

~ 4 IVY COTTAGES ~

TOLLGATE LANE, WHITEMANS GREEN, CUCKFIELD, HAYWARDS HEATH, WEST SUSSEX, RH17 5DJ

Reinstatement of fireplace, creation of new access, and replacement of canopy to front door

HERITAGE STATEMENT INCORPORATING DESIGN AND ACCESS STATEMENT



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Reviewed by Ben Kirk MSc, IHBC

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1 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by Natalie Aldrich, IHBC, PCIfA, on behalf of Manorwood, to accompany a Listed Building Consent (LBC) application in relation to proposals at 4 Ivy Cottages, Tollgate Lane, Whitemans Green, Cuckfield, RH17 5DJ.
- 1.2 No.4 Ivy Cottages is a two storey brick fronted cottage positioned to the north side of Tollgate Lane and adjoined by No.3 Ivy Cottages to the west and No.5 Ivy Cottages to the east. Tollgate Lane runs west off London Road (B2036) and is north of Whiteman's Green.
- 1.3 No.4 Ivy Cottages was designated as a statutory Listed Building at Grade II in August 1974 alongside the adjoining properties of Nos.3 and 5 Ivy Cottages. Ivy Cottages and the wider built form at Tollgate Lane is located within the Whiteman's Green Conservation Area.
- 1.4 The Listed Building Consent application is submitted in relation to proposals for interior alterations to No.4 Ivy Cottages which comprise the reinstatement of a fireplace, and the insertion of a new opening between the kitchen and dining area. It is proposed to replace the canopy above the front door.
- 1.5 This Heritage Statement includes an assessment of significance, which identifies the relative heritage value of the identified heritage assets sensitive to the proposed works. It also includes an Impact Assessment, which evaluates the potential effect of the proposed scheme on the significance of the heritage asset, including the contribution made by its setting. This approach to impact assessment is required to comply with the provisions of the Planning (Listed Buildings & Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF, 2024), and the requirements of the Local Planning Authority.
- 1.6 The relevant Historic Environment Record (HER) has been consulted in the preparation of this report, in accordance with paragraph 207 of the National Planning Policy Framework (NPPF, 2024). In addition, a review of the National Heritage List for England (NHLE), and the planning history of Ivy Cottages available online from Mid Sussex District Council, have been undertaken, alongside desk-based research of digitally available documents and mapping.
- 1.7 Site visits were undertaken in October 2025 and January 2026 in order to assess No.4 Ivy Cottages and its immediate environs.



Location plan of 4 Ivy Cottages

2 HERITAGE ASSETS AND DESIGNATIONS

- 2.1 No.4 Ivy Cottage is a statutory Listed Building designated in August 1974. It is listed alongside Nos. 3 and 5 as a single designation. The listing reads:

IVY COTTAGES

Location 3, 4 and 5, Whiteman's Green

District Mid Sussex (District Authority)

Date Listed 5 August 1974

List Entry No 1095550

Grade II

Description 3 cottages. 3 separate builds. No 4 late C18, No 5 mid C19 and No 3 late C19. No 4: Red brick with grey headers and mansarded tiled roof. 2 storeys. 2 6-pane sash windows with vertical glazing bars only and central doorcase with flat wooden hood on carved brackets and moulded architrave, 2 end brick stacks. Rear elevation has 1 large dormer and mid C19 brick extension. No 3: Cement rendered with tiled roof. 2 storeys. 16-pane sashes. Simple doorcase with flat hood. No 5: Red brick with hipped tiled roof. 2 storeys, 2 windows, 16-pane sashes with glazing bars intact. Later gabled weather porch.

OTHER HERITAGE ASSETS

- 2.2 No.4 Ivy Cottages is located in the Whiteman's Green Conservation Area. The Conservation Area was designated in 1989. It extends along London Road to the south-east and east, and Whiteman's Green extending westward. It incorporates the village green the the properties to the north and south.



