

Heritage Statement

Three, Horsell Grange, Kettlewell Hill, Horsell, GU21 4JA

This Heritage Statement has been prepared in support of a planning application submitted for Three, Horsell Grange, Horsell, GU21 4JA for alterations and additions.

Along with numbers 1 and 2, No 3 Horsell Grange has a history dating back to the early 18th Century as a growing and ever-changing complex of residential and farm buildings once known as Kettlewell Farm, becoming Horsell Grange before being subdivided in the 1930s.

This document seeks to describe the heritage significance of the dwelling, it's development over time and consider the design proposals in conjunction with the heritage asset.

This document should be read in conjunction with the drawings and documents submitted with this application.



CONTENTS

- 1.0 The Site**
- 2.0 Heritage**
- 3.0 Current Photographs**
- 4.0 Design and relationship with heritage asset**
- 5.0 Materials**
- 6.0 Conclusion**

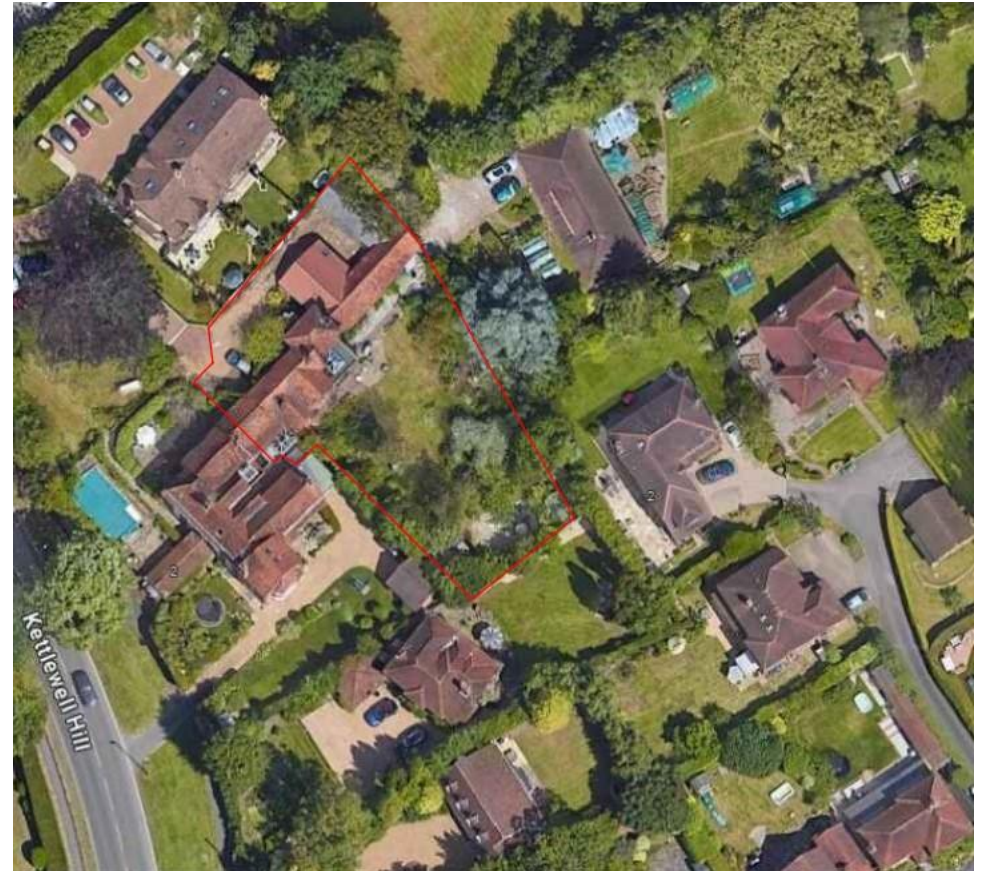
1.0 THE SITE

Horsell Grange is located on Kettlewell Hill. It is Grade II listed. Opposite the site, the newly built Horsell Care Lodge Home has replaced the old Horsell Lodge building, the structures evolving naturally with time.

