

HERITAGE, DESIGN AND ACCESS STATEMENT :

West Horsley Place Lodge: Floor Repairs

April 2024



The Goddard Partnership Limited

Historic Buildings, Design
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1. **Introduction**

- 1.1. The following Heritage, Design and Access Statement has been prepared to accompany the Listed Building Consent for the replacement of the floor to the Lodge at West Horsley Place.
- 1.2. The Lodge is a modest building located alongside the A346, and the main gates to West Horsley Place.
- 1.3. List Description :

List Entry Number:1029325

Date first listed: 13-Jun-1967

Date of most recent amendment: 25-Nov-1985

List Entry Name:THE LODGE AND GATES TO WEST HORSLEY PLACE

Statutory Address 1:THE LODGE AND GATES TO WEST HORSLEY PLACE, EPSOM ROAD

GV II

The entry shall be amended to read:

Lodge and Gates. Mid C19 for H Currie, extended to rear in C20. Red and brown brick some C17; reused with plain tiled roofs. Single storey lodge with rusticated angle quoins and brick dentils to gable eaves. T-plan with corbelled stack at crossing. One "cross" leaded casement window under label to left hand gable, plain casement under similar hood in chamfered surround to gable facing the street. Hip roofed, C20 brick porch in the re-entrant angle to left. With ribbed C20 door. Lower brick wing to right. Gates and railings to left, attached to lodge. Curved quadrant railings to ends with square sandstone block piers and spherical finials. Approx 8 feet high. These flank the principal gates with scroll foliage arched work to centre overthrow.

In her recollections (1901) Emily Currie writes that "The approach to the house was from the Guildford and Epsom Road, through a lodge built by my father" (p3). A map of c1735 (kept in the house) shows that there was no lodge in this position at that date and the gatepiers were of a different style.

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TQ 05SE WEST HORSLEY C.P. EPSOM ROAD

5/238 The Lodge and Gates 14/6/67 to West Horsley Place (formerly listed as Gateway to West Horsley Place) II Lodge and Gates. Mid C17, extended to rear in C20. Red and brown brick with plain tiled roofs. Single storey lodge with rusticated angle quoins and brick dentils to gable eaves. T-plan with corbelled stack at crossing. One "cross" leaded casement window under label to left hand gable, plain casement under similar hood in chamfered surround to gable facing the street. Hip roofed, C20 brick porch in the re-entrant angle to left. With ribbed C20 door. Lower brick wing to right. Gates and railings to left, attached to lodge. Curved quadrant railings to ends with square sandstone block piers and spherical finials. Approx. 8 feet high. These flank the principal gates with scroll foliage arched work to centre overthrow.

Listing NGR: TQ0896352684

2. Site Location

2.1. The estate of West Horsley Place is located just off the A246 Epsom Road and lies approximately six miles east of Guildford.

2.2. *Sites of Special Scientific Interest*

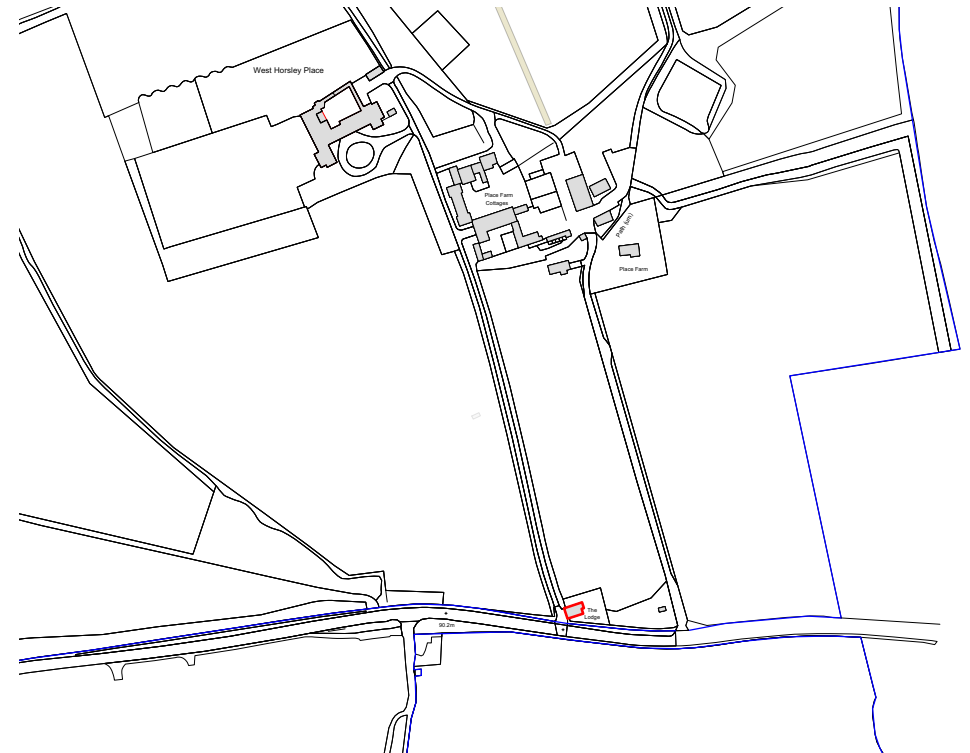
2.2.1. West Horsley Place is not in a site of special scientific interest. (SSI)

