



Heritage Report

Cells4Life Centre, East Lodge Farm

Report prepared by Chilcroft Heritage Planning
January 2019



Corporate members of:
The Society for the Protection of Ancient Buildings
Historic Houses Association
The Georgian Group



**THE
GEORGIAN
GROUP**

The Author:

Haig Dalton, Historic Buildings Consultant

Haig is a member of the Royal Institution of Chartered Surveyors' Building Conservation Forum (RICS), an affiliate of the Royal Institute of British Architects (RIBA) and holds an MSc in Historic Building Conservation.

Chilcroft Heritage Planning:

Chilcroft are corporate members of the Society for the Protection of Ancient Buildings, the Historic Houses Association and The Georgian Group. Clients include the Office for the Mayor of London, The Dean of St. Pauls Cathedral, The Swiss National Heritage Authority, Highclere Castle, The Goodwood Estate, The National Trust, The Historic Houses Association, The South Downs National Park Authority, IPC Media and Kensington Borough Council.

 **AWARDED – Best Historic & Restoration Architecture Practice**
(South England) Construction & Engineering Awards © **BUILD 2018**

www.chilcroft.co.uk

Contents

1.	Introduction	4
2.	Description & Setting	5
3.	Assessment of Significance	
3.1	Kent's Farm: Grade 2 listed	6
3.2	Eastlands Farm: Non-Designated	6
4.	Map Regression Exercise	9
5.	Impact Assessment	
5.1	Kent's Farm	12
5.2	Eastlands Farm	12
6.	Conclusions	13

1) Introduction

This report will describe the significance of any heritage assets affected, including any contribution made by its setting, as required by para.189 of the *National Planning Policy Framework* (NPPF, 2018).

It will assess the significance of the heritage assets by way of Historic England's (HE) Good Practice Advice in Planning *The Setting of Heritage Assets* (2015) in accordance with their preferred five-step procedure, identify, assess and explore the significance of their setting and consider the proposals in relation to them.

The report will examine the significance of the urban setting, the Conservation Area and any non-designated heritage assets. It will examine in detail the proposed development and any consider any adverse effects, with particular reference to the NPPF (2018) and Historic England guidance.

The proposal will show that is has taken account of the findings in this report and considered the direction of para.196 of the NPPF which identifies that “*where a development proposal will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighted against the public benefits of the proposal.*”

2) Description & Setting

The proposed site is sited directly to the west of Malthouse Lane and adjacent to the existing developed commercial site currently occupied by Contego Safety Solutions. The site is located in a rural location with the historic farmstead of East Lodge Farm further to the north-west, although not listed.

The setting of the Grade 2 listed Kent's Farm and associated curtilage outbuildings are concentrated further to the south of the proposed site and offer limited views between the two.

Although the setting is predominantly rural, the site is situated immediately adjacent to the principle highway of the A273 with settlements directly to the east. The setting of Malthouse Lane presents the appearance of a small lane set in a countryside location without the associated paraphernalia associated with more urban areas. Any proposal should be mindful of this and seek to maintain this harmony.



Fig 1: The proposed site (outlined in red) is located to the north of the Grade 2 listed Kent's Farm and to the south-west of the non-designated heritage asset around Eastlands Farm.

© Google Maps 2019

3) Assessment of Significance

3.1

The proposed site is located to the north of Kent's Farmhouse which is the only designated heritage asset in proximity. The dwelling is Grade 2 listed and was designated on the 11 May 1983. It is a 17th Century building, constructed as a farmhouse, set over two storeys with three windows fronting the principle elevation. It is originally a timber framed building with brick infill on the ground floor and tile hung at first floor level. It has a tiled hipped roof with short chimney stacks and uses casement windows throughout. The north elevation contains a modern late 20th Century dormer window which is tile hung and slightly elevated beyond the first floor course. The listed building is recognised in the West Sussex Historic Farmstead and Landscape Character assessment which goes into detail about the relationship between the former farmstead and the setting.

The main curtilage of the listed building extends to the north and east of the dwelling with associated farm buildings sited along the southern boundary. It has vehicular access directly off of Malthouse lane (**see Fig 4**) which runs between the edge of the curtilage and the farmyard commercial areas to the south. The late 20th Century building of Kent's Farm Cottages are located to the far north-east of the curtilage and are single storey and constructed of brick. The northern boundary of Kent's Farm is made up of mature vegetation and trees which largely screen the countryside to the north.

The map regression exercise shows that the proposed site was historically owned by Kent's Farmhouse. Whilst much of the land in and around the listed building was originally under its ownership, the relationship between this land has slowly evolved with hedgerows added and additional developments around it. Although it is important to understand the historic relationship of the farmhouse and its land, it does not necessarily follow that views should remain possible across it.

