



VALLIS & HALL
CONSERVATION ARCHITECTS

DESIGN, ACCESS & HERITAGE STATEMENT

New single storey 2-bay garage building.



St Peter's Well
Vicarage Lane
Lodsworth
GU28 9DF

for

Mr & Mrs P Nash

Project No: 649

December 2023

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I. Introduction

- I.1. This Heritage Statement has been prepared to inform an application for Planning and Listed Building Consent submitted to the South Downs National Park Authority by Mr & Mrs P Nash for a new building single storey 2.5-bay garage building to the existing driveway and parking area at St Peter's Well, Lodsworth.
- I.2. St Peter's Well is listed grade II (NHLE 1276326) together with the garden walls to the east (NHLE 1354743) and situated within the Lodsworth Conservation Area, designated in 1984.
- I.3. The site lies to the south and west of the junction of Vicarage Lane and Church Lane respectively and c.100m north of St Peter's Church (NHLE 1025908). A public footpath alongside the eponymous St Peter's Well extends north-east from Church Lane immediately east of the dwelling.



2. Description of the building and its landscape setting

- 2.1. Lodsworth falls within national landscape Character Area 120: Wealden Greensand and Landscape Type M: Sandy Arable Farmland as defined by the South Downs Integrated Landscape Character Assessment (SDILCA). Closely bordering Landscape Type N: Greensand Hills, Lodsworth also displays a number of features characteristic of this landscape type. As characterised, the area remains essentially rural, with small nucleated settlements interspersed by isolated farmsteads set within areas of early enclosure, often framed by belts of woodland, much of it ancient. Its undulating and organic landform gives a sense of intimacy to the landscape.
- 2.2. Public rights of way and commons allow access to this and adjacent landscapes, with the result that it can be intimately appreciated and understood as an historic landscape. Sunken lanes are another historic and characteristic feature. These enclosed spaces contrast with the more open parts of the landscape.
- 2.3. Nucleated settlements generally comprised groups of former farmsteads situated around the church and manor house, indicative of medieval manorial systems based around open fields. The Sussex Historic Landscape Characterisation (HLC) identifies the medieval historic core of Lodsworth as having a "market village" settlement character, surrounded by informal fieldscapes. These types of "market village" are classified as "very rare" settlement forms. Centralised villages were a relatively late medieval development in the Low and High Weald, when dispersed farms needed centres from which to market produce.

- 2.4. On the whole, there is a strong correlation between vernacular architecture, industry and local geology throughout the character area. The local built vernacular includes the use of sandstone extracted from the local Greensands and red brick formed from local clays, together with timber framing. The consistent application of these materials contributes to a strong sense of place.
- 2.5. Within this context, St Peter's Well sits on the eastern edge of the settlement's historic core. Fronting west, the dwelling sits tight in the north-east corner of a substantial plot, set back from Church Lane behind an 18th century stone wall which encloses the garden. The building has a strong vernacular character, re-fronted in the 18th century with sandstone rubble with brick dressings and quoins, under a substantial tiled roof. Although set low into the landscape, with land rising to the west, there are extensive views eastwards over heathland towards swathes of replanted and semi-natural ancient woodland.

