

LAND NORTH OF BURLEIGH LANE

CRAWLEY DOWN, CRAWLEY, WEST
SUSSEX, RH10 4LF

HERITAGE IMPACT ASSESSMENT

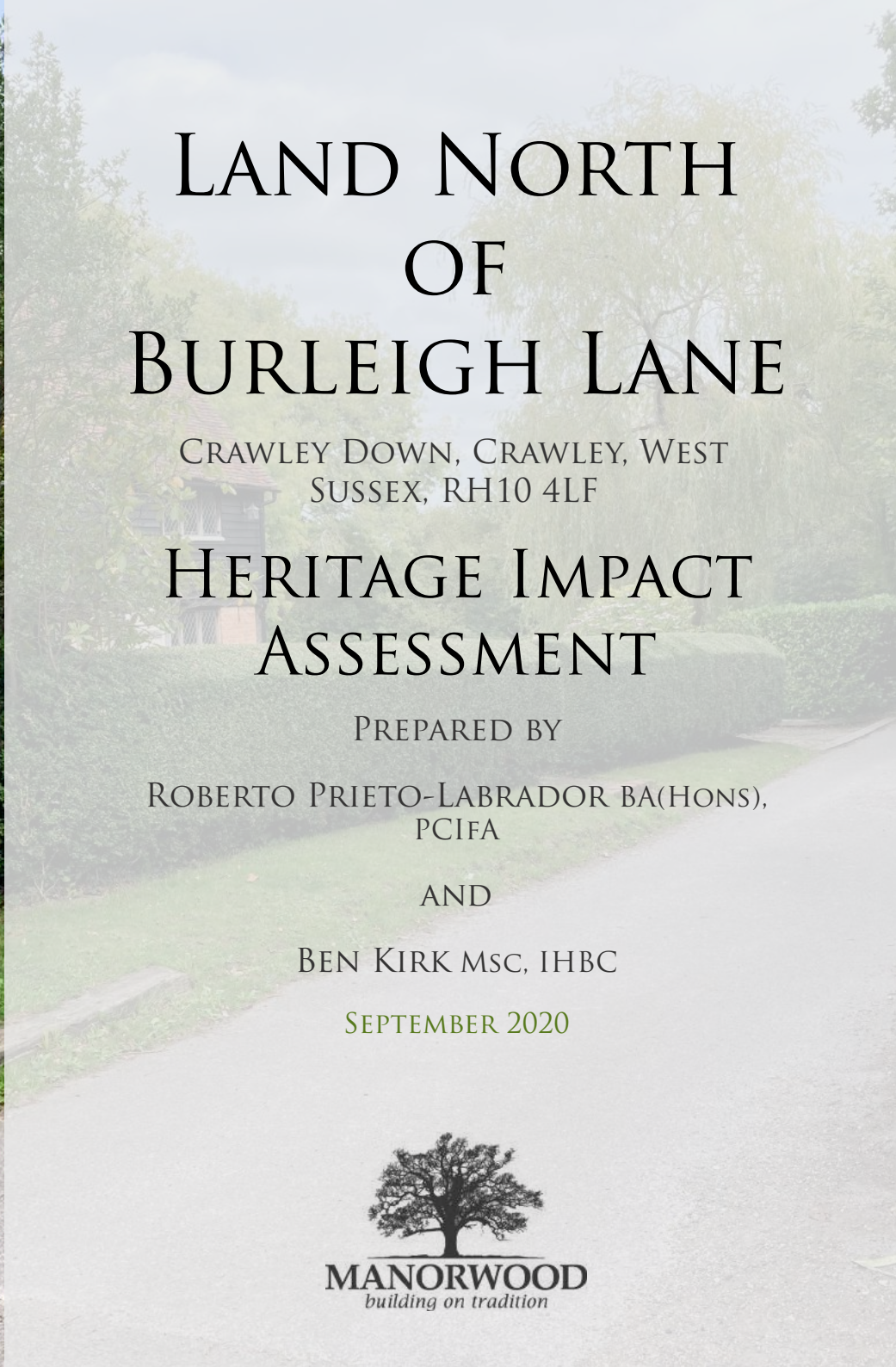
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THE AUTHORS

