

TANGRAM

Sandhill, Sandhill Lane, Crawley Down, West
Sussex RH10 4LE

Heritage Statement

11-13 High Street | Tunbridge Wells | Kent | TN11UL
October 2025

1.0 Introduction

2.0 Site Location

3.0 Existing Building

4.0 Consideration of Historic Mapping

5.0 Photographic Evidence

6.0 Relevant Planning History

7.0 Policy Considerations

8.0 Proposals

9.0 Impact on the Significance of the Designated Heritage Asset

10.0 Conclusion



1.0 Introduction

This Heritage Statement has been prepared in support of the application at Sandhill for the conversion of the existing garage into ancillary accommodation, that will include a playroom, pool changing room and storage in the roofspace.

The garage was

The requirement of this Heritage Statement stems from the Planning (Listed Buildings and Conservation Areas) Act 1990, which places a duty upon the local planning authority in determining applications for development to Listed Buildings and within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

The National Planning Policy Framework 2024 (NPPF) provides the Government's national planning policy on the conservation of the historic environment. Paragraph 200 of the NPPF requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 203 of the NPPF requires that Local Planning Authority take account of the desirability of new development, making a positive contribution to local character and local distinctiveness. Paragraph 206 states that *“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”*.



2.0 Site Location

The site is located outside of the built-up area of Crawley Down. The site is accessed from Sandhill Lane, a single-track road, that serves a number of properties.

The application site lies outside of any settlement confines within the countryside, as defined in the Mid-Sussex District Plan and the Neighbourhood Plan.

Sandhill is an historic farmstead, which includes a pair of Grade II listed buildings – the former farmhouse, and a former barn just to the west of this which is now attached to the house and also in residential use. A further building to the south may also be part of the historic farmstead, and marks the southern side of the farm courtyard. To the south are more modern farm buildings. The farmhouse was originally constructed as a Wealden hall house c 1385.

The Listing for Sandhill Farmhouse (Listed on 11 May 1983) is as follows:
WORTH SANDHILL LANE, 1. 5405 Crawley Down Sandhill Farmhouse TQ 33 NE 3/557

2. C17 or earlier timber-framed building with red brick infilling partly refaced in brick. The first floor of the north end of the west front is jettied. Horsham slab roof with pentice to north. Casement windows. Two storeys. Four windows.

Listing NGR: TQ3496536865

The Listing for Sandhill Barn (Listed on 11 May 1983) is as follows:
WORTH SANDHILL LANE, 1. 5405 Crawley Down Sandhill Barn TQ 33 NE 3/558 II

2. Originally an outbuilding of Sandhill Farmhouse, but now converted into a separate dwelling. Restored C16 timber-framed building with red brick infilling. Hipped tiled roof. Modern casement windows. Two storeys. Three windows.

Listing NGR: TQ3496536865



The Listing for Sandhill Farmhouse (Listed on 11 May 1983) is as follows:

WORTH SANDHILL LANE, 1. 5405 Crawley Down Sandhill Farmhouse TQ 33 NE 3/557

2. C17 or earlier timber-framed building with red brick infilling partly refaced in brick. The first floor of the north end of the west front is jettied. Horsham slab roof with pentice to north. Casement windows. Two storeys. Four windows.

Listing NGR: TQ3496536865

The Listing for Sandhill Barn (Listed on 11 May 1983) is as follows:

WORTH SANDHILL LANE, 1. 5405 Crawley Down Sandhill Barn TQ 33 NE 3/558 II

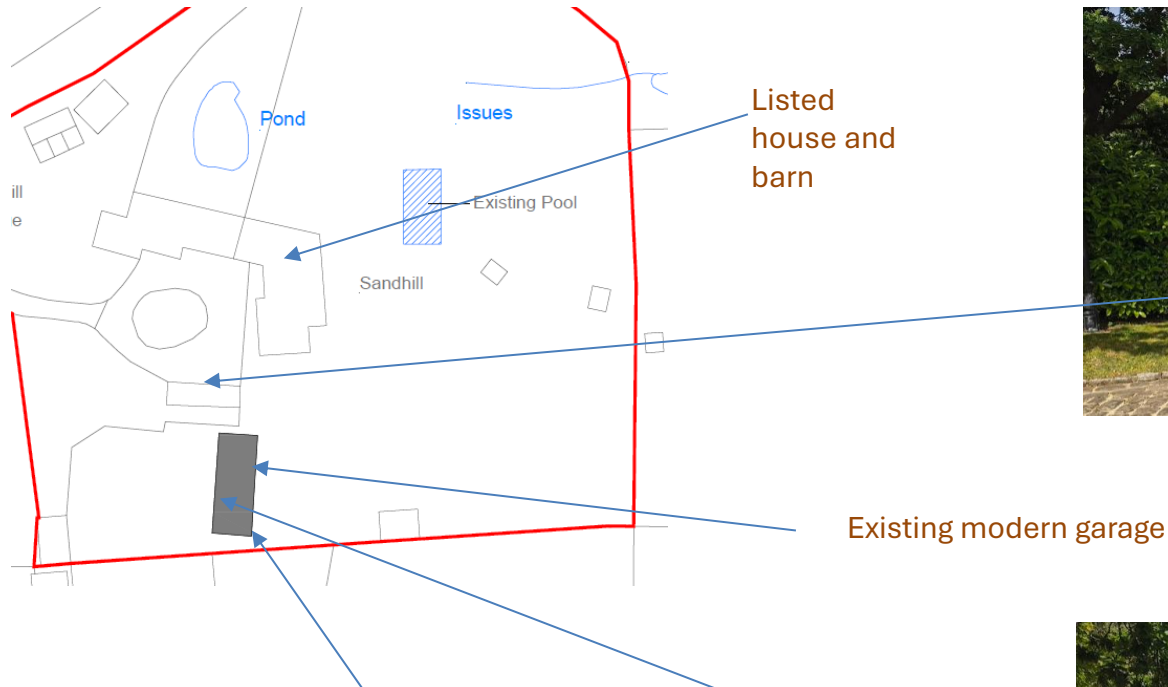
2. Originally an outbuilding of Sandhill Farmhouse, but now converted into a separate dwelling. Restored C16 timber-framed building with red brick infilling. Hipped tiled roof. Modern casement windows. Two storeys. Three windows.

