~ CHURCH FARM HOUSE WEST ~

24 MANOR ROAD, NORTH LANCING, WEST SUSSEX, BN15 0HA

HERITAGE IMPACT ASSESSMENT







Prepared by Roberto Prieto-Labrador MA, PCIfA ~ Reviewed by Ben Kirk MSc, IHBC

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ABOUT MANORWOOD

Manorwood is a small team of historic building professionals with varied skills across different areas of the historic environment.

This report has been prepared by Senior Historic Building Research Consultant Roberto Prieto-Labrador and reviewed by Director Ben Kirk

Roberto holds a MA in English Building History, awarded with Distinction by the University of York. His field of expertise is domestic vernacular architecture, specialised in material culture and domestic life during the late medieval and early modern periods.

Roberto is a Practitioner member of the Chartered Institute of Archaeologists (PCIfA), as well as an Affiliate member of the Institute of Historic Building Conservation (IHBC). He is also a member of The Domestic Buildings Research Group (DBRG) and the Wealden Buildings Study Group (WBSG).

As a Historic Building Research Consultant at Manorwood, Roberto is responsible for in depth research into building records, mapping, and physical evidence to help inform proposal and for preparing Heritage Statements and Statements of Significance to support applications for alteration or redevelopment of historic buildings and areas, as well as surveying and recording historic buildings.

Ben holds an MSc in Timber Building Conservation, completed at the Weald and Downland Museum, and validated by Bournemouth University, and is a full member of the Institute of Historic Building Conservation (IHBC) and a recognised Historic Environment Service provider under the well-established HESPR scheme.

Ben is a member of various groups including the Vernacular Architecture Group (VAG), The Domestic Buildings Research Group (DBRG), and the Wealden Buildings Study Group (WBSG).

Ben has been actively working in the historic environment industry for 15 years on numerous heritage asset projects which include surveying of historic buildings (both domestic and agricultural), preparation of schedules of works and detailing of repairs. Ben oversees numerous applications for Planning permission and Listed Building Consent and has built solid working relationships with Conservation Officers at a number of Authorities across the South East.

As a company Director at Manorwood, Ben has overseen works to historic buildings carried out by a skilled network of sub-contractors including the timber restoration at Charleston Farm barns in Firle and the re-erection of historic buildings at the Weald and Downland Living Museum near Chichester, both which received awards from the Sussex Heritage Trust.

As a company Manorwood have provided various historic environment services to a number of Country Estates across the South East including the Lydhurst Estate, the Borde Hill Estate, the West Dean Estate and a number of projects on the Wiston Estate where Manorwood continue to provide consultancy advice on redevelopment and reuse of various areas.

Most recently Manorwood completed the sensitive restoration and conversion of the magnificent 15th century barn for Nyetimber Vineyards in West Sussex.

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1 INTRODUCTION

1.1 This report has been prepared by Roberto Prieto-Labrador MA, PCIfA on behalf of Manorwood to accompany an application relating to a proposal at Church Farm House West, North Lancing.

1.2 Church Farm House West is location on the north side of Manor Road, opposite the Church of St James. The property comprises the western half of a larger building, which was originally built as a single dwelling.

1.3 The property is a Grade II Listed Building constructed during the early 18th century but incorporating materials from an earlier construction. The building also sits within the boundaries of the North Lancing Conservation Area.

1.4 In January 2013, the property benefited from Listed Building Consent and planning permission for the conversion of the loft space and the installation of rooflights under applications AWDM/1253/12 and AWDM/1250/12.

1.5 The permitted proposal was never carried out and permission has now lapsed. The current owners, however, wish to seek consent again to convert the loft space into domestic accommodation as per the previously approved scheme.

1.6 This report, therefore, has been prepared to provide the Local Planning Authority with information about the form and origin of the building but particularly of the loft space to assist on their decision making.

1.7 Historic mapping has also been consulted to help understand the development of the building and its immediate environs, as well as its wider setting. The maps are included in section 3 of this report.



