

10th December 2020

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## **Heritage Statement. 330 Grove Street: Petworth, West Sussex.**

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*“ Few English towns can catch the heart... But Petworth still can, ...seen at a distance from the South Downs or its foothills.” (The Buildings of England: Sussex. N. Pevsner & Antrim).*

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## **Executive Summary**

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This Heritage Statement for 330 Grove Street, Petworth includes a brief history and Statement of Significance in support of modest alterations to gain Listed Building Consent and Planning Permission. While the house may have origins as up to three cottages, the structure now forms a pair of houses with No.331 taking in the south bay. The property is Grade II Listed Building and was first entered on the statutory list on the 22<sup>nd</sup> May 1985 (Historic England). It lies in the Petworth Town Centre Conservation Area, which is a designated heritage asset in its own right. The purpose of this report is to consider the various Levels of Significance for the Grade II house and its setting. It assesses the impact of the proposals on its significance. This report aims to give a balanced assessment of the most important features, in order to better appreciate this Listed Building within Petworth's southern lanes. This is based upon an on-site, visual assessment, and primary research drawn from the West Sussex Council Archives.\*

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## 1. 0 Background: Site, Location, and Setting.

1.1 Site and Location. Petworth is a small town in the south of England in the county of West Sussex. The town has been settled since at least Norman times and it is mentioned in the Domesday Book of 1086.

*“The Buildings of England: Sussex”* (Nikolaus Pevsner, Yale University Press, 1994) signals the importance of Petworth in architectural and historic terms:

*“Few English towns can catch the heart now from outside: too much has been added... and without love. But Petworth still can...[be] seen at a distance from the South Downs or its foothills. “...an image of urbanity without poverty. [page 294]. ...Petworth, inside, is just like Midhurst to the casual visitor – a bewildering series of ninety-degree bends. But once out of the car, a miniature city unfolds. ... It has an odd, un-English quality. The big house has is close to the town and the outbuildings and high walls come right down to the centre, producing the pattern of sharp turns and blind corners.”*

Grove Street is set in just south to the heart of town among semi-rural setting. Petworth House itself lies to the north-west with its great deer park.



Above: a scene c.1835 showing a *fete* at Petworth House in the extensive grounds.

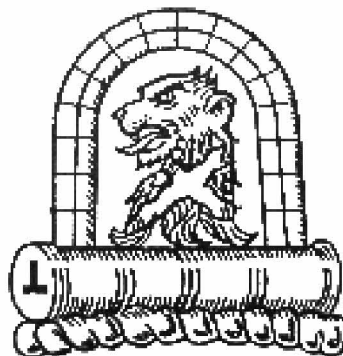


## 1.2 Wider Setting and Context:

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1.2 The Leconfield Estates. Grove Street is nestled in the Leconfield-landed estate which is focused on Petworth House. The Estates are in the ownership of Lord Egremont and his family that include an estate in Cumbria, near Cockermouth Castle. Today, the Sussex Estate has 14,000 acres with let farms, plus 280 houses and cottages, mostly built in the 19th century for Leconfield staff. Estate activities include letting residences and farms; country pursuits such as trout lakes, river fishing, and forestry. The Manor of Petworth has been held by the current owners since 1150, who are descendants of the Percy family. Petworth House and Park were given to the National Trust in 1947. The Estates were inherited by the present Lord Egremont, a writer, in 1972. He and his family still live in Petworth House which is open to the public 5 days a week in the summer. The Park is open to the public daily.



[ Left: the Leconfield crest.]



(Above, Petworth House and Pond in Petworth Park. Photo: credit, The National Trust.)

1.3 Architectural Value. The town is host to the magnificent Petworth House. This country house first originated as a 13th-C. Percy castle. It was enlarged by the Earls of Northumberland, and later restored c.1688 by Charles, the 6th Duke of Somerset. The gardens of this stately home are known as Petworth Park and were designed by the world-famous landscape artist Capability Brown. The Percy family acquired Petworth in 1151 and Henry de Percy built a fortified manor house there. The family subsequently gained the earldom of Northumberland in 1377, but when their fortunes declined, they lost control of Petworth. The only part of the original Percy home that still survives is the 13th century chapel and under-croft – an expansive vaulted cellar.

1.4 The ancient manor house was originally on the site of the present Petworth House and was extended and repaired in the 16th and 17th centuries by the 8th, 9th and 10th Earls of Northumberland. The house was then completely rebuilt in 1688 by Charles Seymour, 6th Duke of Somerset, and altered in the 1870s by Anthony Salvin.



Left: The North Gallery, Petworth House.





(Above: "Dewy Morning" c. 1810, painting by Joseph William Mallard Turner, R.A.)

1.4. Aesthetic Value. The House has a long association with art and a famous collection of paintings and sculptures. The renowned 18<sup>th</sup>-C. English artist Joseph W.M. Turner painted many works there [see above], and the House still has 19 of his oil paintings. The 700-acre Petworth Park is now one of England's best-known formal gardens and home to the largest herd of fallow deer in England. Petworth House and Park have been in the care of the National Trust since 1947.

1.5. The 16<sup>th</sup>- 18<sup>th</sup> Century History. Going back the Elizabethan period and earlier, it is worth noting that Petworth has had a market square since at least 1541. Some historians suggest it was there for at least 300 years before. A street fair dating back to 1189 in Petworth is still held annually on 20th November. The fair wasn't held in 1666 because of the plague; and, back then, the fair was a nine-day affair, amazingly. Leconfield Hall, built in 1794, stands on the site of a former covered market.

1.6. The 19th Century- Victorian Era.

The railway came to Petworth on 10 October 1859 and the line was then extended westwards to Midhurst in 1866. The original main station building was rebuilt in wood around 1892. The station was closed to passengers by the Southern Region of British Railways in 1955 and finally to freight in 1966.

1.7. The 20<sup>th</sup>-Century Era. Petworth town was bombed in World War II despite lacking heavy industry or military presence. On the 29 September 1942, a German Heinkel 111 approached from the south over Hoes Farm and aimed three bombs at Petworth House. The bombs all missed the house; but one of them landed on Petworth Boys School in North Street, killing Headmaster Charles Stevenson, assistant teacher Charlotte Marshall and 28 boys. A former Leconfield estate workers cottage in the High Street at Petworth was converted into Petworth Cottage Museum. It is now set out to resemble how it would have been in 1910 when it was occupied by Mrs. Mary Cummins who was a seamstress on the estate. Petworth prospered in the 20th century, even if it didn't expand greatly. It is still a fairly quiet rural market town that retains many ancient and historic buildings and is known for its elegant antique shops.

## 2.0 History of the Site. Historic Maps.

2.1 Historic Map Evidence. The first evidence in historic maps held in the West Sussex Record Office (WSRO) is the 1601 Treswell map. As illustrated above, this shows: Saint Mary's Church [centre] with its impressive spire, and just to the north, the Personage [sic].

Below: narrow burgage plots, some marked as freehold: *Mr. Smith*

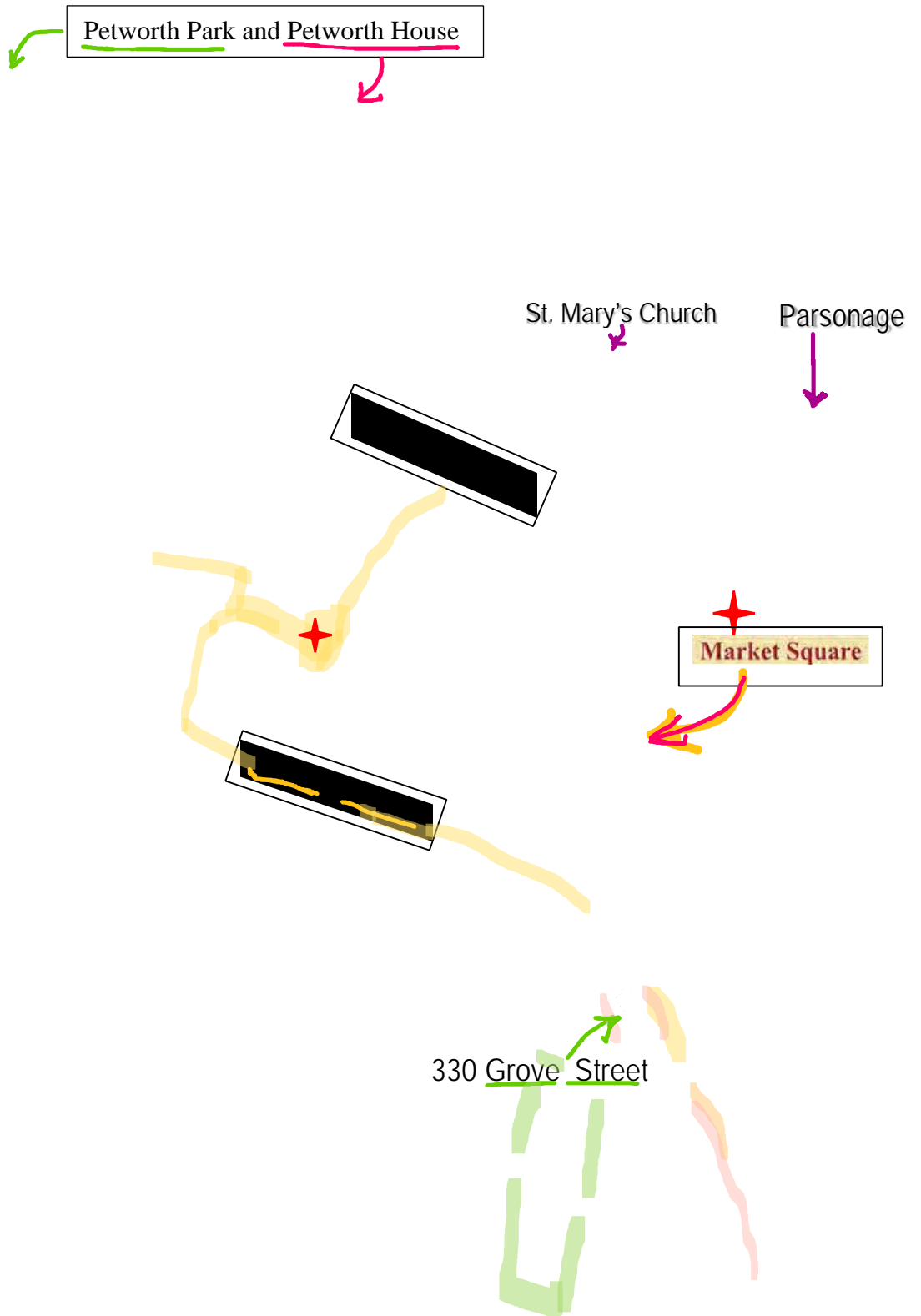
Note: ~~330 Grove St.~~ may be the cottage by this Freehold. ★ [below]



