ridge-lines
- Simple building forms, particularly adjacent to and opposite the former farmhouse and abutting the retained late 19th century (converted) curtilage-listed cart lodge
- Installing a new estate management barn to the northeast of the courtyard-plan group to ensure no detrimental impacts upon the setting of the listed and curtilage-listed buildings, whilst referencing the later migration of the majority of the farmstead to the north during the second half of the 20th century
- Ensuring the survival of the two existing heritage-assets through their considered re-use and the management of the property as a whole

- The provision of public benefits in the creation of a venue and accommodation that will allow visitors to access and appreciate the surviving farmhouse and its ancillary range in the context of a reinstated farmstead setting

9.3 Impact Assessment – The Reinstated Courtyard Group

1. Reinstatement north – south oriented range on the north side of the converted former cart lodge (existing building converted to ancillary accommodation, prior application granted Reference No. DM/23/2386)
- 9.3.1 The proposed new ‘open barn’ will replace the western of the two Nissen huts and the adjacent garage on the north side of the converted coach house. The site had been occupied by 1842 by a long rectangular-plan north – south oriented range; by 1876 the range had been shown as open-fronted on its eastern side facing into the courtyard (Plate 17).



Plate 17: Extract of the 1876 edition Ordnance Survey map showing the open-fronted range (in red) proposed for reinstatement as part of the venue complex

- 9.3.2 The open-fronted form of the building as shown on the 1876 map is indicative of a shelter-shed function, providing accommodation for livestock, supplemented by a pond on the northwest corner and an enclosed yard to the east of the building. The two remaining buildings to an inverted L-plan arrangement may have comprised a barn (east – west oriented, facing south to the yard) and a further ancillary range, perhaps serving a livestock-related function.
- 9.3.3 The suggestion that the east – west oriented range had been the barn is based on its size and location whereby one or more barns were located so that they could provide shelter to a south-facing yard (as recommended but not always followed), typically bordered by a stable, granary and later shelter sheds (Lake and Edwards, 2006:17-18)²

² Historic Farmsteads. Preliminary Character Statement: South East Region

9.3.4 The proposed new range conforms particularly well to its predecessor, comprising the following particularly positive key characteristics (Plate 18):

- An open eastern front, facing into the reinstated courtyard
- A simple rectangular-plan footprint and low ridge-line, clearly subservient to the adjacent curtilage-listed converted cart lodge
- A palette of traditional materials appropriate to the property and to the Low Weald Character Area
 - Brick plinth
 - Timber-frame over, supporting horizontal weather-board cladding
 - Timber Samson posts to the open front, raised over brick bases
- No roof-lights or domestic detail
- No openings on the west side facing towards the former farmhouse
 - Preserving the setting of the farmhouse and preventing light-spill



Plate 18: Extract of the proposal scheme drawings prepared by G3 Architecture, reproduced with all due acknowledgement

9.3.5 It is clear that the reintroduction of a well-designed and discrete building to a simple plan form and in appropriate local materials will enhance the setting of the neighbouring and adjoining heritage assets.

9.3.6 The former courtyard boundary will be reinstated and the removal of the existing detritus derived from the derelict mid to late 20th century buildings on site will substantially improve the setting of the historic buildings, contributing to their special character and significance.

2. New north – south oriented range on the site of barn 5 with link range to east – west oriented events venue (on the site of the original barn)

- 9.3.7 The new ranges to the north and east side of the reinstated open-fronted shelter-shed occupy the site of the former east-west oriented barn and the ancillary range that had abutted its southern side. A further range, slightly wider than the northern part extends southwards, stopping short of being level with the south end of the former coach-house: this is the layout of the courtyard plan farmstead as arrived at by 1898 (Plate 19).