Horsell Grange comprises of three dwellings, Numbers One, Two and Three. Number Three is within the North-East of the building.

There is substantial parking to the front of Number Three accessed via a driveway to the NW of the building. The private garden is to the SE of Number Three.

The site is bounded by Kettlewell Hill, Numbers One and Two Horsell Grange and the new development of Grange Mews built on the site of the old Kettlewell Farm cottages.



2.0 HERITAGE

With thanks to Horsell Residents Association and Philip Arnold for the following information.

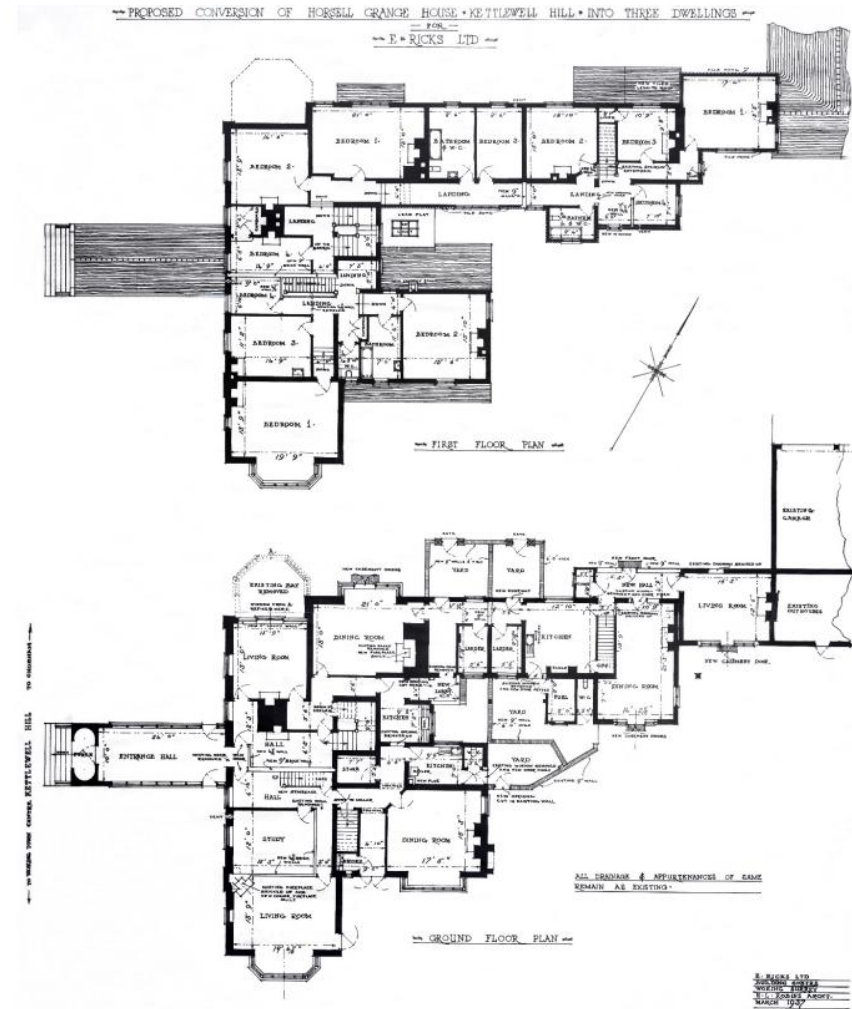
Originally thought to be called Kettlewell Old House, the front part of Horsell Grange facing Kettlewell Hill is considered to have been built in the early 18th Century. It was originally a farm.

Since the original part was constructed, the property has been much altered and extended to form a larger building.