Location of Church Farm House West



Church Farm House West in 2023

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2 HERITAGE ASSETS AND DESIGNATIONS

2.1 Church Farm House West is a statutory Listed Building designated in July 1984 under the name Church Farmhouse. The listing reads:

> **CHURCH FARMHOUSE**
>
> **Location** North Lancing, West Sussex, BN15 0HA
>
> **District** Adur (District Authority)
>
> **Date Listed** 27th July 1984
>
> **List Entry No** 1027891
>
> **Grade** II
>
> **Description** Early/mid C18 house, much altered. Two storeys. Five windows. Faced with flints with red brick dressings, quoins and stringcourse, but the ground floor since faced with cement. Tiled roof. Modern casement windows. Later L-wing to the north.

Conservation Area

2.2 Church Farm House West is located within the boundaries of the North Lancing Conservation Area. The north side of Manor Road, where the building sits, is described in the 1992 Conservation Area Report as follows:

> *The north side has been greatly affected by road widening, has lost most of the original flint walling, and is joined by two new estate roads, both of which have wide visibility splays at their junctions. These roads do however allow views through to the ridge of the Downs.*
>
> *The houses to the north side are a wide mixture of styles ranging from the quietly restful Church Farm House, (Now converted into two houses) to the dominant red brick Victorian mass of the Red House at the extreme west end […]. Other styles include two pairs of inter-war thatched roofed semi-detached houses which have settled quite well into their setting, a few bungalows and a modern development which though visually very hard at present may well be softened by time and good planting.*

Archaeological Notification Areas (ANAs)

2.3 Church Farm House West does not sit within any Archaeological Notification Area (ANA).

West Sussex HER

2.4 The following information has been obtained from the West Sussex Historic Environment Records (HER), which has been consulted as part of the preparation of this report:

> *Farmstead East of St James' Church, Lancing, has been identified as a Historic Farmstead dating to the 19th century – Only the Farmhouse survives.*



Location of Church Farm House West within the North Lancing Conservation Area

3.1 The building which comprises Church Farm House West is the former farmhouse and the only surviving building of a historic farmstead known until the mid-19th century as North Farm and after as Church Farm. The farmhouse operated as the manor house of the manor of North Lancing.

3.2 The earliest reference to the farmstead found during the preparation of this report is lease held by the West Sussex Record Office from 1638, which indicates the manor was under the ownership of the Goring family (Wiston Mss 4391).

3.3 This suggests the existence of a farmhouse on-site since, at least, the early 17th century. The existing building, however, dates from the early 18th century, although it incorporates reclaimed timber from an earlier house.

3.4 The manor was owned by the Gorings until the death of Sir William Goring in 1724 when the manor was inherited by his great-nephew Charles Biddulph. Charles' son John sold the manor of Lancing in 1827 to Sir James Martin Lloyd, MP for Steyning. The Lloyd family had held land in the parish since the early 18th century, and as the Biddulphs did not reside at Lancing, had acquired the role of 'squire'.

3.5 The 1841 Tithe Apportionment for the parish of Lancing lists Sir James Martin Lloyd as the owner of North Farm, which was occupied by Thomas Bushly. The plot occupied by the farmhouse is described in the Apportionment as 'Farm House, Barns, Yards, etc.'

3.6 The accompanying Tithe Map of 1841 also provides the earliest clear depiction of the farmstead. The farmhouse sat on the northeast corner of the farmstead and had a walled yard immediately to the west, which was flanked by an outbuilding to the north.

3.7 A second wall farmyard to the southwest of the farmhouse and immediately opposite the church comprised a large farm and an attached long and narrow building, possibly used as stables or cowshed.

3.8 The area between both farmyards was occupied by two further outbuildings of smaller size, which appear to have been a granary and pigsty.

