

Heritage Statement - The Old Malthouse, Ockley Lane

Introduction

In line with Historic England's guidance (The setting of heritage assets), this document sets out the four steps proposed as good practice, barring step five as this is the outcome.

Step 1 – Identify which heritage assets and their settings are affected.

The Old Malthouse sits within the former historic Ockley Manor Estate. Originally a farm building, it was converted from a barn to a residential property in 2002, at the same time as The Barn and The Old Granary. These buildings have been given the status of non-designated heritage asset.

There are three listed buildings in the original Ockley Manor Estate - Ockley Manor which is Grade II* listed, the associated dovecot and barn (both Grade II listed) and the former farm cottages (also Grade II).

The Old Malthouse is a single storey property, with a high walled garden/ a mixture of deciduous and evergreen hedging. There are no exits or openings on the road side of the building. This means that the property is very private with theoretical visibility from the skylights of The Barn and Granary, increased in the winter when the deciduous trees are dormant. There is a large shared barn (divided into three garages) between these properties and Ockley Manor. There is theoretical visibility of the south end of The Old Malthouse from Ockley Manor (although at some distance away), increased in the winter.

These properties were oil heated on their conversion to residential buildings. Several buildings on the estate have been environmentally improved with air source heat pumps, including The Old Granary (which also has solar panels).

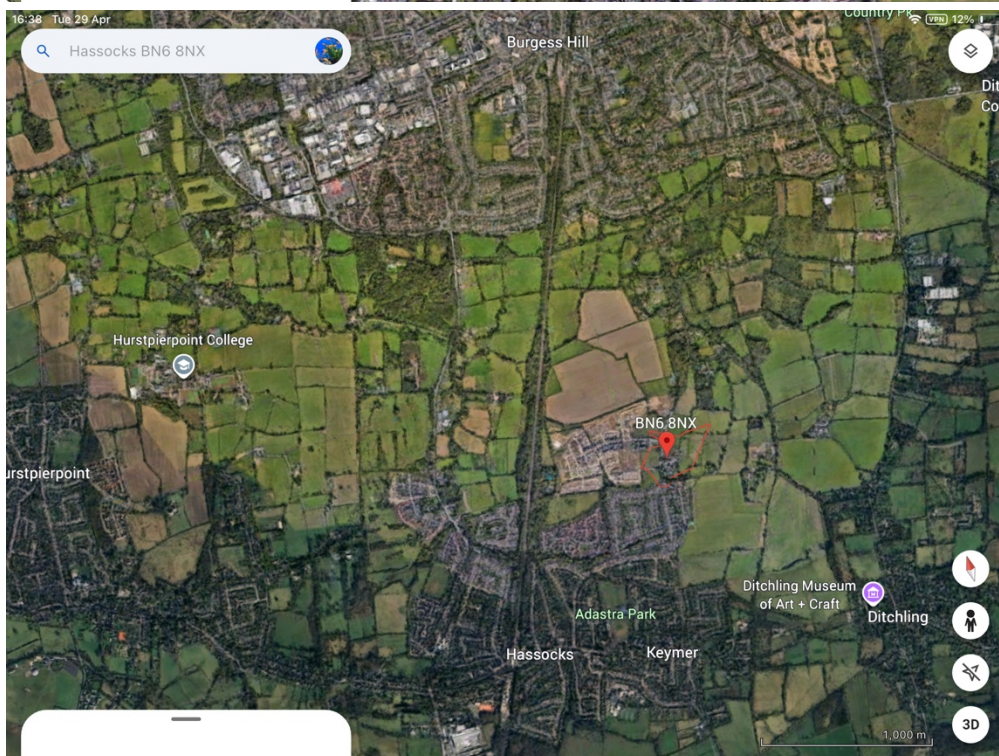
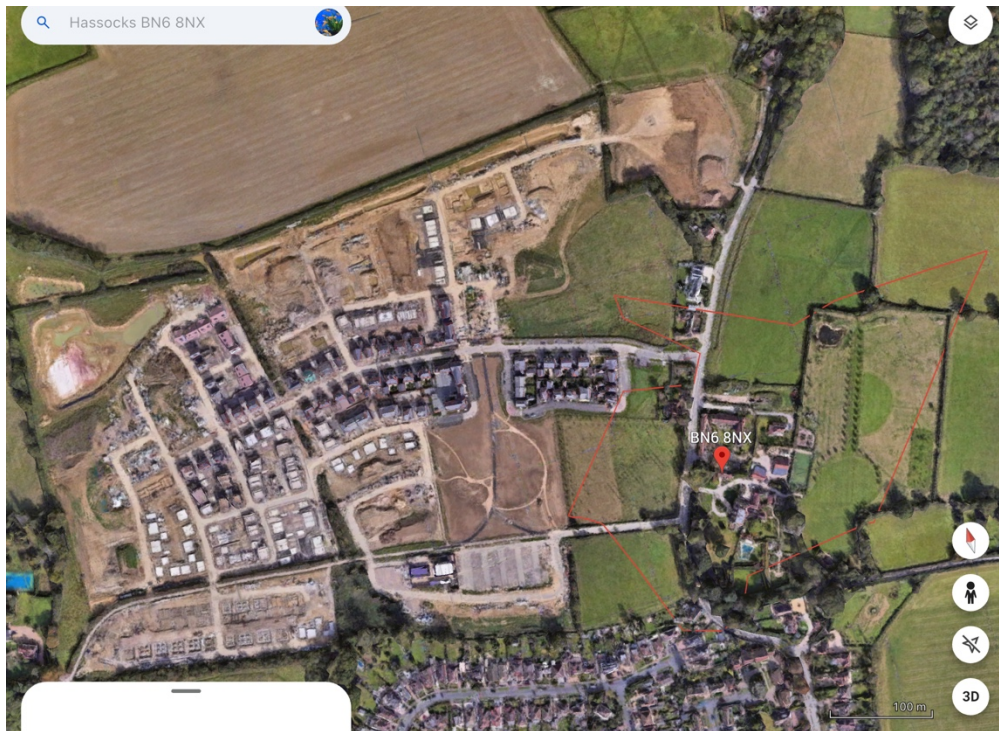
The Old Malthouse is directly adjacent to Ockley Lane, a busy country road linking Burgess Hill and Hassocks. Directly opposite the Ockley Manor estate is the new Taylor Wimpey Estate.

