

**THE OLD COACH HOUSE,  
EAST TISTED, HAMPSHIRE  
GU34 3QJ**

**Heritage Statement**



FORUM  
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Services

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**Bob Edwards**

BSc. (Hons.) PG Dip. IHBC MCIfA

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**Heritage Statement**

**1.0 INTRODUCTION**

- 1.1 The Old Coach House is a Grade II listed building located within the village of East Tisted, Hampshire (NGR SU 70113 32334). The building is within the East Tisted Conservation Area whilst the small cluster of church, former Rectory and cottages is surrounded by the Grade II\* Registered Park and Garden of Rotherfield Park. The village lies within the South Downs National Park.
- 1.2 The owners of The Old Coach House are seeking permission to make some alterations to the building requiring planning and listed building consent. Plans for the proposals are being prepared by Affinity Chartered Surveyors.
- 1.3 Forum Heritage Services has been commissioned to make an assessment of the heritage significance of the house and the potential impact of the proposals upon that significance and to prepare a Heritage Statement in accordance with the National Planning Policy Framework (NPPF). Bob Edwards BSc (Hons) PG Dip. IHBC MCIfA, Director of Forum Heritage Services, visited the property in December 2020 and subsequently prepared this report.

**2.0 BACKGROUND**

- 2.1 Rotherfield Park originated as a medieval deer park, being extended in various phases in the 18<sup>th</sup> century and in the 19<sup>th</sup> century when the park was extended to include the village of East Tisted. In 1846 the church was built together with the adjacent Rectory (now Tisted House) and most of the cottages and almshouses making up the village group lying on the east side of the A32.
- 2.2 The earliest map consulted for this assessment was the Ordnance Survey 1<sup>st</sup> edition 25 inch map of 1871. The arrangement of the Rectory and its ancillary buildings shown in 1871 was unchanged on the 2<sup>nd</sup> edition 25 inch map of 1896 (Figure 1). These maps show the Rectory with an attached east range which formed the south side of a courtyard group of buildings including what is now the Old Coach House which then forms part of a L-plan range with a return wing at the north end of the east elevation forming the north side of the courtyard. The main north – south range is shown as divided into two parts with the smaller, south part representing the cottage. To the east side of the yard were two smaller detached buildings. There had been no evident change to this group up to the 1970s (1972-6 1:2500 map).

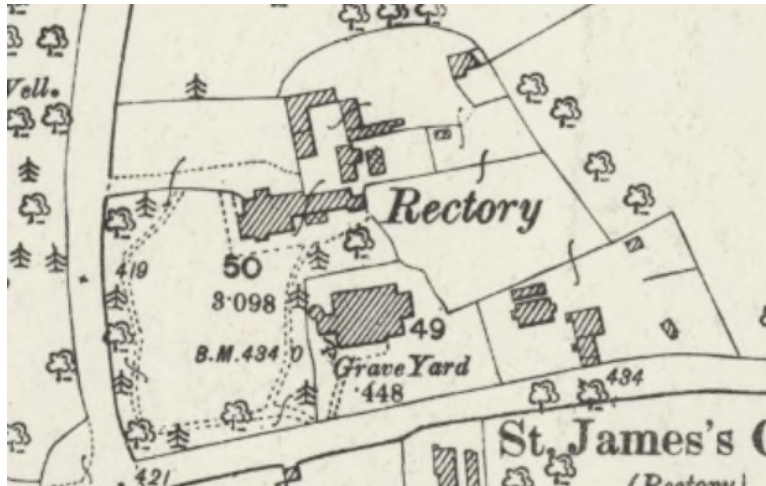


Figure 1  
Ordnance Survey  
2<sup>nd</sup> edition 25"  
map, 1872.

- 2.3 The Old Coach House was added to the *List of Buildings of Special Architectural or Historic Interest* at Grade II in September 1983. The building, formerly known as Rectory Cottage, had its description amended in 1987, presumably reflecting the fact that the east range had by then been demolished and the building converted, to read:

*Cottage, stable, and coachhouse (of the Rectory) Mid C19. Ashlar malmstone walls, chamfered openings, hoodmoulds to the cottage windows, plinth. Scalloped tile roof, with 2 small gables, and a large gable at the south (cottage) side, Long narrow block, linked to the Rectory by a wall broken by a gateway), and designed to contrast the vertical emphasis of the Rectory north elevation; 1 storey and attic, irregular fenestration. North side with coupled slits on either side (and below) the gabled dormer window. Casements. The cottage entrance is in the south gable. Rear (east) elevation: small (cottage) dormer and larger dormer with a hayloft door. Midway large gable with window, above coupled carriage doorways. Sashes (2 filled) and 2 plain doors.*