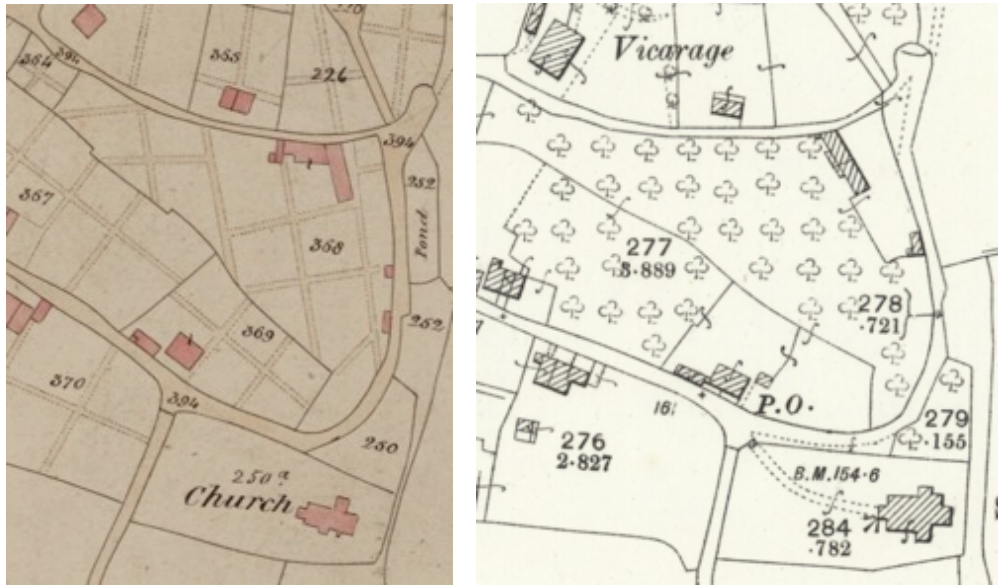
3. Historic Context

- 3.1. In its built form, Lodsworth village has experienced three distinct periods of development. Prior to the 16th century, the parish was known as the Liberty of Lodsworth. As lords of the manor, the Bishops of London enjoyed considerable privileges and self-governance and the parish undoubtedly provided a profitable investment, benefitting from resources such as a quarry mentioned in Domesday Book and the medieval pilgrimage destination of St Peter's Well.
- 3.2. Despite these apparently valuable resources, the Bishops of London did not endow the village, and the ordinary resident of Lodsworth largely remained poor until after the 16th century.¹ The 'old village', in which St Peter's Well sits, is bounded by Church Lane and Vicarage Lane, and includes the Church and the Manor House, as well as Ewers which originally dates from the mid-15th century.² Unusually, Lodsworth does not appear to have developed as primarily an agrarian society until the mid-16th century, with the end of the Liberty. Up until the 13th century, Hepworth and Marshall posit that most of the available labour would have been needed for working the Bishop's quarry and that without this traditional open-field system, the distinction between the various classes of villagers would not have existed. By the early 1300s several small farmers established themselves, and the villagers transferred their labour from the quarry to the fields of these new farms. However, by 1400 agriculture was supplemented by the practice of other domestic industries, notably apple-growing and cider-making in Lodsworth.
- 3.3. Lordship of the manor transferred from the Bishopric of London to the Manor of Cowdray in 1547. This change saw a new class of local tradesmen arise the late-16th and early-17th centuries, leading to the creation of the 'new village' along The Street. Throughout the 18th century, Lodsworth's new class of landed gentry set about aggressively acquiring land to add to their estates and rebuilding higher-status dwellings; and in the following century, the Caprons, adopting the name Hollist, emerged as the leading landowner. Between 1836 and 1840, Hasler Hollist oversaw the construction of Lodsworth House within a designed parkscape, and set about 'improving' the village through acquisition of the Hollist Arms, planning the construction of a village school and making substantial improvements to St Peter's Church. More recently, the 'modern village' is made up of post-war development to the north-west.
- 3.4. Within this historic context, St Peter's Well unfortunately seems to have been omitted from most accounts of the medieval period (notably VCH). The village history by Hepworth and Marshall suggest that, *'apart from the Manor House and Mants [now the Hollist Arms]...both of which served a specific purpose in medieval Lodsworth, there is no other evidence of any other buildings amongst those that remain in the main part of the village today before the late-16th or early-17th century.'* This is suggested to be caused by the unusual lack of a developing middle-class in Lodsworth throughout the medieval period. Even Pevsner, who notes only that *'quite a few early houses survive in one form or another at Lodsworth'* omits any discussion of St Peter's Well (and Ewers) in favour of the 18th century buildings. These omissions are particularly glaring given the specialist malting function that St Peter's Well had from at least the late-18th century, and would be exacerbated if the malting function pre-dates this.
- 3.5. Other changes also accompanied construction of the cross-wing in the late-18th century, including re-fronting the timber framed structure in the local Hythe sandstone. By late-19th

¹ Lodsworth, The Story of an English Village by Martyn Hepworth and A. E. Marshall

² <http://lodsworthheritage.org.uk/properties/>

century the cross-wing had been reduced to its current form, as depicted on the second edition 25-inch OS Map in c.1897.



