



PLOT 1 - BOSWELLS FARMHOUSE, RUCKMANS LANE, OCKLEY, SURREY, RH5 5NE  
DESIGN + ACCESS STATEMENT / HERITAGE IMPACT ASSESSMENT

MARCH 2021

PREPARED ON BEHALF OF PAUL + DANIELLE RODGER

BY

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Drawing of Boswell Farm kennels and the hounds of the Surrey Union Hunt by Dr Geoffrey Sparrow (1953)

The rider on the black horse is Mr 'Len' W. J. Amess, the whipper-in. At the time of the 1938 census, Mr Amess lived in the kennels, probably until he retired in 1961.

## Terms of Reference

This document has been prepared on behalf of Paul and Danielle Rodger to support planning and listed building applications for the renovation of Boswell's Farmhouse and the conversion of adjacent barns to create a total of three new dwellings.

Section 1 contains the Design+Access Statement which explains why the proposed renovation of Boswell Farmhouse is a suitable response to the site and its setting, and to demonstrate how it can be adequately accessed by prospective users. This section complies with the Paragraphs 029 - 033 Planning Practice Guidance requirements published by the Ministry of Housing, Communities & Local Government (2014)

Section 2 contains the Heritage Impact Statement, and includes a copy of the Statement of Significance, which is extracted from a separate document Statement of Significance+Conservation Plan (October 2020). This statement describes the heritage significance of the farmhouse, including the contribution made by its setting. The Statement of Significance provides sufficient detail to understand the potential impact of the proposal on their significance, and conforms to the requirements of NPPF Paragraph 189.

The remainder of Section 2 identifies the various impacts of the design on the building's heritage significance, making an assessment of any harm caused by these impacts, and any public benefits accrued by the proposals. The relative harmful impacts and public benefits are weighed against each other, and a justification for the design proposals is provided on the basis of how the impacts of the proposed changes can be managed.

Revised proposals for development at Boswells Farm divide the site into three plots: this statement covers Plot 1. Separate Design+Access Statements and Heritage Statements are provided for Plots 2 and 3.

Separate reports describing measures taken to conserve the local habitat, to protect endangered wildlife and significant trees, and structural condition reports of the existing buildings are submitted with the planning and listed building applications. This statement should be read in conjunction with these reports and the separate Design+Access statements and Heritage Statements for Plots 2 and 3.

The author of this statement is Tim Lloyd MA(Cantab) RIBA, MIAM, RICS. Copyright of this statement is the property of Consilian Ltd.

## Information Sources

I am grateful to Mr Julian Womersley FRICS for sharing valuable knowledge about the history of the kennels during the time of the Warnham Stag Hounds (1889 - 1914) and the Surrey Union Hunt (1920 - present), including census information, a newspaper report from 1889, and a painting by Geoffrey Sparrow.

I would like to thank Mrs Brigid Fice and the Surrey Domestic Research Group for sharing a recording of Hound Kennels made by Joan Harding in 1974.

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## KEY POINTS

This document has been prepared on behalf of Mr and Mrs Rodger to support planning and listed building applications for the renovation of Boswell's Farmhouse and the conversion of adjacent barns to create a total of three new dwellings.

Section 1 contains the Design+Access Statement which explains why the proposed renovation of Boswells Farmhouse is a suitable response to the site and its setting, and demonstrates how it can be adequately accessed by prospective users.

The revised design proposal submitted with this statement evolved over the last twelve months in the course of discharging pre-commencement conditions and in response to difficulties implementing the approved design on all three plots across the site. The main problems we encountered, and our response to these problems, are outlined below - these are the driving forces of the new design proposals:

- Condition of Boswell's Farmhouse: The farmhouse has deteriorated significantly during its previous ownership, mainly due to water pouring through leaking valley gutters, so that much of the building is now ruined: the worst damage is to the timber frame. The revised design proposal adjusts the balance between potential harm and consequent public benefits to properly reflect the deteriorated state of the building, taking into account the likely consequences of doing nothing.
- Viability of the Business Plan: Approval for the 2017 scheme was based on an 'appropriate enabling development to secure the future of heritage assets.' However, costs for renovating and converting the farmhouse have risen because of its deteriorating condition, whilst the market value of the properties is compromised by the approved poor design quality, so that it's unlikely the benefits of enabling development can be secured by the existing design proposal.
- Building Regulations and Modern Living Requirements: The previous design proposal didn't explain how it met the requirements of the Building Regulations. We believe the revised design balances requirements for improved energy performance, condensation risk, energy, fire, access, rainwater disposal, and the installation of building services with a competing need to conserve the fabric and historical character and appearance of the building.
- Design Quality: The previous application didn't explain what principles or concepts apply to the architectural design proposals. Our design approach aligns with the aim of Historic England's advice, 'Constructive Conservation in Practice' (2009): '... to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment.'
- Conservation Strategy: The previous Conservation Strategy advised renovation works are carried out using conservative repairs, mostly on a like-for-like basis, with replacement as a 'last resort'. This approach is no longer appropriate in the context of a building that is effectively a ruin. We propose a flexible approach, based on both preservation and enhancement, including options for selective restoration, replacement, and rebuilding, not solely minor repair and refurbishment.

Section 2 includes the Statement of Significance, which fulfils the requirements of NPPF Paragraph 189. The Heritage Impact Assessment identifies the impacts of the design on the building's heritage significance, making an assessment of any harm caused by these impacts and any public benefits accrued by the proposals. Harm and public benefits are weighed, and a justification for the design is made on the basis of how the impacts of the proposed changes can be managed.

Historic England have determined the significance of Boswells Farm to be its 'evidential, illustrative and aesthetic values', which derive from its unaltered state as a 'rare surviving illustration of nineteenth century life on a Surrey farmstead', so that the 'repair strategy needs to be very carefully considered, to conserve as much as possible of the historic fabric.' These statements should be reviewed: the building was converted to kennels in 1889 and its interior destroyed at that time.

The building's significance derives mainly from its structural timber frame, particularly its original configuration as a medieval hall house. Historic England's unsupported notion of a surviving 'Ancient Cottage' is not a justifiable basis for a strategy 'to conserve as much as possible of the historic fabric.' Our starting point is a proven earlier configuration of the building, which is used to develop an alternative conservation strategy to preserve and enhance the building's significance.

Traditional buildings adapt and age well because they are constructed of loosely connected layers of components that can change relatively independently and at different rates of time. According to architect Frank Duffy: 'Our basic argument is that there isn't such a thing as a building. A building properly conceived is several layers of longevity of built components.' Brand (1999) names these layers: 'site; structure, skin, services, space plan, and stuff' ... we have added 'souls'.

The Heritage Impact Assessment considers Boswells Farm as a dynamic system of shearing layers, each moving at a different pace, rather than as a static artefact. In this way it becomes easier to think of an appropriate conservation response to any potential harm that arises during the design process. The layers we have considered when developing the design and assessing its impact on heritage significance are listed below in order of diminishing constancy:

- Site (setting): The revised design proposals are broadly consistent with the approved scheme. Minor changes include adding a car port and the restoration of a historical pond and footbridge. These changes will improve the market value / saleability of the proposed dwelling, which in turn will improve the viability of the scheme by reinforcing the principle of enabling development established in the previous application.
- Structure: The proposed method for repairing the timber frame is the preferred solution in an options appraisal included in a method statement (November 2020) carried out with the advice of McCurdy & Co., which included the following alternative options: external cladding; a replica frame with cavity to existing frame; internal wall linings; a steel frame; demolition / total replacement.
- Skin (external envelope): The design proposals replace the brick infill panels with a breathable, insulation material, such as hempcrete and lime plaster. The current appearance of the building, including a large proportion of the brick infill panels, was established in 1889 when the building was converted to kennelling for stag hounds. Brick panels harm the timber frame by trapping moisture and encouraging decay; they also provide poor insulation and aren't weather-tight.
- Services: The building services are redundant and will be completely replaced. We anticipate that details of the services installation will be approved through conditions and through the provisions of the existing S106 Agreement.
- Space plan (internal fit-out): The proposed design moves an historical floor within the building, which was added with the brick chimney around the time of the Great Rebuilding, to replace a former floor that was demolished in 1889 for the benefit of the hounds. The harm does not involve loss of fabric and the change is completely reversible, so the harm cannot be categorised as 'substantial harm' and is therefore assessed to be 'less than substantial harm'.
- Stuff (contents): No building contents survive at Boswells Farm. It's possible archaeological discoveries might come to light during the building works: any significant finds will be recorded and kept in a secure heritage store on the site
- Souls (people + animals): the building was a hovel when it was converted to kennels; its change of use provided better conditions for the hounds than Mr and Mrs Charman, the elderly farm labourers beforehand. The 'social value' attached to Boswells Farm cannot be entirely separated from the fabric: we have to make value judgements about what to keep and what to dispose, but preserving the kennel alterations reminds us of an age of social inequality that is best to let go.

Separate reports describing measures taken to conserve the local habitat, to protect endangered wildlife and significant trees, and structural condition reports of the existing buildings are submitted with the planning and listed building applications. This statement should be read in conjunction with these reports and the separate Design+Access Statements and Heritage Statements for Plots 2 and 3.

## SECTION 1: DESIGN+ACCESS STATEMENT

## 1.0 SITE ANALYSIS + CONTEXT

Plot 1 is shown hatched in the diagram opposite. Our analysis of the site and local context is described below under the following headings:

### 1.1 Physical Assessment

- Plot 1 measures 1,580 sqm or 0.39 acres. The ground is generally flat with a depression in front of the farmhouse that is liable to flood in wet weather.
- The west boundary merges with Plot 2, comprising an attached barn and outbuildings with planning consent for conversion to residential use; the east boundary borders Kennel Cottages, which are in separate ownership; the south boundary aligns with a hedgerow separating the site from open fields; the north boundary fronts Ruckmans Lane and a shared driveway.
- The principal building on the site is Boswells Farmhouse, a timber-framed building with a stone slate roof, dating from the 16th century and listed Grade II. The property is derelict, supported inside and out by scaffolding.

### 1.2 Social Assessment

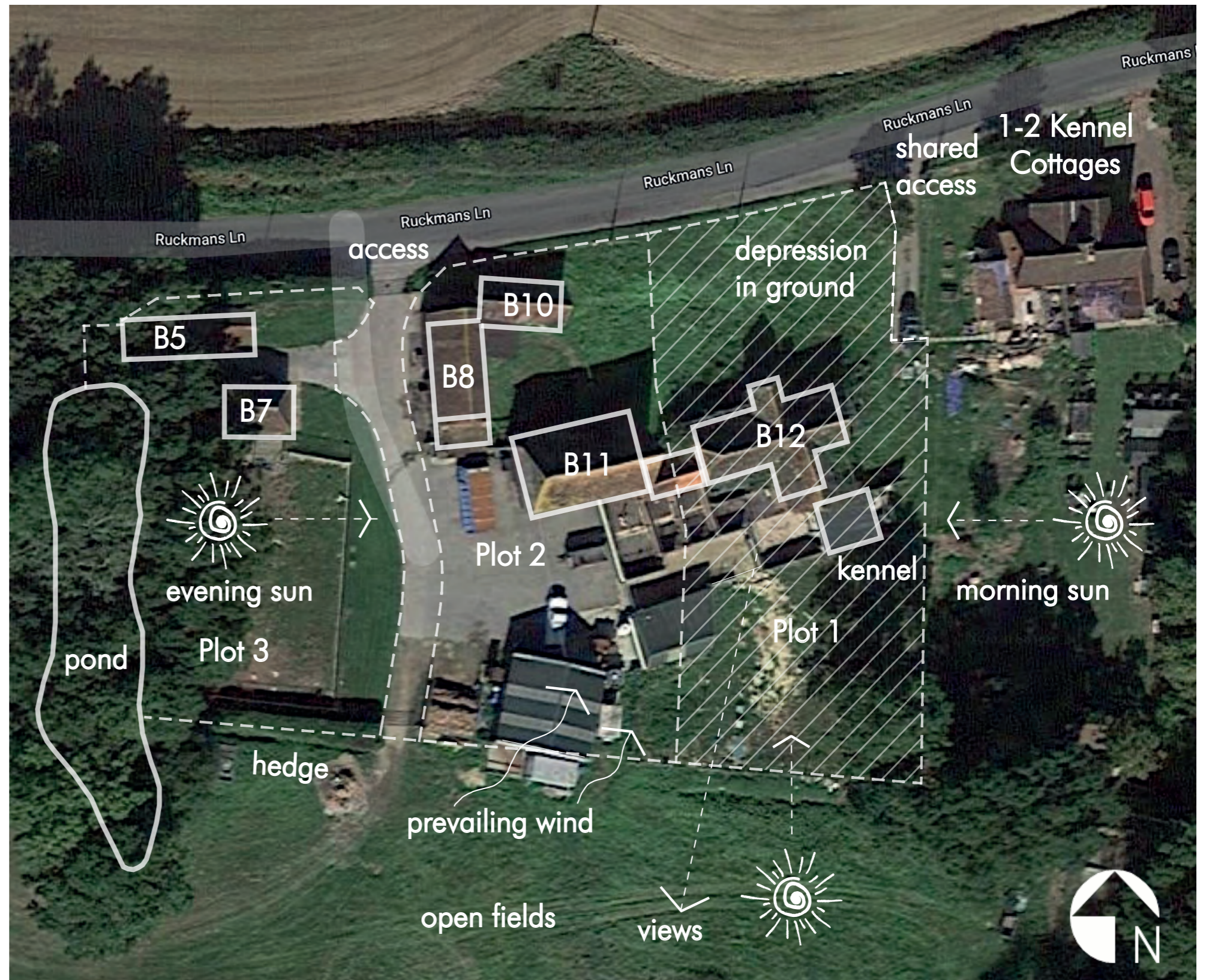
- The previous planning consent enabled the preservation of the farmhouse as a public benefit. The building has long associations with the local community, acquiring various neighbourhood names such as 'Ancient Cottage' and 'Hound House'. More recently, the building has become an eyesore and nuisance for its next-door neighbours. The building's renovation will upgrade existing sub-standard shared services and utilities.

### 1.3 Economic Assessment

- A principle of development established in the previous planning consent (2017) was that revenue from new development would enable the long-term future of the farm house; however, the building's continued disuse since this time has caused it to deteriorate significantly. The increased costs of renovation now threaten the economic rationale for development.
- Plot 1 will not be a profitable development on its own, but any opportunity to improve market value or saleability will improve the project's overall viability, and help secure a long-term, sustainable future for the building.