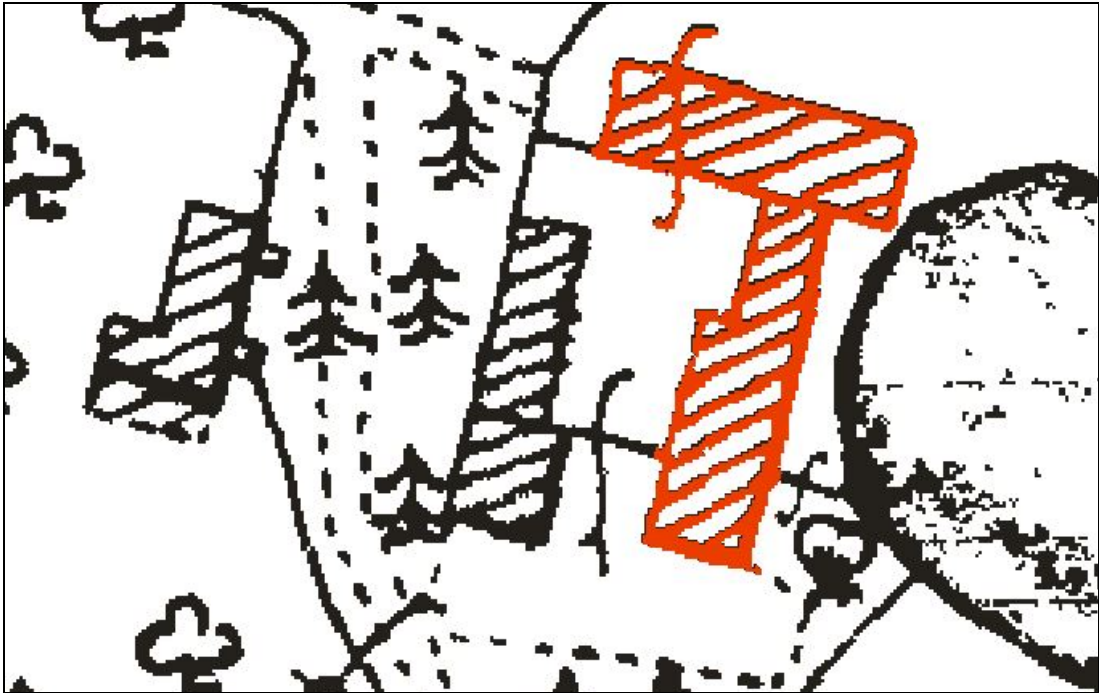


Plate 19: The courtyard plan farmstead by 1898 showing the barn and adjoining ancillary ranges (in red) that are referenced in the proposed reinstatement



Plate 20: The proposed layout of the courtyard-plan farmstead extracted from the original prepared by G3 Architecture with all due acknowledgement

- 9.3.8 The proposal scheme includes a western projection to the northern, narrower part, of the north – south range: this will form the main entrance to the venue facilities.

North Range

- 9.3.9 The east – west oriented north range has an entirely blank western end elevation executed in materials to match the reinstated shelter-shed to the west side of the courtyard (Plate 21). The blank elevation, low-ridge line and simple form, in conjunction with traditional materials will ensure that the view to the group from the neighbouring grade II listed former farmhouse is an appropriate one, reinstating the link between the former farmhouse and its farmstead. The blank end will ensure that there are no features that will create a focal point that will detract from the reinstated farmstead character or diminish the significance of the farmhouse.



Plate 21: Extract of the proposal scheme drawings prepared by G3 Architecture showing the blank western end and low storey height of the north ancillary range (arrow)

- 9.3.10 The remainder of the ranges are situated within the courtyard enclosure beyond the view from the farmhouse, concealed behind the reinstated shelter-shed and the converted coach house (Plate 20).
- 9.3.11 Openings are confined for the most part to the north side of the new north range: where openings are proposed within the courtyard, they are situated towards the centre and the eastern end of the building, again well beyond the views from the farmhouse. The discretely located windows, traditional style boarded and ledged doors, and the lack of any roof-lights on either slope of the roof of the north range ensure that there are no undue impacts derived from the addition of this building to the site upon the existing heritage assets or the utilitarian farmstead character that the scheme is striving for.