Lodsworth Tithe Map of 1841 (left) showing the former malthouse along the northern boundary, demolished by c.1897 (right)

- 3.6. It should be noted that English Heritage's report suggests there may be a significant connection between malthouses and Church-owned properties in the earliest period of malthouses in the 16th and 17th centuries. Thompson also posits that a number of West Sussex Wealden houses found close to their local Church suggests the hypothesis that they might have been owned by the Church. Noting this and St Peter's Well's proximity to the eponymous pilgrimage site, it is perhaps not a huge stretch to suggest that the building, and its malting function, had some relationship to the nearby St Peter's Church from the early period. Curiously, a set of stone steps descends northwards from the churchyard, leading directly to a gate in the wall of the garden to St Peter's Well. Historic maps suggest that prior to c.1897, the path may have led north-westerly across the extensive orchards in the grounds of St Peter's Well, towards the Vicarage. A photograph of the church (ref PP/WSL/P001121) from 1912 shows the steps to have been in position at that time.



Gate in the boundary wall of St Peters Well along Church Lane as seen from the steps to the Church

- 3.7. No references to planning permission could be found for construction of either the two-storey extension (c.1950s) or the single-storey store appended to the rear of St Peter's Well, both of which are modern in construction (and appear to post-date listing in 1959). The two-storey addition may have included a partial rebuilding of the earlier outshot, with a first floor above. The single-storey toilet-block appears to have been built up against the outside wall of the truncated cross-wing and the chimney added in the mid-20th century.

4. Lodsworth Conservation Area

- 4.1. Lodsworth Conservation Area does not have an appraisal, but the Village Design Statement (VDS) describes its character and appearance to some degree and these strongly correlate with the landscape character. Building materials predominantly include greensand (sandstone), red brick formed from local clays and clay tiles. The lanes are often sunken and/or strongly defined by buildings, walls or mature hedgerows, creating a strong sense of enclosure. Whilst the historic grain is tighter along The Street, in the 'old village' buildings are more typically larger detached buildings sat in spacious gardens, with a less formal relationship to the lanes. To the south and east, the landscape setting of the Conservation Area comprises informal fieldscapes representing irregular piecemeal enclosure, with ancient woodland following the river through the valley.
- 4.2. Lodsworth Conservation Area's significance derives from its unique historical values which are directly reflected in its architectural values. In this regard, it is the inter-relationship of the historic development pattern and the scale and character of the buildings within it which give the Conservation Area its 'special interest'.

Contribution of St Peters Well to the Conservation Area

- 4.3. Forming the eastern extremity of the Lodsworth Conservation Area, the 'old village' contains some of the earliest buildings in Lodsworth, including The Manor House, St Peter's Well and St Peter's Church which the VDS identifies as the 'most notable' buildings in the Conservation Area. As suggested above, it is also possible there is a historical connection between the buildings in terms of ownership and support of the Liberty, as well as more casually through the name of St Peter's Well. Within this context, the grade II listed St Peter's Well contributes to the significance of the Lodsworth Conservation Area in representing the earliest domestic buildings as well as early industry in the area, and helps to illustrate the role of the Liberty of Lodsworth.
- 4.4. As experienced within the Conservation Area, St Peter's Well strongly corresponds with the special historic and architectural character of the area, positively contributing to its overall appearance by virtue of its locally vernacular appearance.
- 4.5. On approach to St Peter's Well, both Vicarage Lane and Church Lane have a sunken character, defined by the boundary walls. St Peter's Well is quite open within the Conservation Area, on its eastern edge where it opens out to views of the surrounding landscape. Approaching from the south, rising ground means that a number of other buildings can be appreciated together with St Peter's Well. These appear as a jumbled collection of roofscapes amongst mature trees, though in the winter months would be more open. St Peter's Well sits in the north-east corner of the large garden, with the result that it is prominent along the narrow Vicarage Lane. Because of the bend in the road and the level differences, views along Vicarage Lane are constrained and St Peter's Well is largely experienced sequentially with the other buildings.
- 4.6. Sitting behind its stone boundary wall, St Peters Well also features prominently in the approach to the Conservation Area from the public right of way (bridleway 1035), which passes by the eponymous well. The footpath continues south along Church Lane towards St Peter's Church and the Manor where it links to bridleway 3352 and footpath 1084.