### 1.4 Planning History + Relevant Planning Policies

- Consents MO/2016/1741PLA + 1742LBC + 1743LBC have expired.
- An ancillary structure adjacent to B12 will be retained and adapted to stables / workshop / storage / garage. The scale, form, impact and setting of this building will conform to Policies ENV3 and RUD19.
- Additional footprint generated by retaining this outbuilding is balanced by a consent MO/2018/1269PLA for a reduced amount of building in the neighbouring west half of the site occupied by the Surrey Union Hunt.
- Policies relating to the Historic Environment are explained in Section 2



Site analysis

## 2.0 DESIGN STATEMENT

The revised design proposal has evolved over the last twelve months in the course of discharging pre-commencement conditions. The main problems we encountered, and our response to these problems, are outlined below:

### 2.1 Condition of Boswell's Farmhouse

- The farmhouse deteriorated significantly during its previous ownership, mainly due to leaking valley gutters, so that much of the building is ruined. The worst damage is to the timber frame, but other elements such as the chimney could fail very soon without immediate intervention.
- The revised design proposal adjust the balance between potential harm and consequent public benefits to properly reflect the ruined state of the building, taking into account the likely consequences of doing nothing.

### 2.2 Viability of the Business Plan

- Approval for the agreed 2017 scheme was based on an 'appropriate enabling development to secure the future of heritage assets.' However, costs for renovating and converting the farmhouse have risen because of its deteriorating condition, and the market value of each of the properties is compromised by poor design quality, so that it's unlikely the benefits of enabling development can be secured by the existing design proposal.
- The resolution of this problem mainly affects Plots 2 and 3, and this response is explained in separate statements; however, the revised design proposal for the farmhouse will improve its market value and saleability, helping to ensure a sustainable future for a threatened heritage asset.

### 2.3 Building Regulations and Modern Living Requirements

- The previous design proposal didn't explain how it met the requirements of the Building Regulations. Whilst 'special considerations' granted to traditional and listed buildings can over-ride such requirements, the project cannot succeed if the design doesn't meet modern living standards
- We believe the revised design balances requirements for improved energy performance, condensation risk, energy, fire, access, rainwater disposal, and the installation of building services with a competing need to conserve the fabric and historical character and appearance of the building.

### 2.4 Design Quality

- The previous application didn't explain what principles or concepts apply to the architectural design proposals (the DAS is only a short paragraph at the end of the planning statement), but the proposals are clearly based on assumptions that prevent any intervention to the layout or appearance of the farmhouse unless change is unavoidable.
- Our design approach aligns with the aim of Historic England's advice,

'Constructive Conservation in Practice' (2009): '... to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment.'

### 2.5 Conservation Strategy

- The previous Conservation Strategy advised that renovation works are carried out using conservative repairs, mostly on a like-for-like basis, with replacement as a 'last resort'. This approach is not appropriate in the context of the building's current condition.
- We propose a flexible approach, based on preservation and enhancement, that includes options for selective restoration, replacement, and rebuilding.

### 2.6 Community Involvement

- Members of the Surrey Union Hunt and their neighbours are a sociable group. The new owners and their family are active members of the Hunt and keen to respond to local concerns. Informal discussions about the design proposals, particularly infrastructure and services, are ongoing.
- A presentation is scheduled for the next meeting of Ockley Parish Council.

### 2.7 Design Proposal - Use, Amount, Layout

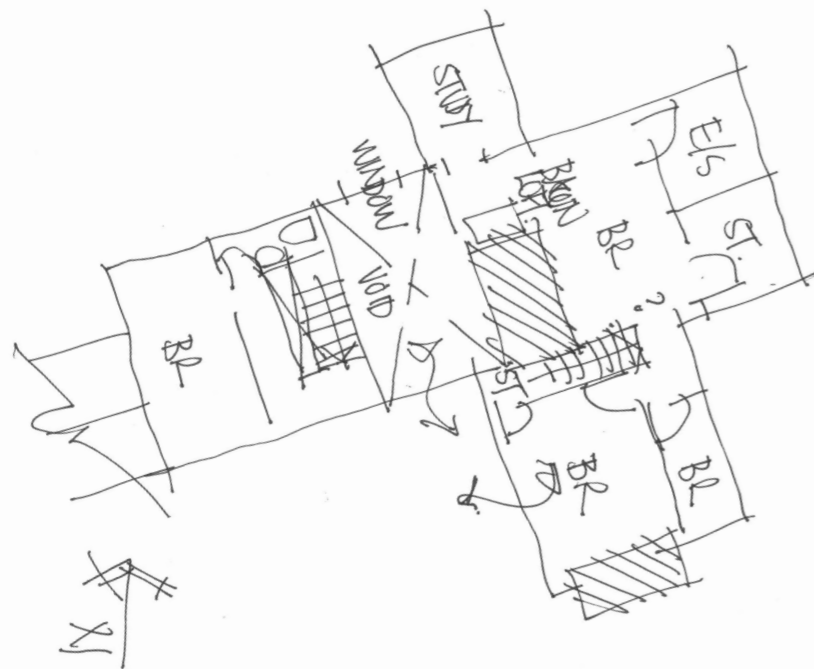
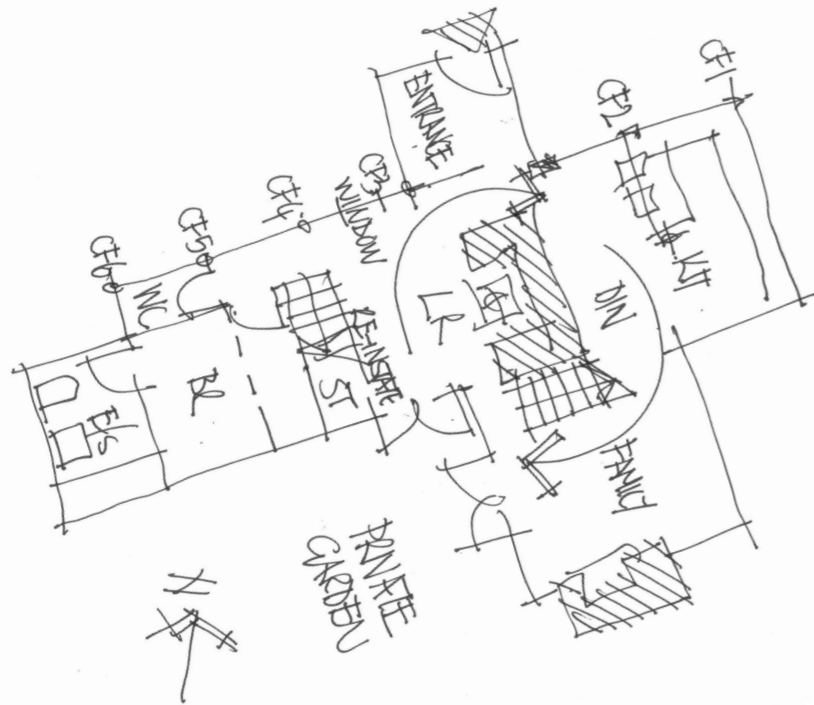
- The new design proposal adjusts the current scheme by adding a double bedroom and en-suite, and by replacing an adjacent modern shed with a timber framed car port.
- The area of the dwelling is 2,465 sq ft / 229 sqm GEA.
- Living accommodation is arranged on the ground floor in an open-plan layout around the central chimney breast and inglenook. There are four double bedrooms with en-suite bathrooms on the ground and first floor.
- The layout of the dwelling exceeds nationally described space standards

### 2.8 Design Proposal - Scale, Appearance, Materials

- The proposed renovations will use traditional materials and construction methods. Details of this work are described in Section 2 of this statement.

### 2.9 Design Proposal - Landscaping

- Proposals for hard and soft landscaping elements are described and illustrated in Section 2.



Sketch design

### 3.0 ACCESS STATEMENT

The proposed scheme makes use of an existing drive and junction to Ruckmans Lane shared with neighbouring Kennel Cottages.

The new application drawing 32 L(-) 00 Site Layout shows the proposed locations for car parking and turning areas.

Provision for car parking and bicycle storage meets the requirements of Vehicle and Cyclists Parking Guidance (2018) produced by Surrey County Council.

The design of the new house conforms as far as possible within the constraints of the listed building to the requirements of Approved Document M of the Building Regulations class M4(1) Visitable Dwelling.

#### 3.1 Car parking / bicycle storage

- Hard paved areas will provide sufficient space for at least two cars; a fast charge EV socket will be installed.
- The converted kennel provides adequate space for secure bicycle storage.

#### 3.2 Approach

- The path to the principal entrance door will be at least 900mm wide, level without steps, and have a maximum cross-fall of 1:40
- The main entrance door is on the North elevation and provides a clear opening width greater than 775mm
- The main entrance doorway will be provided with an accessible threshold

#### 3.3 Internal access

- The principal floor is at ground level with no steps or changes in level
- A visitors' WC / cloakroom is provided on the ground floor to meet the requirements of Category M4(1) : visitable dwellings
- The route to the WC passes through the hall and living room including a separating door and archway, which have a clear width of 750mm
- The door to the visitors' WC opens outwards with a clear width of 750mm
- The layout of the WC / cloakroom conforms to Diagram 1.4 Option B in Approved Document M



Above left: South-west view as proposed

Below left: South-west view as existing



## SECTION 2: HERITAGE IMPACT ASSESSMENT

## 4.0 UNDERSTANDING THE BUILDING

### Preamble

Boswells Farmhouse was originally a timber framed medieval rural hall house. It was probably built as the home of a middle-income yeoman farmer in the first half of the sixteenth century or earlier. The house is set in open farmland off Ruckmans Lane, close to the disused Roman road Stanes Street that joined London to Chichester.

An outline of the history and development of Boswells Farmhouse follows:

### Phase 1 - Original Construction (c.1500 - c.1550)

The original farmhouse was three bays long with a short single-bay hall. The layout is a simplified version of the plan-form of larger medieval manor houses.

The longest bay (east) contained an entrance door in the north elevation leading to a cross passage, with service rooms to the left and the hall to the right. The cross passage and service rooms were ceiled with a private upper room (solar) at first floor level. The hinge post of the entrance door exists, but the floor and cross-passage are gone.

The central bay comprised the hall, which was the communal living space in the house and open to the roof. Soot-blackened rafters in this bay are evidence of an earlier medieval open fireplace. The hall was lit by a north-facing double-height mullioned window, revealed by diamond-shaped holes in the timber frame. A matching window in the south elevation may have existed.

The west bay provided accommodation on two storeys and comprised the 'upper end' of the house. Its higher status is demonstrated by chamfered, flat stopped mouldings to the face side of the enclosing cross-frame (CF4).

The form of the original roof, which was hipped with gablets, is clearly visible from inside the building. The pitch is rather low at slightly less than 45 degrees. The original coverings might have been clay tiles or thatch. The roof is now covered in a mixture of Horsham stone slates and clay peg tiles. The external face of the original west wall (CF5) is less weathered than the rest of the house, suggesting the roof once extended in a cat slide arrangement over an outshot - dovetail joints visible in the cross beam of CF6 support this idea.

A recording made in 1974 by Joan Harding of the Surrey Domestic Buildings Research Group estimates the date of the original house to be 'not long before 1550 - because the hall is so small'. Research by Rod Wild and Andy Moir (2013) identifies three features present in a survey of timber framed dwellings in Surrey that disappear around the 1550's: open halls, which were replaced by smoke bays, hoods or chimneys; crown post roofs, which gave way to queen strut roofs; and flat step mouldings, which evolved into later curved step profiles. According to this evidence, it appears that 1550 is probably a latest date for the original building.

### Phase 2 - Additional Development (c.1570 - c.1640)

During this period the farmhouse was extended to the east and west to create a five-bay house. A central brick chimney was built in the cross passage, creating a useful lobby entrance. The hall was floored over to provide a kitchen with a wide inglenook fireplace on the ground floor and a new room with a smaller fireplace on the first floor. A smoke loft remains intact attached to a flue on the north side of the chimney. A two-storey entrance porch was added to the north elevation. Signs of an opening at first floor level might refer to a historic doorway off a stair in the porch to the new upper room.

The south extension was probably added soon after the other additions to create a new kitchen, when it became unfashionable to cook meals in the living accommodation. The first floor is reached by an external ladder. It appears that a new truss and hanger were inserted, probably soon after construction, to reduce deflection in the under-sized floor beam in the room below.

The extensions show evidence of technical progress in timber framing: the new roofs introduced queen post trusses with side purlins in place of the older crown post arrangement - the new purlins rest on the old hip rafters causing the current bowed ridge line; the floor dividing the old hall blocked the grand window, which had now lost status; regular, sawn joists used for the new floor contrast with the old hewn joists that were re-used in the east extension.

These developments are typical of this period (The Great Rebuilding) when rising levels of economic prosperity across the whole of rural England led to improved standards of comfort and privacy. The development of Boswells Farm at this time is a likely reflection of economic, cultural, and social shifts that mark the change from the medieval to the early modern age.

### Phase 3 - Erosion of the Timber Frame (c.1660 - 1889)

Timber frame construction declined during this period as brick became cheaper and timber became more scarce. Original wattle and daub infill panels began to be replaced them with brick. This change was governed as much by fashion as economics - brick panels are less effective at keeping out draughts and cold. Similarly, as the oak frame began to decay, it was replaced by new load-bearing brick walls, so that the timber frame began to steadily lose structural integrity. The timber frame was weakened further when ground floor posts in CF4 were removed to extend the main living room and create a cross-passage.

Industrialisation and lack of government support for agriculture after the 1870's led to a severe depression in farming, which didn't recover until after WW2. As a result, countless rural buildings similar to Boswells Farmhouse were abandoned and often torn down. The 1881 census records the occupants as William Charman, an agricultural labourer aged 78, and his wife Sarah aged 79. In 1889, the building is referred to in a newspaper report as a 'farm building', so it was probably left uninhabited after the Charmans died.

### Phase 4 - Change of Use (1889 - c.1980)

In 1889, the farmhouse was converted to kennelling for the Warnham Stag Hounds by the local landowner Mr H Lee Steere, and renamed 'Hound House'.

Building works were extensive and of a high quality: records state: 'no expense has been spared'. The floor to the services solar was removed to make room for stoves and vats used to cook the hounds' food. Grain silos and a lead-lined meat store were built on the first floor of the south wing with a chute to transfer ingredients into the vats. Most of the brick infill panels and masonry walls are likely to date from this time, built in Imperial-sized bricks. It's possible the Charwood stone floor in the east end of the building was also laid at this time, replacing a dirt floor. Little has changed to the building since this time.

The whipper-in lived on the first floor of the house whilst the hounds occupied the ground floor, sleeping in purpose-built raised beds or lodges. It's possible that the small cast iron range in the fireplace of the upper room was installed at this time for cooking. Pugging added between the floor joists would have reduced the noise of the hounds. A doorway between this room and the south wing might have been added at this time, cutting through the wall plate.