- 2.4 The Old Coach House was built as an ancillary building to the Rectory, now Tisted House, which was also listed in September 1983, the description being amended in 1987. The building is described as:

*House. Mid C19. Tudor Gothic style. Walls of ashlar malmstone, hoodmoulds, flat arches, chamfered reveals, plinth. Steep tiled roof with varied gables (ending in kneelers), with patterned tiling: 2 storeys and attic, with complex asymmetrical elevations to 3 sides. Entrance (north elevation: 1.3.0 windows with gables at each side, the south being masked by an attached tapered stack, and a large porch with parapet, diagonal buttresses, Tudor arches to openings on 3 sides. Sashes. 2 glazed inner and outer doors. West elevation: 1.1 windows with a large gable to the south side, similar features, and windows with pointed heads and lozenges at the corners. South elevation: 1.2 windows, with unequal gables, similar features, and a large splayed bay. Prominent chimneys with grouped circular flues on rectangular bases.*

- 2.5 In April 1983, before the Rectory and its ancillary building were listed, the Winchester Diocesan Board of Finance applied to convert the Rectory to two residential units, convert the coach house and also to build two new houses in the grounds (F27488/2). Presumably, the listing of the buildings in September that year either necessitated a revision of the plans or otherwise slowed the process, the application not being approved until June 1984. Plans show the proposals for the former coach house building (Figures 2 – 4) but do not include existing drawings of the building. There are some notable differences between the approved drawings and the existing building suggesting that the plans may have been amended including the position of the chimney and the presence and forms of dormer windows. Whilst

a small extension was granted for the centre of the rear, east elevation as part of the 1983/4 scheme, a larger extension was built following the approval of an application made in 1986 (F27488/5) (Figure 5).

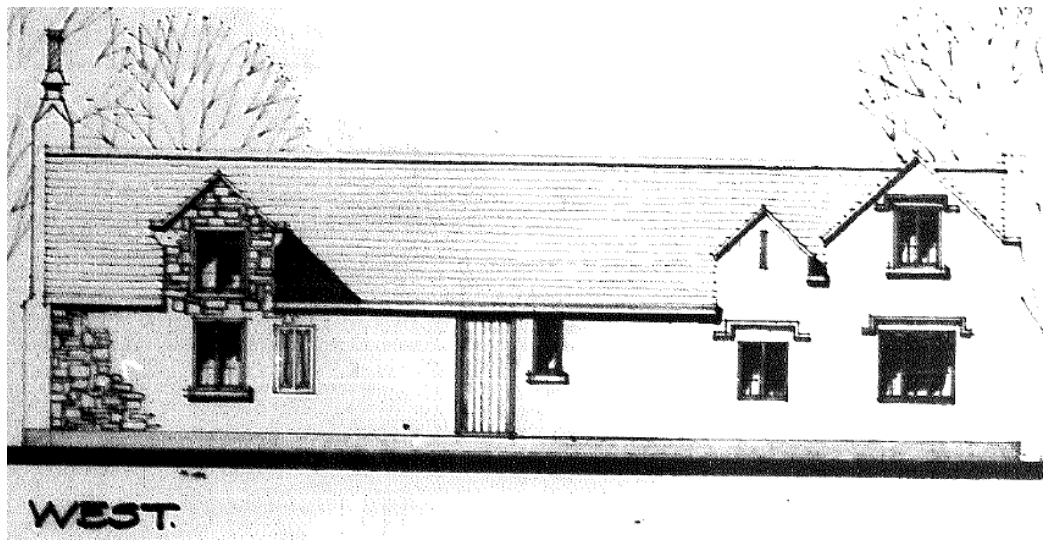


Figure 2 Proposed west elevation, 1983.