Above, the houses are set in their own narrow burgage plots, typical of most English towns of this period. "Court Feilde Demeyns," is shown above to the bottom right. "Demeyns" in English feudal law was the portion of a manor that freehold tenants were not granted, either retained by the lord for his own use, or occupied by his villeins or tenants on leases. When villein tenure evolved into the more secure copyhold, and leaseholders became protected from premature eviction, the "lord's demesne" was restricted. It usually notes the lord's house, park and surrounding land, as at Petworth. Note: the further the houses run south from Petworth, the larger the plots of land tend to become.

**1610 Treswell historic map**, above. (Credit: West Sussex Records Office, Chichester).





Above: Turning the 1610 "Treswell" map 45-degrees so North is oriented at the top, we can see the "Court Feilde" on Earl of Northumberland's estate, "Will Forde, Black Bull, & Charity Person". To the east of these fields, we can see Grove Street curving south-east, and a rural cottage.

In the southern curve, a house appears that may well be the cottage at 330 Grove Street.

330 Grove Street, Petworth



2.2 Above: the 1630 historic map shows Grove Street, south off Petworth High Street. This detail of the town centre clearly shows the tightly-knit ‘urban grain’ or density of Petworth in contrast with the nearby outlying fields and tenanted cottages. It is highly likely that Nos.330- 331 Grove Street was an estate cottage. This being the case, then, it may be probable that the estate dwellings started out as timber-framed, thatched cottages which could have been improved when Petworth House and was extended and repaired between the 16th and 17th centuries [see also page 6 above]. {Note: the line of Grove Street is slightly enhanced to allow this faded map to be read clearly.}

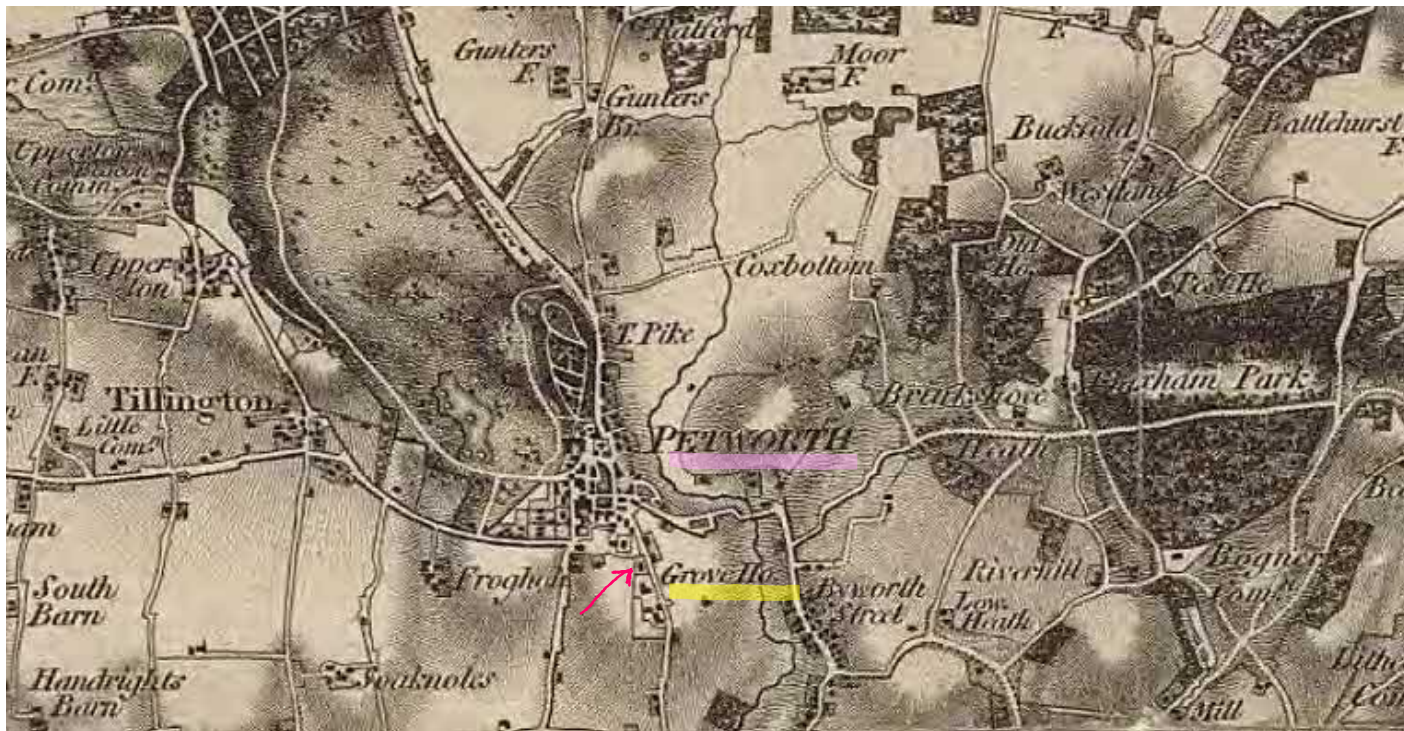


2.3. Certainly, by the 18<sup>th</sup>-C., No.330 Grove Street and its companion estate cottages across the lane had been refaced with stone and brick, as noted in the List Entry (Historic England). Only by exploring the roof timbers in the attic does this cottage reveal its earlier origins, probably at the end of the 1500's, and early 1600's, according to indications in the 1610 Treswell map (above, pages 8- 10). Below, the Petworth Estate Map (c.1779/ Ref. PH 3606, WSCC Archive) clearly shows this Listed Building opposite *Nursery Field* and north-west of *Grove House*. The cottage was adjacent to *Grove Field*, north of Church's Acre, which may refer to Parish holdings.

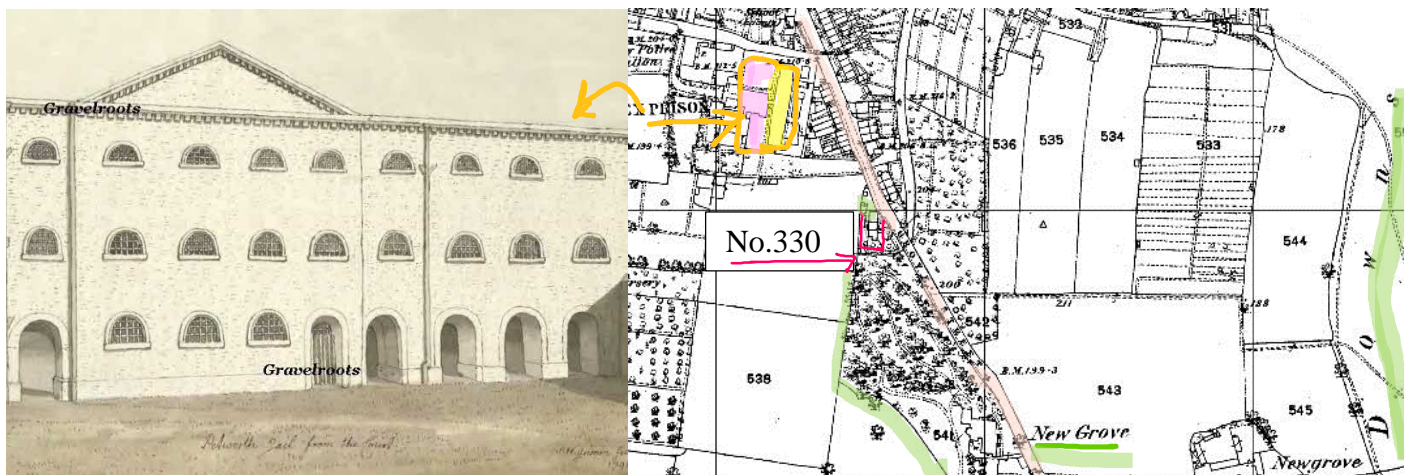


Above: the 1779 Petworth Map (WSCC Records Office, Credit: Petworth Estate).