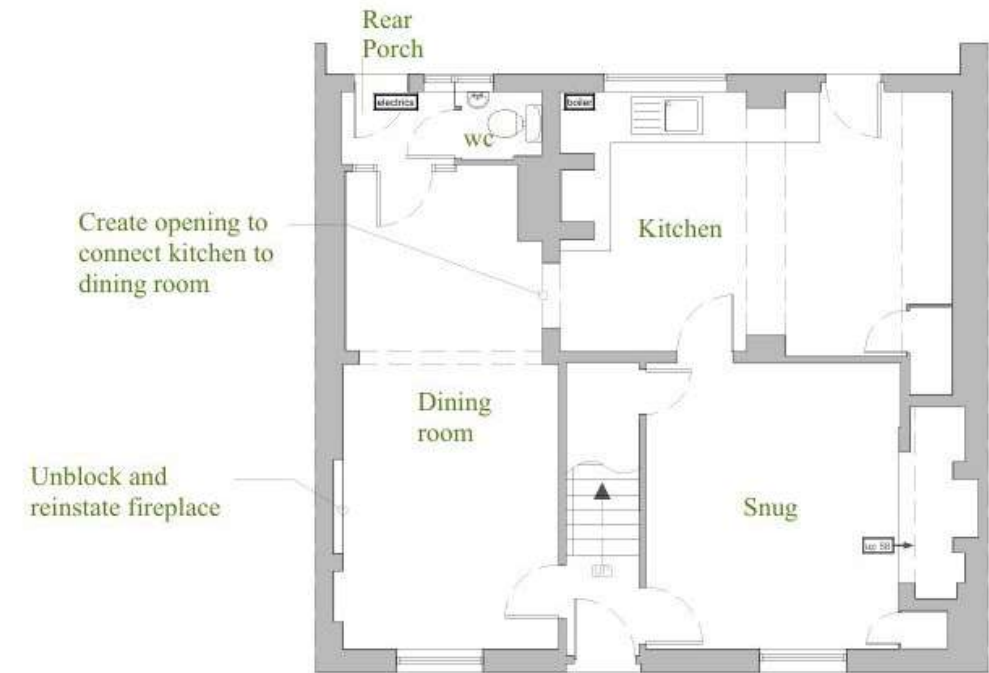
Grade II Listed No.4 Ivy Cottages (main, south, elevation), October 2025



Grade II Listed Ivy Cottages from the south-east, January 2026

3 PROPOSALS

- 3.1 The Listed Building Consent application concerns the following proposals at No.4 Ivy Cottages:
- Reopening/reinstatement of fireplace to ground floor living/dining area
 - Opening of doorway to connect kitchen to dining room
 - Repair/replacement of canopy on a like-for-like basis
- 3.2 Further details of the proposed works are set out in Section 7 of this report and illustrated in the accompanying drawings and plans, which should be read in conjunction with this report.
- 3.3 The proposals and their potential impact on the significance of the listed No.4 Ivy Cottages and the character of the Whiteman's Green Conservation Area are also assessed in Section 7 of this report.



Proposed internal alterations

4 HISTORIC CONTEXT

- 4.1 This section provides the historic context and development of No.4 Ivy Cottages and the wider vicinity based on desk-based research and on-site visits. Understanding the history and context of relevant heritage assets is important to establish their significance and the contribution that their setting makes to their significance.
- 4.2 Whitemans Green, to the north of Cuckfield, grew in a linear pattern along the route north from Cuckfield towards London and west from the junction of that route and the route to Slough Green. The settlement retains buildings which date to the 15th and 16th centuries, and which attest to the prosperity of the area in the later medieval period.
- 4.3 Whitemans Green Mill, also known as Strrod's Mill was constructed in 1801 to the west of Whitemans Green and was illustrated in the Ordnance Survey Drawing of 1808 alongside the buildings of the settlement. The village remained detached from Cuckfield.
- 4.4 The early Ordnance Survey mapping is not detailed enough to indicate what is today No.4 Ivy Cottages, although the form and fabric of the building clearly confirms that it had been built by the late 18th century. The Tithe map for the parish of Cuckfield illustrated the building and the wider landscape form and built form of Whitemans Green in the mid-19th century.
- 4.5 The Tithe map illustrates Whitemans Green as an area devoid of built form to the north-west of the junction of the routes from Cuckfield northwards, and westwards to Slough Green. The irregular pattern of plots indicates a long evolution to the village. Much of the land was meadow and many buildings were recorded as cottages with gardens. To the north of the Green, plots numbers 979 and 694 contained between them three detached structures; the northern of plot (694) was recorded as 'Cottage & Garden' in the accompanying Tithe Apportionment and the southern plot was recorded as 'Grocers Arms Cottage & Garden'. while it is not clear, it may be that this alluded to two separate structures. The Tithe map and Apportionment suggest that what is now No.4 Ivy Cottages was a single dwelling and thus that its present adjoining neighbours at Nos.3 and 5 were later constructions. The Tithe Apportionment of 1843 records that Abraham Dancy lived at the property and it is noteworthy that the 1841 Census Return recorded Abraham Dancy at Whitemans Green and occupied as a grocer.
- 4.6 Ordnance Survey maps of the later 19th century indicate a limited degree of development at Whitemans Green. The structure occupied by Abraham Dancy in 1843 appears to have been extended to the east by 1874 and this was actually the result of the construction of the brick building now No.5 Ivy Cottages. It was built as a separate property although it is not clearly presented as such in the mapping. In the 1870s, this addition was shown with an extension to the south elevation which is not indicated on later mapping and does not exist today.
- 4.7 In 1881 No.1 Ivy Cottage and No.2 Ivy Cottage were recorded in the Census Return; at this time the present Nos 1 and 2 Ivy Cottages had not been built and therefore this may suggest that only two cottages existed, which would date what is now No.3 Ivy Cottages, to the west of No.4, to a construction date after 1881. The Ordnance Survey map of 1896 clearly indicates the adjoining properties to the north of what is today Tollgate Lane.