View north on Church Lane

- 4.7. Having been put on the market in late-2016, St Peter's Well has been vacant for a period of time in the recent past. Although it is generally sound, it is starting to show signs of needing routine maintenance, particularly in terms of the rainwater goods. Over time, this can have a negative impact on the character and appearance of the Conservation Area, particularly given that the building contributes to it so strongly.
- 4.8. On the basis of the above, St Peter's Well is considered to positively contribute to the significance, character and appearance of the Lodsworth Conservation Area, though the existing shed is a detractor.

5. Significance

- 5.1. St Peter's Well has a high degree of significance as a grade II listed building within the Conservation Area and wider South Downs National Park, exhibiting strong historic, archaeological and architectural heritage values. Its significance derives not only from its physical presence, but also from its setting.
- 5.2. As a 15th century building, St Peter's Well is an early example of a domestic building, retaining significant early fabric in terms of illustrating its development and use over time. As a relatively unrecognised former Wealden House, with a good proportion of its timber frame surviving despite a number of later alterations, St Peter's Well has a great deal of archaeological (evidential) value relating to this early phase. This has been highlighted by Joe Thompson. The timbers, especially in the roof, could reveal further evidence from dendrochronology, particularly as those surviving from Phase A are directly over the hall (with some sooting) and it has been shown that the building used virgin timbers (i.e. not reused). Further, the house appears to belong to a subset of medieval buildings of the single-bay hall type identified by R.T. Mason.⁴
- 5.3. If substantiated, the possible historical relationship with the Church, and by extension the larger Liberty of Lodsworth, would add to its existing historical value, both illustrative and associative.
- 5.4. Given the close physical relationship of the pilgrimage site of St Peter's Well it is worth considering whether the appearance or historic use of the property was influenced by its prominence. Known by-products of the pilgrimages include a building on the site now-occupied by The Hollist Arms (formerly Mants) at the top of Vicarage Lane, and the building of St Peter's Church.⁵

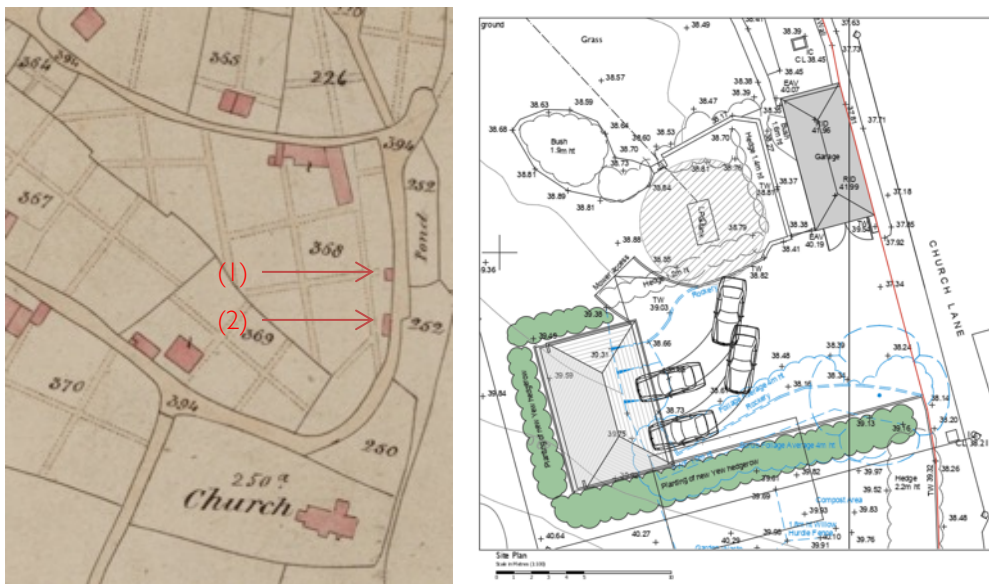
⁴ Four Single-bay Halls by R.T. Mason in Volume 96 of Sussex Archaeological Collections, 1958