2.4 Above: The late Georgian, 1813 Map of Petworth. Below, the original west view (left), and (right) – and the 1875 Map showing the C18 block with the C19 extensions.

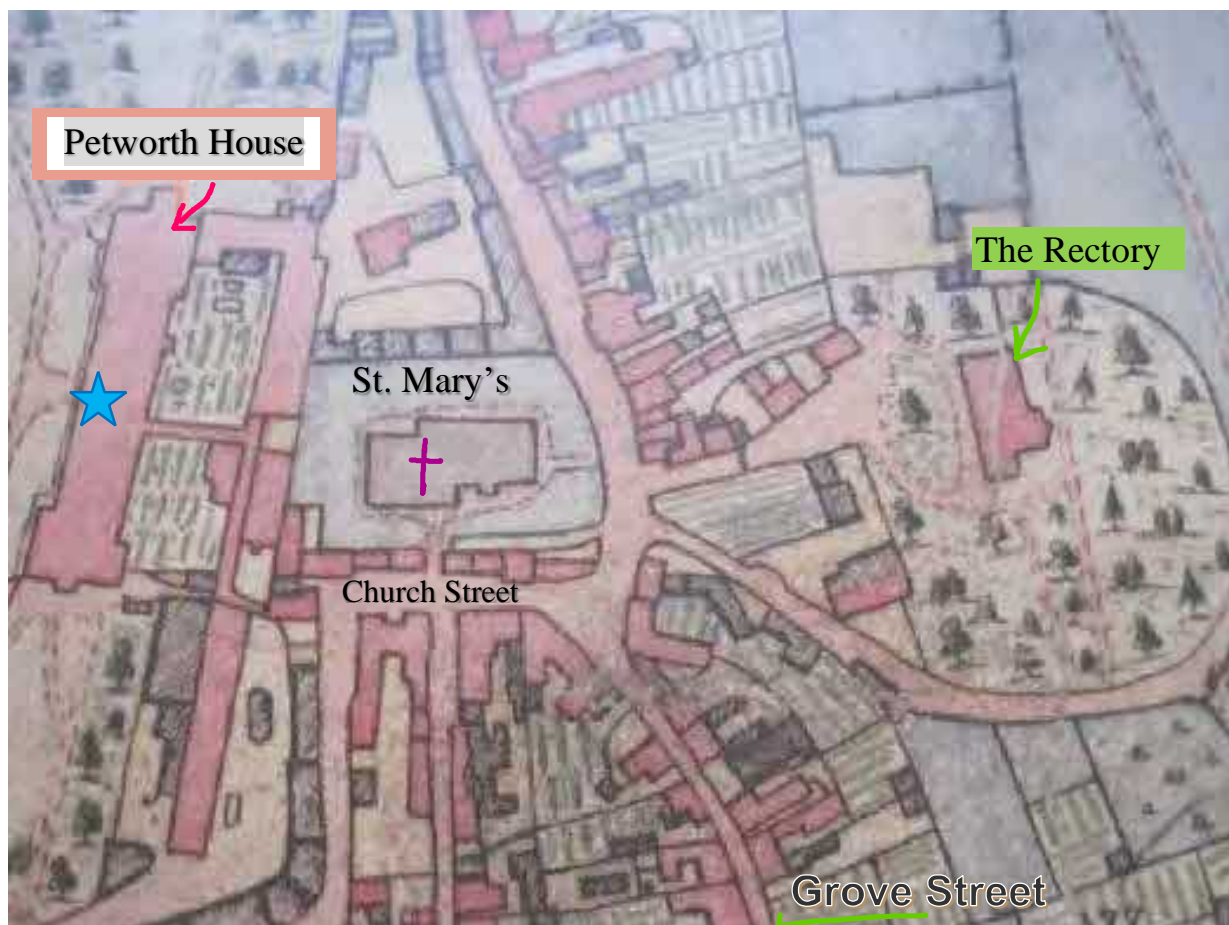


2.5 By 1784, a new prison was built in Petworth on the east side of town, at the corner of Grove Street and Rosemary Lane. James Wyatt, architect's design- [front elevation] is seen in J. Dalloway's *'Parochial Topography of the Rape of Arundel'* (1832), above. This building lay north/south and was built of three stories across 12 bays. The central four bays projected slightly under a pediment and this face had semi-circular windows. The central block contained two store-rooms at the front (west) and two turn-keys' rooms at the rear. Two wings had open arcades, with rounded heads, at ground floor level. The windows had radial glazing bars, not grates. The cells were located on the two upper floors with a chapel occupying a space on the 1<sup>st</sup>- 2<sup>nd</sup> floors. There were four airing yards. West of the prison, opposite the central block, was the keeper's house. By 1789, a south wing was constructed designed by father and sons, William Upton Sr. & Jr. In 1816, George Money Penny made alterations that allowed inmates to work together. The prison was further extended in 1833-5 to plans produced by Thomas and Henry Upton. [McConville S. 1981. *A History of English Prison Administration 1750-1877.*]





2.6. Above: The 1805 Map of West Sussex showing Petworth, north of Chichester. It lies north of the triangle of significant towns including Arundel to the south with its Castle, and Midhurst to the west. Note, the market town of Horsham to the north-east.



Above: 1838 Petworth Map. [Credit: West Sussex County Council Archives, Chichester.]

## 2.7 Context: The Early 19<sup>th</sup>-Century Maps and Setting .

The Petworth 1838 historic map now shows the town centre in greater detail with its core relationship between St. Mary the Virgin to the west (left) and The Rectory to the east (right). *The Buildings of England: Sussex* by Nikolaus Pevsner says: [page 297]

“Petworth is on the sandstone ridge which answers the Downs about four miles to the N., [and]... Around it, green fields on both sides, the big house on the left, the rose-red church tower in the middle- an image of urbanity without poverty. ... Petworth is... a bewildering series of ninety-degree bends...” “The centre of Petworth is the Market place tiny, insulated from the park wall by buildings. From it, streets run waywardly N.E. and South; the way to the West is blocked by Petworth House. [pg.298] ...There are two alternate roads to the East [of the Market Square] and the walk goes out along one and back along another. [Further to the South] ...Then C17 and C18 cottages, all part of the Leconfield estate... the effect of a town whose ordinary back streets like this are kept up is very striking... [page 299]. This is the edge of the town, with straight-away, a magnificent view of the Downs and the rolling country leading to them. On the West side of the road New Grove, originally the Leconfield Estate Agent’s house...”



## Petworth High Street

Petworth High Street, above. To the south- Grove Street and rural fields.



**1838 Map:** Grove Street leads on winding south from the town centre. The predominantly rural aspect surrounding Petworth can be seen on the following maps, especially in Petworth Park, and to the south side of town, suggested by the name Grove Street and Grove Lane [below]. 330- 331 Grove St. is on the bottom right.

