

Heritage Statement

Site Address

Bishops Place, London Road, Albourne, West Sussex BN6 9BL

Form of the Heritage site

Bishops Place is a timber-framed Grade 2 listed building constructed c.1597. It is an isolated farm-house sited in the middle of agricultural land with around 1 acre of gardens. Part of the agricultural land surrounding the house on two sides to the North and East is owned by the owner of Bishops Place and is laid to pasture supporting sheep; and trees including a small orchard. The land surrounding Bishops Place and the associated agricultural land is open fields which are set to arable crops as part of a 120 acre farm.

Outside the property's boundary are two other related farm buildings which are both Grade 2 listed and in a poor state of repair. These, together with a derelict barn, are part of the agricultural land surrounding Bishops Place.

The house is tile-hung with a significant "cat slide" roof to the rear of the building. The west-facing "front" of the building faces onto a private road which is also a footpath which is the main location from which the building can be viewed. The only view of the south aspect of the building is from the same private road at a distance of around 300m. There is no public view of the back or north aspect of the house within 500m.

There has been approved development of the house around 2000 with the connection of the original building to its related outbuildings and the re-construction of a garage which has also been connected to the house.

Significance of the Property

Internally the construction methods are visible and historical architects believe that these are consistent with the inscribed chimney-breast which records Henwood 1597. The Henwoods are a notable family from the area. The house was also originally related to the Diocese of Chichester and is recorded by name on Ordnance Survey maps.

Proposed Works

The creation of a doorway between two rooms on the first floor of the dwelling would allow residents to move between them without having to use the public space of the landing. This is desirable to allow most effective use of the space.

The works would entail the removal of a small section of plasterboard wall on both sides; the removal of one vertical stud which is not original oak; and cutting through a transverse beam (also not original) which the structural engineer believes is bracing the house against wind shear. The existing stud would be braced to compensate for the removal of part of this beam per the engineering drawings provided.

A new door, custom-built to fit in the gap between the existing vertical studs, will then be fitted.

Relevant Planning History

There has been no significant development on the site since Listed Building Consent for a replacement double garage and link to the existing building was applied under reference 00/02300/LBC and approved on 13th December 2000.

Approval was granted on 17th January 2025 for application DM/24/2561 for the installation of a Starlink Sattelite Dish and replacement of the Front Door.

Impact on the Heritage Asset

The proposed change will have limited impact on the heritage asset. The vertical stud and transverse beam are not original oak; and the jointing of the beam into the main structural beams (as shown in the photograph "Beam Detail") indicate a mortise & tenon joint that is not heavily engaged or loaded.

As a result the only impact would be the enhancement of the functionality and useability of the property in a way which could be substantially reversed at a later date if so desired.

Geoff Zeidler

31st October 2025