In 1976 the entire property was Listed with the following entry:

House, now extended and divided. Early C18 with C19 additions. Original part brown brick with red brick dressings, whitewashed brick to right; hipped plain tile roof with ridge stack to left of centre. 2 storeys, with string course to parapet, and end pilaster piers; sash windows under gauged heads for 3 bays to left, hoods over 2 windows to right. Central single storey passage projecting forward to gable end containing recessed 6 panel door with traceried fanlight and C20 open segmental porch hood on scroll console brackets. Late C19 additions to right hand return front with 2 tile hung angle bays; cottage attached to left hand return front.

We note that the details in the listing relate primarily to the front elevation of Number One Horsell Grange (SW) that faces Kettlewell Hill.



By 1938 the house had been divided into three dwellings, along the lines of these diagrams.

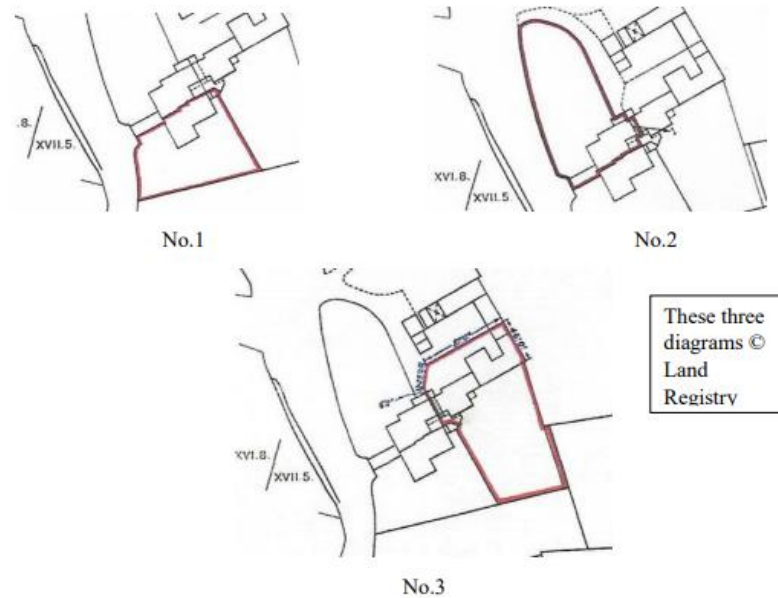
The courtyard of the farm is at the top of the diagram labelled The Old Farmhouse and Farm. It is thought that parts of Number Three Horsell Grange are converted farm buildings and stabling. This was work that evolved over time and more recent iterations include the alteration of what was noted as existing outhouses on the 1930s plan into a kitchen for the previous owners.

The northwest wing of the farmyard containing the old Kettlewell Farm cottages was demolished and the new development of Grange Mews built on the site.

A new hall was also added as part of the 1930s divisions. This was supposed to take the new front door for Number Three. However, at some point this was made a bow window instead, with the front door where the new porch is now located.

A garage, as noted on the 1938 plans, is now used as habitable accommodation (circa 1952).

A porch was added under PLAN/2014/0127 and can be seen in the photos below.



The Old Farmhouse and Farm



The evolution of Horsell Grange as a whole can be seen represented within this diagram.