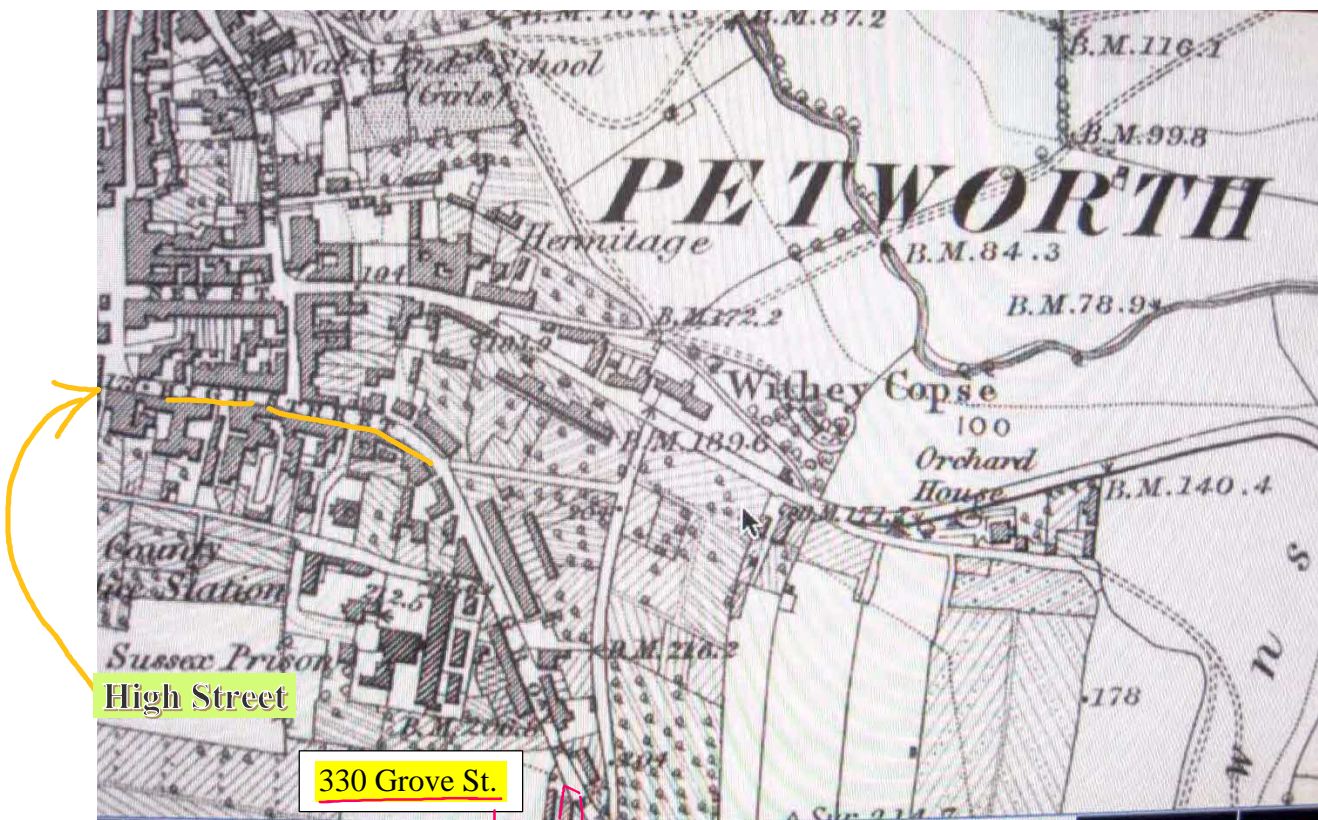




### 3.0 Later Victorian Era Maps, and Social Changes.



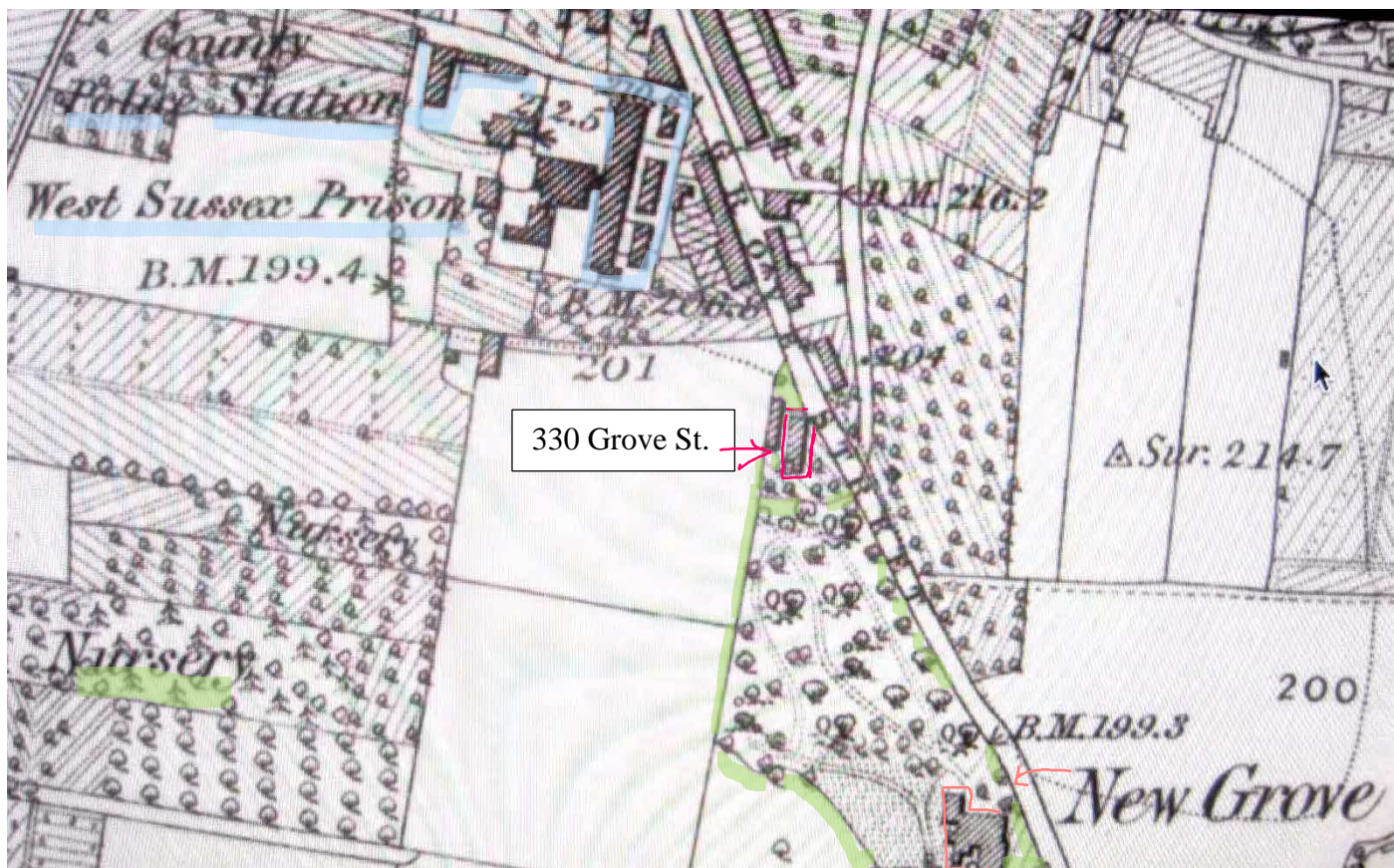
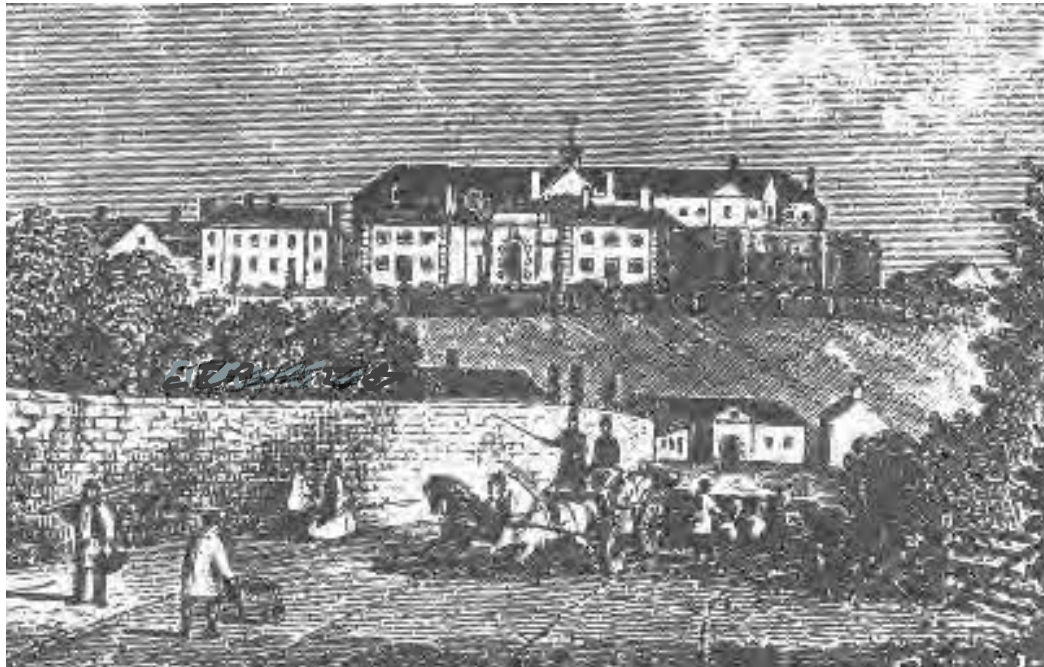
This page: Historic Petworth Map 1875. Nos. 330- 331 Grove St. are visible and rear stable block.