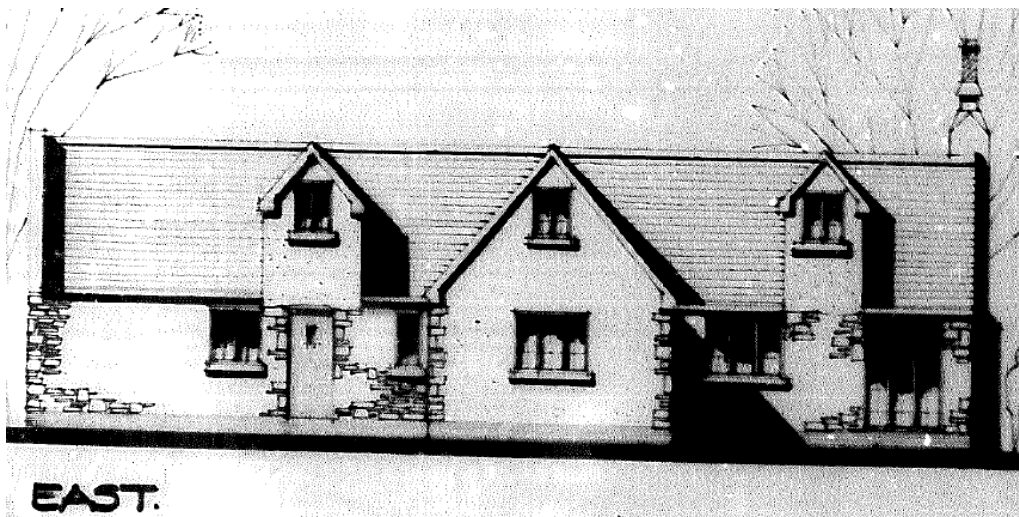


Figure 3 Proposed east elevation, 1983.

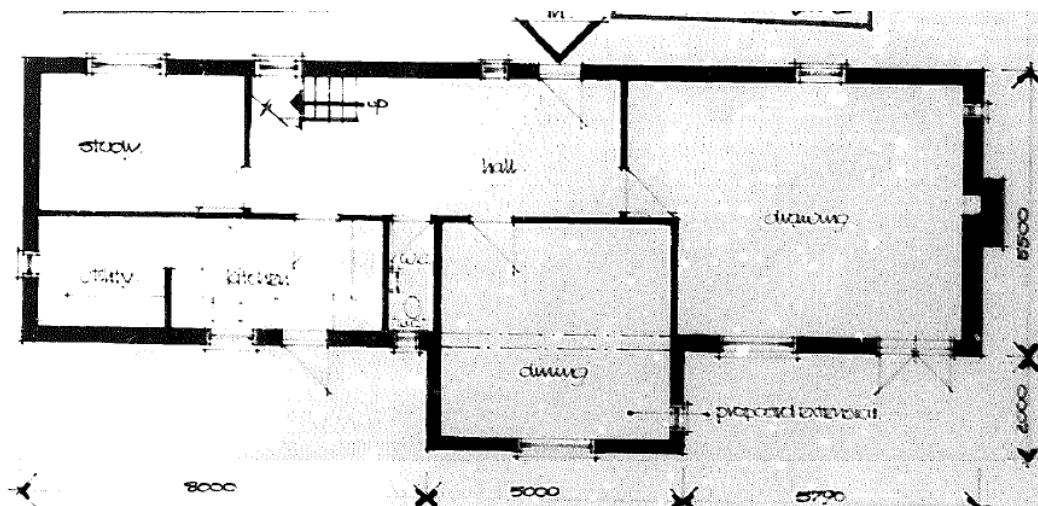


Figure 4 Proposed ground floor plan, 1983.