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TABLE OF CONTENTS

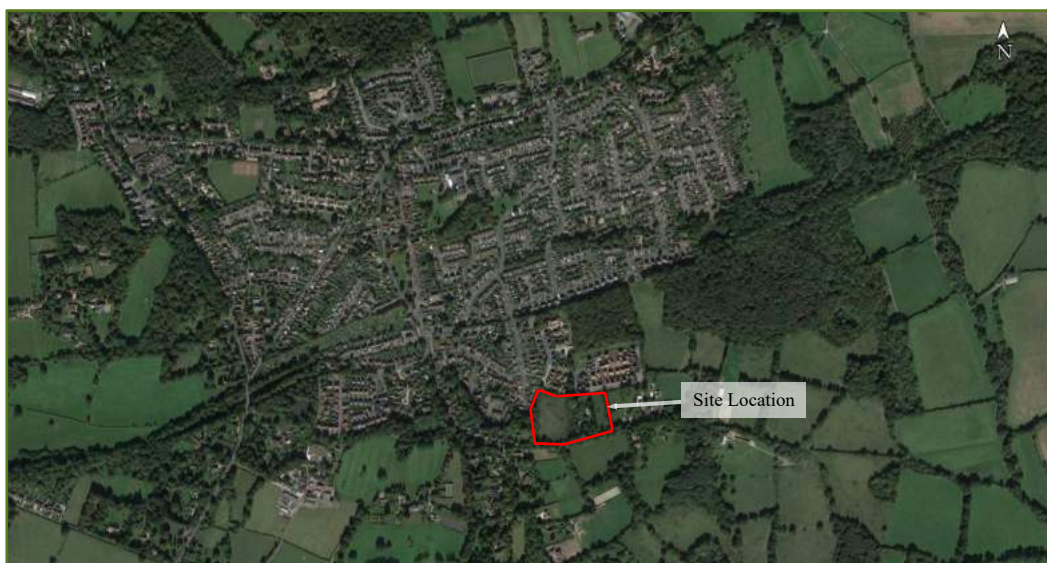
1.	Introduction, Location and Context.....	4
2.	Heritage Assets and Designations.....	7
3.	Legislative and Policy Context.....	9
4.	Historic Context.....	13
5.	Assessment of Significance.....	17
6.	Proposal, Impact Assessment and Mitigation Measures.....	19
7.	Appendix: Photographs.....	23

1

INTRODUCTION, LOCATION AND CONTEXT

INTRODUCTION

- 1.1 This report has been prepared by Roberto Prieto-Labrador BA (Hons), PCIfA on behalf of Manorwood to accompany an application relating to a development proposal at Burleigh Lane, Crawley Down.
- 1.2 This report provides a Heritage Impact Assessment in relation to the proposed site, as requested by Mid Sussex District Council, and the potential impact of its future development on the setting and significance of the nearby designated Burleigh Cottage (listed grade II).
- 1.3 The site is located north of Burleigh Lane, at the south-eastern edge of the village of Crawley Down, about 6 miles east of the city of Crawley.
- 1.4 The proposed site comprises three flat parcels of land and extends to approximately 2.25 ha. The westernmost and easternmost parcels consist of two fields set to pasture, whilst the central parcel contains a number of derelict modern outbuildings known as The Croft.



Location of the site relative to Crawley Down

LOCATION AND CONTEXT



Trees and other constraints

- 1.5 Current access to the site is from the south (Burleigh Lane). However, there is a public footpath running along the eastern boundary of the westernmost parcel, which links Burleigh Lane with Ashtree Street.
- 1.6 The site has a boundary with Burleigh Lane to the south and Hornbeam Place, Ashtree Street and Sycamore Lane to the north. The western boundary is partly shared with the grade II listed Burleigh Cottage and the eastern boundary with a private detached dwelling called Sarane Lodge
- 1.7 The private nature of Burleigh Lane along with the orientation and location of the surrounding development mean that views of the site are predominantly from the north (Hornbeam Place, Ashtree Street and Sycamore Lane). Views from the south (Burleigh Lane) are limited, as there are mature trees flanking the lane as well as remnants of masonry boundary walls and gates which provided access to the site.
- 1.8 The site is well screened from the east and west by dense groups of mature trees and hedgerow at the boundaries of each parcel. Another group of mature trees is located in the adjoining parcel of land to the west, increasing the density of the foliage and preventing longer views of the site from the west.

- 1.9 There is dense housing to the north and north-east of the site, for the most part this is mid-20th century and early 21st century development with a mixture of single storey, storey and a half and two storey units.
- 1.10 The development to the south-west of the site is much looser and comprises mostly 20th century detached dwellings. The 17th century grade II Burleigh Cottage is located to the eastern edge of this group, adjacent to the site's western boundary.
- 1.11 Immediately to the east of the site are a small group of three 20th century detached dwellings (Sarane Lodge, Glenariff and Trishlands). These properties have access directly from Burleigh Lane.



Surrounding development context

HERITAGE ASSETS AND DESIGNATIONS



- 2.1 The proposed site contains no designated built heritage assets. However, there are four entrance gates, three flanked by stone walls and one by brick walls along Burleigh Lane, which provide access to the site. The style of the stone walls and their neo-Gothic decorative elements suggest they were built during the second half of the 19th century, whilst the brickwork in the brick wall indicates a later construction (mid-20th century). The stone gates are clearly built before 1948 and may be considered non-designated heritage assets.
- 2.2 The western boundary of the site is partly shared with Burleigh Cottage, a statutory listed building designated in May 1983. The listing reads:

BURLEIGH COTTAGE

Location Crawley Down, West Sussex, RH10 4LF

District Mid Sussex (District Authority)

Date Listed 11th May 1983

List Entry No 1354910

Grade II

Description C17. Two storeys. Two windows. Ground floor painted brick, above faced with tarred weather-boarding. Tiled roof with pentice to west. Casement windows. Large modern gabled porch. Tall brick end stack.