330 Grove Street, Petworth

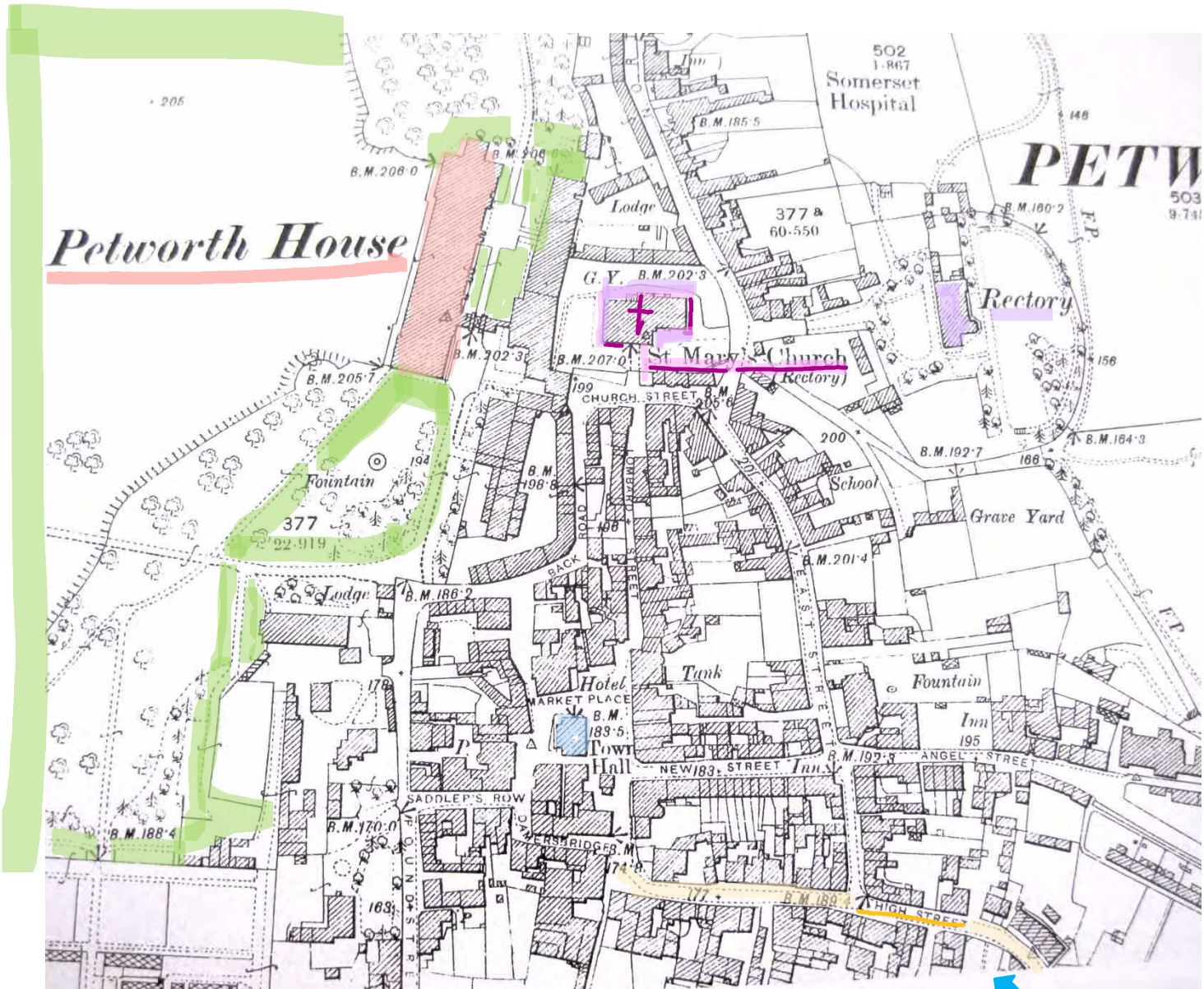


3.1 By the late Victorian era, the Prison was nearly 100 years old. The northern house by the gateway was leased to the Police Committee as offices and chief constable's residence whose house still stands. The gaol closed in 1878, then was sold and demolished in 1881. Below, the 1875 O.S. Map is probably the last image of it before its destruction in the later Victorian era. To the South a *Nursery* and fields are evident.



A large country house at *New Grove* lies to the South. Its gardens reach north to 330 Grove Street.





Above: The 1898 Ordnance Survey Map of Petworth, showing the High Street.

### 3.3 Later Victorian O.S. Map.

As seen above in the late Victorian OS Map, at the very core of Petworth town centre, set in the heart of town, is Petworth House itself and to the west and its great deer park, originating as a 13th-C. Percy castle, enlarged by the Earls of Northumberland, and later restored c.1688 by Charles, the 6th Duke of Somerset. There is the possibility that some old fabric may, perhaps, have been used elsewhere in town to enhance the humbler timber-framed cottages nearby. This is worth bearing in mind.



*Petworth High Street*

Pound Street

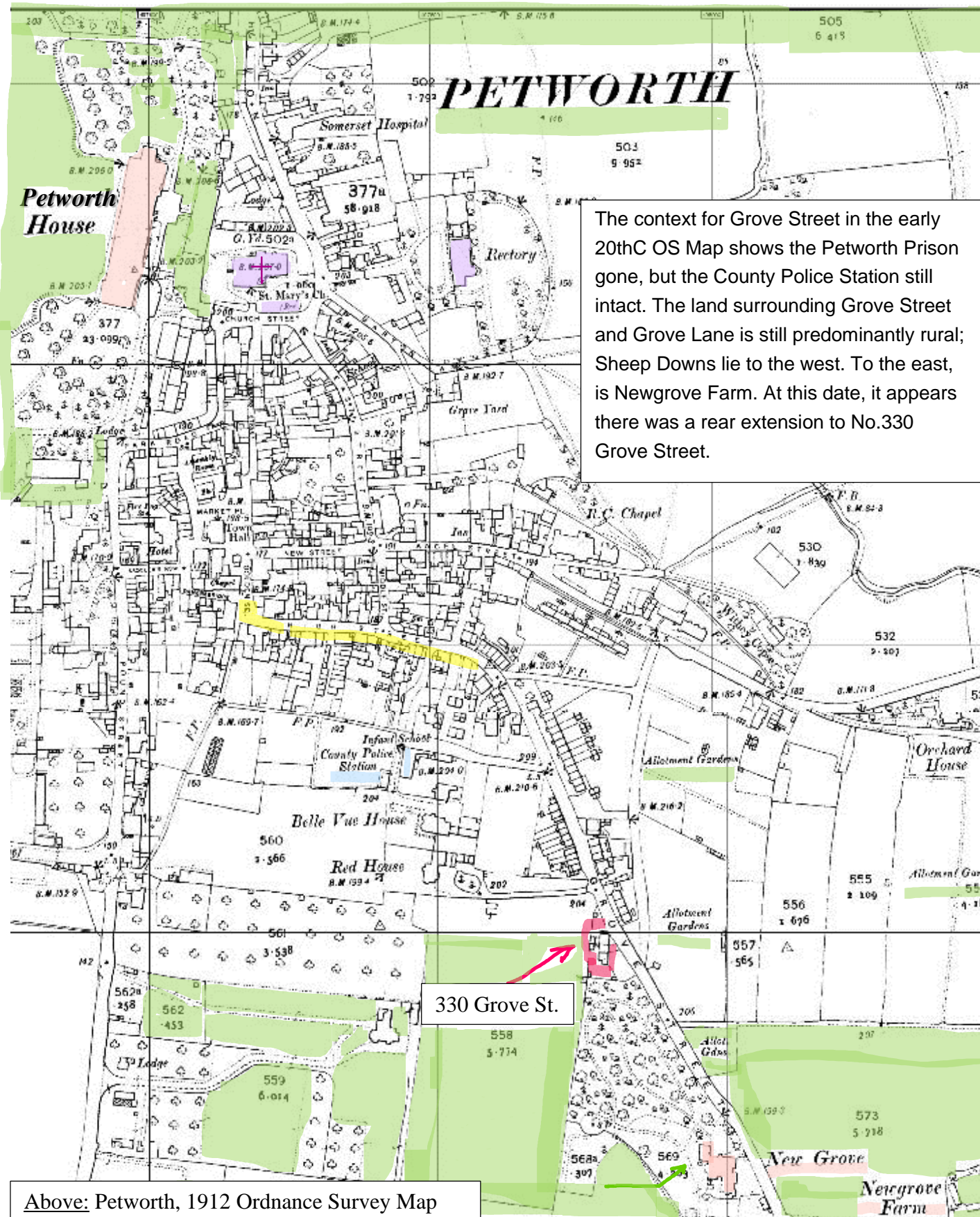
330 - 331  
Grove St.