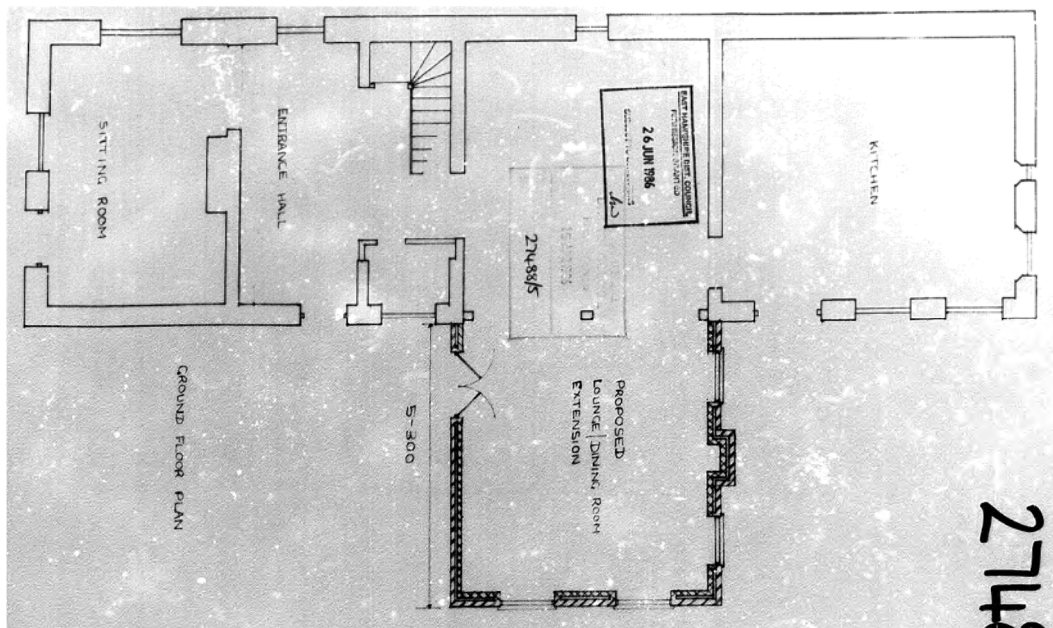


Figure 5 Proposed ground floor plan, 1986.

### 3.0 DESCRIPTION

#### The Old Coach House

- 3.1 The original element of the Old Coach House is a long 1½ storey building constructed in coursed malmstone with coped gables to the north and south. There is a ridge stack set approximately one quarter of the length of the building from the south. The roof is covered with banded plain and scalloped tiles. To the west elevation, which is the rear of the historic building, there is a coped gable which has a three-light casement window at ground floor level and a two-light casement to the upper floor, both under drip moulds with labels (Figure 6). Immediately to the north of this gable is a lower, narrower gable which appears to have a blocked slit window with a two-light casement at ground floor level, also under a drip moulds with labels. Near the north end of the elevation is a further small gable which may have originated as a hayloft door opening. There are two further small single-light casements at ground floor level which are presumably part of the conversion of the stable and coach house element to residential use in the late 20<sup>th</sup> century.
- 3.2 The east elevation of the original element has a 1½ storey brick addition extending from the centre of the range (Figure 7). To the south of this addition the east elevation has a door and a two-light casement at ground floor level and two small dormer windows to the roof slope. The original entrance to the cottage element is in the south elevation, the door and the adjacent sash window having heard moulds with labels. To the north of the brick extension the earlier element has a wide door and two modern two-light casement windows (Figure 8). There is also a relatively large dormer to the roof slope.
- 3.3 The brick extension is a late 20<sup>th</sup> century addition laid in red stretcher bond brick with a plain clay tile roof, gabled to the east and having the same ridge height as the main range (Figures 7 and 8). There is a large gabled dormer to the south slope of similar form to that on the



east slope of the main range to the north of the extension and a lateral stack on the north side of the addition.

- 3.4 The interior of the house has not been seen as no works to the historic element of the building are proposed. It is clear however, that the stable and coach house elements have been subdivided and that there are no surviving internal features relating to these functions of the building.



Figure 6 West elevation of the Old Coach House.



Figure 7 The Old Coach House, south part of the east elevation and the modern brick extension viewed from the south-east.





Figure 8 The north part of the east elevation and the north side of the brick extension.  
The setting of the Old Coach House

- 3.5 The most significant aspect of the setting of the Old Coach House is its relationship with Tisted House, the former Rectory which stands across the drive from its former ancillary building (Figure 9). The service courtyard character that appears to have existed until the 1970s at least has been lost. Originally the drive from the A32 to the rectory was open on its north side, this area of lawn has now been planted with a tall hedge to provide the garden to the Old Coach House but which limits the ability to appreciate these two buildings together when entering the property.



Figure 9 Tisted House with the south gable of the Old Coach House to the right hand edge of the picture.

- 3.6 Tisted House was built adjacent to the church, its grounds wrapping around the northern and western sides of the churchyard. Due to the hedge to the northern boundary in particular, there is little visual connection between the church and its former rectory and the

Old Coach House can only be partly seen from the eastern part of the churchyard (Figure 10).

- 3.7 From the main road, A32, to the north of the village, there are limited views towards Tisted House and the Old Coach House (Figure 11). One of the modern red brick houses built within the grounds of the former, set on higher ground to the east of the Old Coach House is probably the most dominant element, together with the modern garage and the extension to the Old Coach House.