- 2.4 There have been several archaeological investigations within the area where the site is located. The closest archaeological investigation took place immediately north of the site, which recorded several undated pits and holes, as well as other finds that span from the Middle Ages to the mid-20th century. However, no designated archaeological assets have been identified in the site.
- 2.5 The site is not located near to or within a Conservation Area or Historic Park and Garden. No Scheduled Ancient Monuments, Registered Battlefields or Wold Heritage Sites are located within or adjacent the site.
- 2.3 The outbuilding to the north-west of the listed cottage is not a statutory listed building. However, historical mapping indicates it was constructed pre-1948 and has been in use historically, and recently in association with the listed cottage. It is, therefore, considered to be “curtilage listed”.

LEGISLATION AND POLICY CONTEXT

3

- 3.1 The primary legislation relating to Listed Buildings and their settings is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990:

Section 16(2) states *“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

Section 66(1) reads: *“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

- 3.2 Policy relating to the historic environment is set out at national level within the National Planning Policy Framework (NPPF).
- 3.3 Policy relating to the historic environment is set out at local level within the Mid Sussex District Plan.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

- 3.4 Paragraphs 184 to 202 of the NPPF updated and adopted in February 2019 constitute the Government’s national guidance and policy regarding development relating to the historic environment.
- 3.5 The NPPF is a material consideration and states that applications are to be determined in accordance with the local framework unless material considerations indicate otherwise.

- 3.6 Paragraph 193 of the NPPF 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.”

- 3.7 Paragraph 194 of the NPPF 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. Substantial harm to or loss of: 56 a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

- 3.8 Paragraph 196 of the NPPF 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.”

- 3.9 The NPPF seeks to conserve and enhance the historic environment with much emphasis on “significance”, defined in Annex 2 as:

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

- 3.10 Setting is defined in Annex 2 as:

“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.”

- 3.11 Annex 2 defines Conservation (for heritage policy) as:

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

- 3.12 This definition is important as it distinguishes conservation from preservation and puts an emphasis on proactively managing change rather than reactively resisting it.

LOCAL POLICY - MID SUSSEX DISTRICT COUNCIL

- 3.13 The site lies within the boundary of the Mid Sussex District Council Authority. Mid Sussex District Council adopted the Mid Sussex District Plan 2014 – 2031 as a Development Plan Document at its meeting on 28th March 2018. It replaces the Mid Sussex Local Plan 2004.
- 3.14 Policy PD34 of the Mid Sussex District Plan relates to listed buildings and heritage assets and is considered relevant to this proposal:

POLICY DP34 - Listed Buildings and Other Heritage Assets

Strategic Objectives: 2) To promote well located and designed development that reflects the District’s distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Evidence Base: West Sussex Historic Environment Record; Register of Listed Buildings.

Listed Buildings

Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;
- Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;

- Traditional building materials and construction techniques are normally used. The installation of PVC windows and doors will not be acceptable;
- Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;
- Special regard is given to protecting the setting of a listed building;
- Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.

Other Heritage Assets

Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.

The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.

Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.