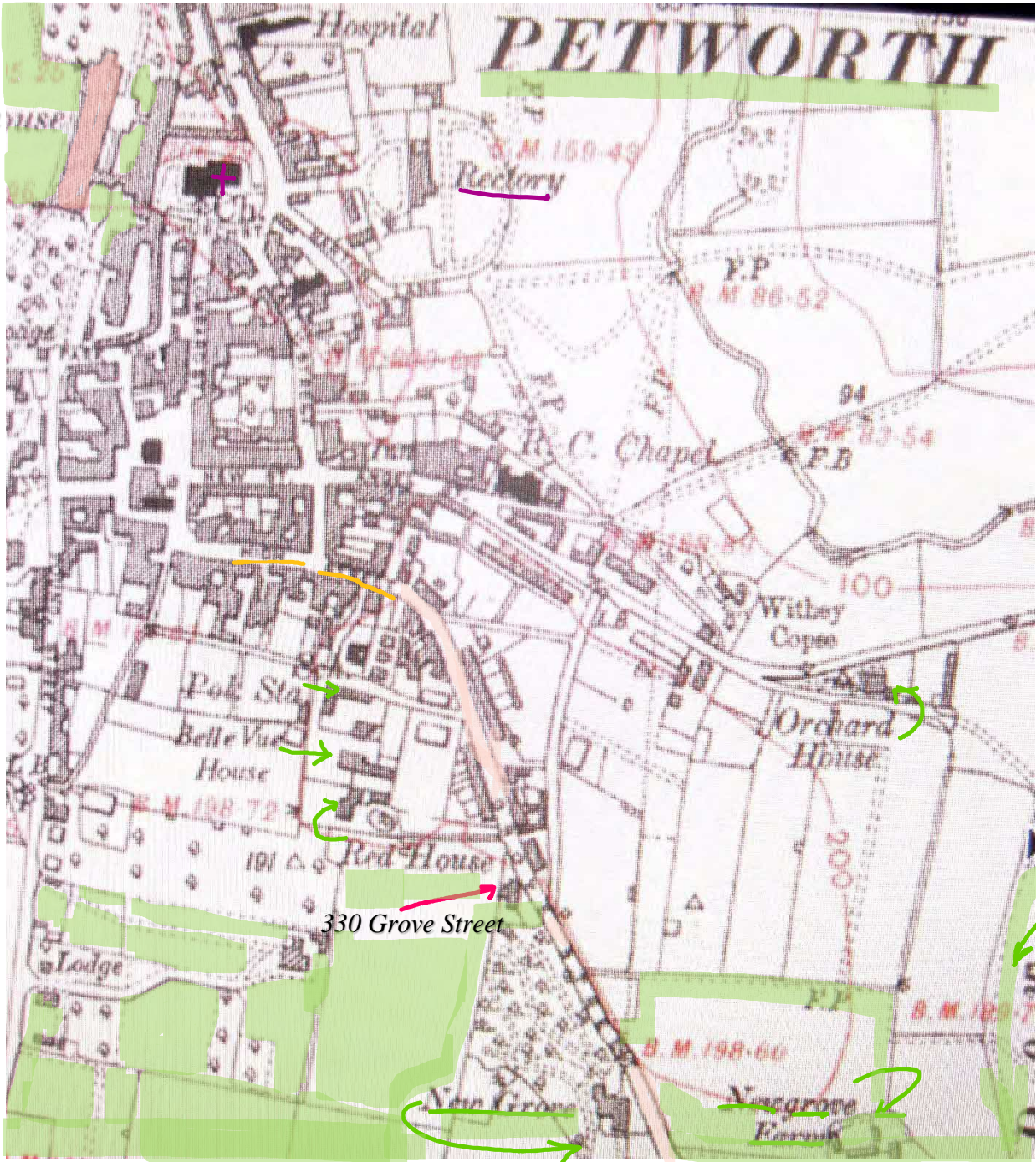
Above: The 1898 Ordnance Survey Map of Petworth, starting with the *High Street* (top). To the South, this section fields give the rural context surrounding *Grove Street* and *Grove Lane*. To the West, *Sheep Downs* describe the largely agricultural character, and *Virgin Mary Spring* lies nearby. A dedicated *Nursery* is shown to the West of Grove Street along the main road leading North into Petworth town centre. On the bottom left of the OS Map is a Mile-Stone annotation showing **London = 50** [miles] and **Petworth = 1/2** [mile].



### 3.4. The 20<sup>th</sup>-Century Inter-War Maps.



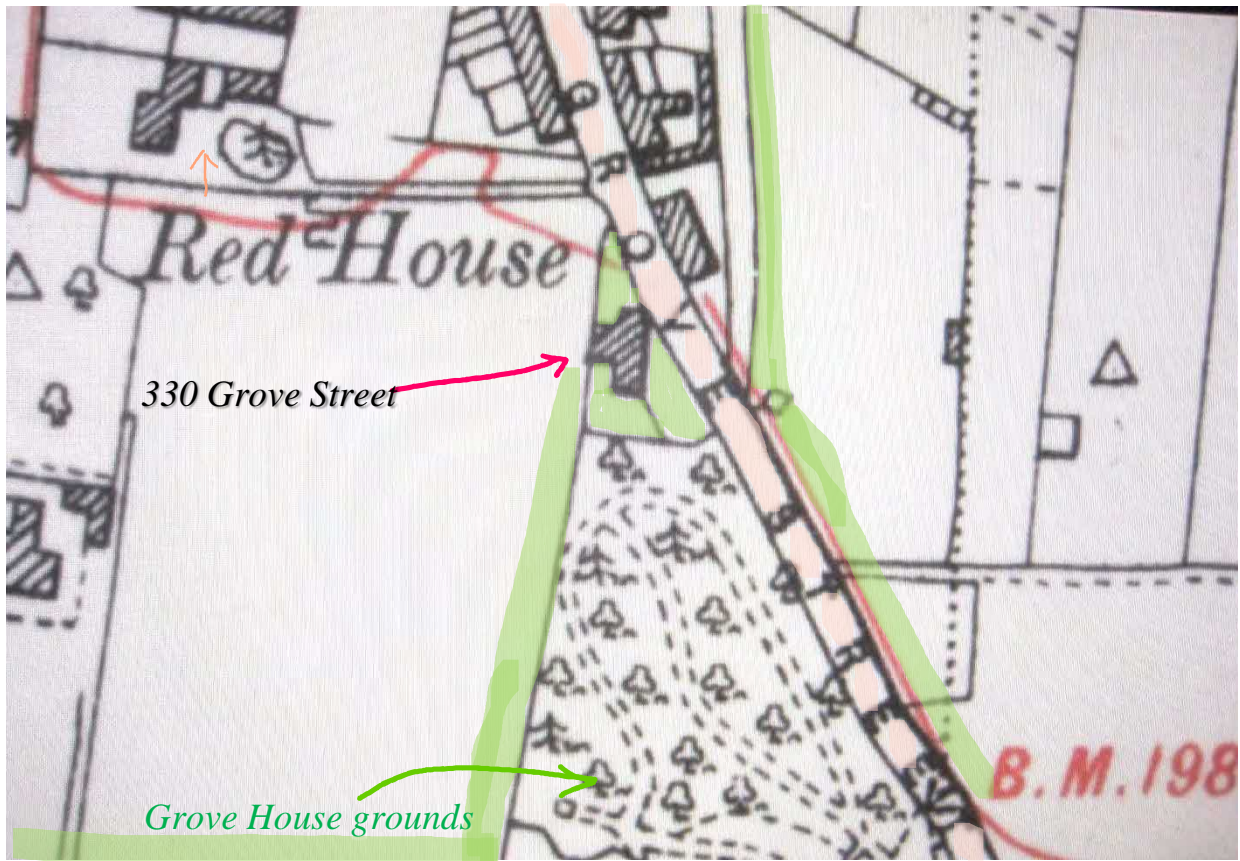




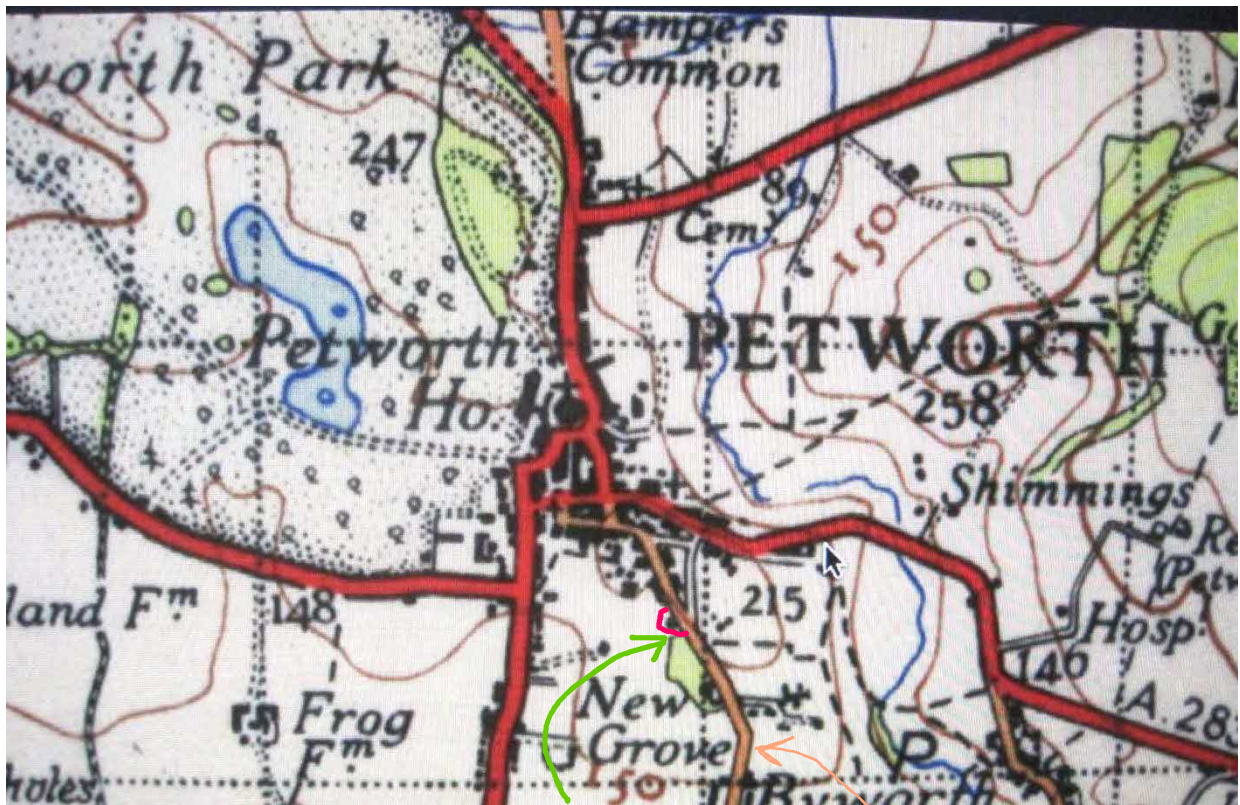
Above: the 1938 O.S. map (Published 1949)