Extract of Ordnance Survey Drawing, 1808, illustrating the approximate location of Ivy Cottages (Old Maps Online)



Extract of Tithe map for the parish of Cuckfield, 1843 illustrating the location of No.4 Ivy Cottages (The Genealogist)

- 4.8 The 1911 Census Return notes a Stephen and Elizabeth Penfold residing at No.4 Ivy Cottages (as it was then recorded). The property was noted as comprising of seven rooms which appears to confirm that the rear two storey addition to the timber framed building had been constructed by the early 20th century. Two years later, in 1913, the Valuation Office Survey recorded the 'House and Garden' as comprising three bedrooms, two attics, a sitting room, a kitchen and two scullarys. It was also recorded as of brick and tile construction, in a fair conditions and a final remark stated it was an 'old property'. By this time, the adjoining property at No.3 Ivy Cottages had been built. All three cottages (Nos 3, 4 and 5 Ivy Cottages) were in the same ownership but rented out.
- 4.9 The Ordnance Survey maps of the 20th century illustrate the development and growth of Whitemans Green including the evolution of structures and plots at Tollgate Lane. By the 1970s a series of three detached properties to the south of Tollgate Lane had been erected in an area which had previously accommodated a single property. The series of detached properties in individual plots along the south side of Tollgate Lane and south of Inholmes Cottages had been erected, introducing a modern 20th century character to this part of the village, north of the Green. This, in addition to the creation of Whitemans Close to the north, contrasted with the rows of late 19th and early 20th century semi-detached cottages along London Road and north of Tollgate Lane.
- 4.10 A double garage in the garden to the rear of No.4 Ivy Cottage was granted permission in 1981. In the late 1980s a house was built between No.3 Ivy Cottages and the pair of Victorian cottages to the west (Nos.1 and 2) which closed the earlier gap between them.
- 4.11 The early 21st century saw the extension of No.3 Ivy Cottage to the rear with an ground floor addition. An extension to the side (north) of No.5 Ivy Cottages with a ground floor addition was granted in 2020 and built in brick with accommodation in the roof space.



Extract of Ordnance Survey map, 1874, published 1879 illustrating location of Ivy Cottages (National Library of Scotland)



Extract of Ordnance Survey map, 1896, published 1897 illustrating location of Ivy Cottages (National Library of Scotland)



Extract of Ordnance Survey map, 1909, published 1911 illustrating location of Ivy Cottages (National Library of Scotland)



Extract of Ordnance Survey map, 1955, published 1956 illustrating location of Ivy Cottages (National Library of Scotland)



Extract of Ordnance Survey map, 1970, published 1971 illustrating location of Ivy Cottages (National Library of Scotland)



Aerial imagery, 2013 illustrating location of Ivy Cottages (Google Earth Pro)

- 5.1 An archaeological interpretative survey was undertaken to assess the evidential value, fabric, constructional development, and phasing of 4 Ivy Cottages, Tollgate Lane, Whitemans Green, Cuckfield.
- 5.2 The survey aimed to elucidate the building's chronological development, identify surviving historic fabric, and interpret its evolution. The survey was carried out through direct visual inspection of accessible elements, photographic recording, and analytical observation of the building, its form and fabric in accordance with Historic England's Understanding Historic Buildings (2016). No intrusive investigation was undertaken.