3.2

The setting in around East Lodge Farm is located to the north-east of the proposed site. Although the former farmstead is not a listed building, it conforms to the historic layout of a rural farmstead and was in situ at the time of late 19th Century mapping. The 1874 map gives a clear outline of the range of buildings which are principally set out in an L-shape and named Eastlands Farm. The curtilage of the farmstead extends to the west abutting Malthouse Lane with a large pond to the far west of the site. Whilst the building should be described as a non-designated heritage asset, its location and distance from the proposed site is unlikely to have any meaningful impact.

To the far south-west of Eastlands Farm is the early 20th Century dwelling of East Lodge Farm (**see Fig 5**). The building was built around the turn of the century and is constructed of brick with red brick dressings built over two storeys with a gable tiled roof. It has casement windows with a ground floor bay window and has subsequently been extended to the south in the late 20th Century. Whilst attractive in its architectural form, the building could not be described as a non-designated heritage asset.

Planning permission for the creation of a battery storage facility to the west of the proposed site is reflective of a wider change in how the land is used and visualised locally. The proposed development is likely to be consistent with this evolution.



Fig 2: The proposed site is located to the west of Malthouse Lane and adjacent to the commercial site of East Lodge Farm. The site is not overlooked by any heritage assets.

© Chilcroft 2019



Fig 3: The existing commercial building located immediately to the north of the proposed site dates from the 1970's and consists of a metal roof with timber cladding.

© Chilcroft 2019



Fig 4: The proposed site is located to the far north of the Grade 2 listed Kent's Farm, formerly a farmhouse. The dwelling has limited views of the site and the proposal is not considered to be harmful.

© Chilcroft 2019



Fig 5: The early 20th Century East Lodge Farm is not a heritage asset. The original Eastlands Farm the north-east of it is considered to be a non-designated heritage asset and is shown on the 1874 map.

© Chilcroft 2019

4) Map Regression Exercise

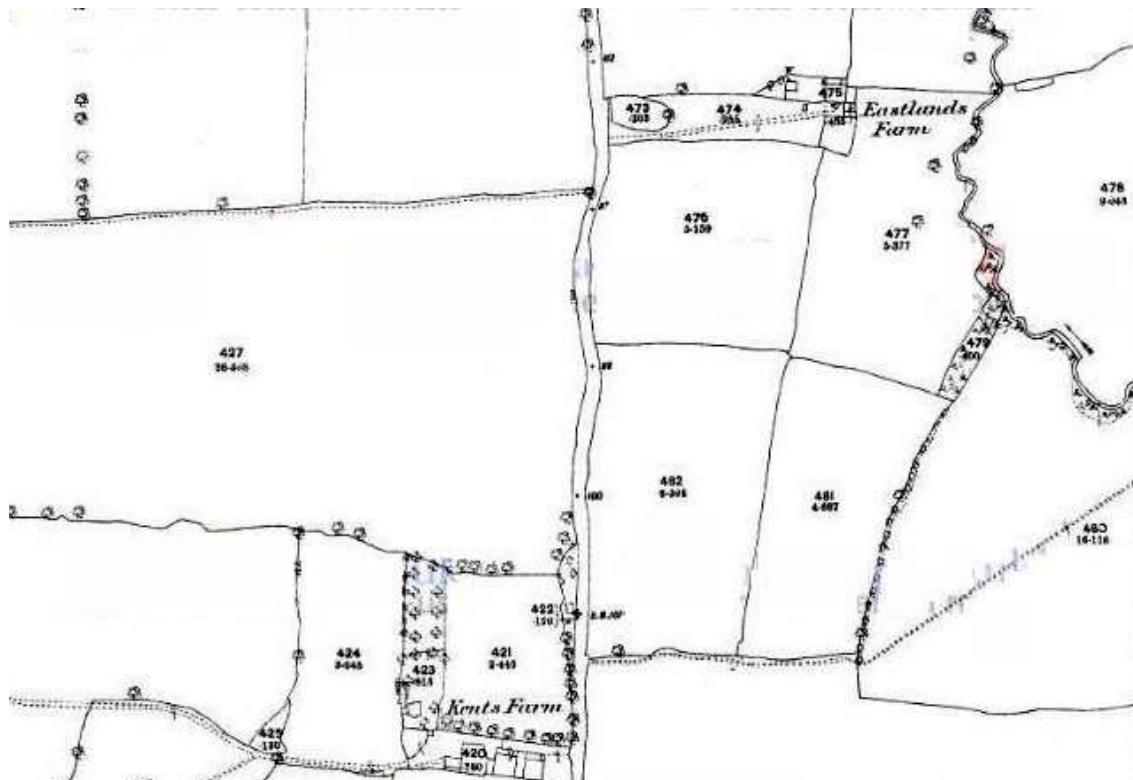


Fig 6: (1874) The map shows that a large band of woodland extended to the north of Kent's Farmhouse with the principle setting orientated to the east and west of the now listed building.