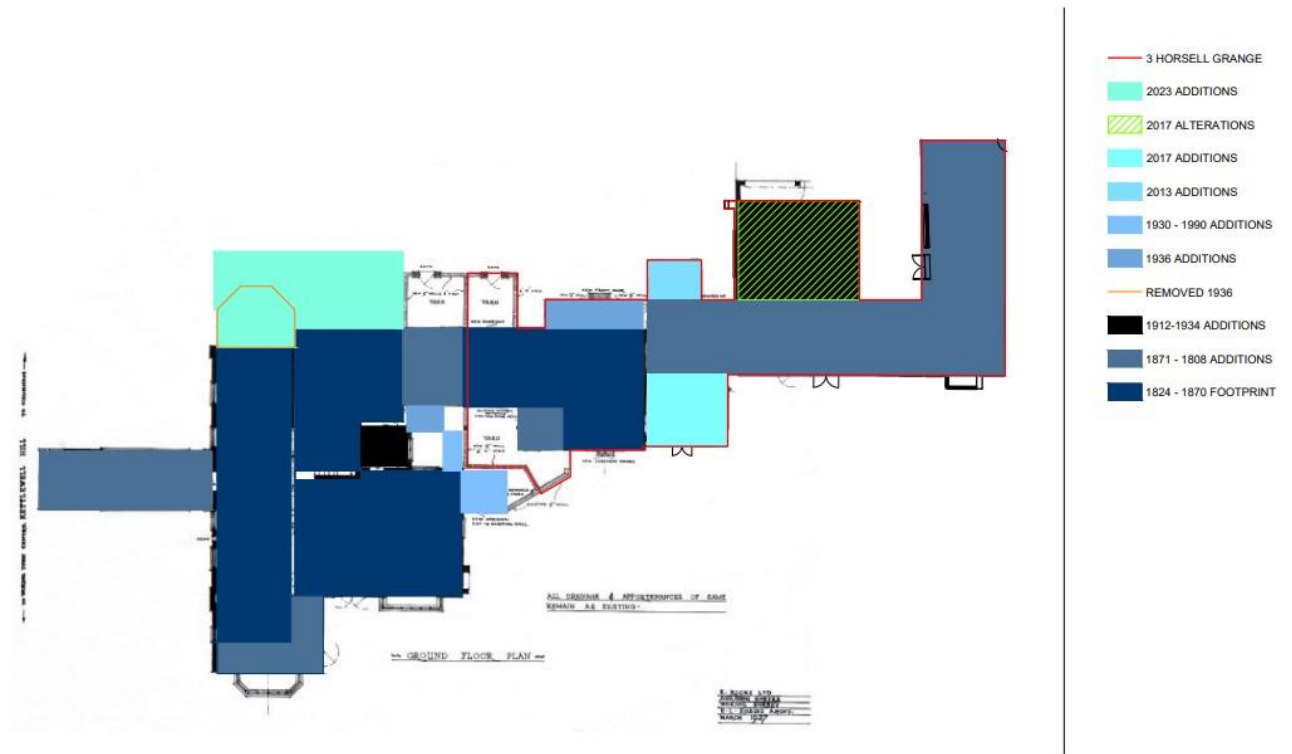
Following research and information from the Surrey Domestic Buildings Research Group we can see that Horsell Grange as a whole has gone through many iterations from its original footprint, reflecting the needs of the building's residents, the uses of the various parts of the building and current styles of the time.

Alterations have varied in size from local interventions to extensions to complete demolition to replacement by entirely new elements accommodating contemporary living.

The original footprint dates to early 18th century as Kettlewell Farm. This farm underwent continual alteration until the house and land was acquired in 1876 by a local lawyer and property developer. Further alterations in the style of the period followed to create a more impressive building before division into three separate dwellings in 1936.

The Surrey Domestic Buildings Research Group states:

“Today Horsell Grange is a much-changed house. Originally, the farmhouse of prominent Horsell farmers, the Roake family, Henry Roake sold the estate to Richard Brettell (and Henry Paine) on 21st December 1876. Brettell changed the name of the house from Kettlewell to Horsell Grange and used the property to promote his estate of desirable residences, the Horsell Grange Estate.”