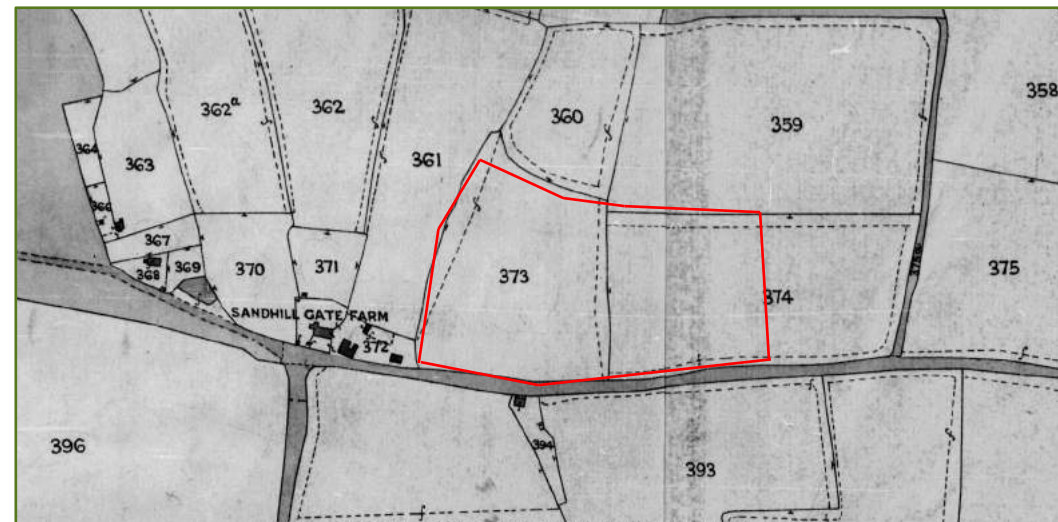
HISTORIC CONTEXT

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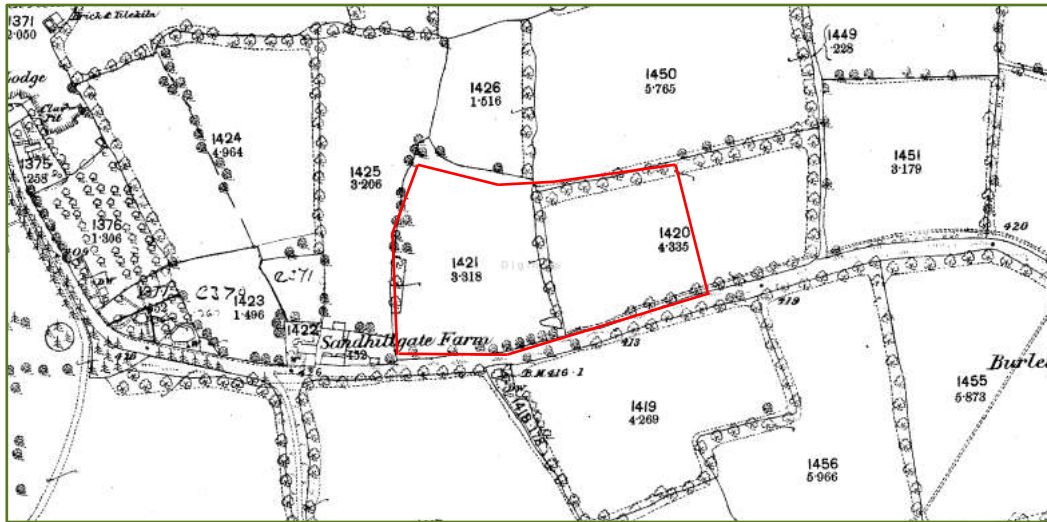
All Saints, Crawley Down.

- 4.1 This section appraises the historic context of the proposed site, and a map regression accompanies it. A previous heritage statement with an extensive historic context was prepared by Orion Heritage Ltd and accompanied previous submission for the site. Therefore, this section summarises the key points rather than repeat in detail this information.
- 4.2 During the Iron Age and Roman period, the site sat within heavily wooded weald. However, the mention of a settlement located at Burleigh is firstly recorded in the Domesday Book. This small settlement was located east of the site and, by 1086, had a recorded population of 3 households and was owned by Count Robert of Mortain.
- 4.3 The proposed site formed part of Sandhill Gate Farm, a small historic farmstead located outside the site's western boundary and of which only the farmhouse survives (Burleigh Cottage). Sandhill Gate Farm seems not to have been part of the manor of Worth, but most likely a property which belonged to the manor of Newham or Courtland in Maresfield and Fletching. It is known that the Farm was owned by the Shelley family in 1843, when the Tithe Map of the Parish of Worth was made.
- 4.4 The 1843 Tithe Map shows the areas surrounded the site undeveloped, being used as arable and pasture lands. Sandhill Gate Farm appears represented adjacent to the south-western corner of the site. The Farm comprised the farmhouse (currently known as Burleigh Cottage), and a small group of three agricultural building arranged around a farmyard. The Apportionment from the same year indicates that the Farm was owned by Sir Timothy Shelley and occupied by Robert Prevett and his family. The proposed site, numbers 373 and part of 374, are described as "house meadow" and "arable land" respectively.
- 4.5 The OS Map from 1870 shows little change: a new building has been built to the north of the farmyard of Sandhill Gate Farm. This building is the only surviving one, along with the farmhouse, from the original farmstead. The map also indicates the areas of trees surrounding the site and a pond to the south-east of the westernmost parcel of land.

- 4.6 By 1895 the site and the wider area around it is still undeveloped. However, a brick field is represented to the north-west of the site. The agricultural buildings which formed the farmyard of Sandhill Gate Farm have been removed except for the building to the north which still exists.
- 4.7 The urban development of Crawley Down seems to have taken place from 1909 onwards, as the 1936 OS map depicts detached dwellings to the west and south of Sandhill Gate Farm and the site in large plots.
- 4.8 The density of the development increased to the north-west of the site during the mid-20th century, enclosing Sandhill Gate Farm which, from 1950, appears represented as Burleigh Cottage. The 1960 OS map shows the first buildings forming The Croft within the site. It is likely that the brick gates which provide access to The Croft were built during this time.
- 4.9 During the last decades of the 20th century, the development of Crawley Down located to the north-west of the site increased in density and it has been recently extended to the east, immediately to the north of the proposed site.



Detail of the Worth Parish Tithe Map showing the proposed site, 1843.