Figure 10 The view towards the Old Coach House from the churchyard. Only the roof of the house is visible with the garage partially obscuring the view to the modern extension.



Figure 11 The view from the A32 to the north of the property. The modern extension and the garage are the main elements that are visible and there is limited visibility of Tisted House.

#### 4.0 POLICY & GUIDANCE BACKGROUND

- 4.1 The Planning (Listed Building and Conservation Areas) Act 1990 sets out the statutory approach to the management of historic buildings and areas and requires special regard to be given to the desirability of preserving a listed building and any features of architectural



or historic interest it possesses under Section 66 – a matter the Courts have held should be afforded considerable importance and weight.

- 4.2 The statutory approach is reflected in Outcome 4 and Priority 4.1 of the South Downs National Park Partnership Management Plan 2020-2025, and Policies SD12, SD13 and SD15 of the South Downs Local Plan 2014 – 2033.
- 4.3 Paragraph 193 of the National Planning Policy Framework (NPPF) says when considering the impact of development on the significance of a listed building, great weight should be given to its conservation whilst para. 190 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 4.4 Historic England's *Good Practice Advice in Planning Note 2* (March 2015) states that understanding the nature of significance is important for understanding the need for and best means of conservation. Understanding the extent of that significance leads to a better understanding of how adaptable a heritage asset may be and provides the essential guide as to how policies should be applied. The following descriptive appraisal will evaluate the building against Historic England's criteria for heritage values set out in *Statements of Heritage Significance Assessing Significance in Heritage Assets* (Historic England Advice Note 12, 2019):

**Archaeological interest**

*There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*

**Architectural and artistic interest**

*These are interests in the design and general aesthetics of a place. They can rise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and the creation of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.*

**Historic interest**

*An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

- 4.5 In relation to setting, the National Planning Policy Framework (Annexe 2 Glossary) defines the setting of a heritage asset as:

*'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'*

4.6 The Historic England (HE) guidance *The Setting of Heritage Assets* (2<sup>nd</sup> edition, December 2017) states that:

*'Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or the ability to appreciate that significance'* (p.4)

4.7 The HE guidance sets out a staged approach to the assessment of understanding the significance of setting:

- 1 Identification of heritage assets and the extent of their settings
- 2 Assess whether, how and what degree the settings make a contribution to the significance of the heritage assets
- 3 Assess the effects of the proposed development, whether beneficial or harmful on the significance
- 4 Explore ways to maximise enhancement and avoid or minimise harm
- 5 Record the process

4.8 The guidance also states that views which particularly contribute to the significance of heritage assets include those where the relationship between the asset and other historic assets or places or designed views.

## 5.0 ASSESSMENT OF SIGNIFICANCE

### *Designations*

5.1 The Old Coach House is a Grade II listed building and so is regarded as a building of significance in a national context. The property also contributes to the setting of the Grade II listed Tisted House.

5.2 The property lies within the East Tisted Conservation Area.

### *Assessment of Significance*

#### Archaeological interest

5.3 As a mid-19<sup>th</sup> century ancillary building that has been converted to residential use, the Old Coach House has little to no archaeological interest and does not merit expert investigation.

#### Architectural and artistic interest

5.4 The Old Coach House is a simple ancillary building that has been given a degree of architectural pretension through the use of coped gables and hood moulds over the windows which, together with the use of malmstone, allow it to relate architecturally with Tisted House to which it is clearly subordinate.

5.5 The west elevation of the building, which would have originally been most prominent when approaching the former rectory from the road, has been subject to relatively little change but the main elevation, once facing into a courtyard and which was the active side of the building, has been considerably altered, and undoubtedly harmed, by the extension to the centre of the elevation. The extension granted in 1984 presumably occupies the area of the coach house doors whilst the modern windows to the northern part of the elevation do not reflect the presumed original stable function of this part of the building. The cottage element to the south retains the greatest level of architectural quality but, overall, it is difficult to appreciate that this building combined cottage, coach house and stable functions from its external appearance. Therefore, the architectural significance of this building is at the low end of medium at best.

5.6 The use of red brick for the extension strongly contrasts with the stone of the cottage. Presumably the intention was to clearly demarcate the addition as being modern but it lacks subtlety and does not contribute to the architectural interest or value of the listed building.

#### Historic interest

5.7 The historic interest of the Old Coach House is tied up with that of the church and Tisted House, the former rectory, and the development of Rotherfield Park in the mid-19<sup>th</sup> century when much of the village was rebuilt.