Casement windows with leaded lights were added when the brick walls and infill panels were introduced. Window openings cut into the old timbers, show the extent to which the structural frame had distorted.

A painting 'Ancient Cottage' by Harry Sutton Palmer dated 1906 shows the kennels set behind a pond and footbridge, which also appear in an OS map dated 1871. The pond was probably a flooded clay pit used for extracting clay for wattle and daub panels or bricks and part of the original setting of Boswells Farm. Later maps show the pond was filled in some time after 1916.

In 1920, the Surrey Union Hunt moved its kennels from Great Bookham to Boswells Farm. The building was disused during WW1 and necessary ad hoc repairs are recorded, including re-roofing, which is consistent with the presence of early twentieth century roofing felt in valleys and the random arrangement of peg holes in the stone slates. Maintenance and repairs appear to have been carried out economically during this period. The west elevation was covered with machine-made vertical tiles, and infill panels continued to be replaced, using Fletton bricks and concrete blocks. In 1966 the building was listed.

### Phase 5 - Obsolescence and Decay (c.1980's - present)

The hounds moved out around 1980 when the building became structurally unsafe. Since this time the property has remained empty. The building is now derelict and its condition is rapidly getting worse. The timber frame is badly decayed, mainly due to water penetration, and is currently propped internally and externally by scaffolding. Other elements of the building, such as the chimney, could fail or disappear very soon without immediate intervention.



Phase 1 - Conjectural Original Building (c.1500 - c.1550)



Phase 2 - Additional Development (c.1570 - c.1640)



Phase 5 - Obsolescence and Decay (c.1980's - present)

## 5.0 STATEMENT OF HERITAGE SIGNIFICANCE

### Archaeological Interest

Boswells Farm is a fascinating window on the past. Its archaeological significance can be measured by our ability to reveal evidence of the building's history and associated past human activity that is currently inaccessible

Recent visual surveys, particularly a week-long condition survey of the timber frame by McCurdy & Co, have uncovered clues that add to our knowledge of the structure, but intrusive surveys could discover much more evidence, allowing us to develop a more accurate and complete understanding of the building.

Subsequent stages of the work will maintain a watching brief: removing brick infill panels during repairs to the timber frame might provide proof of lost mullion windows; stripping the roof coverings during the re-roofing works might uncover signs of an earlier smoke louvre; excavating the ground floor during the installation of a new slab might expose the location of a medieval fire pit.

### Artistic or Aesthetic Interest

Artistic values attached to architectural projects are always subjective, and this is particularly true of heritage buildings, when interest can be nostalgic. Comparing the artistic interpretation of Boswells Farm by the water-colourist Harold Sutton Palmer and the architectural critic Ian Nairn proves this point.

Sutton Palmer (1906) portrays a romantic version of the 'Ancient Cottage' emphasising its peaceful, idyllic setting and rustic character ... an artistic vision of the conceptual 'Primitive Hut' set in Surrey - refer illustration opposite.

In Pevsner's Buildings of England series, Nairn (1971) describes the same building as: 'an object lesson for the viewer who would like to know what such houses really looked like instead of as a C20 owner or architect fondly imagines them to have been'. Nairn rejected what he termed the 'prettification' of architectural style, particularly the influence of the Arts and Crafts Movement. He was attracted to the grim reality of ruined kennels, and maybe the raucous noise of the hounds, rather than the tranquil vision painted by Sutton Palmer.

Historic England's 'Conservation Principles' (2008) defines 'Aesthetic value' as: 'Value deriving from the ways in which people draw sensory and intellectual stimulation from a place.' Such value is difficult to identify, let alone measure or objectively assess: by definition, 'aesthetic value' depends on the subject (observer) not the object (building), sometimes tending to provide more information about the observer than the building.

According to Historic England (Letter to MVDC 04.01.17):

*'What makes Boswells particularly special is that it has not been altered in any way (other than by slow decay) since the nineteenth century. It is therefore a very rare surviving illustration of nineteenth century life on a Surrey farmstead which is reflected in its ageing aesthetic ....'*

Following on from this statement, Historic England concludes:

*'... Because of this, we think that the repair strategy needs to be very carefully considered, to conserve as much as possible of the historic fabric, and therefore the distinctive character of the house.'*

The farmhouse was converted to kennels in 1889. Floors were ripped out and it's very likely much of the timber frame and infill panels were replaced with brick at this stage. Historic England, Sutton-Palmer, and Nairn all describe the building as they see it, or want to see it. Yet Historic England's assessment is based on the premise that the building has survived intact as a farmhouse: this is not correct. It is for this reason that Historic England's conclusions and strategy should be reviewed.

### Architectural Interest

The building's architectural interest derives from its structural timber frame, which represents a highly skilled craft developed over many centuries, and also from the tradition of using locally sourced materials. Because both practices have died out, this interest overlaps with archaeological and historical interest.

Different elements of Boswells Farm can be graded on a spectrum of interest, with greater significance placed on early parts of the building and lesser significance on later additions or alterations. The most significant elements are the original plan form of the hall-house, the hall itself, including the double-height window, and crown-post roof construction (Phase 1).

Later additions and alterations (Phase 2) have architectural interest because they show how the techniques of timber framing developed; however, some interventions, such as flooring over the medieval hall, diminish the significance of the original architectural impact.

Surviving wattle and daub infill panels reinforce the significance of the timber frame and the use of local materials, unlike later brick walls and infill panels (Phase 3). Bricks were generally imported, whilst their weight and tendency to trap moisture can damage the timber frame.

The building's new life as kennels (Phase 4) represents a sportsman's idea of a state-of-the-art kennel, fitted out with 'modern appliances and conveniences'. The engineering and construction of the fit-out provide evidence of Victorian technology, but are incompatible with the building's architectural significance.

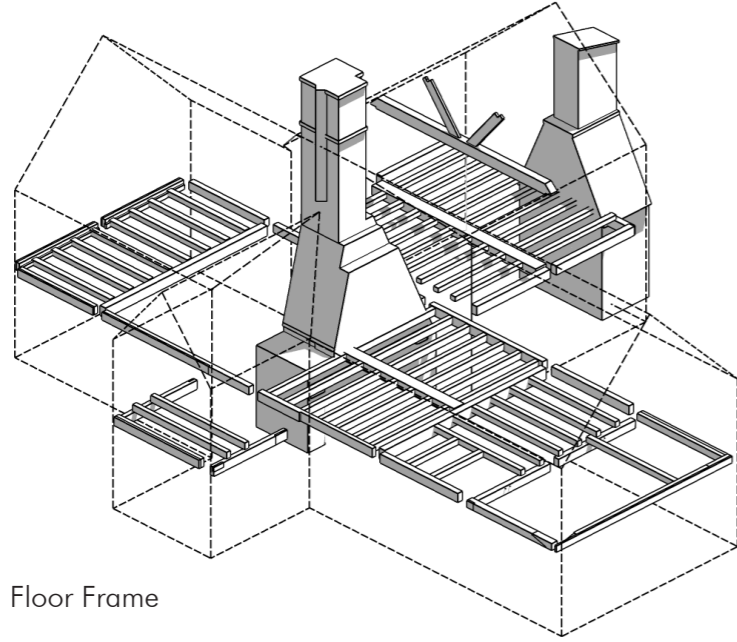
### Historical Interest

The historical interest of a place lies in the connections between its use and past lives and events. The disused kennels remind us of the wealth, pastimes and values of the landed aristocracy in the 19th century, a society which lost influence after WW1. Similarly, Boswells Farm has no future in its current state other than to disappear entirely. Its historical interest can only be preserved by finding a new type of use and beginning a new historical association.

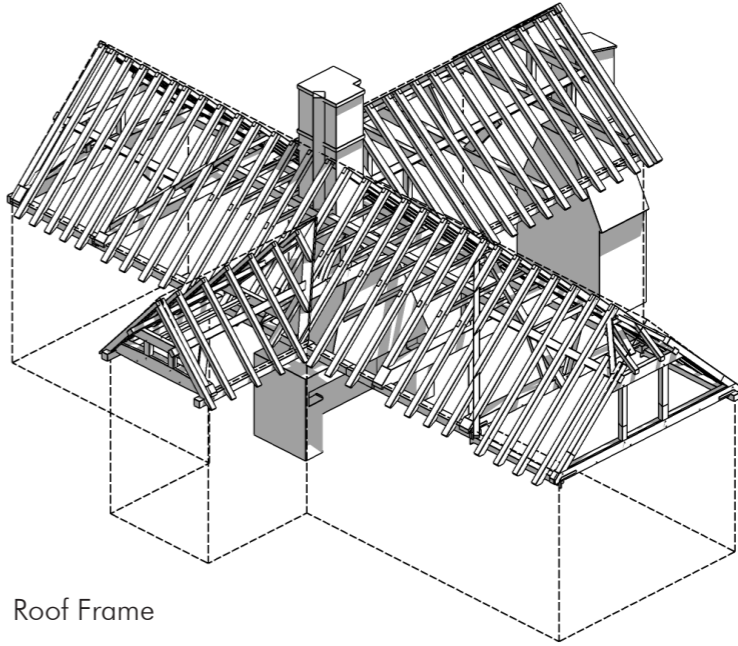
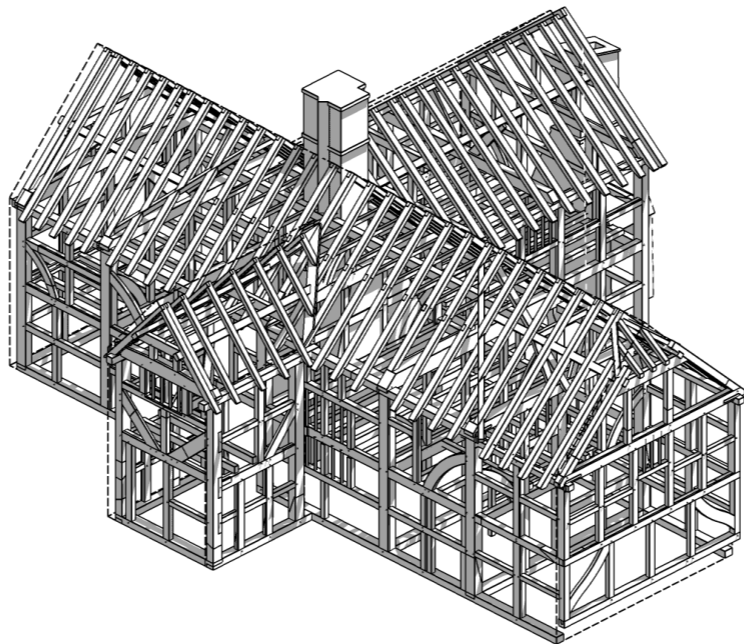


Above: An ancient cottage near Ockley, watercolour by Harold Sutton Palmer  
Source: "Surrey" by Sutton Palmer and A. H. R. Moncrieff (A & C Black) 1906 edition

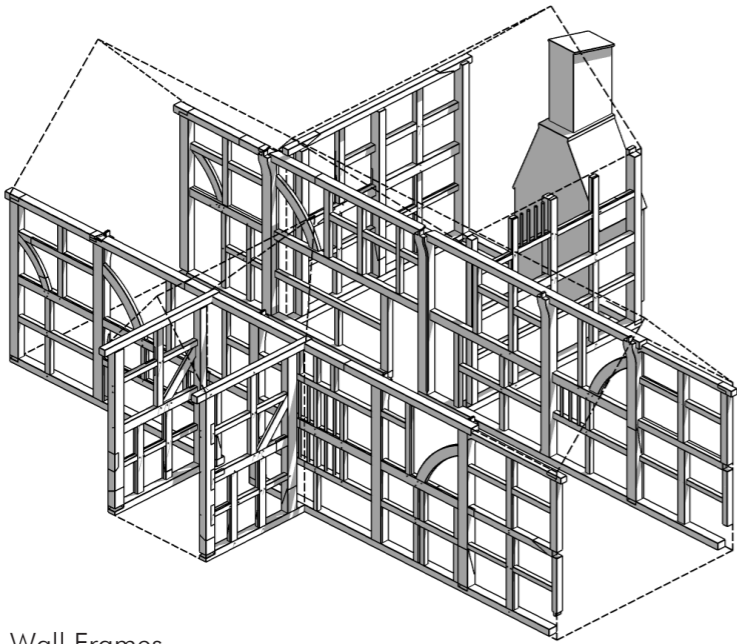
After detailed examination of the timber frame, we consider the building's significance derives mainly from its historical and architectural value ... an intriguing palimpsest of a former medieval hall house, which merits further study. The unsupported notion of a surviving 'Ancient Cottage' is not a justifiable basis for a strategy 'to conserve as much as possible of the historic fabric.' Our starting point is a proven earlier configuration of the building, which we will use to develop an alternative conservation strategy to both preserve and enhance the building's significance.



Floor Frame

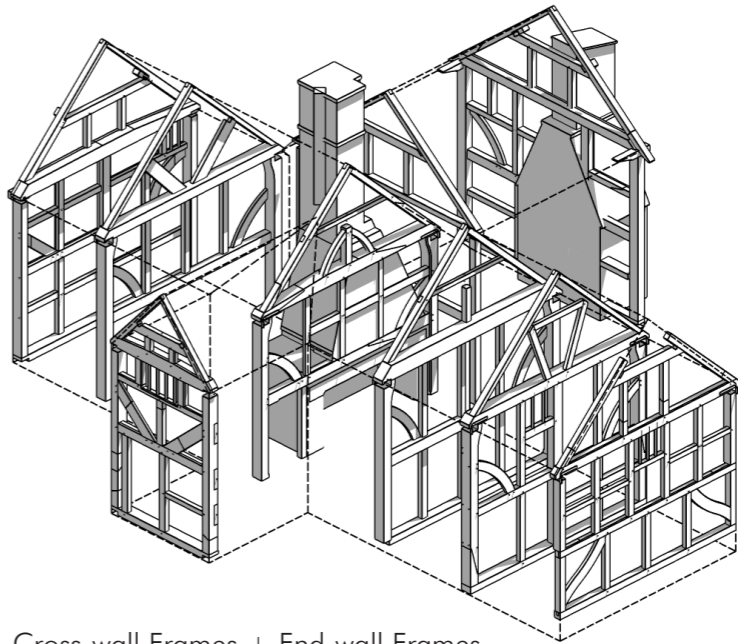


Roof Frame



Wall Frames

BOSWELLS FARMHOUSE



Cross-wall Frames + End-wall Frames

## 6.0 PLANNING POLICY CONTEXT (HERITAGE)

### Planning (Listed Buildings and Conservation Areas) Act 1990

The legislative basis for deciding applications regarding buildings and places in the historic environment is the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 requires local planning authorities to have:

*‘special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses’*

### National Planning Policy Framework (2019)

Local authorities are also required to determine applications for planning and listed building consents in the light of policies in the National Planning Policy Framework (2019).