© West Sussex Records Office 2019

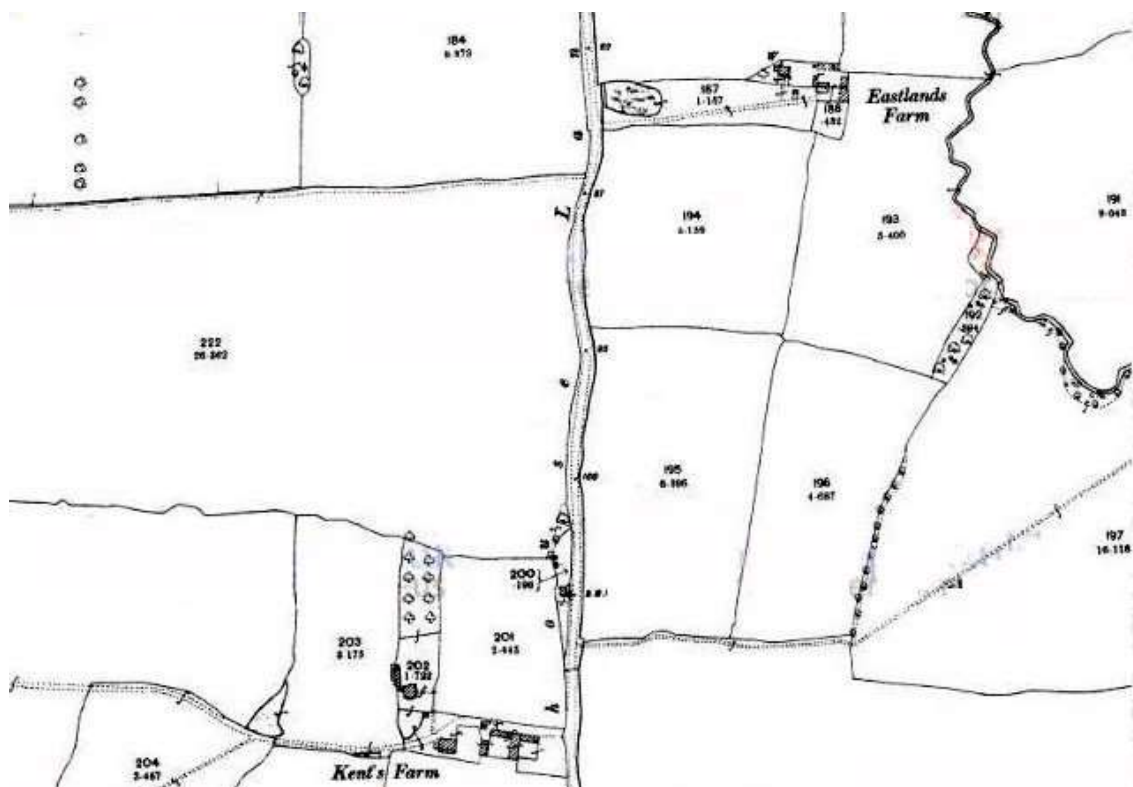


Fig 7: (1897) By this time, an area to the north-east curtilage of Kent's Farm had been set aside and a building constructed within the present day area of Kent's Farm Cottages.