3.0 CURRENT PHOTOGRAPHS



Family room side window (previously garaging c 1952)



Flat roof porch added under PLAN/2014/0127



Family room front elevation



Family room side elevation (note lower pitch of new roof not matching house)



2 Horsell Grange beyond 3 Horsell Grange



Front elevation showing balcony over corridor



Rear elevation door head height to be reinstated



Rear elevation – example of the variety of materials



Utility room



Rear elevation – existing orangery



Parapet detail to roof edge of Two Horsell Grange



Balcony looking NE



Balcony looking SW



Bedroom looking onto balcony

4.0 DESIGN PROPOSAL AND RELATIONSHIP WITH HERITAGE ASSET

Currently, due to the way the house has been historically subdivided and added to, the property is disproportionately lacking in supporting spaces such as a utility room, space to work from home and sufficient bedrooms. Furthermore, the subdivision of the house means that the space entered into from the entrance hall currently has no windows in the external elevation creating a dark room.

Horsell Grange was listed 1976. Most of the alterations proposed are to previous changes to the house that, while part of the listing, would not be deemed part of the existing structure and seek to amend, for example, flat roof balcony additions, discordantly lower pitched roofs or rooms without daylight.

These revised proposals are submitted following comments received on a Pre App put forward to Woking Borough Council (PREAPH/2022/0036).

Please read these proposals in conjunction with the drawings provided.

Addition of a first floor above the family room (previously garaging circa 1952).

- Reduce ceiling height to existing family room, therefore minimising overall addition.
- Build up the walls of the existing family room (previously garaging c1952) to approx 1200 above first floor level to provide a first floor for the provision of two bedrooms and a shared shower room.
- The current roof pitch is incongruous with the existing house so it is proposed to adjust it to match while retaining the subordination of a lower ridge line.
- Insertion of three dormer windows into the revised roof to service the two bedrooms and bathroom.
- A high level window is proposed in the NW elevation. The window cill is set at 2m above first floor level so there is no overlooking, but additional light can enter.

Revise the porch added 2014 or later under PLAN/2014/0127.

- It is proposed to revise the existing porch (PLAN/2014/0127) to the NW elevation to enable a staircase to the new bedrooms and natural light to enter the existing entrance hall.
- The existing flat roof will be replaced with a hipped roof with pitch to match the existing house.
- A window to the family room, previously a garage will be reduced in width to facilitate this.
- Access to the existing first floor would also be facilitated.
- A window to the staircase will face to the NW to enable daylight to the currently dark entrance hall and landing. The window is located as the stairs rise and therefore would not be considered to be a principal window.
- The first floor of the porch would be tile hung to match those on the 1824-1870 footprint, rather than the concrete hung tile currently exhibited on this elevation.

Removal of some walls at first floor and the addition of a WC to the bathroom.

- Removal of some walls within current main bedroom and smallest bedroom to create a dressing room (see drawings for more detail).

Removal of existing flat roof balcony at first floor to replace with pitched dormer.

- A modest extension to the first floor NW to enlarge the bedroom and remove what is currently used as a balcony.
- The addition would remove the flat roof used as a balcony replacing it with a pitched roof.
- The addition would be similar in form to the existing tile hung pitched roof bay at first floor to the rear of the property.
- This would be an improvement to the current first floor terrace.

Extension to existing orangery to enlarge kitchen

- Continuation of existing orangery (PLAN/2011/1000/1001) to connect the living room with the kitchen and provide a dining space.
- Re-open kitchen window aperture to original door opening to link proposed extension to kitchen.
- Raise heads of openings back to original height to restore openings to original aperture and increase daylight to kitchen.
- Remove orangery window to link current and proposed orangery spaces.
- Addition of skylight to the new section of orangery to bring additional light into the kitchen.

Convert the old kitchen to study and utility/boot room.

- The old kitchen is no longer used as such following previous renovation works.
- Permission is sought to partition this area to create a study and utility room.
- Add cupboards to the remaining old kitchen to create a boot room.
- Remove wall between outside WC and fuel store and insulate space retaining door to garden.
- Create a doorway to the outside WC to create a utility room.

Addition of a shaded area in rear garden.

- To assist with the lack of shade within the rear garden a timber framed covered gazebo is proposed.
- Please see drawings.