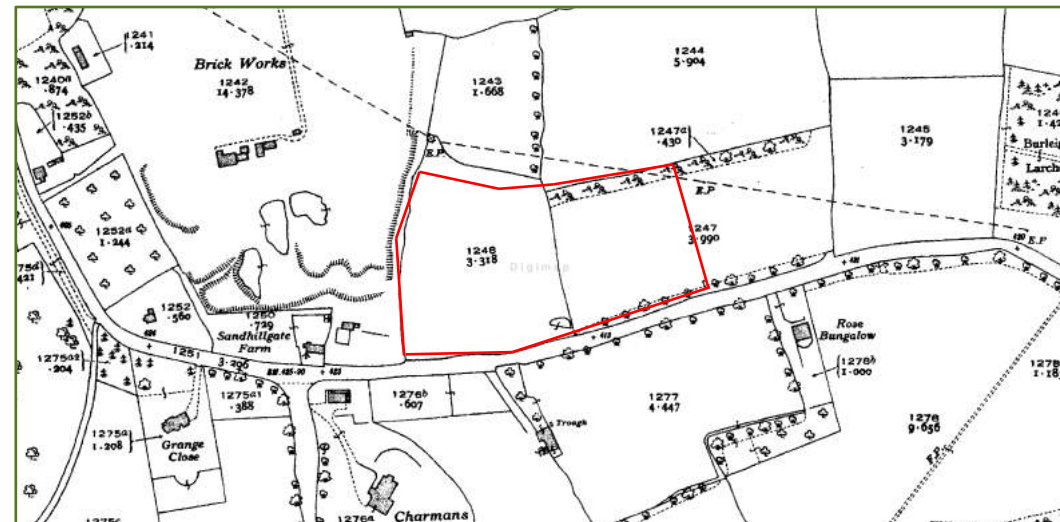
Detail of Ordnance Survey showing the proposed site, 1870.



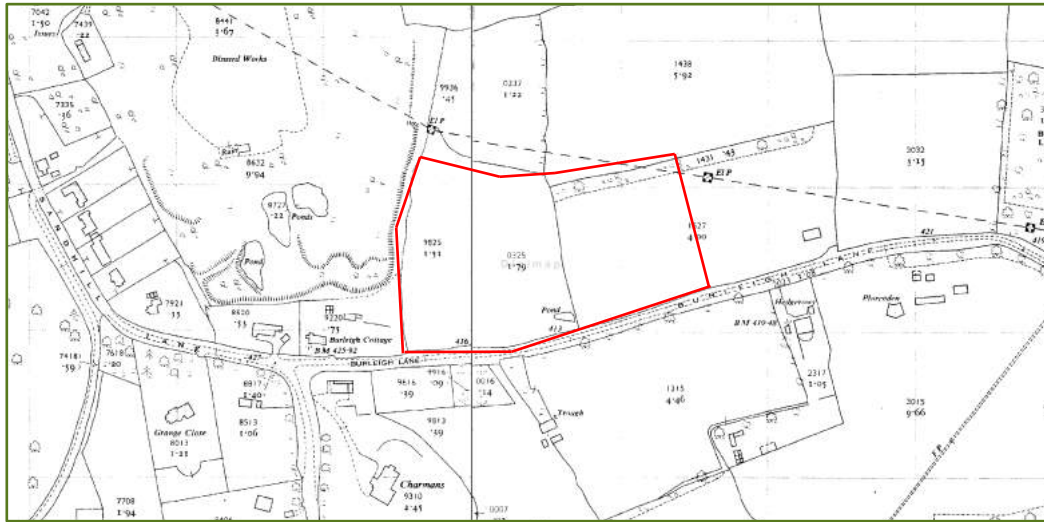
Detail of Ordnance Survey showing the proposed site, 1895.



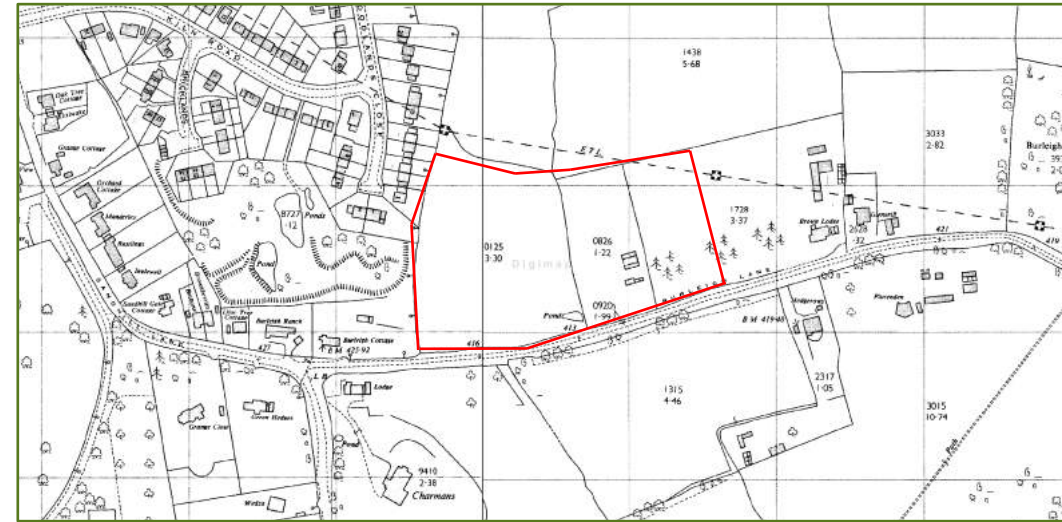
Detail of Ordnance Survey showing the proposed site, 1909.