Paragraph 7 states the aim of the planning system is to promote sustainable development, that is: *‘meeting the needs of the present without compromising the ability of future generations to meet their own needs’*.

Sustainable development entails three objectives: economic – allocating land and infrastructure to promote growth; social – providing suitable housing and amenities for the community; environmental - managing our natural, built and historic environment.

Paragraph 10 states: *‘... at the heart of the Framework is a presumption in favour of sustainable development’*.

### NPPF Definitions

Heritage asset:

*‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).*

Setting of a heritage asset:

*‘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.’*

Significance (for heritage policy): ‘

*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....’*

### NPPF Policies: Proposals affecting heritage assets

Paragraph 189 states:

*‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.’*

Paragraph 192 states:

*‘In determining applications, local planning authorities should take account of:*

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.’*

### NPPF Policies: Considering potential impacts

Paragraph 193 states:

*‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.’*

Paragraph 194 states:

*‘Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.’*

Paragraph 195 states:

*Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a) the nature of the heritage asset prevents all reasonable uses of the site;*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

Paragraph 196 states:

*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, securing its optimum viable use.*

Paragraph 202 states:

*Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.*

### Mole Valley Local Plan (2000)

NPPF Paragraph 185 requires local authorities to prepare plans that *‘set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.’* The relevant local policies regarding the conservation of heritage assets are:

Policy Env42 - Preservation And Restoration of Listed Buildings states:

*There will be a presumption in favour of the preservation of Listed Buildings. Planning standards or other planning policies may be relaxed where they would otherwise prejudice the preservation of Listed Buildings. If the continuation of the original use is impractical an appropriate change of use which would preserve or restore the building will be considered favourably provided that the associated works or use would not:*

- 1. detract from the special character or appearance of the building or its setting;*
- 2. damage, remove or conceal any internal or external architectural or historic features of the building.*

Policy Env43 - Alterations and Additions to Listed Buildings states

*Alterations and additions to the external or internal fabric or setting of a Listed Building will normally be permitted provided that:*

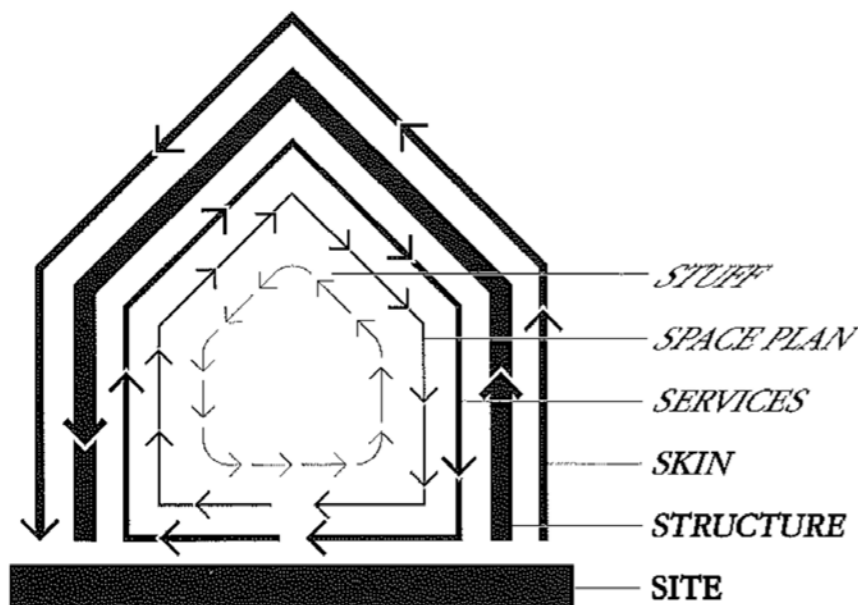
- 1. the proposal preserves the original architecture, scale, materials, colour, detailing and other significant architectural or historic features of the building concerned and*
- 2. the proposal does not detract from the character or setting of the building.*

### Guidance

The main sources of guidance for applicants and local authorities when interpreting the legislation and policies regarding the historic environment are:

- Planning Practice Guidance (MHCLG website)
- Historic England Conservation Principles (2008)

## 7.0 CONSERVATION, CHANGE, AND LAYERS



Above: Shearing Layers of Change (Brand 1999)

According to Brand: 'Age and adaptivity is what causes a building to be loved.'

'An adaptive building has to allow slippage between the differently-paced systems of Site, Structure, Skin, Services, Space Plan, and Stuff. Otherwise the slow systems block the flow of the quick ones, and the quick ones tear up the slow ones with their constant change.'

The quick process provide originality and challenge, the slow provide continuity and constraint. Buildings steady us, which we can probably use. But if we let our buildings come to a full stop, they stop us.

This idea comes from Robert V. O'Neill's "A Hierarchical Concept of Ecosystems", O'Neill and his co-authors noted that ecosystems could be better understood by observing the rates of change of different components.

Hummingbirds and flowers are quick, redwood trees slow, and whole redwood forests even slower. Most interaction is within the same pace level - hummingbirds and flowers pay attention to each other, oblivious to redwoods, who are oblivious to them. Meanwhile the forest is attentive to climate change but not to the hasty fate of individual trees.

The insight is this: "The dynamics of the system will be dominated by the slow components, with the rapid components simply following along". Slow constrains quick; slow controls quick.'

Brand: *How Buildings Learn*; What happens after they're built (1999) We have added a seventh layer: 'souls' or occupants.'

### Conservation and Change

Conservation Principles (2008) defines 'conservation' as:

*'The process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.'*

The objective to 'sustain heritage value' includes:

*'... both preservation and enhancement to the extent that the values of a place allow. Considered change offers the potential to enhance and add value to places, as well as generating the need to protect their established heritage values. It is the means by which each generation aspires to enrich the historic environment.'*

Conservation Principles (2008) differentiates between different types of change:

*'Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effect on heritage values. It is only harmful if (and to the extent that) significance is eroded.'*

Historic England: 'Constructive Conservation in Practice' (2009) encourages:

*'... a positive and collaborative approach to conservation that focuses on actively managing change ... the aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment.'*

Despite the flexible, value-based approach of these policies and guidelines, it's often held that the default role of conservation is to focus on preserving what exists, which in the legal sense of the word means: 'to do no harm'. This is evident in the current design and Conservation Strategy (2017), which advocates 'minimum intervention and the maximum retention of historic fabric.'

A conservation approach which includes both preservation and enhancement need not be destructive or harmful to heritage buildings or places, because these buildings and settings, properly maintained, have qualities that allow them to readily accommodate change and intervention, as we explain below.

### Layers

Traditional buildings tend to adapt and age gracefully, rather than suddenly failing or become obsolete, as many modern buildings. This is because heritage buildings are almost always constructed of loosely connected components that can change relatively independently and at different rates of time. This loose-fit pattern allows parts of the building to adapt whilst minimising the impact on other parts, and the building as a whole.

The concept is familiar in the context of traditional building techniques, for example lime mortar pointing that functions as a sacrificial layer in a masonry wall and is renewed many times over the life of the wall; however, the principle

isn't so often applied to buildings as a whole. The idea of viewing buildings as a system of shearing layers which can adapt relatively independently to each other at different rates of change was pioneered by the architect Frank Duffy:

*'Our basic argument is that there isn't such a thing as a building. A building properly conceived is several layers of longevity of built components.'*

Duffy's practice specialised in office buildings and space planning, but his ideas were taken up by Stewart Brand, combined with theory from ecology, and presented as a general concept in his book 'How Buildings Learn' (1994). His iconic diagram showing 'shearing layers of change' is reproduced on this page.

Brand observed that in normal operation, the slow layers of a building: site; structure; skin, will constrain the quick layers: services; space plan; sundries. However, during a building's design and construction, or when the building reaches a point of crisis or radical intervention, the rules of normal operation can change. The effect of the fast layers can influence the slow layers: form can follow function, and the building can be reconfigured from the inside-out.

If we understand Boswells Farm not as a single object but as an inter-connected system of shearing layers, each moving at a different pace, it becomes easier to think of an appropriate conservation response during the design process.

The layers we have considered when developing the design and assessing its impact on significance are listed below in order of diminishing design life:

- **Site:** the historical setting of the farmhouse
- **Structure:** the timber wall frames, foundations, chimney, and roof structure
- **External envelope:** the brick / wattle-and-daub panels and roof coverings
- **Building services:** the mechanical, electrical, and public health systems that wear out and are periodically renewed to keep up with current technology
- **Internal fit out:** the partitions, suspended timber floors, internal doors, fixtures, wall linings, and interior decorations
- **Contents:** the fittings, furniture, equipment, and other mobile paraphernalia
- **Occupants:** human and animal, who have lived in the building

Each of these layers is identified in the following sections of this statement, design principles and heritage impact assessment. Historic England advise that intervention in one part of the building (or place) can be at the expense of another part, or create problems elsewhere. Conservation Principles (2008):

*'Sometimes, the action necessary to sustain or reinforce one heritage value can be incompatible with the actions necessary to sustain others. Understanding the range, inter-relationships and relative importance of the heritage values associated with a place should establish priorities for reconciling or balancing such tensions ...'*

By applying the pace layering model we have described to explain the ideas used to develop the design proposal, and to assess the impact of these proposals on the heritage significance of the building, we hope to avoid the problems identified by Historic England above and reach a successful outcome.

## 7.1 SITE (Analysis)

### How the Site Adapts to Change

Site is timeless; the outlines of a site and its legal boundaries persist, whereas buildings can be fleeting. The site governs all other layers: orientation of the site and views of the landscape affect the location of the windows; the type of soil or presence of trees affects foundations; and so on. Location is the prime concern for developers and development planning; setting is the surroundings in which heritage assets are experienced.

### Pond and Footbridge

OS maps of Boswells Farm between 1871 and 1916 show various ponds around the farmhouse. Ponds were frequently dug next to medieval buildings to extract clay for wattle and daub panels; sometimes the ponds remain after the building has disappeared, but in most cases the ponds were filled in between the wars, and this is likely to have been the case at Boswells Farm.

Our landscaping proposals figuratively reinstate the pond and footbridge illustrated in Sutton Palmer's watercolour and shown on historical OS maps. - refer diagram right. Traces of the previous pond can still be seen as a depression in the ground, which partly fills with water in wet weather; the Environment Agency marks this spot as a high risk local flood hazard.

### Landscaping

Trees on the site will be retained and soft landscaping enhanced by planting new hedgerows along Ruckmans Lane and the south boundary, reinforcing existing hedge lines. Gardens in front and to the back of the farmhouse will be laid to lawn. A vehicle driveway and pedestrian access will be paved. The plot is divided from adjacent land by cleft chestnut post-and-rail fences.

### Stable Block

A modern block structure with a metal roof abuts the south extension of the farmhouse, which is currently used as kennelling. This structure will be replaced by a car port constructed with a green oak frame, timber weatherboarding and clay tile roof to match the adjacent listed barn (B11).

### Ecology + Arboricultural Assessment

Reference to consultant's reports which will be submitted for approval with this statement



Landscape proposal



## 7.1 SITE (Heritage Impact Assessment)



Policies for conservation and the historic environment refer to the site as the 'setting' of a heritage asset.

There is no mechanism in the NPPF to assess harm to setting directly, but by definition (refer page 14), changes to a setting: 'may make a positive or negative contribution to the significance of an asset, (and/or) may affect the ability to appreciate that significance or may be neutral.'

### Assessment of beneficial impacts

Changing the planning use of the land to residential has the positive effect of bringing the building back into beneficial use and ensuring its long-term care.

This change of use is consistent with NPPF Paragraph 192:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; and
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality

The principle of 'enabling development', outlined in NPPF Paragraph 202, was established in the previous development planning and listed building consents, and the benefits of this approach will be carried forward in this proposal.

Restoring the historical pond and footbridge reveals the historical and artistic values associated with Boswells Farm described in the Statement of Significance.

The existing flat-roofed kennel has a negative impact on the setting of the farmhouse; proposals to replace this structure with an oak framed car port will have a beneficial impact.

### Assessment of harmful impacts

None apparent.

### Justification

The revised design proposals are consistent with the approved scheme: minor changes include adapting an existing kennel as an ancillary garage / workshop / stable, and the restoration of a historical pond and footbridge.

These changes will improve the market value / saleability of the proposed dwelling, and the improvement in the viability of the scheme will assist the principle of enabling development established in the previous application.



Above: panorama viewed from south

Below: panorama viewed from north east

## 7.2 STRUCTURE (Analysis)

### How the Structure Adapts to Change

In the pace layer model of a building, structure is the element that is slowest to change. The historical load-bearing element of Boswells Farm is its timber frame. Timber framed structures date from the medieval period, and will last the lifetime of the building - usually indefinitely if properly maintained.

As the most durable and slowest-changing element of the farmhouse, the timber frame dominates the faster-changing elements. This is another way of saying that the timber frame contributes the greatest amount of heritage significance, and the reason for this is simple: the identity of the timber frame and the farmhouse are the same ... the timber frame IS the building.

Occasionally, timber framed buildings are transported to a different location, so that the model we have introduced breaks down slightly, and site isn't always eternal. More frequently, the timber frame is concealed behind a facade of brick, tiles, or weather-boarding; however, the identity of the building as a timber framed structure persists, even when it's disguised.

Some structural elements at Boswells farmhouse, such as floors and stairs, have been more transient: there is evidence they have moved around during the life of the building. Floor joists often sit on top of ledges or on top of wall beams without pegs or fixings, and the suspended floor to Bay 1 (east) has hewn medieval joists, indicating that it was re-used from elsewhere or an earlier building. For these reasons, floors and stairs are categorised in this assessment as part of the quicker moving layer 'setting', or internal fit-out.

### Timber Frame

The timber frame is in extremely poor condition. Some ground floor cross walls, floors, and most of the cill plates are missing. Large areas of wall frames, particularly the south elevations, are replaced by masonry. After many years of neglect, the timber frame has decayed to an extent that its structural function has been mostly replaced by bricks walls and infill panels and, for the last 40 years or so, by internal and external scaffolding.

A condition survey of the timber frame was carried out by Julian Ladbroke, (McCurdy & Co) with the architect between in July and November 2020. Information was collated on site using sketches and converted into drawings of the proposed repairs, which are included in a report dated November 2020, which appraised options for conserving the timber frame: the preferred option is to repair or replace the existing timbers so as to reinstate the structural integrity of the timber frame and make it weathertight.

Missing sections of the frame will be restored where there is evidence of earlier timbers. Repairs will use traditional methods, avoiding resins, glues, and steel reinforcement, unless essential. The frame will be temporarily supported during the work, allowing most repairs to be carried out in situ.