Listing NGR: TQ3496536865



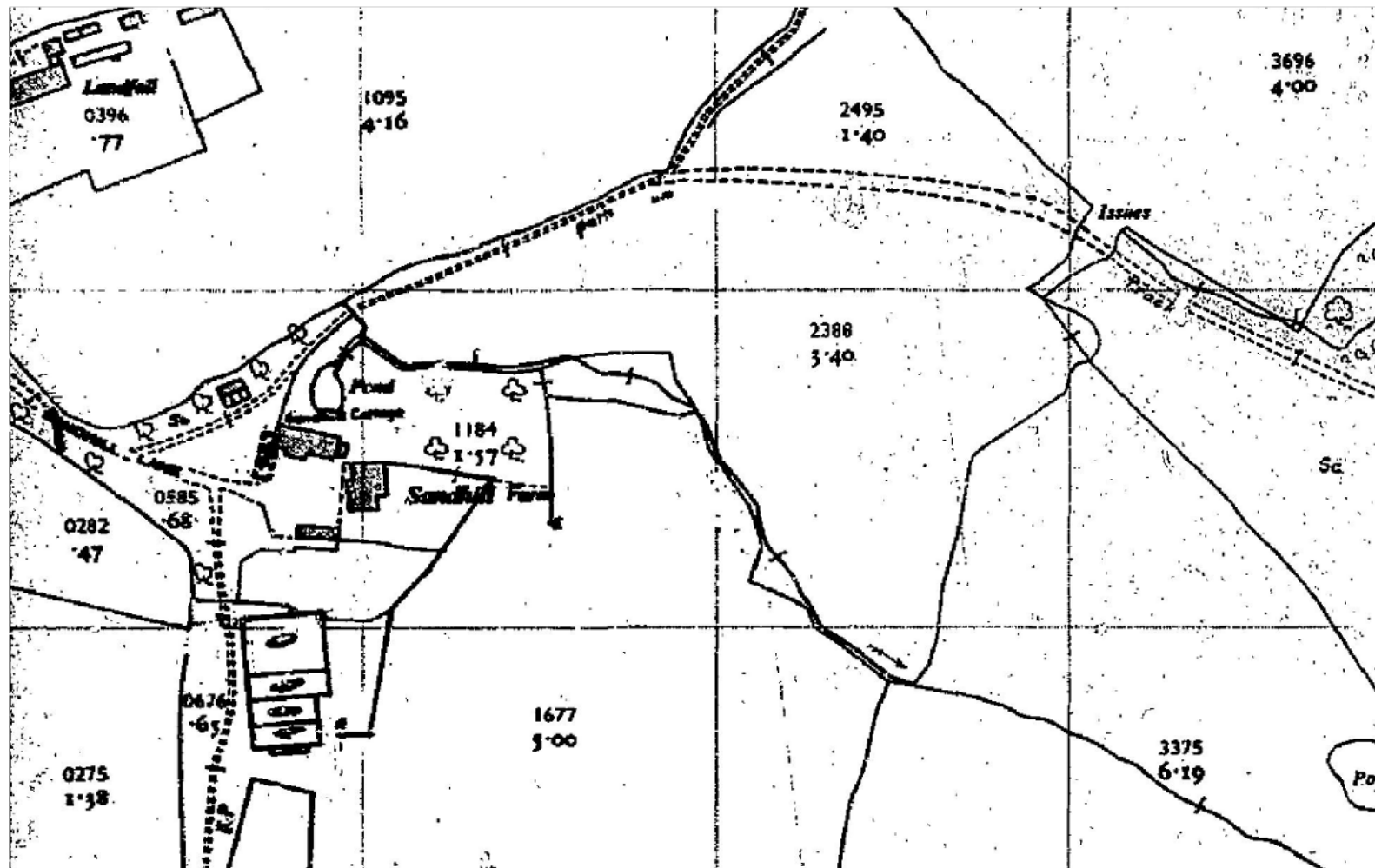
3.0 Existing Building

The existing garage consists of four bays and a plant room. It sits to the east of the existing farm building and forms part of a complex of outbuildings to the rear of the main dwelling. It has a half-hipped roof of tile and brick walls. It is separated from the Listed Building and historic farmstead by the single storey building shown below, by vegetation, a change in levels and by distance.



4.0 Consideration of Historic Mapping

1974:



5.0 Photographic Evidence

The existing four-bay garage is a modern structure – approved in 1976



6.0 Relevant Planning History

WP/046/76

Approved

Extension and link to provide breakfast/ laundry room, larder and hall

WP/048/75

Approved

Larder, laundry, boiler room, breakfast room, playroom to link existing house to barn

WP/0004/76

Approved

Erection of four garages and boiler house



7.0 Policy Considerations

Policy Considerations:

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a local planning authority, in considering development which affects a Listed building or its setting, to have special regard to the desirability of preserving the building or its setting, or any features of architectural or historic interest it possesses.

The National Planning Policy Framework 2024

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

Paragraph 8 states that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure.
- b) a social objective – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful, and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built, and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.



Section 12 seeks to achieve well designed places that are beautiful and sustainable. Paragraph 135 states that Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

Moreover, any loss to significance should be fully justified as paragraph 206 explains: 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:

- 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.

Paragraph 207 only allows substantial harm or total loss in only exceptional circumstances. 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; and
- 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 208 allows for a development proposal that will lead to less than substantial harm to the significance of a designated heritage asset to be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The Historic Environment Planning Practice Guidance Note provide further information relating to the setting of an historic asset. It makes it clear that the setting of a heritage asset and the asset's curtilage may not have the same context.

GPA Note 3 *'The Setting of Heritage Assets makes it clear that the setting is defined as the surroundings in which a heritage asset is experienced and can change over time.*