⁵ Hepworth and Marshall, Lodsworth: The Story of an English Village, 1995

- 5.5. The later alterations, including insertion of the floor into the open hall, various stages of enlargement and re-fronting all reflect the historical development of the building and survive as part of the historic floor plan. These changes have particular value as they have occurred incrementally over hundreds of years, representing sympathetic vernacular alteration over time. Notably, this included an extension to provide the specialist malting function. Although the malthouse only partially survives, it appears to fall within the rarer 18th century date, and retains some of the timbers associated with its specialist function, thereby strongly contributing to its overall significance.
- 5.6. St Peter's Well also derives significance from its setting, including both the large plot, now a domestic garden, close proximity to other historic buildings within the Conservation Area and surrounding landscape. Although no direct correlation could be found, the large plot, shown as orchards on historic maps, may relate to the strong history of apple-growing and cider-making in Lodsworth, beginning in the mid-14th century and becoming a famous industry in later centuries.⁶ Further, St Peter's Well's physical proximity to both the well and St Peter's Church, experienced sequentially along the public right of way, inform its significance.
- 5.7. With this understanding, St Peter's Well holds a high level of significance as a grade II listed building.

6. Proposals

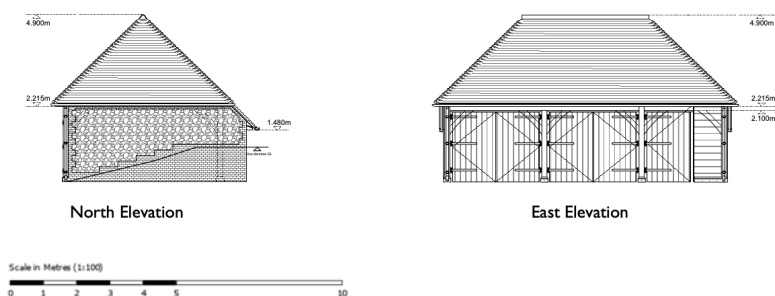
- 6.1. Prior to drawing up the proposals for St Peter's Well, a number of proposals have been considered to fully understand the opportunities and constraints. The proposals reflect feedback received following previous applications and though understanding the significance of the buildings history, as discussed above.
- 6.2. The proposed Tithe map of 1841 (left) shows two out buildings along the eastern boundary wall the north (1) out building reflects the location of the existing single garage and the southern (2) out building reflects an outbuilding which no longer exists.



Lodsworth Tithe Map of 1841 (left) showing the 2no. out buildings along the eastern boundary, Proposed new timber framed single storey garage building (right)

⁶ *Ibid.*

- 6.3. The proposed location of the existing entrance and driveway is reflects the location of the historic southern out building (2).
- 6.4. The previous applications (ref no: SDNP/17/04970/HOUS & SDNP/17/04971/LIS) sought for a 2-bay wide x 2-bay deep (4-bay) garage measuring 11m long x 7.9m wide complete with WC on the ground floor and an external staircase to the rear provided access to an office and gym. The loft space rooms were lit via 2no. dormers and 3no. rooflights and incorporated a lean-to store on the west elevation.
- 6.5. The most recent withdrawn application (ref no: SDNP/23/01724/HOUS) sought for a 2-bay wide timber framed garage building with lean-to store under a hipped roof with gablets measuring a total width of 8.25m x a depth of 5.3m and with a ridge height of 5.443m. The garage was located toward the south off the existing driveway within low-level scrub vegetation.
- 6.6. Concerns with the previous application related to the overall scale of the proposal being excessive, overbearing for its setting as well as developing of vegetated land and amount of landscape retaining required. However, the Parish Council accept that additional garaging is required but noted that the entrance to the proposed garage remains close to the blind bend.
- 6.7. A revised proposal seeks for a traditional style masonry and timber-framed and horizontal weather boarded single storey 2-bay garage building with single bay store used to securely store, out of site, the applicants vehicles and gardening equipment and mowers including access to the loft area via a pull down ladder to provide additional dry storage.
- 6.8. The proposed garage building has been re-orientated north to south along the west side at the end of the existing driveway to reduce the requirement for any additional hardstanding and reduce the scope of retaining of the existing landscape.
- 6.9. The proposed garage measures 8.25m in length x 5.3m wide with a reduced ridge height of 4.9m height, achieved by a full hipped roof together with a catslide rear slope. The garage building will be partially sunk back into the raking ground with a masonry wall to retain the soil.