The north and south extensions at Boswells farmhouse aren't tied rigidly to the main structure, which has allowed them to move differentially, opening up gaps between the extensions and main structure. The proposed design takes advantage of these loose connections to move the north extension about 18" east, reinstating the historical mullioned window to the medieval open hall.

The west elevation was clad with modern clay tiles to protect the wall from wet weather; we propose removing these tiles and renovating the timber frame and wall. Conversely, parts of the south extension elevations are so badly decayed that they cannot be repaired; we propose leaving the timber frame in this area intact and cladding with clay tiles to keep the building weathertight.

Further measured and condition surveys are planned after the roof coverings and sarking boards are stripped, brick infill panels are removed, and the scaffolding re-arranged. These surveys will allow a review of current proposals and enable final drawings and schedule of repairs to be completed.

### Foundations

The timber frame was built to sit clear of the ground on top of a stone base (historically called underpinning) without separate foundations. The stone has been repaired with brick over time, and some sections are entirely missing.

Conservation of the stone base will require the timber frame to be supported on temporary needles and the masonry built up to the underside of the timber sill plate. Depending on the results of soil investigations, and advice from the structural engineer, a concrete strip foundation may be required. Two courses of creasing tiles will be added below the cill plate to provide greater headroom on the ground floor and provide a damp proof course.

The ground level around the building will be reduced to about 9" from the cill plate. A French drain will be installed at the base of the foundations.

### Ground floor slab

A limecrete floor slab will be laid on a layer of foam glass insulation. Headroom at ground floor level is less than 6' in places. The finished level of the ground floor will be lowered to provide a clear height of 6' 6" (1.98m).

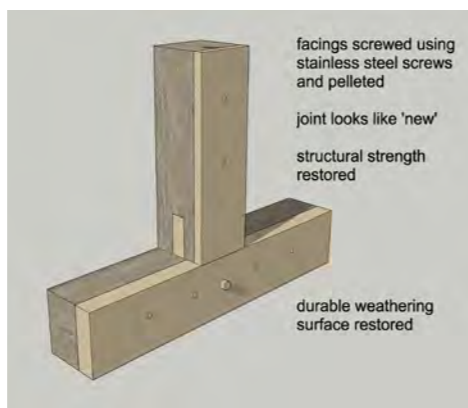
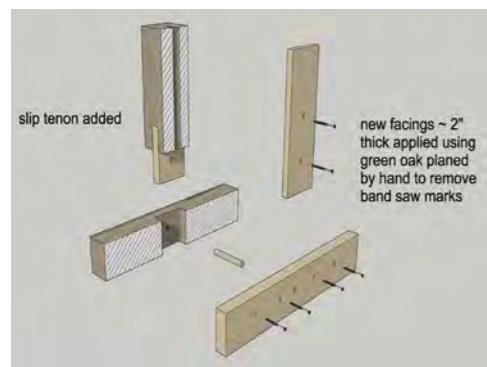
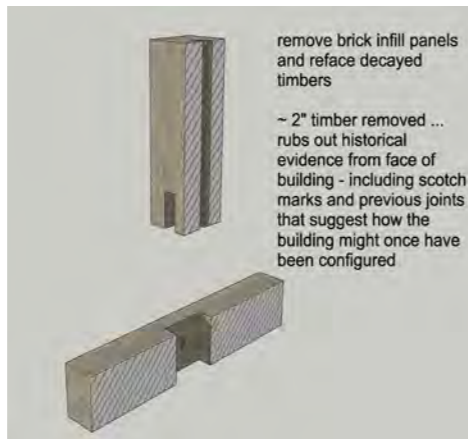
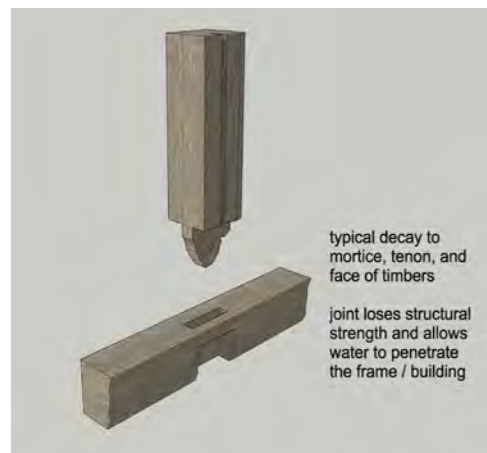
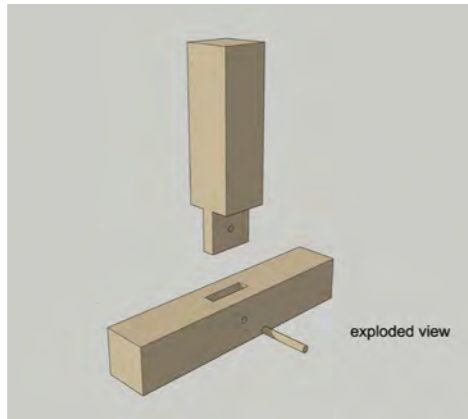
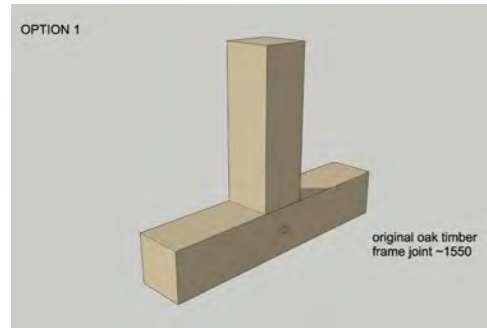
### Chimney

The chimney is in poor condition, particularly the brick chimney stack above roof level. The brick stack will be recorded and carefully taken down to the level of the stone chimney breast and rebuilt, re-bedding the existing bricks in lime mortar. The stone and brick chimney breast and inglenook fireplace will be repaired on a like-for-like basis.

The stoves, vats and flues added when the building was converted to kennels will be removed. The vats could be retained and used externally as planters.



## 7.2 STRUCTURE (Heritage Impact Assessment)



Opposite: north porch, Boswells Farmhouse  
This page: timber frame repair details

The timber frame is the most significant element of Boswells Farm, but different parts of the frame have varying amounts of importance, as described on page XX in the Statement of Significance. An assessment of the varying degrees of sensitivity to change is illustrated in the diagram opposite. The timber frame is in poor condition and requires extensive repairs to restore its structural integrity.

### Assessment of beneficial impacts

The principal benefit of our proposals for renovating the timber frame is that after this work has been carried out, the timber frame will be reinstated as the primary structural element of the farmhouse, and able to fulfil the original purpose for which it was designed throughout the continued life of the building.

Installing an insulated ground floor slab and increasing the floor height as described contributes to the objectives of sustainable development in NPPF Paragraph 8, specifically the social objective of providing homes to meet the needs of present and future generations, and the environmental objective of moving to a low carbon economy.

Adjusting the position of the north extension will reveal the original mullioned window to the medieval open hall, and enhance the historical and architectural significance of the building

Reinstating ground floor cross frame elements, including the west wall of the open hall, will contribute to the structural integrity of the timber frame structure.

### Assessment of harmful impacts

The proposed refacing repairs to decayed timber frame elements will obscure scotch marks and redundant peg holes and mortice joints, which have historical and architectural interest.

The proposed removal of 9" structural brick walls at ground floor level will involve limited loss of historical fabric and evidence of how the building was modernised, predominately in the nineteenth and twentieth century.

The installation of an insulated ground floor slab will result in loss of fabric

### Justification

The proposed method for repairing the timber frame is the preferred solution in an options appraisal included in a method statement (November 2020) which included the following alternative options:

- external cladding;
- a replica frame with cavity to retained existing frame;
- internal wall linings;
- a steel frame; and

- demolition / total replacement.

The loss of historical evidence due to the proposed timber frame repairs will be mitigated by a detailed recording of the building's structure

The loss of the later brick walls will be out-weighted by the public benefit of enhancing the significance of the timber structural frame.

Timber elements will be restored only in locations where there is clear evidence of past structure, such as the presence of redundant peg holes.

The repairs to the chimney have a neutral impact because these will be carried out on the basis of like-for-like repairs

The degree of harm caused by the harmful impacts listed above, individually and in total, is assessed to be 'less than substantial'. Overall, the amount of 'less than substantial' harm caused by the design proposals is out-weighted by the identified public benefits.

## 7.3 EXTERNAL ENVELOPE (Analysis)

### How the External Envelope Adapts to Change

The external surfaces of a building might be transformed several times during its life to match demands of status, technology, or extensive repair. At Boswells Farm, the building elements which make up the skin include: timber frame infill panels; windows and external doors; roof coverings; and external decorations.

The purpose of the building's external envelope is to temper the building's internal environment from outside conditions, including rain, heat, cold, and wind. Traditional buildings regulate the way moisture moves through the structure by using permeable materials - a property known as 'breathability'.

The building envelope changes relatively slowly, but at points of crisis or during major interventions, the normal strategy of minor repair and refurbishment is no longer appropriate: wholesale changes to the building's skin are necessary.

### Infill panels

The timber frame at Boswells Farm has large square panels, originally filled with wattle and daub. Local materials were used, including oak or hazel staves, horizontal wattles of hazel twigs or woven split oak laths, covered with clay and chopped straw daub. The panels were plastered inside and out with lime putty and given a coat of limewash for additional protection. Few original panels survive, but evidence of previous wattle and daub remains as stave holes in the timber frame at the top of the panel and a continuous groove at the bottom.

From the end of the seventeenth century, bricks became cheaper and wattle and daub infill panels gave way to brick panels. Two main types of brick were used: taller, Imperial-sized bricks, dating from the 19th or early 20th century, and shorter bricks from an earlier date, all laid in lime mortar. More recent repairs use modern fletton bricks and concrete blocks laid in cement mortar.

Brick is a poor substitute for wattle and daub panels: weight adds unnecessary loads on the frame; reduced thermal performance; less ability to absorb and release moisture, tending to trap moisture at the junction with the timber frame and encouraging decay; more rigid and less able to accommodate movement in the timber frame; more difficult to seal gaps between panel and frame.

The policy of the current approved Conservation Strategy (2016) is to either carry out local repairs or like-for-like renewal of the wattle and daub panels, and to retain all brick panels. This policy is no longer appropriate in view of the condition of the building. Instead, an opportunity exists to repair the surviving wattle and daub panels and upgrade the thermal performance of the brick panels during repairs to the timber frame. Advice from Historic England, 'Energy Efficiency and Historic Buildings' (2016) states:

*Where infill panels have to be removed, possibly as they are of unsuitable materials or to facilitate structural repair to the frame, this would provide the opportunity to replace them with insulated panels.*

A range of options for upgrading thermal performance were appraised:

- Within the depth of the existing timber frame
- Externally behind a new rain-screen facade
- Internally, either applied directly to the frame, or an independent wall lining

The best technical solution (minimising condensation risk) is to insulate the walls externally in conjunction with a rainscreen cladding; however, this option drastically alters the character and appearance of the building and was considered to be unacceptable except in local areas, where we propose to reinstate or add clay tiles. Internal wall linings were ruled out for similar reasons, which leaves the option to install insulation within the depth of the timber frame. We propose hemp-lime cast in-situ or spray-applied, rendered with a chalk-based non-hydraulic lime plaster, and lime wash decoration.

An addendum to the Conservation Strategy (2017) states the walls will be lined internally with sheepswool batts (and breather membrane). Altering the thermal performance of the external walls and the way moisture moves through the walls always carries a risk of condensation, particularly when humidity levels increase by adding bathrooms and kitchens. We advise against this method.

### Windows and External Doors

Existing softwood window and door frames will be replaced with oak joinery. The proposed external joinery is shown on the 1:50 scale application drawings. Further 1:20 and full-scale details will be submitted for approval in accordance with pre-commencement condition 7 of LBC MO/2016/1743.

### Roof coverings

The principal roof covering is Horsham stone slates laid in diminishing courses; the top courses of some slopes use clay peg tiles. Slates are nailed directly to sarking boards without felt in a double lap arrangement.

The roof was overhauled in 1920, but doesn't appear to have been re-covered since this time. The roof is in a very poor state, particularly the valley gutters.

The roof will be stripped and renewed, re-using existing materials and retaining original features as far as possible. The double lap slating system will be retained. Insulation will be added using breathable materials, such as sheepswool quilt and woodfibre batts, so as to protect the roof structure, which will be retained. Cast iron rainwater gutters and downpipes will be added.

Horsham stone slate is no longer produced and is now scarce. Where there is a deficiency of stone slates, this will be made up using either the contractor's stock, or increasing the extent of clay tiles on selected upper courses, or both.

A detailed method statement dated October 2020 has been submitted separately to discharge condition 6 of LBC MO/2016/1743.



## 7.3 EXTERNAL ENVELOPE (Heritage Impact Assessment)



Opposite above: window details at Hacton Cruck, Herefordshire

Opposite below: Infill panels Boswell Farmhouse

Above: Horsham stone slates, Boswell Farmhouse

Below: Hemp-lime infill panels The Master's House Ledbury [Grade II\*]

Image reproduced with kind permission of Graham Durrant, Hemp-Lime Spray Ltd

### External Decorations

The infill panels will be painted with a limewash in a neutral colour, to be agreed. The oak timber frame and external joinery will be left to weather to a natural silver-grey finish without applying any stains, varnishes, or paints.

Surviving wattle and daub infill panels in the external walls are assessed in the Statement of Significance to be of significant value. Other elements of the external envelope are of a later date and assessed to have less significance.

The revised design proposals for the building's skin resemble those of the existing scheme (2017) with the principal exception of replacing the brick infill panels with a more sympathetic material, such as hempcrete and lime plaster, and omitting thermally insulated wall linings.

Other changes include reinstating the large historical mullioned window to the original open hall, and varying the ratio of stone slate and roof tile coverings.

### Assessment of beneficial impacts

The proposed works to the external envelope of Boswells Farm will put the building back into good repair and allow its change of use to a residential dwelling, providing the building with a sustainable future and long-term care.

Replacing the brick infill panels with hempcrete contributes to the objectives of sustainable development in NPPF Paragraph 8, specifically the social objective of providing homes to meet the needs of present and future generations, and the environmental objective of moving to a low carbon economy.

Reinstating the mullioned window to the original open hall will reveal and enhance the historical and architectural significance of the building

The use of clay tiles to make up a shortfall in stone slates discourages stripping stone roofs from other buildings, and is consistent with advice from Historic England which discourages the use of second-hand stone slates.

### Assessment of harmful impacts

The proposed omission of 4" brick infill panels (removed during the timber frame repairs) will involve loss of historical fabric and evidence of how the building was modernised, mainly in the nineteenth and twentieth centuries.