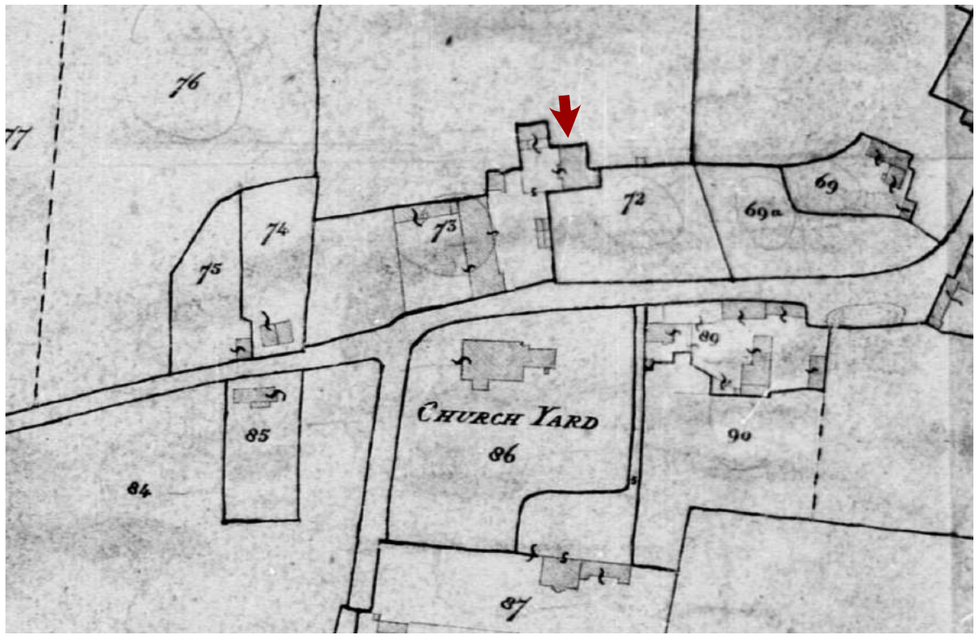
3.9 On Sir James Martin Lloyd's dead in 1844 the estate passed first to his daughter Rebecca M Lloyd (who died in 1846) and then to his widow Elizabeth, whose nephew G. K. Carr-Lloyd succeded in the 1850s. At his death in 1877 he was succeeded by his son J. M. Carr-Lloyd, whose heir was his son-in-law Col. T. Fetherstonhaugh.

3.10 In the early 20th century, the Carr-Lloyd estate comprised most of the parish. Much of the eastern part was sold for development in 1907, the rest being sold to various purchasers between 1921 and 1951.

3.11 By 1951, the farmhouse was the only standing building from the farmstead together with the outbuilding to the northwest. After this date, the building was subdivided into two different properties forming 24 Manor Road (Church Farm House West) and 1 Church Close.



Detail of T. Gream's Map of Sussex showing Church Farm House West, 1795 (McMaster University).



Detail of North Lancing Parish Tithe Map showing Church Farm House West, 1841 (TheGenealogist).