East Range

- 9.3.12 The two parts of the east range, as outlined above are situated within the courtyard enclosure and concealed from view by the buffer afforded by the reinstated shelter-shed and the existing coach house. Further, the south end of the new north-south oriented range is set back from flush with that of the adjacent coach house, as is the case for its 19th century predecessor, to reinstate the historic layout and ensure subservience.
- 9.3.13 Once again materials are appropriate to the agricultural origin and function of the former farmstead that had occupied the site, offering substantial improvements over the surviving derelict block-work buildings that are currently in situ. Despite the lack of through views and visibility from the farmhouse, or indeed from elsewhere in the site towards the farmhouse, the palette and the style remains agricultural and utilitarian, in order to integrate well with the historic buildings on the site.
- 9.3.14 Further, the use of brick, clay tile, timber-frame and weather-board cladding strongly references the different eras extant in the evolution of the farmhouse, providing a link between the different phases of construction and a coherent and cohesive approach to the site as a whole.
- 9.3.15 The few modern touches extant in the proposed glazing and reception entrance will by contrast ensure that the group read clearly as a modern installation, the most recent layer of activity at the site.

9.4 Landscape and Setting

3. Remove all ancillary mass-produced ranges; add a new detached estate management barn to the northeast of the courtyard group on the site of modern barns 3 and 4
- 9.4.1 There is no doubt that the removal of the derelict concrete block-work buildings that pepper the site, including the Nissen huts and garage carcasses will substantially improve the setting of the listed and curtilage-listed buildings.
- 9.4.2 The proposed new estate management barn will replace the accommodation lost through the removal of the larger group of buildings and will be positioned in the same broad location as the existing barns 3 and 4 to the northeast of the former farmstead. The front (south) elevation of the new building sits behind the rear elevations of the existing remains (Plate 22): this is a safeguard to ensure that the new building will have no visual impact on the historic buildings or the reinstated courtyard-plan farmstead character.
- 9.4.3 The location is an appropriate one, re-using an existing site and one that currently has a detrimental impact on the setting of the listed and curtilage-listed buildings due to the derelict building remains. The remedial works to the landscape in conjunction with the considered creation of the new building in a discrete location will ensure that the setting, special character and significance of the two heritage assets will be unaffected by the work.
- 9.4.4 The estate management barn is intended as a multi-purpose building suitable for the storage of machinery essential to maintaining the landscape in addition to the equipment and furniture required for the venue in response to a wide variety of

functions such as weddings, conferences and public meetings for the local community. The provision of the management barn is essential to the revenue raising endeavour that will secure the ongoing maintenance and future of the historic buildings and the site as a whole.



Plate 22: The new buildings in relation to the existing buildings on the site (view shown in Plate 23 indicated by arrow)



Plate 23: View east-wards at the north end of the former courtyard towards barns 3 and 4