The likely increase in the ratio of clay tiles to stone slates (necessary to make up a shortfall in stone slates) and the introduction of cast iron gutters and downpipes will result in minor changes to the appearance of the building.

### Justification

New elements inserted in the external elevations where the original walls have

disappeared, principally new glazed oak screens to the living space, will be apparent as new work, rather than attempting to exactly match the old fabric.

Historic England's Conservation Principles (2008) Principle 4.6 states:

*'New work should aspire to a quality of design and execution which may be valued both now and in the future. This neither implies nor precludes working in traditional or new ways, but should respect the significance of a place in its setting.'*

Substituting brick infill panels with hempcrete is consistent with the original appearance and character of the building. This change will greatly improve the thermal performance of the external envelope; approximately 35% of heat loss in a building occurs through the walls, which currently has a U-value of 2.5W/m<sup>2</sup>K for brick panels and 2.1W/m<sup>2</sup>K for wattle and daub panels. The proposed hempcrete panels will have a U-value of approximately 1.0W/m<sup>2</sup>K, which achieves more than 100% improvement.

The 'breathability' of hempcrete panels allows the timber frame to remain dry and reduces the risk of its decay; brick infill panels tend to trap moisture against the frame, whether or not the brick is bedded in lime mortar.

*Hemp-lime composite materials have been successful in France and more recently in the UK and Ireland in providing compatible insulation which can infill timber-frames. The material has also been successful in meeting very demanding thermal performance targets in new buildings.*

*The material is based on chopped hemp 'shiv' (the remains of the woody stem of the plant) mixed with specially developed lime based binders. It can be mixed conveniently on site to give a lightweight 'concrete' or 'hempcrete' containing a great deal of air. It is then finished externally and internally with lime renders, cladding or clay plasters.*

*The resulting material is a rigid cast insulation which can accommodate a certain amount of movement in the timber frame and which is highly compatible with the moisture behaviour of the timber itself. It also has inherent thermal mass and can therefore help to dampen out the internal temperature fluctuations which can be such a problem in lightweight construction (typically 10mm or so), or it can be cast to a greater thickness if the opportunity arises.*

Source: Historic England: Energy Efficiency and Historic Buildings - Insulating Timber-Framed Walls (2016)

The degree of harm caused by the harmful impacts listed above, individually and in total, is assessed to be 'less than substantial'. Within the category 'less than substantial harm', the extent of harm caused by removing the brick infill panels is greater than other changes to the building's external envelope; however, the public benefits of this change are correspondingly even higher.

Overall, the amount of 'less than substantial' harm caused by the design proposals is out-weighted by the identified public benefits.

## 7.4 BUILDING SERVICES (Analysis)

### How the Services Adapt to Change

The time in which building services become obsolete is constantly shortening as technology accelerates. The only services provided in the medieval farmhouse were a permanent open fire in the hall, used for heating, cooking and smoking food, and a well outside. The fire determined the internal layout interior and position of furniture - the higher your social status the closer you sat to the fire.

Over the centuries, it became unfashionable to cook in the living space and south kitchen wing was added. When the building was converted to kennels in 1889, the local newspaper reported: *'no expense had been spared to fit them up with modern appliances and conveniences'*, including coal stoves and large vats used to prepare food for 25 couples of hounds.

The building services are now redundant and will be completely replaced.

### Heating / cooling and hot water

Heating/cooling and hot water will be provided by a hybrid system using an air source heat pump and electric boiler. The heat pump will be located in a plant room in the converted pig sty and connected to wet under-floor heating pipes. First floor rooms will be heated by electric radiators. A wood / pellet burning stove will be installed in the inglenook fireplace. This system will help reduce carbon emissions across the site by at least 10%; further details will be submitted to discharge condition 10 of planning consent MO/2016/1741PLA.

### Mechanical ventilation

In line with advice from Historic England, no vapour barriers will be installed in the building envelope: moisture will be regulated using breathable materials to line the walls and ceilings and providing mechanical extract systems (with heat recovery) in kitchens and bathrooms to discharge damp air at source. Vents will terminate at roof level using concealed vent / slate tiles.

### Artificial lighting

LED lighting will be installed using wireless switches to avoid cabling. The colour range of lamps will be calibrated to match the historic environment.

### Drainage

Below ground drainage will be installed at the same time as the new ground floor slab. Vent stacks will either terminate at roof level using concealed vent / slate tiles or use internal air admittance valves.

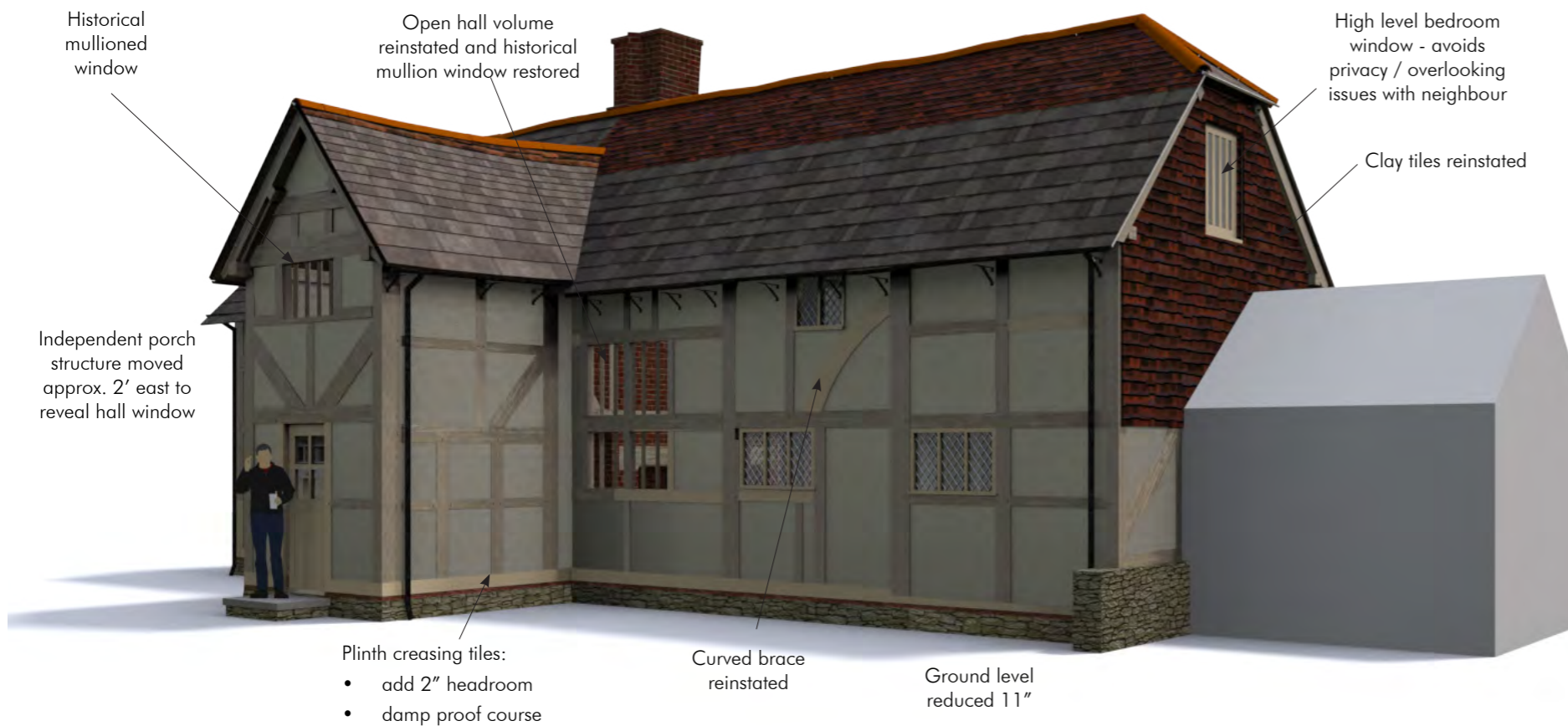
### Routing services

Building services will be routed to avoid notching or chasing the existing fabric.



Reconstruction of medieval open hall

## 7.4 BUILDING SERVICES (Heritage Impact Assessment)



The revised design proposals for the building's services match those of the current approved scheme (2017). We anticipate that details of the services installation will be approved through future applied conditions and through the provisions of the existing S106 Agreement.

### Assessment of beneficial impacts

New services will allow the building's change of use to a residential dwelling, providing Boswells Farmhouse with a sustainable future and long-term care.

Installing new building services contributes to the objectives of sustainable development in NPPF Paragraph 8, specifically the social objective of providing homes to meet the needs of present and future generations, and the environmental objective of moving to a low carbon economy.

### Assessment of harmful impacts

None apparent; however, there is a potential risk of damage to historical fabric caused by routing of the building services.

### Justification

The risk of harm to the historical significance of the building will be assessed carefully during the design development stage.

The installation of building services will avoid notching joists and chasing walls, and services will be surface mounted or boxed-in wherever possible.

Care will be taken to thread soil and waste pipes through the building in a way that avoids damage; for example, the section on page XX shows how the soil-vent pipe from the en-suite bathroom is concealed within a built-in wardrobe on the first floor and boxed around a free-standing column on the ground floor.

Discreet tile vents or air admittance valves will be used to terminate vent pipes

The risk of any potential harm caused by the harmful impacts listed above, individually and in total, is assessed to be 'less than substantial'. The risk of any 'less than substantial' harm caused is out-weighted by the public benefits.

Above: North-west view as proposed

Below: North-west view as existing

## 7.5 INTERNAL FIT-OUT (Analysis)

### How the Internal Fit-Out Adapts to Change

The fit-out includes the building's internal partitions, ceilings, doors, stairs, suspended floors, and internal finishes. In traditional buildings, these elements are not as mobile as in modern buildings, such as offices, but historically they do move around, unlike the main structural elements, which are usually static.

Major disruption to the internal fit-out of Boswells Farmhouse occurred in 1889 when the building was converted from a ruined dwelling to kennels.

### Floors

During the 17th century, a floor was added to the medieval open hall. The joists ends rest on girding beams along both outside walls, so that this floor is higher than the adjoining floor, where joists are morticed into the wall frame. The loose connection between the floor joists and walls is taken as a cue in the proposed design to move the floor to the other side of the chimney, replacing a floor that was demolished when the farmhouse was converted to kennels.

### Stairs

There are no surviving staircases, although it's possible a stair was once part of the north extension, and a modern handrail to the upper floor of the east extension is evidence of a previous stair. Ladders were originally used to access the upper floor, which is still the case today in the south extension. New oak stairs and handrails will be added, and details will be submitted for approval.

### Partition walls and ceilings

Lath and plaster walls and ceilings will be repaired where possible, retaining any original laths that can be saved. Where ceilings have entirely disappeared or were never installed, the floor will be left with exposed joists, except where ceilings are necessary to conceal building services.

The introduction of wood fibre insulation batts between and below rafters will affect existing ceilings; the exact way this is managed will be determined during discussions of the roofing method statement dated October 2020, submitted with this application to discharge condition 6 of LBC MO/2016/1743.

### Doors

No historical doors survive. New oak doors and ironmongery will be added and details will be submitted for approval. The appearance of the doors will be similar to the image shown opposite.

### Internal finishes

Internal finishes will be breathable lime plasters and decorative lime washes.



Above left: Sawn timber joists and softwood floorboards of whipper-in's accommodation  
Above right: Decayed joists and floorboards of whipper-in's accommodation  
Below: New door and ironmongery at Hacton Cruck, Herefordshire.



## 7.5 INTERNAL FIT-OUT (Heritage Impact Assessment)

The current proposed layout of Boswells Farm (2017) is unlikely to be attractive to a potential purchaser for the following reasons:

- less than half of the first floor is usable space and the remaining usable space is cramped;
- the disposition of the living spaces is poor - the new fireplace in the living room is on the opposite side of the existing hearth, and the inglenook of the Surrey hearth (a defining characteristic of the farmhouse) is blocked off;
- bedrooms are located on the south and west of the building, whilst living accommodation is located to the north and east with poor natural light;
- the stairs are narrow and steep, making moving furniture difficult;
- the principal bedroom retains a steel hanger in the middle of the room, which constrains the furniture arrangement;
- the adjoining converted pig sty is not incorporated into the plan;
- an opportunity to reinstate a ground floor cross-frame wall has been lost.

These issues with the quality of the design stem from the overall approach of the designer to avoid wherever possible making any change to the existing layout; however, a layout based on a converted kennel is unlikely to succeed.

We advise that a fresh approach, based on Historic England's advice that change *'is only harmful if (and to the extent that) significance is eroded'*, and which combines preservation and enhancement of the existing building, is more likely to result in a viable outcome and a sustainable future for the building.

Revised layouts, adopting the above approach, are included as Appendix 1; the main difference between these layouts and the approved design is that the double-height living space is re-located from the east side of the chimney to its original position to the west of the chimney, incorporating the historical inglenook fireplace and the re-instated double-height mullioned window.

This floor was probably inserted into the open hall at the same time as the building was extended, most likely in the late seventeenth century. The bridging beam with chamfers and stops is original. The joists are joined to the beam using diminished haunch tenons and sit on the girding beams of the external walls. The joists are sawn; they are in poor condition and several are missing. The floor boards are sawn softwood and are mostly missing or decayed.

### Assessment of beneficial impacts

The revised proposed layout is compatible with the objectives of sustainable development in NPPF Paragraph 8, specifically the social objective of providing suitable homes to meet the needs of present and future generations.

Restoration of the original open hall reveals and enhances the historical and architectural significance of the building, which is apparent in the new design from inside and outside the building.

Ground floor columns added at the mid-spans of deflected timber beams in the south and east extensions, and reinstated ground floor uprights to the wall frame at the west side of the open hall, contribute to the structural integrity of the repaired timber frame without compromising the architectural layout.

### Assessment of harmful impacts

Moving an historical floor to another part of the building can be considered to be harmful to the historical and architectural significance of the building.

The harm does not amount to total loss, and in fact the change is completely reversible, so the harm cannot be categorised as 'substantial harm' and is therefore assessed to be 'less than substantial harm'.

Within the category 'less than substantial harm', the extent of harm caused by moving the floor could be considered to be relatively high; however, these are subjective decisions and we would welcome a joint inspection of the floor with the conservation officer before any final decisions are reached.

### Justification

Under the heading 'Considering potential impacts' NPPF Paragraph states:

*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, securing its optimum viable use.*

In weighing the impact of harm and public benefit involved by moving the floor to another part of the building, and restoring the original configuration of the medieval open hall, we have considered the following guidance:

According to Conservation Policies (2008) paragraph 127:

*'Restoration is intervention made with the deliberate intention of revealing or recovering a known element of heritage value that has been eroded, obscured or previously removed, rather than simply maintaining the status quo.'*

Paragraph 126 states: 'Restoration to a significant place should normally be acceptable if:

- a. the heritage values of the elements that would be restored decisively outweigh the values of those that would be lost;
- b. the work proposed is justified by compelling evidence of the evolution of the place, and is executed in accordance with that evidence;
- c. the form in which the place currently exists is not the result of an historically significant event;
- d. the work proposed respects previous forms of the place;
- e. the maintenance implications of the proposed restoration are considered to

be sustainable.'