A Pre App was submitted to Woking Borough Council (PREAPH/2022/0036) with comments received to which the above proposals respond. To go through the points made in the pre-app and how these have been addressed:

No concern was raised about the enlargement of the orangery.

Concerns were raised regarding the use of flat rooves (albeit with a parapet detail referencing the front of 2 Horsell Grange). These parapet rooves have been removed from the proposals and replaced with steep pitched rooves to match the existing dwelling. In addition, an incongruous, existing lower pitch roof is to also be replaced with a steeper pitch roof.

The proposed steeper pitch enables the roof form to be more aligned with the existing articulated roof form therefore better tying the proposals to the original.

It was noted a window was missing on the pre-app drawing. As it was above the cut line in the plan it was not previously shown. For clarity this window is now shown on the plan, the cill of which is set at 2m above the first floor FFL, ie above eye line and therefore no concern regarding overlooking.

5.0 MATERIALS

In terms of materials for the additions we propose distinguishing the new from the original dwelling so that the evolution of Horsell Grange can be honoured.

A dark timber cladding is proposed for the bedrooms, reflecting the farm and barn origins of this part of the dwelling. The gable of the bedrooms not only reflects the existing dwelling but also echos a barn form, reflecting the origins of this part of Horsell Grange.

The orangery extension would also be clad in dark timber to unify the two parts of the orangery, improving on the brick of the first extension and to signify it is of the same era as the bedrooms.

The little bedroom extension and porch extension would be clad in hung tile at first floor to continue the existing language. Brickwork to the base of the porch would be in keeping with the original dwelling, enhancing the frontage and removing the incongruous flat roof.

The proposed design is yet one more contemporary alteration in the 150-year history of adaptations and extensions of Horsell Grange, created to ensure the historic and architectural features of the house are retained and differentiated from the proposed extension.



Dark timber



Red brick with lime mortar



Hung tile

6.0 CONCLUSION

The proposals seek to provide sensitive alterations to a heritage asset while respecting the significance of Horsell Grange as an historic building of interest that has evolved over time. The proposals also seek to enhance some previous alterations.

The design approach adds high quality elements that are of an aesthetic of this time, thus allowing the original building to be clearly established apart from the additions and enabling the history of the house to be visually legible while making a positive contribution to the dwelling.

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ANNEX : EXTRACTS FROM SURREY DOMESTIC BUILDINGS RESEARCH REPORT

While there is less said about 3 Horsell Grange than 1 or 2, perhaps because 3 was created later, what it does show us is the variety of change and evolution the building has undergone over the last 150 years.

Today Horsell Grange is a much-changed house. Originally, the farmhouse of prominent Horsell farmers, the Roake family, Henry Roake sold the estate to Richard Brettell (and Henry Paine) on 21st December 1876. Brettell changed the name of the house from Kettlewell to Horsell Grange and used the property to promote his estate of desirable residences, the Horsell Grange Estate.

The original house fronting Kettlewell Lane was probably built at the beginning of the 18th century as a two-story brick house measuring 20 feet front to back with integral staircase running the length of the present front less the late 19th extension to No.1 on the right. The roof can be followed today. It begins in the open roof in the attic floor of No.2, continues in the attic bedroom and ends above Bedrooms 4 and 3 of No.1.

The rear of the house would have been in front of the stairs in No.2. These probably imported stairs eventually must have been the stairs for the whole building but initially there would have been a staircase in the newly erected house fronting on Kettlewell Hill. There are two vertical posts where the stairs are now and these must have been in the original far wall – at ground floor level probably the original back door.

On the other side behind what is now No.2 were the ancillary farm buildings possibly of varying floor and roof levels and heights.

After Brettell sold the house to Copson Peake in 1890, it continued in sole ownership until the late 1930's when Horsell Grange came into the hands of builder Evelyn Ricks who divided the house into three. The present divisions of No 1, No 2 and No 3 came into use in 1938 by which time the work must have been completed.