- 9.4.5 A comparison of Plates 20 and 22 clearly shows the enhancements afforded by this proposal scheme, a softening of the landscape, an increase in biodiversity, the reinstatement of the lost courtyard group and the relationship of the former farmhouse to its farmstead, in addition to the substantial improvements resulting from the removal of the derelict buildings and surfaces that litter the site (Plate 23).
4. Access from Bob Lane to car park
 5. Path from car park to venue
 6. Redefine existing paths/tracks into and through property
 7. Enhance existing ponds
 8. Add two new ponds to the north of Bob Lane between the existing and proposed entrances
- 9.4.6 The remaining alterations proposed for this scheme comprise further enhancements to the property as a whole in addition to the provision of access, paths and parking facilities essential to the property's intended future as a venue.
- 9.4.7 An access track is extant on the early Ordnance Survey maps leading from Bob Lane northwards adjacent to field boundaries (Plate 9). The track indicates that there had been direct access from the highway to the fields surrounding the farm. It is proposed here that a new, short length of track on a north-south axis is added to the west of the existing entrance to the property.
- 9.4.8 The new track is intended as access to parking provisions situated to the southeast of the two heritage assets to the south of a well-defined field boundary with established trees. The parking provisions would be removed from the immediate vicinity of the historic buildings allowing them, and their reinstated courtyard-plan farmstead to be better revealed and appreciated by those visiting the property.
- 9.4.9 The provision of a detached and discrete parking area, one that will be bordered by native-planting, enables minimal provision of parking at the property and those that are proposed are confined to facilities directly related to the farmhouse accommodation, or accessible parking provisions immediately adjacent to the venue (on the site of a former concrete garage). The greater part of the access provisions that lead directly into the property is pedestrian, and as such paths are provided as an integral part of the scheme.
- 9.4.10 The provision of defined boundaries, native planting, paths and indeed ponds, corresponds well to the late 19th century era for this property, one that saw the creation of a designed landscape, encompassing the newly expanded farmstead, in association with the construction of the new house and lodge. The creation of Twineham Court brought about substantial changes for the former Riddens Farm, amalgamating the compact farmhouse and farmstead into a much larger property that included defined gardens, orchards, tracts of woodland, paths, driveways, ponds and new buildings.
- 9.4.11 The proposal scheme draws upon that important era in the evolution of Twineham Court Farm to bring the property back from its almost entirely ruinous state, securing the future of a compact and significant timber-framed building of late 16th or early 17th century origin, one that had been added to a pre-existing structure long since removed. The survival of a single building within the courtyard-plan farmstead has also been recognised and provided with a new life, the former cart lodge converted to

guest accommodation as part of the wider management of the property and the proposed creation of a venue.

10.0 CONCLUSIONS

- 10.1 The proposal scheme is undoubtedly a heritage-led and evidence-based one, invested in drawing out the historic farmstead character, reinstating the lost ranges and relationships and finding a use for a property that had suffered from disuse and dereliction over the course of the late 20th and early 21st centuries.
- 10.2 A future for Twineham Court Farm has been found despite the difficulties inherent in its location: the proximity of the site to the substantial sub-station that dominates the landscape to the north of the property. Further, the future for the property focuses on a new use that incorporates repairs and management of the two surviving heritage assets in addition to the reinstatement of the former courtyard-plan farmstead.
- 10.3 The scheme will provide a venue that will be publicly accessible, and that can feed back into the local community through the attraction of visitors. The scheme offers an opportunity for visitors to experience the history of the site and the buildings within it.
- 10.4 The sensitive refurbishment of the farmhouse building at the historic core of the site and the repairs to, and conversion of the cart lodge, demonstrate the commitment of the owners to this property. The part of the proposal scheme under discussion in this report will build upon the existing quality of their work to date, focussing upon improvements and enhancements to the setting of the two historic buildings, in parallel with the provision of a revenue raising endeavour that will ensure the future maintenance of the heritage assets at the heart of the scheme.

11.0 BIBLIOGRAPHY

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Lake, J & Edwards, B. 2006. *Historic Farmsteads. Preliminary Character Statement: South East Region* Historic England

Lake, J & Edwards, B. 2020. *Farmstead and Landscape Statement: Low Weald*. NCA 121. Historic England

12.0 PURPOSE OF THIS REPORT

- 12.1 The above statement and recommendations are the opinion of the author intended for information purposes only. Many of the views which inform the conservation of historic buildings are to some extent subjective, particularly in relation to more recent extensions and alterations; therefore it should be emphasised that there is no guarantee that the opinions expressed within this document will be endorsed by the local planning authority.

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Appendix 1: List Entry Description

The description in the list entry is solely for the purpose of recognition and as such is primarily based on external appearance. The description must not be treated as a comprehensive schedule of those elements which are legally protected as no matter what grade, the legislative cover not only relates to both the interior and exterior, but also extends to any building or structure within the curtilage which predates the 1st of July 1948.