Conservation Policies (2008) paragraph 138 states: 'New work or alteration to a significant place should normally be acceptable if:

- a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;
- b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
- c. the proposals aspire to a quality of design and execution which may be valued now and in the future;
- d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.'

Conservation Policies (2008) Paragraph 149: 'Integrating conservation with other public interests' states: Changes which would harm the heritage values of a significant place should be unacceptable unless:

- a. the changes are demonstrably necessary either to make the place sustainable, or to meet an overriding public policy objective or need;
- b. there is no reasonably practicable alternative means of doing so without harm;
- c. that harm has been reduced to the minimum consistent with achieving the objective;
- d. it has been demonstrated that the predicted public benefit decisively outweighs the harm to the values of the place, considering
  - its comparative significance,
  - the impact on that significance, and
  - the benefits to the place itself and/or the wider community or society as a whole.

After reviewing the above Conservation Policies, we consider the restoration of the open hall complies with:

- conditions a), b), d), and e) of Paragraph 126. It may not comply with condition c), but the detailed guidance to condition c) given in Paragraph 133 refers to drastic events, such as the building becoming ruined and the restoration works amounting to a reconstruction of a ruin, so that in this context we consider that condition c) has been satisfied
- conditions a), b), c), and d) of Paragraph 138
- conditions a), b), c), and d) of Paragraph 149

The harm caused by moving the historical floor is mitigated by the fact that the change is completely reversible and involves no additional loss of fabric.

We therefore conclude that the amount of 'less than substantial' harm caused by the design proposals is out-weighted by the identified public benefits.

## 7.6 CONTENTS (Analysis)

### How Contents Adapt to Change

Contents includes furniture, fittings and equipment moved into the dwelling after it is built; the building's contents change and move around frequently.

Whilst slower layers in the pace layering model are of public interest and many of these elements are controlled by planning regulations, faster layers relate more to the private realm and aren't regulated. Planning control doesn't stipulate how owners should deal with the sundries in the building, except to apply national statutory requirements for their storage.

When glass was first introduced into houses, windows were treated as part of the sundries layer within buildings; owners would carry windows with them when travelling for safe-keeping. Later, glass became less valuable, and windows moved up a few levels in the pace layer model to become part of the 'skin'.

Historically, house owners had very few possessions: beds, a table and chair, and so on. Today, people own so much stuff that it can be a problem finding space to store it, affecting the design of layer 'space plan' - the provision for storage in the proposed application exceeds national statutory requirements.

Outbuilding useful for storing contents and relieving strain on building interior.



## 7.6 CONTENTS (Heritage Impact Assessment)

Furnishings can form part of the historical and artistic significance of a heritage asset, and might have significance in their own right, but no such items survive at Boswells Farm.

It's possible some undiscovered archaeological implements might come to light during the building works: any significant finds will be recorded and kept in a secure heritage store on the site.

Above: Erwood Hall, Wales [Image reproduced with kind permission of Light Locations]

Below: Hacton Cruck, Herefordshire. The hall table has been reconfigured as a kitchen island.

## 7.7 OCCUPANTS (Analysis)

The pace layering model we've introduced to analyse Boswell's Farm describes how different layers respond to change over time: site, structure, skin, services, setting, and stuff. We've added another layer 'souls' because we consider any perspective of a building (other than as an inert artefact or monument) must consider the role of its occupants. However, people adapt to change in a different way to the other layers in the model. Winston Churchill said: 'We shape our buildings; thereafter they shape us'. The social history associated with Boswell's Farm is relevant to our proposals for its future adaptation and return to residential use, as explained here.

It's likely the person who built the original, medieval hall house was a middle-income yeoman farmer. We know Boswell's farmhouse was maintained and improved for a period after it was built. However, towards the end of the 19th century, it's clear that the building had become neglected and was eventually abandoned. The building we see today is not a surviving Surrey farmstead: it's a nineteenth century sporting gentleman's kennel for his prized stag hounds.

Census records reveal that William Charman and his wife Sarah occupied the farmhouse between 1861 and 1881. Mr Charman was born in Horsham in 1803 and worked as an agricultural labourer. He married Sarah Stemp, from Ockley, in 1826. In 1881, Mr Charman was aged 77 and still working as an agricultural labourer, getting up at dawn to work in the fields and returning at dusk. His wife took care of domestic chores and helped him in the fields.

Working class accommodation in urban areas in the second half of the nineteenth century is often regarded as slums, but living conditions in rural areas were generally far worse. At this point, it's certain the building could be accurately described as a 'hovel'.

Mrs Charman died in 1882 aged 81, after which her husband would not have been able to work and look after himself; he moved out of the farmhouse and shared a house with a son in Bramley until his death in 1891, aged 88.

There are no records of anyone living in the farmhouse after Mr Charman. A later newspaper report refers to the property as 'a farm building', so it's likely the farmhouse was left derelict and used for storage or housing livestock.

In 1889, the local squire Mr H Lee Steere donated Boswells farmhouse to the Warnham Stag Hunt. A large amount of money was raised to adapt the building and install stoves and vats for cooking the hounds food; it's very likely much of the timber frame and infill panels were replaced with brick at this time.

The Warnham Stag Hunt didn't survive the social changes brought about by WW1, and in 1920 the kennels were leased to the Surrey Union Hunt. Maybe due to lack of incentive, or other reasons, the building began to deteriorate, and the hounds moved out when the building became unsafe in the 1980's.



*'The rich man in his castle,  
The poor man at his gate,  
He made them, high or lowly,  
And ordered their estate.'*

Hymn written by Cecil Frances Alexander (1818 – 1895)

The configuration of Boswells farmhouse before and after 1898 epitomise class differences in Victorian England. The words of this hymn reflect a now unfashionable view of society that has disappeared, and doesn't need to be preserved in the revised proposals for Boswells farmhouse.

## 7.7 OCCUPANTS (Heritage Impact Assessment)

According to historian, Richard Brown (2008):

*'The image of the rural idyll had by the 1890's become firmly implanted as a middle class vision of the countryside that was increasingly imprinted on rural areas through residence, landownership and conservation movements. ... However, the reality of rural life in the early years of the twentieth century was, for many, harsh and often unpleasant.'*

The cliché of the English countryside as a rural Arcadia is exemplified in the painting by Harold Sutton Palmer of an 'Ancient Cottage' (page 12), published in a 1906 tourist guide to Surrey. Such paintings were popular at this time: the squalid reality in which the Charmans laboured into old age, living in a hovel that a gentleman wouldn't allow his hounds to occupy, is typically replaced by ruddy-faced labourers leisurely drinking cider in the fields, children playing with daisies, and the wife contentedly hanging up washing in the cottage garden.

This sanitised, sentimental view of rural life was common within a detached, urban, middle class during the late nineteenth and early twentieth centuries: the National Trust was founded in 1895 with the aim of preserving open spaces and the countryside as an amenity for 'those that have no country house'; the poet, Lord Tennyson (1809-1892), reputedly wouldn't repair his gardener's cottage, despite its derelict state, because it was 'picturesque'. Historic England's assessment of the farmhouse and consequent recommendations for its conservation are made in a letter dated 14.01.2017, which states:

*'What makes Boswells particularly special is that it has not been altered in any way (other than by slow decay) since the nineteenth century. It is therefore a very rare surviving illustration of nineteenth century life on a Surrey farmstead which is reflected in its ageing aesthetic ....'*

Historic England has carried out national audits and published evidence of social injustices relating to slavery in previous centuries, so that social inequalities associated with a building's history are relevant to how we conserve that building for the future: both in the context Atlantic slavery, or closer to home historically and geographically in Surrey. Our knowledge and understanding of Boswells farmhouse is greater now than when Historic England advised Mole Valley D.C. In light of this new evidence, we hope that Historic England's analysis and recommendations will be amended.

Our proposals reverse changes made in 1889. A Level 4 recording will be made to document the building before work starts. All conservation decisions are value-based: we consider the historical, social, and architectural values of the building that resonate today, and should be conserved, belong to the period when the building was a human dwelling rather than a kennel.

Above: Jayes Park, Ockley. Home of landowner Mr H Lee Steere, Master of the Warnham Hunt  
Below: Interior of a Dorchester labourer's cottage in the early 19th century.

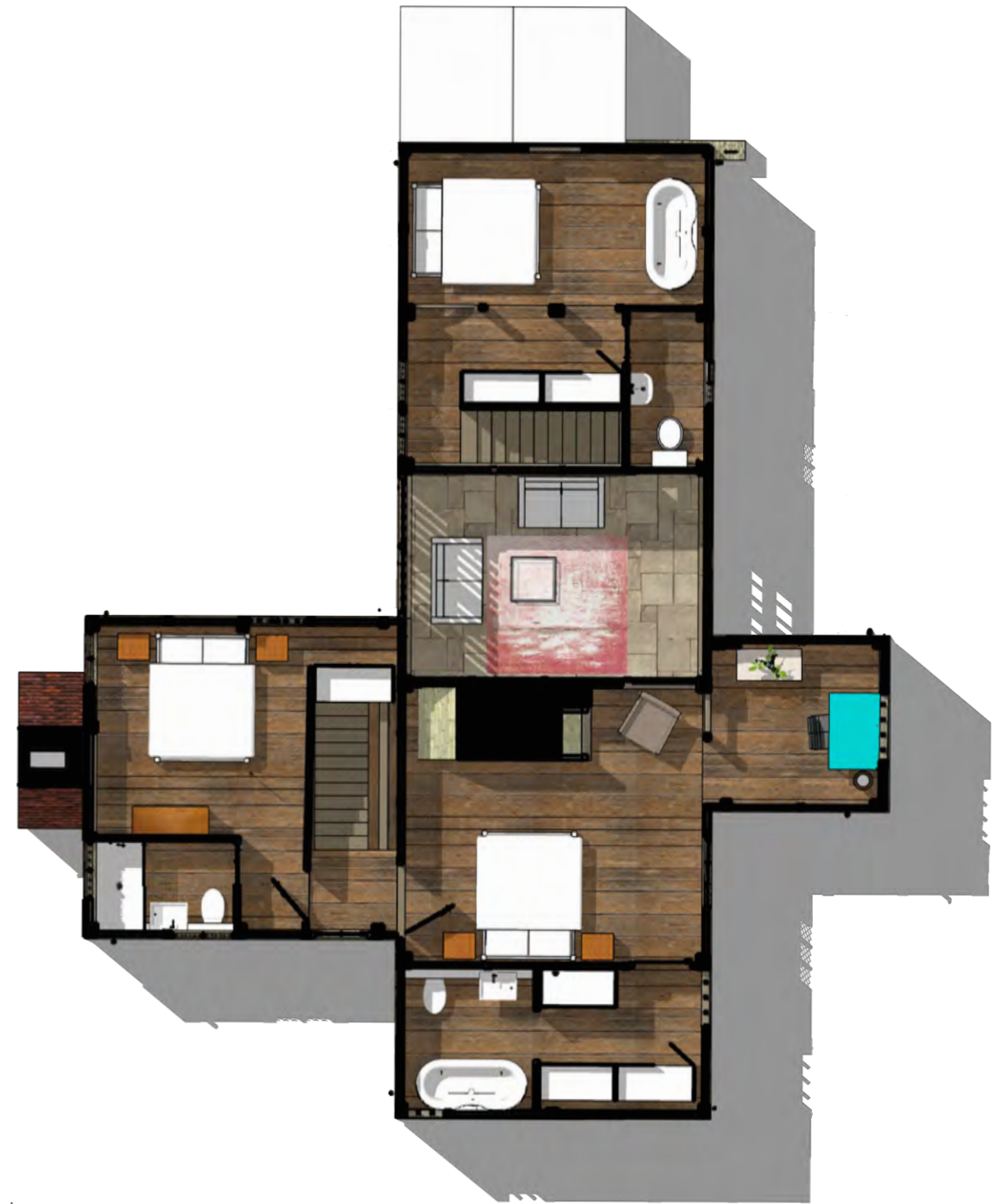


Above left: First floor axonometric (north-west)  
Below left: Ground floor axonometric (north-west)  
Below right: Ground floor axonometric (south-east)  
Above right: First floor axonometric (south-east)





Left: Ground floor proposed layout  
Note: extent of stone floor corresponds  
to footprint of medieval hall house



Right: First floor proposed layout



Proposed section

**VENTILATION**

**BACKGROUND VENTILATION**  
 Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided at a rate of min. 5,000mm<sup>2</sup> and to kitchens, bathrooms, WCs and utility rooms at a rate of min. 2,500mm<sup>2</sup>

**EXTRACT FOR SHOWER ROOM**  
 Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 30 litres per second. Vent to be connected to light switch and to have 20 minute over run. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4.

**WARM PITCHED ROOF**

Pitch 40-45°. To achieve min U-value 0.35 W/m<sup>2</sup>K  
 Insulation laid between and under rafters  
 Horsham Stone slates relaid on battens and counter battens with shadowes using existing double lap system. Make up quantiles using second hand slates and / or by extending area of clay tiles  
 Type 1F bitumen sarking felt  
 Treated SW sarking boards with penny gaps  
 50mm ventilation path  
 50mm sheepswool insulation between rafters covered with protective breather membrane  
 Airtight membrane  
 100mm woodfibre insulation batts below rafters  
 Finish with 13mm lime plaster undercoat and skim  
 Provide ventilation at eaves equivalent to continuous strip 25mm wide with 4mm insect mesh

**COLD PITCHED ROOF**

Pitch 40-45°. To achieve min U-value 0.35 W/m<sup>2</sup>K  
 Insulation laid at ceiling level  
 Horsham Stone slates relaid on battens and counter battens with shadowes using existing double lap system. Make up quantiles using second hand slates and / or by extending area of clay tiles  
 Handmade clay peg tiles fixed to 38mm x 25mm treated sw battens  
 Type 1F bitumen sarking felt  
 Treated SW sarking boards with penny gaps  
 75mm layer sheepswool insulation between rafter collars + 75mm layer at right angles covered with protective breather membrane  
 Airtight membrane  
 100mm woodfibre insulation batts below rafter collars  
 Finish with 13mm lime plaster undercoat and skim  
 Handmade ventilated ridge tiles at ridge - every other tile to provide equivalent continuous strip 5mm wide ventilation with 4mm insect mesh.