2.3. *Site of Important Nature Conservation*

2.3.1. West Horsley Place is not in a site of important nature conservation.

2.4. *Conservation Areas*

2.4.1. West Horsley Place is not in a conservation area.



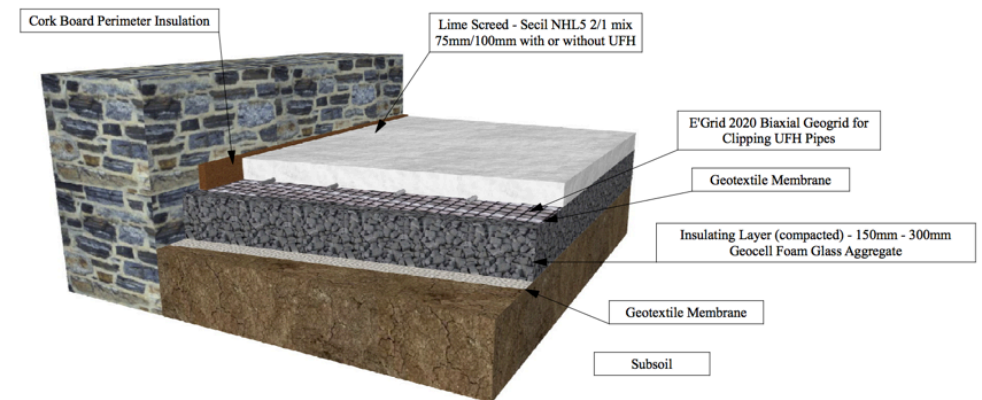
3. Background

- 3.1. The existing floor within the south bedroom of the lodge is formed using timber, and it has decayed. A section of floor was lifted to investigate the failure, and the timber joists were found to have failed.
- 3.2. It is evident that this is not the first time the floor has failed as a result of damp, with a substantial proportion of the structure believed to be around 40 years old. Remnants of earlier timbers remain, and these are believed to be contemporary with the construction of the lodge. They are however badly decayed. In assessing the significance of the floor, it is considered to be 'low'.
- 3.3. The void beneath the floor is very restricted, with damp soil being present directly below the joists. It would be normal for a void of at least 150mm to be present below the underside of the joists to promote ventilation; at the lodge the joists rest directly on the ground.
- 3.4. There is no evidence of any ventilation below the floor visible inside or outside the building (no air bricks present). The walls are formed using solid brickwork construction. It is possible that this is the case, and although unusual as the lack of ventilation would have always increased the risk of decay.
- 3.5. Measurements have been taken along the south side of the wall facing the A346, and the existing surfacing is higher than the internal floor levels. This will be reduced as part of the work to create a ventilated perimeter to the walls.
- 3.6. The extension of the lodge in the C20th included the replacement of the floors surrounding the bedroom, and the loss of any ability for cross ventilation; it is believed that this will have contributed to the failure of the floor.

Proposal

- 3.7. Consideration was given to repairing the floor using timber, however the lack of ventilation and the potential harm of introducing ventilation, and the disturbance of the external brickwork, outweighs the change to limecrete.
- 3.8. The proposal for limecrete requires a shallow excavation when compared to other solid floor constructions, with the foamed glass insulation acting as a combined insulation and a breathable barrier against the passage of damp. This method is frequently used in listed buildings.
- 3.9. Details of the system may be found at;

<https://www.mikewye.co.uk/product-category/lime-products/limecrete-floor-systems/>



4. **Planning History**

- 4.1. We have checked the planning history for the Lodge and no applications have been registered against the building.
- 4.2. The lodge is in residential use, and it is occupied by tenants.