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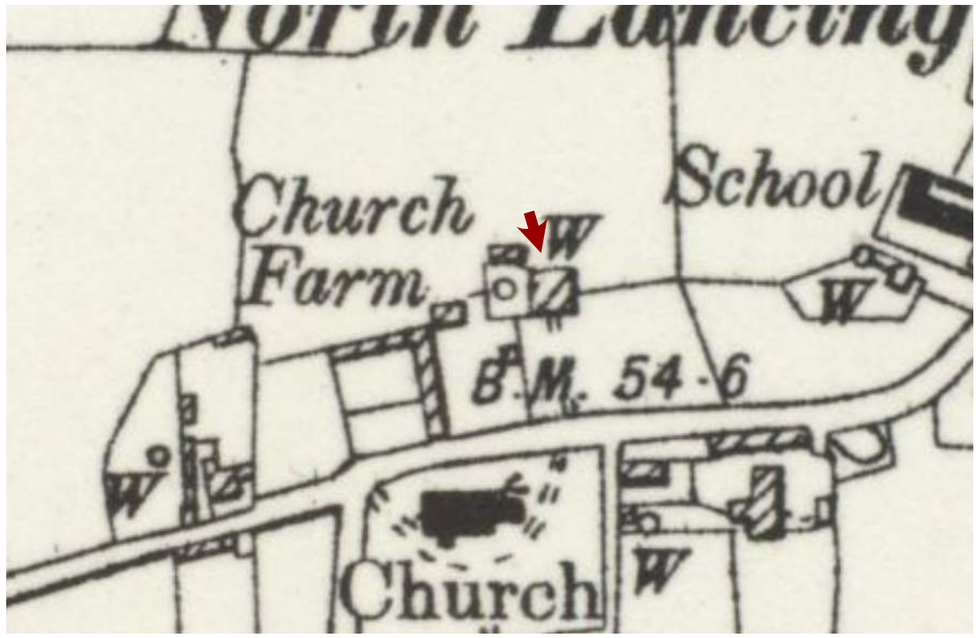
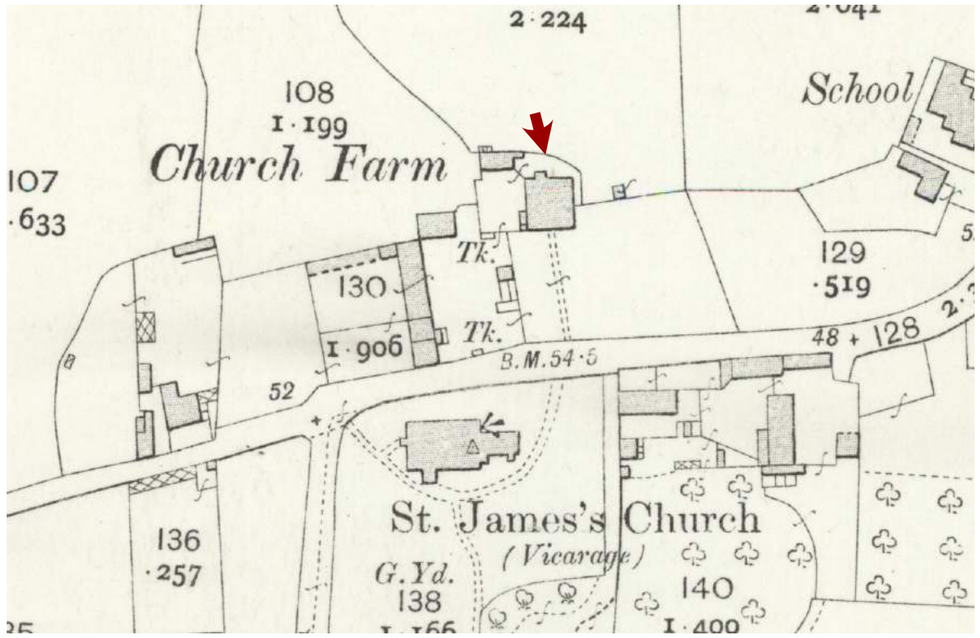
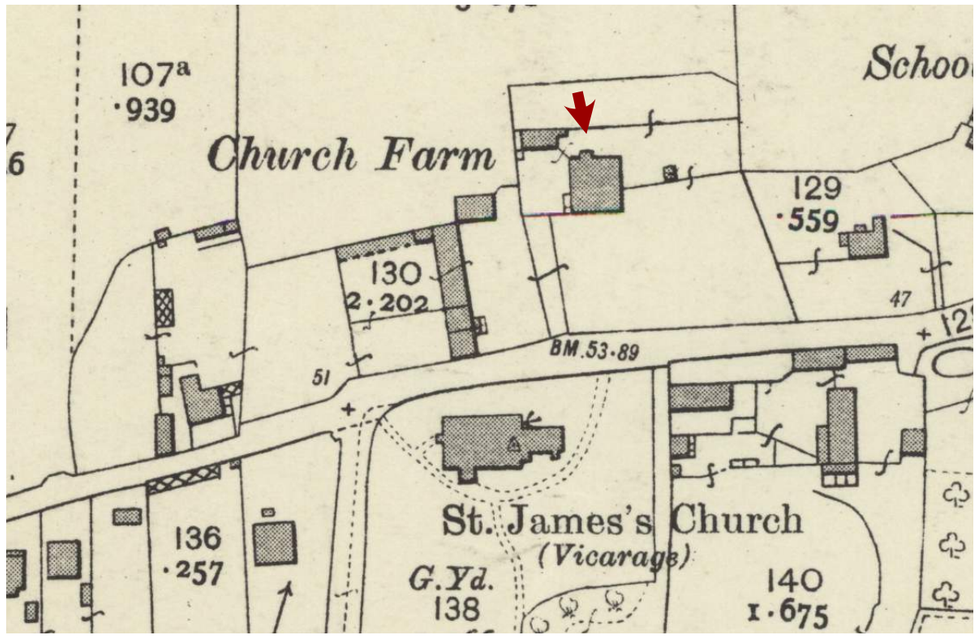
Detail of Ordnance Survey showing Church Farm House West, 1875 (National Library of Scotland).