Proposed elevations of the single storey masonry and timber framed and weather boarded garage elevation to the front (street side elevation)

- 6.10. There is a fundamental reason for the need of garaging facilities not only to securely protect the applicant's vehicles and gardening equipment but also to screen the vehicles from Lane and within the historic and sensitive setting. More importantly the proposals provide a concealed garaging facility and allow for the occupants vehicles to turn and drive out onto the Lane forwards, instead of reversing, reducing the risk of collision pulling out onto a blind corner.

6.11. With regards to the location of the garage facilities, and following previous comments on the withdrawn application, considerable thought was given to the final location in an attempt to mitigate any impact or harm to the historic and sensitive setting:

6.11.1. The proposed garage will be well screened by the existing mature hedging/ trees along the east boundary along with the additional plant of yew hedging to the perimeter of the garage building to ensure that the impact to the surrounding setting is kept to a minimum and that the building is screened from key vantage points along the Lane..

6.11.2. The garage can be easily accessed from the existing drive, without the need to extend the driveway as required with previous schemes, forming a small turning area to enable vehicles to reverse/manoeuvre from the garaging and exit out onto the Lane forwards reducing the risk of collision from the current requirement to reverse out onto the Lane at a blind corner. There are no new openings into the existing historic boundary masonry wall reducing impact to the historic setting and fabric.

6.11.3. The area of scrub/ brambles and composting where the garage building is to be located is an existing low quality landscape area that can be utilised for the purpose of screened parking without impact on the higher quality landscaped areas and mature vegetation.



6.11.4. The proposed natural materials have been selected to enable the building to 'blend' into its environment by using natural timber weather boarding that will silver naturally over time.

6.12. The proposal seeks to retain use of the existing driveway access that will not be exacerbated by the proposed development and as such will not cause any impact or additional load on the traffic, highway or cause amenity issues to the adjacent properties.

6.13. No significant trees or hedges are proposed to be removed to facilitate the development and therefore will assist to screen the new building and prevent any visual impact from the existing property, neighbouring properties or the Lane.

6.14. The existing boundary treatment of high mature cherry laurel hedging will be retained and managed.

7. Impact Assessment

7.1. In heritage terms, the main issues to consider are the impact of the proposed garage building on the:

- character and appearance of the Lodsworth Conservation Area;
- significance of the Grade II listed St Peters Well; and
- significance of nearby heritage assets, through development within their settings.