5. **Ecology**

- 5.1.1. The proposal to replace the floor of the lodge does not have any ecological implications.

6. **Pre-application Advice:**

- 6.1. There has been no formal Pre Application advice, although the agent has informed the Conservation Officer of the proposal.



No ventilation to floor and extensive decay to sole plate.



Modern floor boards over modern joists.

7. Planning Policy

7.1. The proposals have been reviewed and shaped by reference to the following planning policy documents and guidance.

National Planning Policy Framework

Guildford Borough Council Local Plan 2015- 2034 (Adopted 25.4.19)

7.2. A number of Policies within the NPPF and Local Plan (2015-2034) affect the application. Each are examined in term as they apply to the current application.

7.3. National Planning Policy Framework (NPPF 2023)¹

7.3.1. The NPPF (HCLG 2023) constitutes the Government's current national guidance and policy regarding development in the historic environment. The guidance is a material consideration and it includes a policy framework for decision-takers to follow, which will ultimately allow how changes to the asset are assessed.

7.3.2. Section 16 of the National Planning Policy Framework (NPPF) 2023 sets out the Government's current planning policy in relation to conserving and enhancing the historic environment. The key requirements are summarised below.

7.3.3. Paragraphs 195-214 of the NPPF deal with conserving and enhancing the historic environment with much emphasis on “significance”, defined in Annex 2 as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”

7.3.4. Paragraph 200 of the NPPF places a duty on the Local Planning Authority (LPA) to require an applicant to describe the significance of any heritage assets affected by a proposal, providing a proportionate level of detail. The effects of any development on a heritage asset therefore need to be assessed against the four components of its heritage significance: its archaeological, architectural, artistic and historic interests. This should be in the form of a desk-based assessment and, where necessary, a field evaluation (NPPF, 200).

7.3.5. Paragraph 201 requires LPAs to identify and assess the “the particular significance of any heritage asset”.

7.3.6. LPAs are required to take into account the desirability of sustaining and enhancing the significance of heritage assets. Putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place (NPPF, 196/203)

7.3.7. Paragraph 205 applies specifically to designated heritage assets. It states that great weight should be given to their conservation and it requires a proportionate approach (i.e. the more important the asset, the greater the weight attached to its conservation).

7.3.8. Conservation (for heritage policy) is defined in Annex 2 of the NPPF:

“The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”

¹ https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf

- 7.3.9. The key element of this definition is that it does not suggest conservation to be the same as preservation. Conservation should be seen as proactively maintaining and managing change and not on a reactive approach to resisting change. Conservation should amount to a change that at least sustains the significance of a heritage asset.
- 7.3.10. Paragraph 206 deals with substantial harm to, or total loss of, significance of a designated heritage asset. Harm is possible not only as a result of removing an element an asset, but also where a new intervention may have a negative impact on the remainder.
- 7.3.11. Where a development proposal will lead to less than substantial harm, to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate the optimum viable use (NPPF 208)
- 7.3.12. Harm is defined by Historic England as a change which erodes the significance of a heritage asset. The conservation of heritage assets are recognised as of benefit to the public, and this can sometimes be offset by would might be considered a public benefit.
- 7.3.13. In weighing applications that directly or indirectly affect the significance of a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (NPPF, 209).
- 7.3.14. LPAs should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their significance, the impact, and to make this evidence publicly accessible and for any archives deposited with a local museum or other public depository (NPPF, 211).

7.4. *Summary*

- 7.4.1. The proposed alterations fulfil the requirements under the NPPF, while preserving the buildings setting and individual significance.

7.5. *Guildford Borough Council Local Plan (2015-34)*

- 7.5.1. The following policies within the *Guildford Borough Council Local Plan*: are considered relevant to the current application.

D3 – Proposals which affect listed buildings

- 7.5.2. The application meets the requirements of the policies as follows;

7.6. *Policy D3 Proposals which affect listed buildings*

‘The historic environment will be conserved and enhanced in a manner appropriate to its significance. Development of the highest design quality that will sustain and, where appropriate, enhance the special interest, character and significance of the borough’s heritage assets and their settings and make a positive contribution to local character and distinctiveness will be supported’

‘The impact of development proposals on the significance of heritage assets and their settings will be considered in accordance with case law, legislation and the NPPF.’