3.4.2 In the Inter-War period, just before WWII, the long-lasting rural setting is shown in place-names such as: New Grove house, Newgrove Farm, Orchard House, and Withey Copse. Belle Vue House and Red House are also shown with garden settings. The little cottages at 330 Grove Street are now pictured as having rear extensions. However, it is very likely these were added in the late Georgian era, looking at the identical brickwork on the front facade and rear elevations. These rear wings also show up on a more detailed view of the 1938 OS Map, below. (The small porch at No.330 is probably later, owing to the stretched bond and cavity walls of the plinth.)





**3.5. The 1945 Ordnance Survey Map.**



3.5 Above: At this time, the green open spaces surrounding Grove Street still survive.



## **4.0. Heritage Values (National Guidance)**

4.1. When developing suitable policies for the Historic Environment, within a planning context, Local Authorities may refer to the guidance produced by the statutory advisors, such as Historic England. This guidance informs planners and other decision makers on the most appropriate way to manage, interpret and implement any changes to our historic sites. Historic England published the *Conservation Principles, Policy and Guidance* (2008), which sets out six high-level principles:

- The Historic environment is a shared resource
- Everyone should be able to participate in sustaining the historic environment
- Understanding the significance of a place is vital
- Significant places should be managed to sustain their values
- Decisions about change should be reasonable, transparent and consistent
- Documenting and learning from decisions is vital.

The principles offer a clear, over-arching philosophical framework of what conservation means at the beginning of the 21st century. In order to manage the changes and the impact of those changes, we need to fully understand the significance of the site.

The significance of a site or building is measured using the four value categories:

- Evidential values
- Historical values
- Aesthetic values
- Communal values

Each site needs to be assessed individually based on these criteria. Below, a considered assessment touches on these values, [not in this order]. A note on the setting's wider significance follows.



## 4.2. Evidential Values: Photographic Survey.

### Front Façade



While the front facade is clearly 18thC, the chimneystack tells the story that it is actually early to mid.17<sup>th</sup>-Century which is telling looking at the 2-inch brickwork. The chimney-breast and hearth in the Living Room confirm an earlier date, inside.

330 Grove Street, Petworth



## Garden Elevation



The shallow eaves over-hang suggests also that the cottages on Grove Street which originally belonged to the Leconfield estate were probably timber-framed to start with, and then had Georgian improvements when the stone and brick facings were added. The window openings were likely also altered at this time to admit more light, especially at Ground Floor.





## Existing Living Room



Above: View South-East, far left- lobby at the foot of the staircase. Centre, front door.



**View East:** far right- an authentic Georgian cupboard; chimney-breast- 17thC.



Above: the view looking South of the Living Room showing the original fireplace with 16<sup>th</sup>-C. sized hand-made brickwork and authentic beam. The right-hand jamb has been repointed with some replica bricks. This is a feature of 'High Significance' which is extremely important because it dates to the origins of the house, probably 17<sup>th</sup> Century. The overhead beam is an original structural timber, more of which survive in the attic.



## Existing Kitchen



Above: the rear wing of the cottage offers a dining space adjacent to the small Kitchen.





### **Kitchen, Ground Floor (rear):**

In particular, the Kitchen is an area that could be updated since the only features of interest are the basic structure of the house, its 19thC. casement windows (and openings). Otherwise, there seems ample scope for cosmetic improvements and better storage facility, and modern fixtures to service the house. This small kitchen is adjoining the dining space- which is behind the Living Room.

### **Existing Staircase – 1<sup>st</sup> View to Ground Floor. / Bathroom-1<sup>st</sup> Floor**



Left: this run of stairs was likely relocated in the C18. when the cottage was re-faced and may have sat in the rear (left).



**Front Single Bedroom (below)**



View east to front facade.



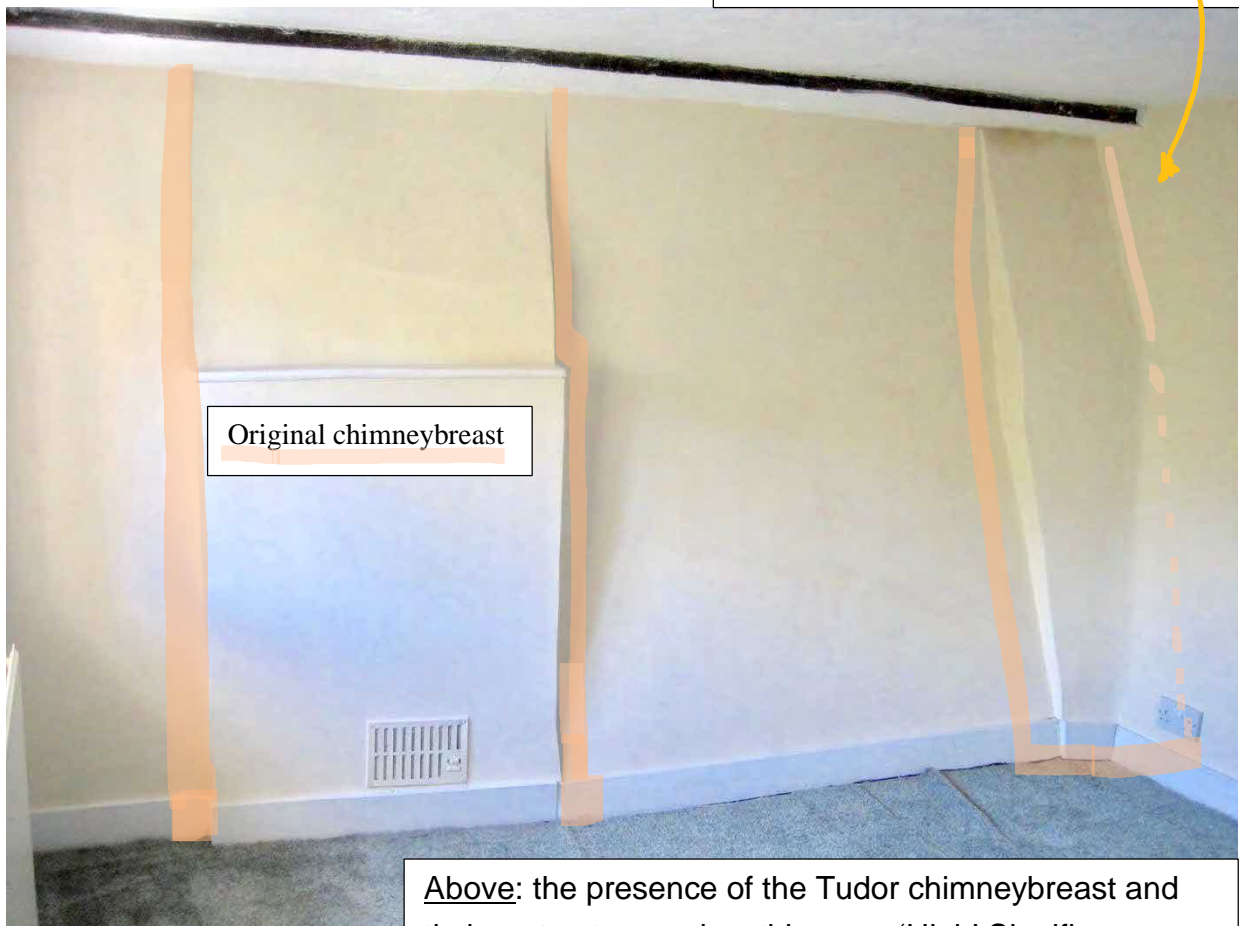
**Front Double Bedroom (above)** View north-west looking into the hall.