New build timber-framed garage building

- 7.2. Positioning the new build garage in this location has the benefit of limiting any harm to the historic building and setting and based on the historic development pattern is in line with the historic location of an out-building as highlighted on the 1841 Tithe map therefore mitigating any harm to its significance by following the historic form and evolution of the listed building.
- 7.3. The proposed new build 2-bay masonry and timber framed garage with side store is single storey picking up on the existing pitch of the remaining out-building. The ridge is considerably lower than the previous garage planning applications and the pitch is such to receive traditional hand-made clay tiles to match the existing main house and out-building.
- 7.4. The existing single-storey out-building has been considered for vehicular storage however, due to the low-level tie beams and raking braces makes it difficult to use for modern vehicles. In addition to this the existing entrance is directly off the driveway close to the Lane and therefore makes it dangerous for accessing and exiting onto the Lane close to the blind corner.
- 7.5. To facilitate the proposed garage the building will be partially sunken into the landscape with perimeter masonry retaining walls, to support the raking landscape. The retaining wall will consist of engineering block work faced with salvaged brickwork to match the existing house and out-building.
- 7.6. The existing driveway and parking area is laid to tarmac hard standing however, the surface drainage of this area is likely to be relatively poor causing the surface water to run-off towards the Lane. The proposed driveway will be re-surfaced with a suitable resin bound gravel that is appropriate to the sensitive setting whilst allowing effective surface water drainage (Sustainable Drainage System – SuDS) and preventing water to discharge onto the highway.
- 7.7. Although it is acknowledged that the proposed garage is sizeable, it remains modest to the scale of the existing listed building and fits within a 35% increase (24.28%) of the main house floor area, existing out building (1) floor area, demolished shed and modern flat roof extension to the north-west of house and taking into account the approved extension to the main house and therefore is in accordance with Policy SD31 of SDLP.
- 7.8. By providing this essential garage facility allows for vehicles to be concealed from the Lane and safe access without detracting from the character of the historic spaces.
- 7.9. From a Conservation Area perspective, the new build garage will be mostly screen with partial visibility in localised views along the north end of Vicarage Lane. The garage building may also be visible in filtered views east of the building and then visible at the driveway opening. A majority of the new building will be concealed by the remaining mature trees and hedges to the east, south and west elevations mitigating the impact and retaining views from the neighbouring properties.
- 7.10. In all instances, the existing natural topography has a role to play in minimising any potential impacts. Views east along Vicarage Lane are generally constrained by its sunken nature, and although there will be some of the garage building visible, the traditional pitch and materials of the roof mean that it will not be unduly prominent.
- 7.11. Whilst the concept is based on a historic precedent the views of the principal elevation of St Peters Well, and appreciation of the building within its large landscaped garden, will not be affected such that the proposals will not diminish the listed building's positive role within the Conservation Area.

- 7.12. On the basis of the above, it is not considered that the proposed new garage building will be harmful to either the significance of the listed building, nor the significance of the Conservation Area or its character and appearance.

8. Summary and Conclusion

- 8.1. Under the terms of the NPPF, there is an onus on local planning authorities to *look for opportunities for new development within Conservation Areas . . . , and within the setting of heritage assets, to enhance or better reveal their significance* (Para 200). In those cases where there is a conflict between the asset's conservation and the impact of the proposals, then steps should be taken to avoid or minimise the harm identified (Para 190). Once these steps have been undertaken, the LPA will then need to consider the proposals within the wider planning balance (Para 196) including relevant policies set out under Chapter 16 of the NPPF.
- 8.2. In determining this application, the local planning authority should bear in mind the statutory duty of section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in respect of the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses and section 72(1) to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.
- 8.3. The new owners of St Peter's Well are in a position to invest in the building, undertaking all of the necessary maintenance, upgrades and repairs to make it habitable again and bring it back into domestic use. This will improve its character and appearance, and secure its contribution to the significance of the Lodsworth Conservation Area. The optimum viable use of the listed building will be maintained, as will the significance of the asset. Together, these aspects of the proposed scheme provide a modest level of public benefit.
- 8.4. Discussion of the historic context and the statement of significance above has demonstrated an understanding of the significance of the listed building, including the contribution made by its setting. The Impact Assessment in Section 7 has presented detailed justification for the proposals, which have sought to minimise harm.
- 8.5. This discussion has shown that the proposals will not cause harm to the character and appearance of the Lodsworth Conservation Area nor impact on the setting of nearby heritage assets. The discussion intends to demonstrate that proposals have been carefully considered with awareness of the building's significance, minimising harm as far as practicable.
- 8.6. We would be grateful to work with the South Downs National Park Authority's planning officers and historic building advisors to find a consensus on the works to this significant listed building and hope to be able to have open dialogue throughout the planning application should any major concerns arise.