

HERITAGE STATEMENT
FOR
'PECKHAMS', POLING STREET, POLING,
WEST SUSSEX BN18 9PT

Proposal for replacement timber windows

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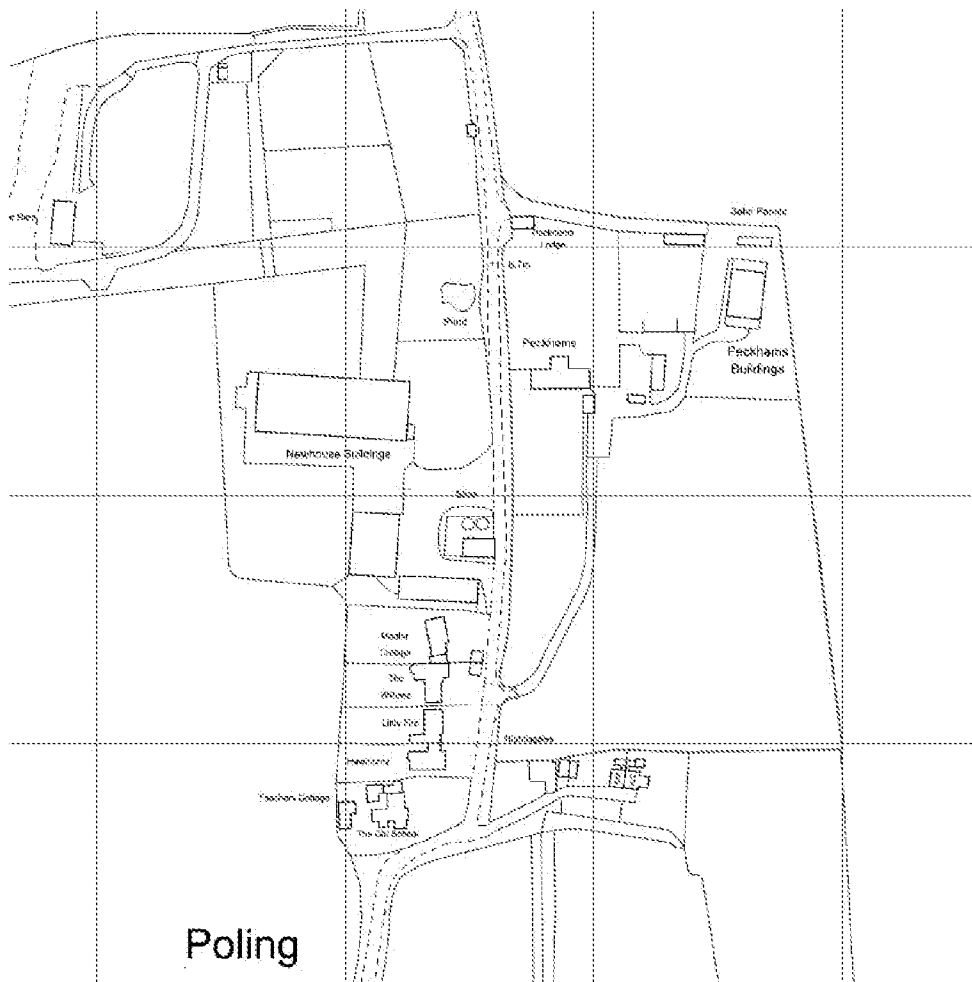
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1.0 Introduction

The proposal comes about as a desire by the applicant to refurbish and improve the current building to maintain its integrity as well as its heritage. It is uneconomical to carry out further repairs to the defective windows and therefore more appropriate to carry to full replacement.

The proposed works now form the basis of this Listed Building application currently before the local authority.

2.0 The Site

The detached residence is located in the centre of the village.

2.1 Description

2.2 Existing Buildings

A house formerly a farmhouse. The main western part was constructed circa 1405, alterations took place in 1650. Peckhams was re-fronted in the C18, when it was also extended to the east. It is set in an enclosed garden to the south and surrounded by a number of farm buildings, including one immediately to the south-east.

2.3 History (courtesy of Historic England records)

Timbers at Peckham's have been dendro-dated and have a felling date of 1405. The property is thought to have been built by James Knottesford who had a freehold at Poling described as 'four parts of a knight's fee' on the Fitzalan survey of 1400, held with Edward St. John. This freehold was amalgamated under the Knottesford family and later sold to the Covert family in 1485, by which time it consisted of three houses with 120 acres of land. When John Covert died in 1503 he was paying £4 a year to the Arundel estate for property in the manor of Poling.

The present name of the property is derived from the Peckham family, a family who had probably originated from East or West Peckham in Kent but had a presence in Poling from the 1660s. A sale document of 1714 refers to the 'meadows of Thomas Peckham gent. to the west'. The 1715 marriage settlement between Thomas Peckham and Elizabeth Dobell named Nicholas Sendall as tenant of the Poling property. In 1726, Elizabeth, now widowed, negotiated a thirteen year lease of Peckhams to John Wooldridge.

In 1796, the widow of John Peckham renewed the lease of the Poling property for fourteen years to James Short, who had been tenant since at least 1780, for £62 pa. It was described as having two tenements, three barns, two stables and outbuildings with 127 and a half acres. In 1838 the farm was just over 63 acres, following the sale of some land in 1829 to the Duke of Norfolk.

In 1828 Peckhams was bought at auction by Jeremiah Lear and this family continued to own the property until 1919, but it was occupied by tenant farmers. The 1838 Tithe Apportionment refers to a 'Farm House and Garden' and names Joseph Chatfield as the occupant. The head of the family occupying this property on the 1841 Census was Oliver Penfold, on the 1851 Census Charles Mills, on the 1861 and 1871 Censuses Michael Farncombe, on the 1881 Census George Farncombe and on the 1891 and 1901 Censuses George Wood.

After 1919 the property became a residence rather than a farmhouse, was owned by five different families, and in the 1960s or 1970s a two-storey extension was added in the middle of the north or entrance front.

3.0 Context

3.1 Urban Environment

The proposal would not impact or detract from its current rural setting or the surrounding area.

3.2 Character Study

The layout of the building will remain the same as no renovation works would be necessary, thus retained its current state and character.

4.0 Design Approach

Of the four windows to be replaced, the two on the side (west) elevation are vertical timber sliding sashes, the two on the rear (south) elevation are casements. All windows are currently single glazed. All windows will be replaced on an exact 'like-for-like' replacement and will replicate the existing timber section sizes and sight lines in its entirety. The intention would be to introduce slender fit Ultra-light Heritage system double glazing using a 4-4-4 unit.

5.0 Conclusion

I hereby commit the proposal to the local authority and hope it will be favourably received.

Wayne Gander MCIAT
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