**Front Double Bedroom:** this is the view looking East out the casement window to the front of the house.



Left: the beams in the ceiling obviously show the original timber-framed structure. The window opening was probably enlarged in the 18thC. when the cottage was re-faced. The timber-frame is also hinted at to the right of the (blocked-up) chimneybreast. So, the South end of the room tells the interesting story of an earlier era (17thC).

Below: a main roof beam lies above the original chimneybreast which projects slightly into the Front Bedroom. To the right, part of the original structure is evident and points towards the timber-framing which is clear by looking into the attic above.



Above: the presence of the Tudor chimneybreast and timber structure makes this room 'High' Significance.



## Rear Double Bedroom



Above: the view facing north into the 1<sup>st</sup> Floor hall. Below: view east towards the patio.



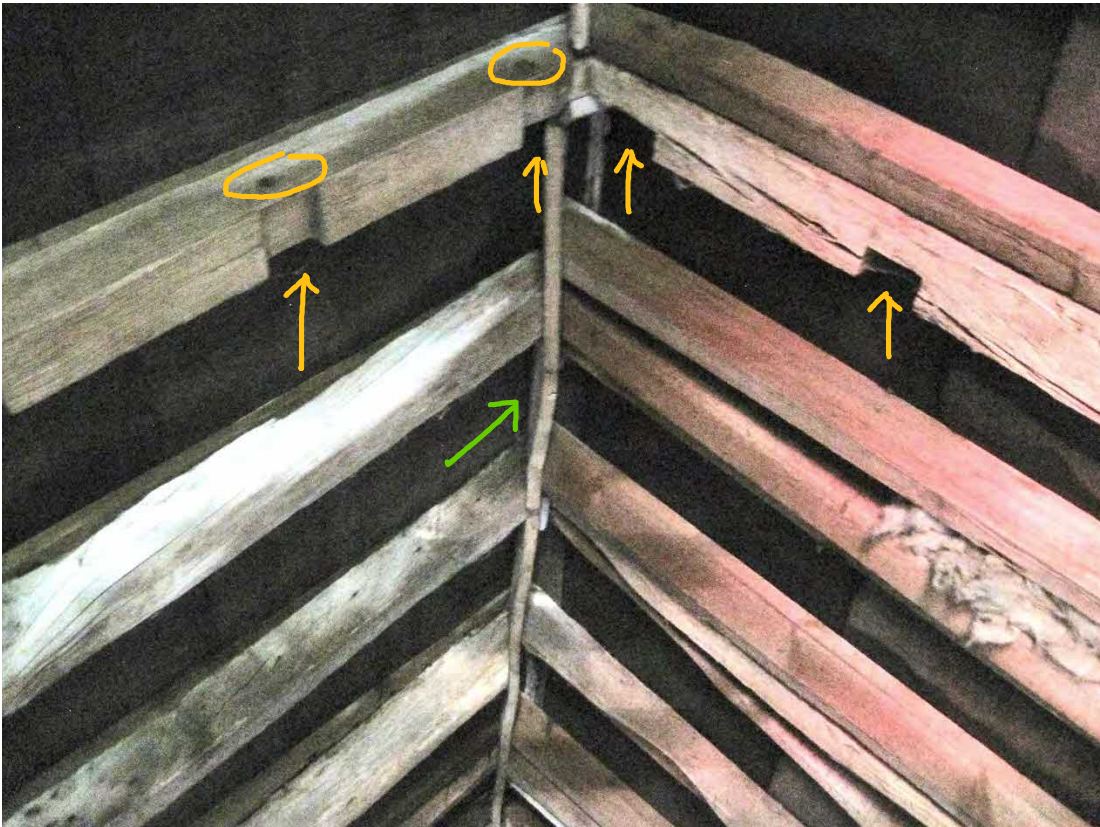
## Existing Attic Space, View South.



Left: the wide floorboards and stack appear to date from the 17<sup>th</sup> Century. These may have been inserted at a later date when the attic was converted into a living space, say for a servant. The loose timber looks like a roof collar. In the background, the chimneystack was partly rebuilt, or the stack enlarged in the 18<sup>th</sup>-Century. However, the roof timbers appear to be 16<sup>th</sup> to 17<sup>th</sup>-Century and may have had a Queen-post roof structure originally.

Below: the roof structure showing the rafters at the top of a “clasped purlin roof”. The top of the ridge where the rafters meet is pegged together. The roof has a ridge board for added stability. Further assessment of the structure is offered in Levels of Significance, Section 5.0. It appears that several timbers have been re-used here. They have peg holes so likely are 17<sup>th</sup>C. date.

## Existing Attic- Roof Construction





### 4.3. The Historic England List Entry

Below is the List Description and Map for: NOS 330, 331 (THE STUDIO) Overview .

Heritage Category: Listed Building. Grade: II

List Entry Number: 1266452. Date first listed: 22-May-1985

Statutory Address: THE STUDIO, 330, 331, GROVE STREET

#### Map



Location

Statutory Address: THE STUDIO, 330, 331, GROVE STREET. County: West Sussex

District: Chichester (District Authority) Parish: Petworth

National Park: SOUTH DOWNS

National Grid Reference: SU97917 21393

Details SU 9721 PETWORTH GROVE STREET (west side)

29/ 28 Nos 330, 331 (The Studio) & 332 Leconfield Estate II

Cottages. One building. C18 front to an older building. Two storeys. Five windows. No 330 faced with ashlar with red brick dressings and quoins, No. 331 red brick. No 332 red brick and grey headers. Tiled roof. Casement windows. Listing NGR: SU9791721393

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## 5.0 Assessment and Levels of Significance.

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The significance of a site or building can be measured using four values:

1. Evidential Values
2. Historical Values
3. Aesthetic or Architectural Values
4. Communal Value

5.1. Evidential and Historical Value. During the site inspection, Historic England's brief List entry accurately notes that the Georgian, brick and stone facades enclose an earlier structure. This is likely to date from the 16<sup>th</sup> to 17<sup>th</sup> Centuries reflecting that this cottage had several eras of building and improvements. The Earl of Northumberland's cottages were attached by *desmane* to Petworth House, so as part of this estate, No.330 may have been built in the 16<sup>th</sup>-Century originally as a timber-framed, thatched cottage. Later, it was likely improved with borrowed fabric from the main House when it was remodeled at this time [see Para.1.4, page 6] and the roof repaired. We explore features of 'High Significance' and compare them to Listed Buildings with early origins, and how they may relate. Most features are a combination of values noted above.

5.2. The Chimneybreast and Hearth. Below, it is evident that the hearth was constructed of 2-inch, hand-made bricks which date it to the Elizabethan era, roughly. Here, the fire-back shows it was mainly built of these early bricks, and some stonework incorporated, possibly at a later date, including what looks like a small stone lintol. Was this curved stone over an original bread-oven, redundant in the 18<sup>th</sup>/-19<sup>th</sup>-C?







Above: an external view of the original chimneystack at Stirrups, a Grade II\* Tudor house on the Mapledurham estate, north Reading. It is evident that the 2-inch bricks here are similar to the hand-made bricks of the estate cottages at 330 Grove Street, Petworth.

**Description:** SU67 N.E. MAPLEDURHAM [9/171] Stirrups Listed 24/10/1951 Grade II\*. House. C15 with probably C17 front. Timber framing with brick infill; plain tile roof; brick end stack to right. L- shaped plan. 2 storeys; 3-window range. Plank door to centre. 3-light casement to right of centre. 5-light casements to left and right. Three 3-light casements to first floor. Timber-framed cross wing to rear. Queen post roof trusses visible to gables. Interior noted as having fine timber work to ground floor ceilings. Listing NGR: SU6732978120. [Historic England List entry for Stirrups, above.]





Top Left: Left jamb of 1<sup>st</sup> Floor chimney hearth at Grade II\* Stirrups house in Oxfordshire. The hand-made 2-inch bricks bear a close resemblance to the same-sized bricks in the Ground floor hearth at 330 Grove Street.

(The repointing here is rustic, obscuring the true size and true arrases or edges of the bricks.)

It may be easier to discern the original brick sizes by looking at the fire-back to the right of the jamb, which still has its lime mortar.



Left: the 1<sup>st</sup> Floor front bedroom at Stirrups. Here, the timber frame is obvious; however, while the timber-structure at No.330 Grove St. is not so evident, it looks like the dates for the brickwork are roughly the same. While hand-made brick sizes remained relatively stable, if this is so, then it would put the early construction date of this estate cottage in Petworth in the Elizabethan era. This is entirely possible, because the Percy family had a country house here as early as the 13<sup>th</sup>C. and remodelled it between the 16<sup>th</sup> and 17<sup>th</sup>-Centuries. So, 330 Grove St. has several fabric layers.