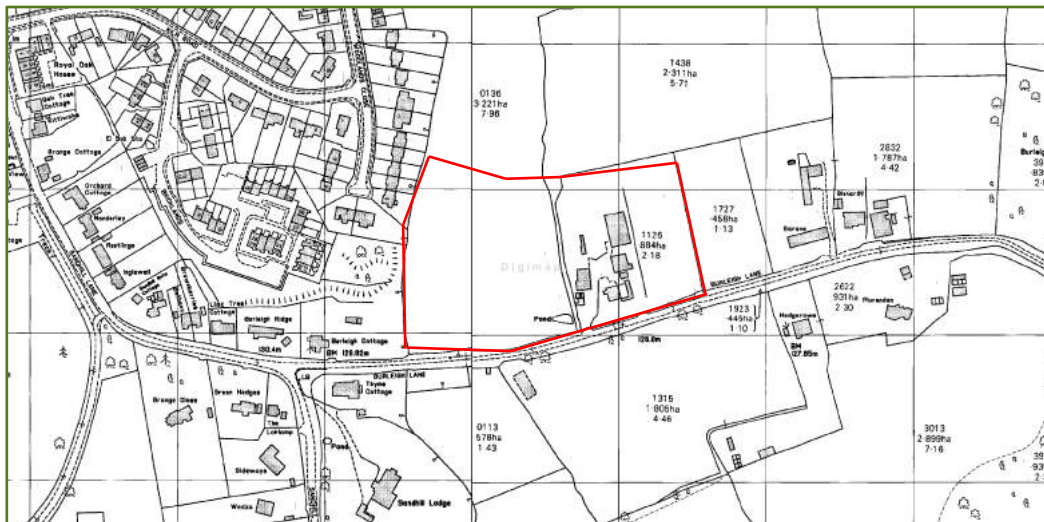
Detail of Ordnance Survey showing the proposed site, 1936.



Detail of Ordnance Survey showing the proposed site, 1950.



Detail of Ordnance Survey showing the proposed site, 1960.



Detail of Ordnance Survey showing the proposed site, 1980.



Satellite view of the proposed site, 2018.

ASSESSMENT OF SIGNIFICANCE

5



- 5.1 The following is an assessment of the significance of Burleigh Cottage and its setting, which should be used to inform any proposals to develop the site in order to minimise the impact on the special interest of the building and its setting.
- 5.2 No internal inspection of the property has taken place but a site visit to view the surrounding area and the buildings setting has been undertaken.
- 5.3 The architectural and historical special interest of Burleigh Cottage is evidenced in its recognition as a Grade II listed building. The building is a good example of a 17th century farmhouse and is considered a good example of a post-medieval domestic building which possesses significant evidential and historic values in illustrating changes in domestic life and social habits:
- 5.4 The building was originally built as a farmhouse forming part of a small farmyard, which extended to the east of the building. The loss of most of the original agricultural buildings is likely due to a change in agricultural practices, which made them obsolete.
- 5.5 The only surviving agricultural building of the former farm is the 19th century outbuilding located north-east of the house. This building possesses evidential and historic values as it is the only remnant from the farmyard of Sandhill Gate Farm. The aesthetic value of the building is limited due to the obvious alterations that it suffered across the years.
- 5.6 The character of Burleigh Cottage relies essentially upon the traditional form, character and detailing of the house. The traditional craft skills and quality local natural materials used in the construction of the house relate to its rural location and they are considered features which contribute to the aesthetic value of the building. The combined use of timber with brick infill and horizontal cladding contributes to the variety of vernacular materials and styles used in the building's construction and, by extension, to its aesthetic value. The use of materials derived from the local landscape contribute greatly to the buildings character and give it a sense of place and provide a close link to the landscape from which they were derived.
- 5.7 The wider landscape around Burleigh Cottage was also one of rural character. It is clear from historical mapping that the surrounding land to all sides of the building once formed part of the farmed land of which the house served as the principle residence and therefore the historical setting of the property extended some way beyond the immediate environs of the property with numerous fields separated by belts of trees back to at least the mid-19th century but likely much earlier.
- 5.8 The immediate landscape around the cottage has now lost its original agricultural character resulting in a domestic garden. This change is the result of the abandonment of the site's agricultural use.
- 5.9 The urban development of Crawley Down has resulted in the loss of much of the wider rural and agricultural character of the wider area around Burleigh Cottage and has resulted in harm to the setting of the cottage. The proposed site, to the east of the cottage, and the area to the south of Burleigh Lane, are the only remnants of open landscape immediately adjacent to Burleigh Cottage and therefore must be treated sensitively.
- 5.10 The proposed site retains relatively intact its original rural and open character, enhanced by the presence of dense groups of native mature trees. There are three stone gates which provide access to the site from Burleigh Lane. The neo-Gothic motifs (quatrefoils) found in the gates indicate they were likely built during the second half of the 19th century. The gates are not represented in early maps, and it is believed they relate to earlier estate management. They are considered to be positive features that contribute to the setting of Burleigh Cottage.
- 5.11 The central parcel of the site contains a group of modern buildings known as The Croft. These buildings are in poor condition and are surrounded by modern paraphernalia which detracts from the rural character of the site. Access to The Croft is through a brick gate also at Burleigh Lane. This gate is of modern construction (20th century), and it is of very limited architectural and historical interest.