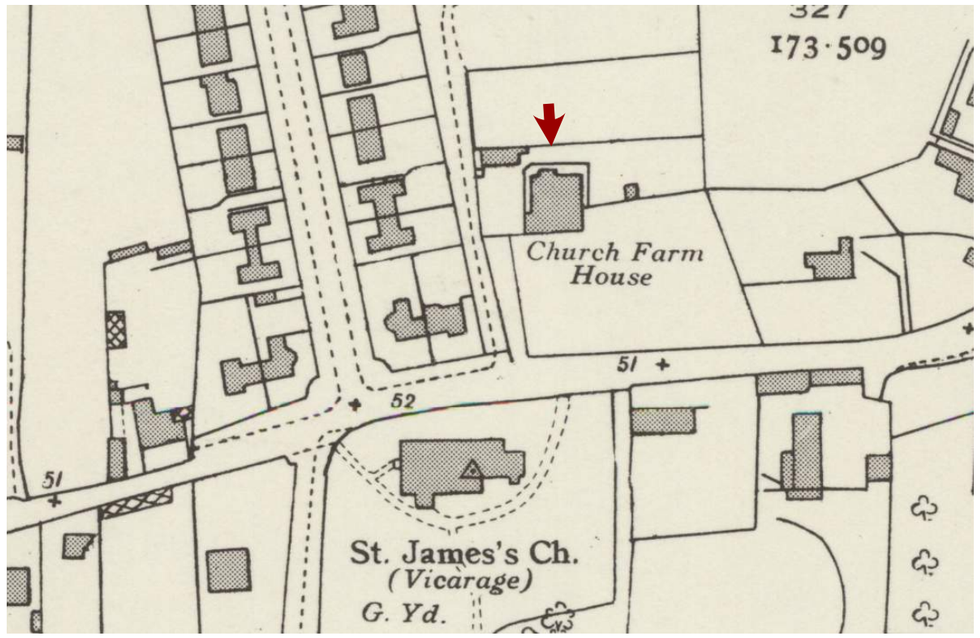
Detail of Ordnance Survey showing Church Farm House West, 1896 (National Library of Scotland).



Detail of Ordnance Survey showing Church Farm House West, 1909 (National Library of Scotland).



Detail of Ordnance Survey showing Church Farm House West, 1931 (National Library of Scotland).



Detail of Ordnance Survey showing Church Farm House West, 1942 (National Library of Scotland).



Detail of Ordnance Survey showing Church Farm House West, 1952 (National Library of Scotland).



Satellite view of Church Farm House West, 2007 (© Google Earth).



Satellite view of Church Farm House West, 2022 (© Google Earth).

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4 DESCRIPTION OF THE ROOF

4.1 The presence of a domestic building on-site dates back to at least the early 17th century as indicated by the documentary evidence found during the preparation of this report.