Step 2 – Assess the degree to which these settings and views make a contribution to the significance of the heritage asset.



The Old Malthouse enjoys the location of sitting in the original Ockley Manor estate.

The Ockley Manor estate with new Taylor Wimpey estate opposite and within the wider context of Hassocks and Burgess Hill.



View of The Old Malthouse from The Old Granary skylight –



View of The Old Malthouse from The Barn skylight



View of Ockley Manor from the south end of The Old Malthouse



Step 3 – Assess the effects of the proposed development, whether beneficial or. harmful, on the significance or on the ability to appreciate it.

Most of these home improvements are not visible from the road side (west) of the property and theoretically not visible from neighbouring buildings on the former Ockley Manor estate.

Location

The air source heat pump proposed location is at the south end of The Old Malthouse.

The pool is below the hedge level adjacent to the large garage/ large shed.

The replacement windows and renewed cladding painting and solar panels, all on the east side of the single storey building. These may be theoretically visible via the skylights of The Old Granary and The Barn, and the Ockley Manor from a greater distance.

Form

The air source heat pump is a white box shaped piece of equipment.

The solar panels are black, similar to those on The Old Granary.

The pool is a small therapy pool with a domed clear cover to enable all year round use.

The wooden cladding is proposed to be repainted in traditional black barn paint.

The replacement windows are simple black metal framed to blend in with the wooden cladding.

Wider effects

The majority of these home improvements will have little wider impact. Apart from the solar panels, the improvements are located within the private east facing garden. They may be theoretically visible from the skylights of the two neighbour buildings – The Barn and The Old Granary.

The solar panels are likely to be visible from the upstairs skylights of these two neighbouring properties and through the trees by Ockley Manor. The panels are in line with National and local green energy targets, and in keeping with The Old Granary that already has solar panels installed.

The conversion of The Old Malthouse from oil to air source heat pump is in line with national and local green energy targets. And is in keeping with the air source heat pumps installed at the Old Granary and across the Ockley Manor estate. The air

source heat pump will be placed in a location to ensure any noise generated is not impacting on the neighbours.

Permanence

The main aim of these home improvements is to future proof the building. The solar panels(25 year guarantee), air source heat pump and triple glazed metal framed windows will reduce energy consumption and so contribute to long term targets to ultimately roll out green energy across as many properties as possible in the UK.

The choice of black barn paint is a personal one, that I feel is more in keeping with traditional barns than the existing dark brown.

The therapy pool is a personal choice, following my severe physical disability and house bound circumstances. I worked closely with the suppliers to ensure minimal disruption to the existing landscaped garden (2007) and ensure that it is not visible to my neighbours.

All of these changes have the potential to be reversed at cost.

Step 4 – Explore ways to maximise enhancement, and avoid or minimise harm.

These home improvements have been planned with this unique property in mind and to reduce the impact on neighbours e.g. positioning of the air source heat pump and pool. In addition, the investment in metal framed windows will add longevity to the barn. Many of the existing wooden windows are rotten. Removal of an oil tank will be beneficial. Retaining all existing landscaped trees will protect the wildlife in the garden.