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1025579

Date first listed: 11-May-1983

Statutory Address 1:

TWINEHAM COURT FARMHOUSE, BOB LANE

County: West Sussex

District: Mid Sussex (District Authority)

Parish: Twineham

National Grid Reference: TQ 24485 20807

Details

1. 5405 TWINEHAM BOB LANE Twineham Court Farmhouse TQ 22 SW 14/152 II

2. L-shaped building. North wing C17 or earlier timber-framed building with plaster infilling, ground floor rebuilt in painted brick. Tiled roof. Casement windows. Two storeys. One window. South west wing mid C19. Red brick with stone dressings, quoins and flush stringcourse. Tiled roof. Casement windows. Two storeys. Two windows.

Listing NGR: TQ2448520807

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Appendix 2: West Sussex Historic Environment Record Reference No. 202324-085

500m Radial Search centred on NGR 524511 120809, Twineham Court Farmhouse, Bob Lane, Twineham, West Sussex, RH17 5NH

WSSC HER Reference Number: **202324-085**. This number must be referred to in all correspondence and within any reports.

Thank you for your enquiry requesting a Historic Environment Record (HER) Householder search for Twineham Court Farm, Bob Lane, Twineham.

Please find attached the template for a Heritage Statement, and the Historic Environment Record Consultation Report (Appendix 1 to the Statement), as requested for the study area. These documents are to be used, should you wish, as the basis for providing heritage information with your planning application. As a minimum, the Consultation report should be submitted as part of the Planning Application.

A request made for additional information for a completed search i.e. a change of search type/radius/area or inclusion of data that was previously excluded at the request of the enquirer, will be classed as a new search and would be subject to further charging.

A copy of this email, including your HER reference number, together with any attachments and the associated plan showing the extent of the site on which the search was based, should be submitted to Mid Sussex District Council with your application.

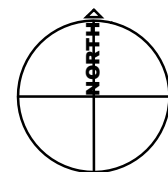
Please note that in providing this information no judgment has been made as to the necessity for, or scope of, any further statement which may be required to meet the validation requirements of Mid Sussex District Council, nor has any judgment been made as to any possibility of the need for archaeological mitigation. You are advised to consult Mid Sussex District Council's Local Validation Requirements for further guidance.

Our charging policy for staff time involved in preparation of information from the HER, will be a charge in this instance of **£115.00** plus VAT at 20% for the time involved in processing your request. You will be invoiced for this amount in due course.

I hope that this information is sufficient for your requirements.

Please do not hesitate to contact me if you require any further information.

Your WSSC HER Reference Number is: **202324-085**.



block plan (1:500)



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proposed barns shown hatched

client + project
Telbridge Properties
Twineham Court Farm
Bob Lane, Twineham

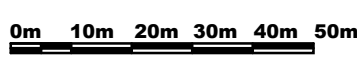
title
Location + Block Plans

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As Noted - A1
date
15.02.2024
status

dwg ref
x:\dwg\2024\2427\Twineham Court Farm
number
2427.LP01



site location plan (1:1250)



| notes + revisions | | | | | |
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Historic Environment Record Consultation Report

Appendix 1

Please see **further information** at the end of this document which covers the requirements for this report and what your next steps are.

HER Search No.

202324-085

Date completed

23/01/2024

Address of site

Twineham Court Farmhouse, Bob Lane,
Twineham, West Sussex, RH17 5NH

Grid Reference

524511 120809

Development type

Full

1. Scheduled Monument (SM)

The site is: Please see below

Description of the Scheduled Monument

There are no Scheduled Monuments within 500m of the site.