© West Sussex Records Office 2019

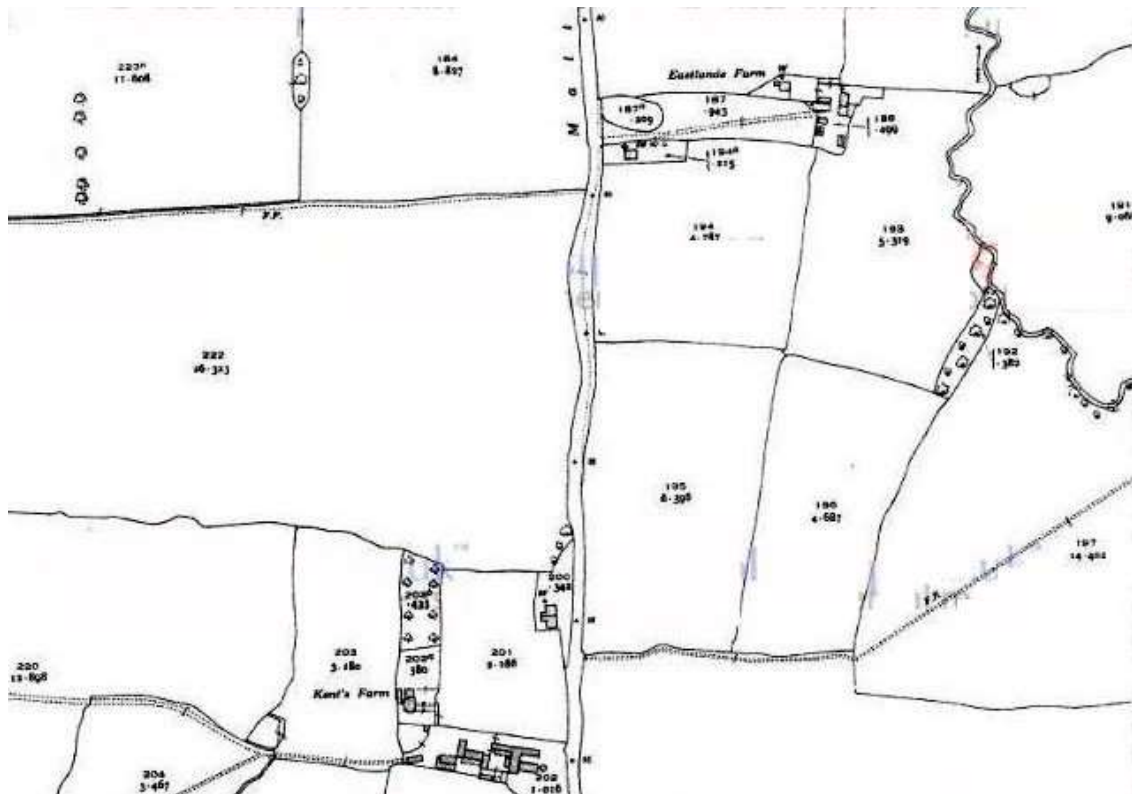


Fig 8: (1937) The map shows that East Lodge Farm had been built separate of Eastlands Farm at this time, nearest the proposed site. The range of farm buildings at Kent's Farm had also been extended.

© West Sussex Records Office 2019



Fig 9: (1955) The curtilage of Kent's Farm Cottages has been extended to the north and west along the boundary of Kent's Farm. The proposed site however remains undeveloped without changes.

© West Sussex Records Office 2019

4) Map Regression Exercise (Continued)

Historically, the proposed site remains undeveloped and shown as an open piece of farmland. The 1874 map shows the Farmstead of Eastlands farm and Kent's farm well established in their respective settings with Malthouse Lane separating the two.

At this time, the proposed site was under the ownership of Kent's Farm and was used as open pasture. The land, to the site of the former farmhouse, was not designed to provide a parkscape to the house and was simply part of the commercial land situated within the wider setting of the farmhouse. The 1874 map shows that there was large woodland area to the north of the farmhouse and along its northern boundary which suggests that far reaching views of the land beyond were not intended or possible. The orientation of the farmhouse and layout of its gardens are such that the main focus of the setting was to the east and west, rather than over the proposed site to the north.

The 1897 shows the former farmhouse of Kent's Farm prominently displayed but without any significant changes to before. The only notable change is to the north-east of the curtilage where an area of land has been set aside and a building constructed on the site of the now Kent's Farm Cottages. The building today is built on a different footing and dates from the late 20th Century.

By 1937, the dwelling of East Lodge Farm had been built separate of Eastlands Farm. This building remains clearly visible from Malthouse Lane and is the closest building to the proposed development site. The main curtilage of Kent's Farm can be seen without any changes however, by this time, the formal construction of Kent's Farm Cottages can be seen. Further to the south, the agricultural range of farm buildings have also been extended and added to. Beyond this, there are no further changes to the site itself or the immediate setting.

The final map is taken from 1955, post Second World War and shows the curtilage of Kent's Farm Cottages fully extended to the north and west, sharing the northern boundary with Kent's Farmhouse. It is clear that by this point, the northern setting of Kent's Farm had become the least important area within its setting, an evolution which is consistent with the evaluation of earlier mapping and the design and layout of the former farmhouse itself. The principle dwelling of Kent's Farmhouse is also shown with an extended wing to the north-west of the building and a formal driveway leading past the farm buildings onto Malthouse Lane.

The later commercial buildings immediately to the north of the proposed site date from the early 1970's and were the first development to take place on this previously undeveloped portion of open farmland. This development is consistent with the evolution of the setting and the buildings that have sprung up around alongside Malthouse Lane.