PROPOSAL, IMPACT ASSESSMENT AND MITIGATION MEASURES

6

- 6.1 The potential proposal is the construction of up to 50 dwellings on the land located north of Burleigh Lane, as part of the draft site allocations for Mid Sussex District Council.
- 6.2 The proposed site lies immediately adjacent to the listed grade II Burleigh Cottage. The setting of Burleigh Cottage, originally entirely rural, has changed significantly during the last century, but it is still very much appreciated within rural, undeveloped surroundings to the east and south and in the relationship of Burleigh Cottage to Burleigh Lane.
- 6.3 The proposed site is one of the remaining undeveloped areas which are related to the original agricultural and rural setting of Burleigh Cottage, the remainder of which have been subsumed by the modern development to the north and west.
- 6.4 Taking this into consideration, any development on the proposed site will have potential to lead to foreseeable harm to the special interest of the listed building by diminishing its historical setting which, as identified above, contributes greatly to the building's special interest.
- 6.5 Therefore, a carefully considered development scheme would need to be adopted with any future development of the site, given its potential for harm to the setting of Burleigh Cottage. Any scheme should seek to minimise harm to the setting of Burleigh Cottage to the minimum level possible.
- 6.6 Following site visits and desk-based research, along with an assessment of the significance and special interest of the designated heritage asset a number of mitigation measures are suggested below which should be used to inform future development and ensure the impact of future development on the setting of Burleigh Cottage is minimised as far as possible.
- 6.7 The proposed site has, for this purpose, been subdivided loosely into four areas subject to varying density of development. Such areas are shown in the following map for clarity.

MITIGATION MEASURES

6.8 Mitigation measures which should be included within a detailed scheme for residential development of the site are as follows:

- The retention of an undeveloped open space to the south-western corner of the site is vital to preserve part the open rural character of the area around Burleigh Cottage. This is the most sensitive parcel of the site given its proximity to Burleigh Cottage. The existing mature trees and hedges located at the site's western boundary should be retained, as they are considered part of the original rural character of the area and the historical field divisions.
- The developed areas should extend to the east and north-east of the site and should be separated from the retained open area by a footpath which would link Burleigh Lane to Sycamore Lane. Screening should be inserted along the new footpath to the eastern and northern edge of the retained area by the introduction of densely planted groups of native trees and hedgerow to screen as far as possible the modern development from the rural undeveloped area.
- The rural character of Burleigh Lane is an important element of the setting and the approach to Burleigh Cottage and the retained area. Therefore, a lower-density development, comprising a group of detached units in larger plots could be proposed in the area immediately east of the retained area and along Burleigh Lane. The use of local vernacular materials and traditional forms, proportions and details in the design of these units (following the style of Burleigh Cottage and other local vernacular buildings) is key to ensure the simple and rural character of Burleigh Lane is preserved.
- Vehicular access to the lower density development to the south may have some access from the north, however the larger units should front Burleigh Lane and be accessed from it, whilst retaining (and enhancing where required) as much of the native hedgerows and trees along the lane which contribute to its rural character and will help to separate the new development from Burleigh Cottage and the retained field.
- The existing stone walls and entrance gates which provide access to the site from Burleigh Lane are elements of some historical and architectural interest which may be considered non-designated heritage. They contribute to the rural and traditional character of Burleigh Lane and their retention and incorporation into the development plan would be beneficial to its character and, by extension, to the wider setting of Burleigh Cottage. The gates should be retained to provide access to the detached units fronting Burleigh Lane.
- An area of medium-density development should be proposed to the north of the retained field. As this area of the site is not immediately adjacent to Burleigh Cottage it is less sensitive to change, however a looser development here will allow for views through over the retained field and will lessen the impact on Burleigh Cottage. The units in this area could be a mixture of detached and semi-detached units but should be designed using vernacular materials and details as they will be viewed in context with Burleigh Cottage and the retained field.
- As the site progresses north-east the units can be more closely grouped, and the density of the development can be significantly increased as the area is less sensitive to change and is less likely to lead to harm to the setting of Burleigh Cottage. The units here would likely include semi-detached and terraced units to reflect the terracing of the houses opposite the site to the north.
- Vehicular access to the medium and high-density development areas should be proposed from the north of the site. This approach is considered to be less problematic than inserting new accesses from Burleigh lane for the higher density of development.