Scheduled Monument Consent (SMC) is required for any works that are within the boundary of a Scheduled Monument. Before submitting an application for SMC the applicant should seek the advice of Historic England. Where the application site is adjacent to or within 100m of a Scheduled Monument or is further than 100m from a Scheduled Monument, but could be considered to be within its setting, the applicant should visit the Historic England website to establish when to seek pre-application advice from them:

www.historicengland.org.uk/services-skills/our-planning-services/

2. Listed Building

Please choose the most appropriate option: The building is listed

Description of the Listed Building(s)

1025579 Twineham Court Farmhouse

Grade II. L-shaped building. North wing C17 or earlier timber-framed building with plaster infilling, ground floor rebuilt in painted brick. Tiled roof. Casement windows. Two storeys. One window. South west wing mid C19. Red brick with stone dressings, quoins and flush stringcourse. Tiled roof. Casement windows. Two storeys. Two windows.

There are no additional listed buildings within 500m of the site.

Where a listed building has been identified (above) the applicant should familiarise themselves with any information the LPA may hold, and seek the advice* of the local planning authority before submitting a planning application or listed building consent (LBC) application.

Where a listed building has been identified outside the boundaries to the site, the impact of the proposal on the setting of the listed building should be considered.

Where works will affect a Grade I or II* listed building or its setting the applicant should visit the Historic England website to establish when to seek pre-application advice from them:

www.historicengland.org.uk/services-skills/our-planning-services/

*Please note that some Local Planning Authorities charge for pre-application advice and information can be found on the relevant planning websites.

3. Conservation Area

The site is: Please see below

Description of the Conservation Area

The site is not within a Conservation Area.

Where a Conservation Area has been identified (above) the applicant should familiarise themselves with any Conservation Area Appraisal or other information the LPA may hold*, in order to consider any impact on the Conservation Area or its setting, prior to submitting the application. Historic England should be consulted on proposals that affect the character or appearance of a Conservation Area and which involves the erection of a new building or the extension to an existing building where

the area of land in respect of which the application is made is more than 1000 square metres. Please see: www.historicengland.org.uk/services-skills/our-planning-services/

*Information can be found on the relevant planning websites

4. Registered Park and/or Garden (RP&G)

The site is: Please see below

Description of the Registered Park and / or Garden

There are no Registered Parks and / or Gardens within 500m of the site.

Where a Registered Park and / or Garden has been identified (above) the applicant should familiarise themselves with any information the LPA may hold*, in order to consider any impact on the Registered Park and / or Garden or its setting, prior to submitting the application.

Where the works are within or could affect the setting of a Grade I or II* Registered Park and / or Garden the applicant should visit the Historic England website to establish when to seek pre-application advice from them: www.historicengland.org.uk/services-skills/our-planning-services/

*Information can be found on the relevant planning websites

5. Archaeological Notification Area (ANA)

The site is: Inside an ANA

Description of and reason for the ANA

The site is located within ANA **Mid Sussex 062**, which was defined due to potential remains of the historic farmstead layout of Twineham Court Farm which dates to the Medieval period.

For further information about the ANA please contact the West Sussex HER Team: HER@westsussex.gov.uk.

6. Other Non-Designated Heritage Asset

(including buildings, structures, parks and gardens identified from the HER and/or associated sources such as historic mapping or documentary records)

Please choose the most appropriate option: The site contains a Non-Designated Heritage Asset

Description of non-designated heritage assets

Twineham Court Farm, Twineham, has been identified as a Historic Farmstead through the 'Historic Farmsteads and Landscape Character in West Sussex' Project. The project aimed to represent all farmsteads shown on the Ordnance Survey 2nd Edition 25" mapping of 1895. Twineham Court Farm is a medieval 3 sided L-Plan loose courtyard farmstead with a detached farmhouse set away from the yard. It is in an isolated location and has suffered partial loss (less than 50% loss). [1]

Historic mapping for the site records a small farmstead, Riddens Farm, on the c.1837 Tithe Map and the mid-19th century Ordnance Survey map. From the later 19th century through until the early/mid-20th century, historic mapping shows the farm has expanded, and Twineham Court has been built (not depicted on the mid-20th century mapping). Whilst some buildings are not currently recorded on the Historic Environment Record, above and below ground remains of this buildings may be considered to be a non-designated heritage asset. [2]