5) Impact Assessment

The proposal would see the existing site redeveloped to create a new centre for Cells4Life which is a cutting edge business dedicated to the provision of private blood stem cell collection. This report will consider any impact these proposals may have upon the designated heritage asset and the associated non-designated heritage asset.

5.1

The proposed development would be sited on a previously undeveloped piece of land adjacent to existing commercial development. The site has an existing natural boundary of trees and dense vegetation around it with vehicular access onto Malthouse Lane, although this could be undoubtedly improved upon as part of any proposed development. The proposed two storey building would utilise the topography of the landscape which would greatly minimise the perceived overall height of the building when viewed from the surrounding landscape. The sloped land would therefore naturally reduce the impact from the west and south. The proposed site is not highly visible from Malthouse Lane and is capable of enhancement through the use of additional planting along the highway boundary, as proposed.

As examined in 3.1, the listed building of Kent's Farm enjoys limited views of the site and in its existing form, the proposed site cannot be said to enhance the significance of the listed building. Whilst the former farmhouse once owned the said site, as considered in 3.1, the fundamental layout of the setting and its relationship with the surrounding land has steadily changed and become more insular. The existing dense vegetation between the site and the listed building together with the change of use of the former farmhouse has greatly diminished this connection and the dwelling no longer enjoys views across this aspect of the setting. The principle views of the listed building are concentrated to the east and west with the northerly aspect of least importance to the understanding of the former farmstead. Although the proposed development site is located within the setting of the listed building as defined by Historic England guidance, it cannot be concluded that it is harmful. Therefore and as stated in the conservation officer's comments, the criteria set out in Para.196 of the NPPF duly applies which notes that *"where a development proposal will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighted against the public benefits of the proposal"*. By the very nature of the business and its innovativeness, the development proposals fully comply with this.

5.2

The proposed development would be sited to the far south-west of the non-designated Eastlands Farm and the associated 20th Century East Lodge Farm, sited to the east of Malthouse Lane. Although the proposed site is within the setting of the former asset, the dwelling does not enjoy views across the proposed site. From the setting of the farmstead itself, there will not be any discernible change as a result of the proposal and it will not adversely affect its immediate rural setting. Whilst visibility does not define setting alone, there is no discernible relationship between the two that would lead to another conclusion. The proposed development will not cause harm to the setting to the non-designated heritage asset. The former farmstead is not visible from Malthouse Lane itself with only the dwelling of East Lodge Farm in closest proximity to the proposed site. Whilst this dwelling will be visible from the site, it is not a listed building or a non-designated heritage asset and will therefore not suffer from any associated heritage harm.

6) Conclusions

6.1

The proposal is respectful of the historic buildings and has correctly identified them as heritage assets. The proposal has met with the requirements of para.189 of the NPPF (2018) to consider the impact of the proposal on a heritage asset in accordance with the significance of the heritage asset.

6.2

The proposed development will not have an adverse effect upon the special character, appearance or setting of the historic buildings and their settings. The proposal is therefore deemed acceptable having due regard to NPPF 16.

6.3

The proposed development is capable of enhancing the significance of the listed building by improving the visual amenity of the existing site. The development will utilise an existing site, currently of poor visual amenity, and transform it through the use of contemporary design to the benefit of the wider setting, the local listed building and the non-designated heritage asset.

6.4

The heritage report has carefully considered the importance of the listed building of Kent's Farm within setting. Although the proposed development would be situated within the setting of this listed building, as examined in this report, the proposed design is proportionate and will work with the existing topography of the area. The design will remain subservient to the listed building and not be harmful to its significance. The significance of the Grade 2 listed building will arguably be enhanced through the improvement of the existing site which is currently of poor quality in the rural landscape.

6.5

This report has found that the proposals will not be harmful to the heritage assets and their settings. As identified by the Conservation Officer's consultation comments, Para.196 of the NPPF makes clear that "*where a development proposal will lead to less than substantial harm to the significance of a heritage asset, this harm should be weighted against the public benefits of the proposal.*" The proposed development fully meets with this requirement.

Mid Sussex District Council is therefore *respectfully* encouraged to grant consent for the application.

© Chilcroft Limited 2019

Registered in England and Wales No. 5951378

All rights reserved. Permission is given to reproduce this document for personal and non-commercial purposes, subject to appropriate acknowledgement. For all other purposes please contact Chilcroft Heritage Planning.

Chilcroft, 5A New Barn Office, Chichester, West Sussex PO18 9DA
Tel: 01243 631243 | Email: info@chilcroft.co.uk