Density of potential development

APPENDIX: PHOTOGRAPHS

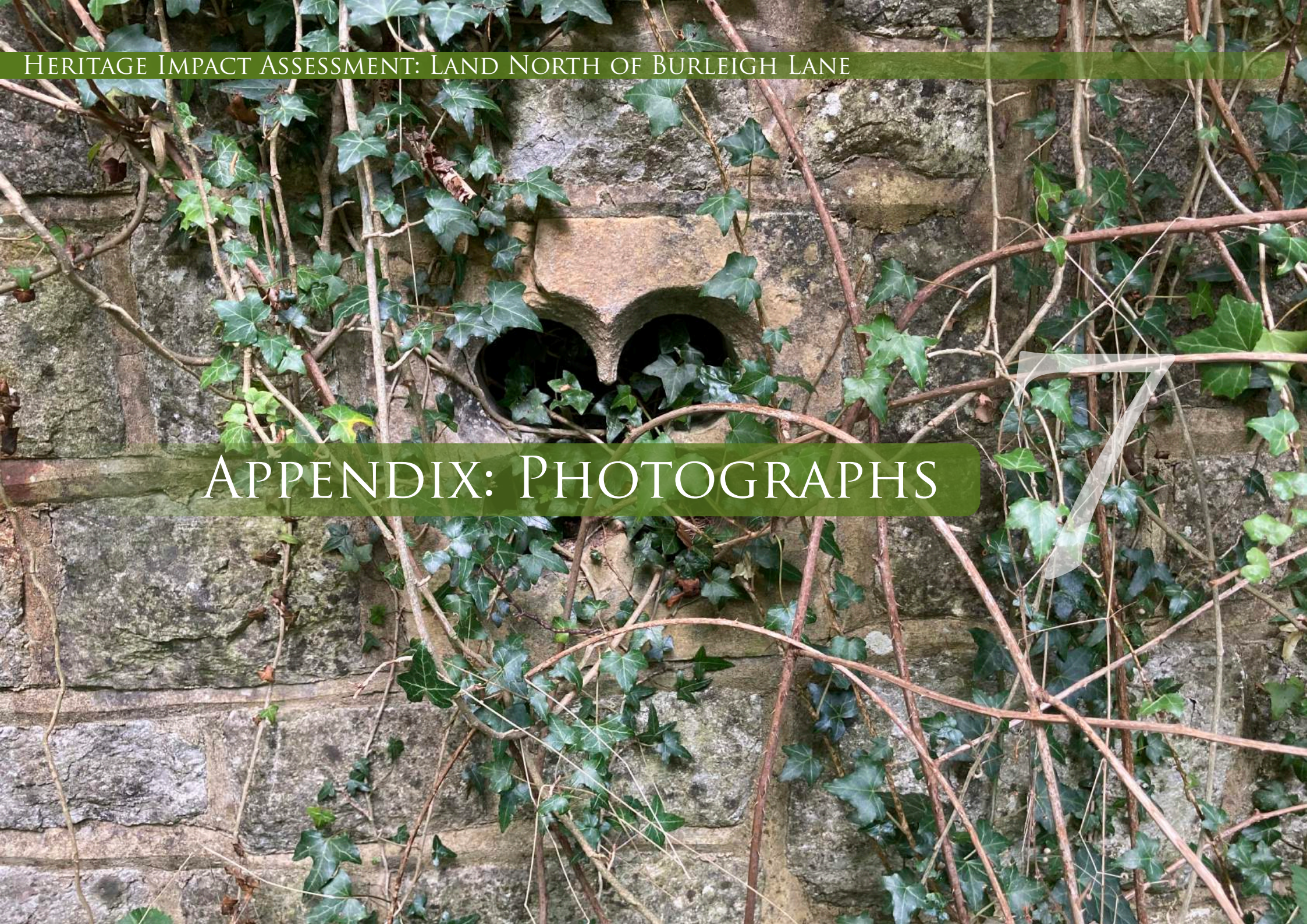




IMAGE 1



IMAGE 2



IMAGE 3



IMAGE 4



IMAGE 5



IMAGE 6



IMAGE 7



IMAGE 8



IMAGE 9



IMAGE 10



IMAGE 12



IMAGE 13



IMAGE 14



IMAGE 15



IMAGE 16



IMAGE 17



IMAGE 18



IMAGE 19



IMAGE 20



IMAGE 21



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