4.2 This earlier house was replaced by the existing one in c.1700, as suggested by the detailing and plan form of the building, as well as the main staircase (now within Church Farm House West), which is located outside the main range and is of obvious Queen Anne style (1702 – 1714).

4.3 The survey carried out by Manorwood in July 2023, however, revealed the presence of significant amount of reclaimed material, such us sooted rafters and purlins, as well as unchamfered wide joists, which appear of late medieval origin together with early 17th century joists decorated with lamb's tongue chamfer stops.

4.4 The building, it is current form comprises a main front range orientated east-west with two rear ranges extending to the north. The attic space to be converted is located over the westernmost rear range and is formed by 3 bays separated by 2 trusses.

4.5 The attic is accessed through a modern hatch opened between two bridging beams, which appear to be original to the building as indicated by the presence of chamfers. These beams are jointed to a main spine beam, which is currently boxed and obscures the chamfer stops of the bridging beams.

4.6 The joists between these beams are concealed by modern plasterboard. They are, however, partly visible from between the floorboards of the attic space and they appear to combine modern machine-sawn joists with historic hand-carved joists.

4.7 The attic space appears to have been originally used for domestic and/or storage use, as expected in a house of this period. This is indicated by the presence of surviving areas of 18th century wide softwood floorboards.

4.8 The space is flanked to the north by the range's northern flint gable and brick chimney stack, which are completely exposed internally. The attic space connects from the south end to the roof over the main range, which sits at a higher level. Whilst an analysis of this part of the roof is not included in this report, it is worth noting that the main roof includes a few rafters and a purlin which are thick-bodied and heavily sooted and they appear to have been reused from an earlier building.

4.9 The original roof structure is formed by rafters of similar size and clasped side purlins supported by curved raking struts to the tie beams. There is a tenoned collar between the trusses to provide the purlins with additional structural support. The roof lacks a ridge, and the rafters are jointed at the apex by bridal joints.

4.10 The use of curved raking struts and clasped purlins suggests an early origin and seems to be outdated for an 18th century building, even dating from the early years of the century. Nonetheless, this could well be the work of a conservative builder, or the remnants of an earlier structure incorporated into the 18th century house.



Westernmost rear range.



Interior of loft space looking north.



Interior of loft space looking south.



Surviving historic floorboards.

4.11 The roof contains numerous repairs and additional timbers which were added to secure the structural integrity of the roof after it was severely compromised during the Great Storm of 1987. These late 20th century interventions include firrings over the rafters and additional timbers reinforcing the failed joints, as well as additional collars.

4.12 There is also a 20th century softwood structure inserted between the trusses which housed a water tank and provided additional storage space.

5.1 The conversion of the attic space will provide the property with an additional en-suite bedroom. As such, the conversion of the attic to provide additional accommodation is considered to be in keeping with the building's historic context. The conversion of the attic space will also provide additional accommodation without the need to extend the building which is considered sensitive to change.

5.2 The character of the attic space relies essentially upon the good quality and traditional appearance of the roof structure, which remains practically intact. The proposed approach to convert the attic space aims to preserve such character as far as possible, whilst providing the area with a viable domestic use that will reinstate the relationship between the attic and the rest of the house. The domestic character of the building will be, therefore, enhanced as well as its full appreciation as such.

5.3 A number of associated alterations will be necessary to convert the attic space. It is acknowledged that the roof is sensitive to change and, as such, the associated works have been carefully considered to avoid harm to the fabric and character of the building as far as possible.

5.4 The proposed works have been developed following a review both by Manorwood's own team, highly qualified in works to historic timber frame buildings, as well as a structural engineer with extensive experience in works to historic timber framed buildings, these are discussed in further detail below:

Structural alterations.

5.5 The proposal includes minimal alterations to the roof structure in order to facilitate the attic conversion. These are:

- Removal of 20th century inserted collars to obtain a more usable space.
- Trimming of an original collar at the mid span of the purlins and creation of door frame to provide structural support and allow for safer flow.
- Insertion of new steel sections either side of the principal rafter trusses to support new floor joists.