5.8 The building was ancillary to the rectory and this relationship can be appreciated through the physical proximity and architectural style of the two buildings, but the original function of the Old Coach House is largely only evident through its name – the alterations undertaken in the conversion to wholly residential use have erased all trace of the coach house function and the stable element is not readable. Internally, the conversion has also resulted in the complete removal of the evidence of these uses. It is considered that the historic interest of the Old Coach House is medium.

#### Setting

5.9 There is a clear relationship between the former rectory and the church, both being built in the mid-19<sup>th</sup> century, and between the rectory and its ancillary coach house, stable and cottage. These buildings form a discrete group although the rectory:coach house group has been eroded through the loss of some of the other ancillary buildings and the change to the service courtyard space.

5.10 The erection of the two modern houses, on higher ground to the east of the Old Coach House impinge on the sense of separation of the Rectory from the ordinary houses of the village. Due to being in higher ground, the western of these houses has something of an overbearing presence in relation to the Old Coach House. The garage building associated with the Old Coach House, constructed in red brick, also disrupts the setting of the group.

#### Conservation Area

5.11 As with the setting, the importance of this part of the conservation area is the grouping of the church, rectory and its ancillary building, set apart from the estate cottages. There are no views that would be regarded as significant towards these buildings, the church being

almost entirely obscured from view from the A32 by trees. There is also limited visibility of Tisted House from the main road, there being a view from the north where the north elevation of the house is visible but the west elevation of the Old Coach House is largely obscured by a tree.

- 5.12 The two modern houses to the rear of Tisted House and the Old Coach House are relatively large houses constructed in brick which do not reflect a local vernacular or the character and appearance of the conservation area.

## 6.0 PROPOSALS & ASSESSMENT OF IMPACT

### *Proposals*

- 6.1 It is proposed to:

- Extend the red brick addition to the east gable to provide utility at ground floor level and an ensuite bathroom at first floor level.

### *Assessment of Impact*

#### Extension of the brick addition

- 6.2 The red brick extension to the house does not contribute to the special interest of the listed building.

- 6.3 The proposed addition is to be both slightly narrower and with a lower ridge height than the brick extension. This will provide some articulation to the modern addition by stepping down and back, keeping the addition subservient to both the historic element and the modern addition. It is understood that it is proposed to paint the brickwork of the modern extensions to a more neutral colour that compliments the colour of the stone of the Old Coach House. The fact that the additions are brick will be clear and so will preserve the distinction between the two elements but will reduce the harsh contrast that is now present. The painting of the brickwork will represent an improvement to the aesthetic quality of the listed building.

- 6.4 The historic mapping shows that there was a relatively long range attached to the east elevation of the cottage and coach house range. Therefore, there is no concern about the proposed lengthening of the addition – the lengthening of the range will not harm any aspect of the existing character of the historic element of the listed building.

- 6.5 Being attached to the late 20<sup>th</sup> century addition, the proposed extension will not impact upon any historic fabric.

- 6.6 The addition will not cause harm to the setting of the former rectory, Tisted House or the church. The extension will not impact on any views to or from these heritage assets that contribute to their significance and it will not harm the ability to experience or appreciate the significance of these heritage assets. Similarly, the addition will not impact the setting of the Registered Park or Garden.

- 6.7 The proposed extension will have no impact on the character and appearance of the East Tisted Conservation Area.



## 7.0 CONCLUSION

- 7.1 It is considered that the proposed alterations to The Old Coach House will not cause harm to the significance or 'special architectural or historic interest' of the designated heritage asset.
- 7.2 The extension will not impact upon the setting of the adjacent heritage assets: the church, the former rectory, Tisted House, or the Registered Park or Garden of Rotherfield Park.
- 7.3 The proposed addition will not cause harm to the character and appearance of the East Tisted Conservation Area.
- 7.4 The conversion of part of the garage to provide a home office will have no impact on the significance of any of the designated heritage assets.
- 7.5 Accordingly, I can find no conflict in the proposed development with the statutory duty in Sections 66 or 72 of the Act, National Policy in the NPPF or Outcome 4 and Priority 4.1 of the South Downs National Park Partnership Management Plan 2020-2025, and Policies SD12, SD13 and SD 15 of the South Downs Local Plan 2014 – 2033 and conclude that the application should be allowed.