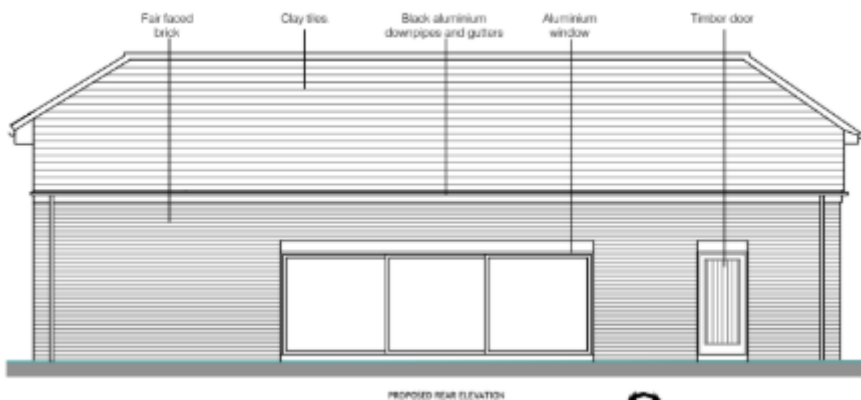
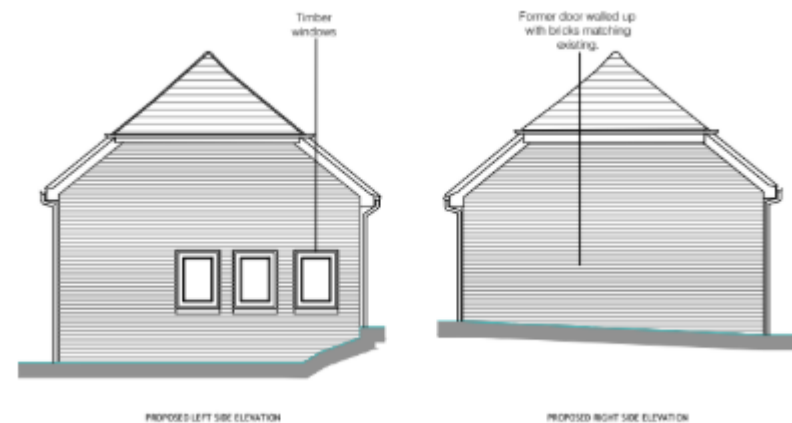
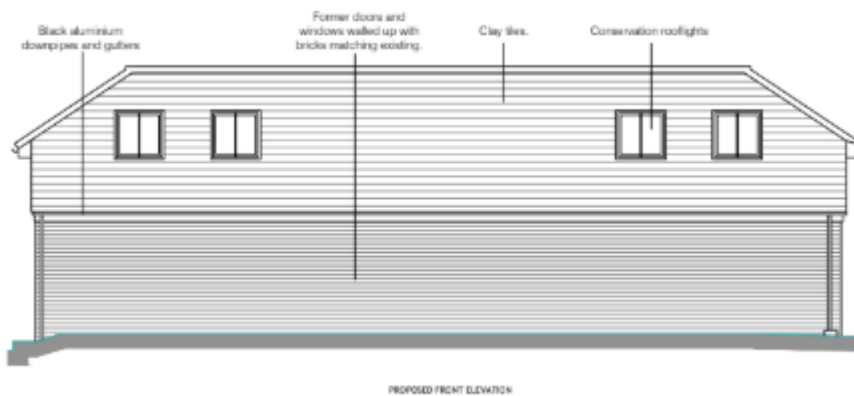
Mid-Sussex District Plan 2014-2031

Policy DP34 requires development to protect listed buildings and their settings through a thorough understanding of the listed building and its setting, proportionate to the importance of the building and potential impact of the proposal. It requires traditional building materials and construction techniques to be used



8.0 Proposals

It is proposed to convert the existing garage into habitable accommodation, for use ancillary to the main dwelling. It is proposed to create a pool changing area, storage and a play room. It is proposed to remove the garage doors on the front elevation and replace the windows on the rear elevation with a sliding aluminium-framed window as well as add a timber door. Windows will be added to the left side elevation and conservation rooflights will be added to the front roof elevations.



9.0 Impact Upon the Significance of the Heritage Asset

This section provides an analysis of the impact of this proposal on the setting of the listed buildings at Sandhill, and the associated historic farmstead, based on the staged approach set out in the relevant Historic England guidance GPA Note 3 *'The Setting of Heritage Assets'*.

The existing garage building is a modern structure, constructed in the late 1970's. The garage has white modern garage doors to the front. The building is located to the rear of the stable building. It is this building, and a change in levels that separate the garage from the house and barn. A linear structure appears in the location of the stable building on the 1840 Tithe map, and it is believed that part of the existing structure contains 19th century fabric, although most of the structure is post 1900's.

The stables is a curtilage listed building, and the front of the building, and its setting in relation to the house and barn of greater significance.

The proposed alterations to the garage building relate to changes to the openings. The existing building is modern, with modern garage doors on the front elevation and modern windows. It is proposed to remove the modern garage doors and install timber windows and door. Where openings are proposed to be blocked up, it is proposed to use bricks to match the existing.

It is not proposed to make changes to the volume or footprint of the building. It is therefore considered that the proposed alterations will have a neutral impact on the setting of the building, and upon the significance to the heritage asset.



10.0 Conclusion

In accordance with the requirements of paragraph 200 of the NPPF, the significance of the affected heritage asset which will be affected by this proposal has been described.

Given that the proposal relates to a modern building that is set apart from and screened from the Listed Building by tee stables and topography, the impact of the proposal on the setting of the Listed Building is limited.

The proposals will not cause any harm and will be sympathetic to the setting of the Listed Building and will preserve the special architectural and historic interest of the listed building in accordance with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the proposals are therefore considered to meet the relevant requirements of development plan policies and the NPPF.

The works will also be in accordance with Policy DP34 of the Mid-Sussex District Plan.



TANGRAM