5.6 In order to provide a more usable space and safer flow, the scheme proposes to remove the existing 20th century collars, as well as the historic collar at the mid-span of the purlins.

5.7 The existing modern collars were added as part of the repairs following the 1987 Great Storm and their loss will not cause any harm to the character and special interest of the building.

5.8 The collar to be trimmed, however, appears to be original to the roof structure and responds to the need to provide the structure with additional strength in addition to the 2 trusses.

5.9 The trimming of the collar would make the roof structure vulnerable to movement and could lead to structural failure. The scheme, therefore, proposes to insert a door frame in order to ensure that the forces resisted by the collar are maintained.



Example of C20 collar to be removed.



Historic collar to be trimmed.



C17 example of trimmed C16 collar to create doorway in High Canfold Farm (Surrey).



Hatch to be enlarged and bridging beam to be trimmed.

5.10 This approach will allow for the removal of part of the collar whilst providing the roof structure with sufficient support and strength to ensure the attic space remains safe and usable. The same approach has been used historically in early timber-framed buildings, when attics began to be used as additional accommodation space and storage and it is, therefore, not considered to be alien to the building's context. A good example of this is High Canfold Farm in Surrey where the original 16th century collar was trimmed to create a doorway in the 17th century.

5.11 The proposal also includes the insertion of small structural steel sections on either side of the principal rafter trusses to support the new floor joist that would span between. This solution will marginally reduce the proportions of the loft space; however, it will not affect the legibility of the roof structure.

5.12 This proposal has been assessed by a Structural Engineer with experience in historic buildings, who has considered it the least invasive option to make the attic space usable. Full details of the structural alterations proposed and any associated repairs to the timber frame can be controlled by a suitably worded pre-commencement condition.

5.13 This structural alteration will be distinguishable and honest in order to preserve the legibility of the original roof structure, so the legibility of the roof structure is preserved.

5.14 As a whole and considering the above, the proposed approach is considered to be the optimum solution to convert the attic space whilst preserving its original character and form and ensuring it is structurally sound.

Construction of new staircase and new access to attic space.

5.15 Access to the loft space is currently via a hatch without stairs or a ladder. The conversion of the attic space means that a new stair will need to be installed to provide access to the attic.

5.16 The proposal aims to relocate and enlarge the hatch against the southern wall, so the new stair does not conflict with the existing staircase. The relocation and enlarging of the hatch will result in the loss of a section of a bridging beam. The loss of historic fabric here is considered to be minimal and negligible and to be overweighted by the benefits of making the attic space usable.

5.17 Following the relocation and enlarging of the hatch a new timber 'space saver' staircase will be inserted to provide safe access to the attic. The new staircase will be as simple and unintrusive as possible, so it preserves the traditional character of the building.

Insertion of 4 rooflights.

5.18 The attic space is currently dark and unventilated. The scheme, therefore, aims to open 4no conservation-type rooflights to ensure the attic is well-ventilated whilst providing the space with natural light.

5.19 The location of the proposed rooflights has been carefully considered and so, they will not be seen in context with the front elevation of the building and from public areas within the Conservation Area, preserving their character.

5.20 The proposed rooflights will be high-quality metal conservation rooflights sat flush with the roof surface to replicate early metal rooflights to preserve the traditional character of the building and the Conservation Area.

5.21 The new rooflights will be located over the existing historic rafters. The presence of modern timber firrings over the historic rafters means that there is enough space to place the new rooflights without the need to trim any of the rafters, whilst the rooflights remain flush with the roof surface, preserving the character and special interest of the building.

5.22 The new en-suite will also need mechanical ventilation to avoid condensation and so a new tile vent will be installed. This approach will provide the bathroom with sufficient ventilation to prevent condensation issues within the attic space. The simple appearance of the tile vent will ensure it is not noticeable from the outside preserving the character of the building and the special interest of the Conservation Area.



Example of location for new rooflights.

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