**TIMBER FRAME INFILL PANELS**

To achieve min U-value 0.35 W/m<sup>2</sup>K  
 Two layers of cork fixed to 38mm x 38mm battens pinned to timber frame  
 Finished either side with lime plaster / caulk  
 Oakum caulking to fill joint between infill panel and timber frame

**VENTILATION**

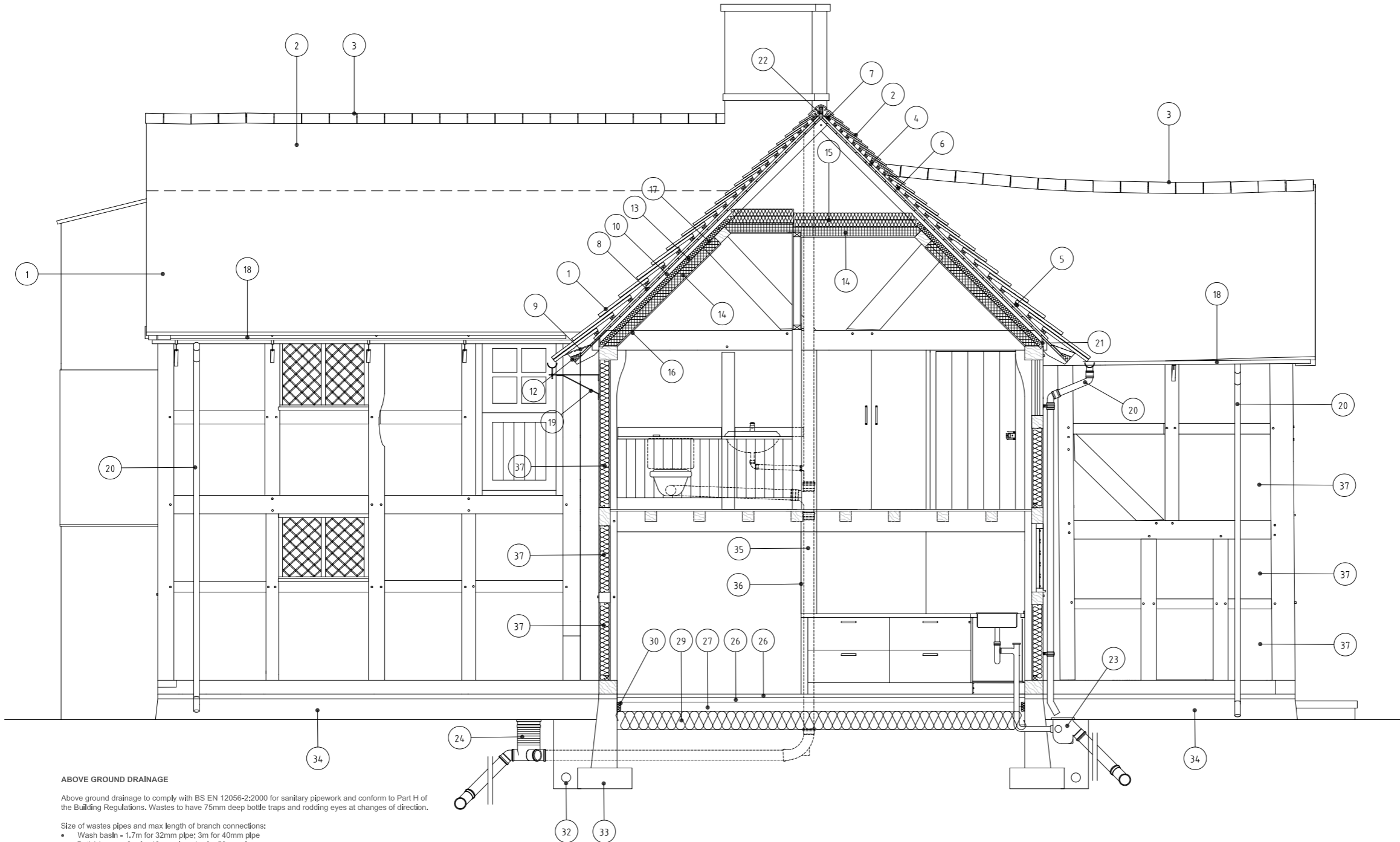
System 1: Intermittent extract fans and background ventilators  
 Note that buildings with traditional construction require high levels of ventilation - roughly twice the rate of a modern building

**BACKGROUND VENTILATION**  
 Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided at a rate of min. 5,000mm<sup>2</sup> and to kitchens, bathrooms, WCs and utility rooms at a rate of min. 2,500mm<sup>2</sup>

**EXTRACT FOR SHOWER ROOM**  
 Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 30 litres per second. Vent to be connected to light switch and to have 20 minute over run. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4.

**SMOKE DETECTION**

Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to Grade D category LD3 standard with battery back up. Smoke alarms sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Provide an Interlinked heat detector in the kitchen.



**ABOVE GROUND DRAINAGE**

Above ground drainage to comply with BS EN 12056-2:2000 for sanitary pipework and conform to Part H of the Building Regulations. Wastes to have 75mm deep bottle traps and rodding eyes at changes of direction.

Size of wastes pipes and max length of branch connections:

- Wash basin - 1.7m for 32mm pipe; 3m for 40mm pipe
- Bath/shower - 3m for 40mm pipe; 4m for 50mm pipe
- WC - 6m for 100mm pipe for single WC

**SOIL AND VENT PIPE**

All branch pipes to connect to 110mm soil and vent pipe terminating in concealed Tudor vent tile. Provide a long radius bend at foot of SVP. Internal soil vent pipes to be wrapped in 25mm unfaced mineral fibre and enclosed in minimum two layers of SVP passing through floors to be enclosed in ducts comprising timber framing faced with 30mins FR plasterboard. Ducts to be fire stopped at floor levels using mineral wool quilt packing.

**AIR ADMITTANCE VALVE**

Ground floor WC fittings to connect to 110mm UPVC soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting and connected to underground drainage encased with pea gravel at least 150mm deep.

**BELOW GROUND DRAINAGE**

**UNDERGROUND FOUL DRAINAGE**  
 Underground drainage to be installed as described on the structural engineer's drawings. All below ground drainage to comply with BS EN 1401-1:2009.

**PIPEWORK THROUGH WALLS**  
 Where pipework passes through external walls form rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall.

**GLASSCRETE FLOOR**

Levelled and compacted ground  
 Layer of geotextile membrane  
 350mm Compacted GEOCELL Foam Glass  
 Layer of geotextile membrane  
 UFF heating pipes attached to grid  
 100mm Lime slab (2 parts aggregate 1 part NHL5 by volume with Fibres) V12 Concrete. Fibres may be used for additional reinforcement  
 Perimeter Insulation: 38 mm cork board  
 50mm Bedding screed (2 parts aggregate to 1 part NHL5)  
 38mm Floor finish - Horsham Stone flags  
 Grout using 2 parts aggregate to 1 part NHL.

**STRIP FOUNDATION**

To structural engineer's design following results of soil investigations.

**RAINWATER DRAINAGE**

Rainwater goods to be 110mm cast iron half round gutters discharging into 88mm dia cast iron downpipes painted black. Gutters to be supported on rise-and-fall brackets painted black. Rainwater is taken to proprietary crate soakaway as described on the structural engineer's drawing. If necessary carry out a porosity test to determine final design and depth of soakaway.

**Notes**

1. Drawing issued for discharge of planning conditions; not for construction

**Materials List**

1. Re-used or salvaged Horsham stone slates with natural shadow slates as required bedded in lime mortar
2. Re-used or new handmade clay peg tiles
3. Handmade hogback clay ridge tile with vented ridge tiles. Mortar bedded and mechanically fixed.
4. 50mm x 25mm counter batten
5. 75mm x 25mm treated SW batten for lower stone slates
6. 50mm x 25mm treated SW battens for upper slates
7. 38mm x 25mm SW treated batten for clay tiles
8. Type 1F reinforced bitumen felt
9. Type 5U felt at eaves lapped to main underlay
10. 50mm ventilation gap (minimum)
11. Treated SW sarking boards with penny gaps
12. New oak tiling piece
13. 50mm sheepswool quilt laid tight between rafters
14. 100mm wood-fibre insulation batts
15. 75mm sheepswool loft insulation laid between rafter collar + 75mm insulation laid above at right angles
16. Lime plaster.
17. Airtight layer
18. 112mm dia. cast iron gutter painted black
19. GMS rise and fall bracket painted black
20. 68mm dia. cast iron down pipe painted black
21. 25mm (min.) eaves ventilation with 4mm insect mesh
22. Ridge batten secured with s/s ring shanked nails
23. Bottle gully trap with back inlet and grating for rwp
24. Drop-on inspection chamber (300mm dia.)
25. French drain
26. 38mm Horsham Stone flags laid on 50mm lime screed
27. 100mm lime concrete slab
28. Underfloor heating coil
29. 350mm compacted Geocell foam glass insulation
30. 38mm cork perimeter insulation
31. Geotextile membrane
32. French drain
33. Concrete strip footing
34. Horsham stone plinth with creasing tiles below cill plate
35. 110mm SVP terminating in concealed tile vent
36. Boxing to SVP
37. Breathable infill panels - hempcrete with lime render / plaster

-	First Issue	30/10/20
Rev.	Amendments	Date

Work Stage: 4 - Technical Design

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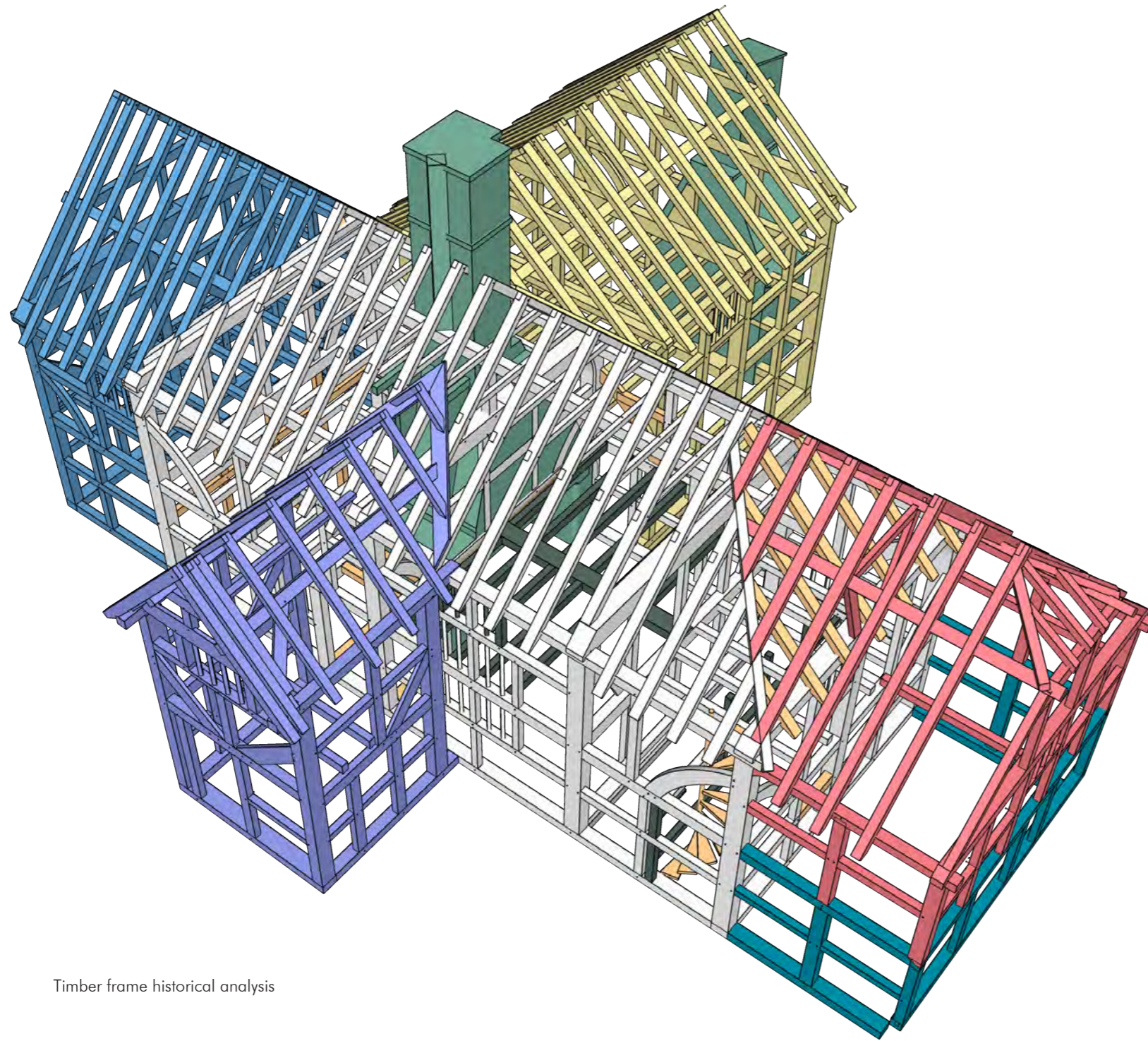
**Client**  
 Mr Paul Rodger

**Drawing Title**  
 Section / Elevation  
 Cross-Frame 2

**Date**  
 October 2020

**Scale**  
 1/2" = 1' @ A1  
 1/4" = 1' @ A3  
 Drawing no.

**32 L(1)-01**



Timber frame historical analysis

## Designation Record

The entry for 'Boswell Farm House' in the National Heritage List for England published on Historic England's website provides the following information:

### OVERVIEW

Heritage Category: Listed Building Grade: II

List Entry Number: 1028698

Date first listed: 11-Nov-1966

### LOCATION

Statutory Address: BOSWELL FARM HOUSE, RUCKMANS LANE

County: Surrey District: Mole Valley (District Authority)

Parish: Ockley

National Grid Reference: TQ 13983 37252

DETAILS OCKLEY C.P. RUCKMANS LANE TQ 13NW 10/209 Boswell Farm 11/11/66

House GV II House. Late C16. Timber framed on brick plinth with brick infilling and some wattle and daub. Horsham slab roofs to left and front, half-hipped to right with only upper courses of slate, lower courses plain tiled. Unusual cross-shaped plan. Two storeys with offset C17 stack at junctions of ranges. Curved bracing on first floor. Two framed bays to left with one diamond-pane leaded casement window on each floor. Two bays to right with one first floor, diamond-pane casement and blocked door below. Gabled porch to centre with one first floor window and door to left. Queen-post truss in gable. Interior:- open to roof on left half with smoke hood to chimney. Used as a store for kennels and neglected at time of resurvey, the interior thus virtually unaltered since C19.

PEVSNER: BUILDINGS OF ENGLAND, SURREY (1971) p.391.