Approximately 125m east of the site lies the route of the onshore cable of the Rampion Offshore windfarm. This cable route curves around to the north of the site, heading west towards the substation. Geophysical surveys and an evaluation was undertaken of the approximately 26km route and sub-station. Within the area surrounding Twineham Court Farm (approximately 450m to the north west) an excavated area identified a north-south running ditch, dated on pottery evidence to the 12th/13th century. The ditch was one of a number of intercutting, and likely contemporaneous ditches, which together presented a rectangular field system oriented on a north-south/east-west axis. Three discrete sub-circular features were recorded within this, including a pit with evidence of light scorching on its sides, and a charcoal-rich fill containing grog-tempered fabric. The others were isolated postholes and a probable hearth or fire-pit. [3]

Twineham Grange Bungalow, approximately 360m to the south of the site, is a 19th century 3 sided L-Plan loose courtyard farmstead with additional detached elements to the main plan. It is in an isolated location and has suffered significant loss (more than 50% alteration). To the immediate east of Twineham Court Farm is the site of a c19th century Outfarm identified through the 'Historic Farmsteads and Landscape Character in West Sussex' Project; it has now been totally lost. This project also identified two additional Post-Medieval Outfarms, since lost, approximately 500m north west and 400m south east of the site. [4]

7. HER data sources

- [1] Edwards, R. (2004) West Sussex Farmstead Characterisation Project
- [2] Tithe map and OS historic mapping (WSRO)
- [3] a) Sheenhan, G. (2018) Rampion Offshore Wind Farm Onshore Cable Route: Post Excavation Assessment ASE Report No. 2017402
- [4] a) Edwards, R. (2004) West Sussex Farmstead Characterisation Project
- b) Bannister, N (2008) Historic Landscape Characterisation of Sussex report

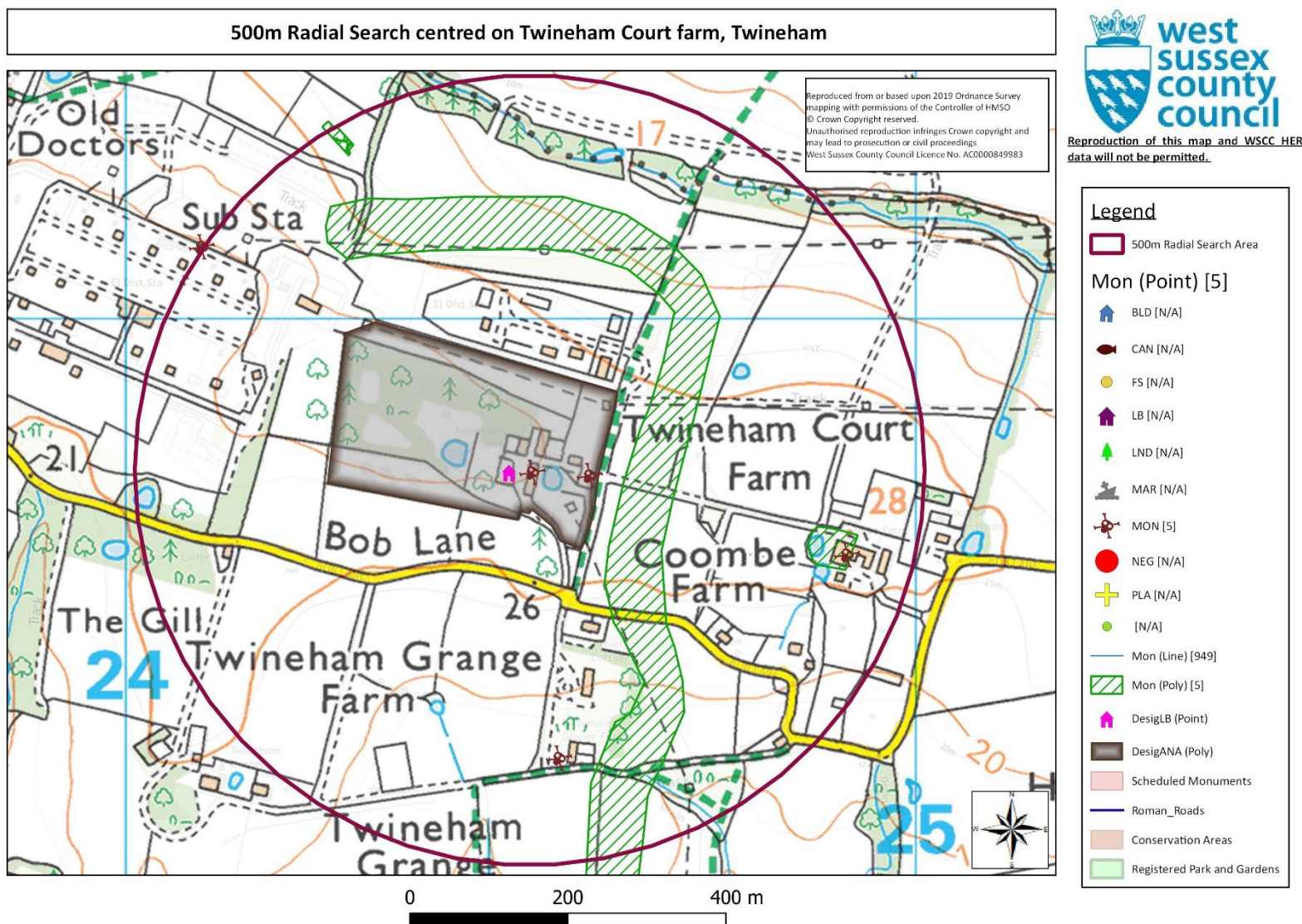
8. Further Information

The local planning authority may apply conditions on any forthcoming planning permission to require appropriate mitigation surveys and recording before and/or during development

Guidance with regard to development and historic farmsteads can be found at: <https://historicengland.org.uk/images-books/publications/south-east-farmsteads-character-statement/> and also by discussion with the LPA.

The information in this report will need to be attached as Appendix 1 to the Heritage Statement. You may be required by the Local Planning Authority to provide additional information or undertake further research to complete the Heritage Statement.

Map of HER Data



Twineham Tithe Map dated c.1837

500m Radial Search centred on Twineham Court farm, Twineham - Twineham Tithe Map dated c.1837



Reproduction of this map and WSCC HER data will not be permitted.

Legend

 500m Radial Search Area

Twineham_Tithe

0 300 600 m

Further information

The **Historic Environment Record Consultation report (Appendix 1)** provides information about designated and non-designated heritage assets on and adjacent to a proposed development site. This information is taken from information recorded in the West Sussex Historic Environment Record (WSHER), including historic maps.

The **Historic Environment Record Consultation report (Appendix 1)** will be completed by the West Sussex Historic Environment Record Team. This report identifies heritage assets recorded in WSHER that are located within the development site or within 250m of the development site.* This information should inform proposals and the production of a **Heritage Statement** required by the Local Planning Authority in accordance with the National Planning Policy Framework.

The **National Planning Policy Framework** (Department for Communities and Local Government, July 2018) **Section 194** states that: *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.*

Please use the information provided in the **Historic Environment Record Consultation report (Appendix 1)** to aid the completion of the **Heritage Statement**. Both of these documents will need to be completed and submitted to the Local Planning Authority with the planning application.

Description of the term **Heritage Asset**: 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. Heritage Asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**The information in the West Sussex County Council Historic Environment Record although verified as far as possible, is not definitive and WSHER cannot be held responsible for any inaccuracies in the data. The 100m and 250m distances indicated are given as a guide in order to identify heritage assets that may be affected by the proposal. The Local Planning Authority may identify further designated and/or non-designated heritage assets that require further research to determine the impact of the proposed development on these assets and/or their setting*

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