Description

- 5.3 No.4 Ivy Cottages is a two storey dwelling with attic rooms. The building has a double pile plan. Its primary facade, the south elevation, presents as a polite late Georgian brick construction yet the interior retains an earlier timber core. The south elevation is a three bay front with a central doorway and flanking sash windows, set beneath a clay tiled mansard roof which contains two attic rooms. Brick chimney stacks rise from the gable ends of the roof, to the east and west, with the stack to the east being more substantial. The south elevation is primarily Flemish bond, with contrasting colours of burnt grey headers and red stretchers.
- 5.4 The rear (north) of the building is a later brick construction of three bays; the east and west bays are gable roofed with pitches on a north-south alignment and perpendicular to the roof of the southern half of the house. The central bay comprises a flat roof adjoining the gable roofs to the east and west. Two chimney stacks rise above the rear section of the building, at the east and west ends of the flat roof where it meets the adjacent gable roofs. A dormer to the north elevation of the roof to the attic space is visible above the flat roof. The rear elevation shows signs of alteration to the present arrangement of windows and doors at ground level.
- 5.5 No.3 Ivy Cottages adjoins the west of No.4 such that the west elevation of No.4 is not visible except its northern extent at first floor level. No.5 Ivy Cottages adjoins the east elevation, such that the east elevation of No.4 is not visible except for a small section to the north at first floor level.
- 5.6 Internally, the southern element of the building comprises two rooms off a central hallway which leads to a staircase. To the east, the room retains evidence of the timber frame construction of the original building as well as remains of an inglenook fireplace, which has been modified with a later fireplace and grate. The timber-framing is infilled with brick nogging.
- 5.7 The bressummer, or lintel, to the fireplace has evidence of a tapered burn mark. Examples of such marks are found across England on timber framework, including fireplace hearths and mantels from the medieval period to the 19th century. It is most commonly believed that such marks were made as a sign to ward off evil, and recent research suggests they must be intentional rather than accidental marks.

- 5.8 To the west end of the building, the south-west room is relatively plain however the existence of the external chimney stack at this end of the building suggests a former fireplace would have served the room. Originally there was likely to have been some sort of surround around the fire opening, however the fireplace has since been blocked. An opening may remain behind the wall finish.
- 5.9 To the rear of the original single pile building, an extension was added in the 19th century. Today, the rear portion of the house comprises three rooms, with one chimney breast between the two western-most rooms at ground level and rising through to the roof with a rendered chimney stack above. A second chimney breast to the east is only evident at first floor internally and above the roof through to the rendered chimney stack.
- 5.10 The kitchen occupies the eastern end of the 19th century extension with evidence of the partial removal of a former internal wall on a north-south alignment to the east of the internal doorway from the earlier timber framed structure. Remains of the fireplace are evident to the west wall of the kitchen, although it has been modified and partially infilled to create the current brick arch to the wall with no evidence of any earlier fireplace remaining otherwise.
- 5.11 The room at the west end of the 19th century extension is accessed internally from the south. The original exterior wall has been partially removed to create an opening to the extension. A chimney breast remains evident although filled in, to the east end of this room. To the north of the room is a doorway to a small lobby area and WC. The lobby provides access to the outside via the northern elevation of the building.
- 5.12 A main staircase leads from a small lobby area from the front door of the property, between the two rooms in the original range (south range) at ground level. The staircase is carpeted and enclosed.
- 5.13 To the first floor, the room arrangement is two rooms to the front and three to the rear. The room to the south-east retains a fireplace and grate as well as exposed timber joists. The relationship of the timber sash window to the south elevation and the timber beam above suggests the beam predates the window and is indicative of later alterations to the south elevation.
- 5.14 The fireplace in this bedroom seems to be original to the building as it shares the same stack as the inglenook below. The surround appears to be of late 17th /early 18th century origin and likely original to the house as this fireplace heated the main bed chamber.
- 5.15 A room to the south-west of the building is accessed from the top of the main central staircase. It retains exposed joists however there is no evidence of any fireplace having served this room.
- 5.16 To the rear (north) of the first floor, are a further bedroom with chimney stack to the east wall, a bathroom with chimney stack to the west wall, and an en-suite bathroom accessed from the main bedroom via a walk-in wardrobe. A chimney stack to the west wall of the en-suite is present. The chimney stack to the bedroom at the west shows evidence of staining.



Kitchen wall looking west



Staircase from ground to first floor



Exposed ceiling beams to attic space

- 5.17 A secondary staircase is located to north-west corner of the original range of the building, which is now positioned between the two bedrooms at the west end of the building. The timber staircase is on an east-west alignment to reach the attic space which contains two rooms above the original south range of the building.
- 5.18 The attic rooms are divided by an internal partition which runs down the middle of the dormer window to the north elevation. Timber joists are exposed to the ceiling. The chimney stack to the east end of the building is visible in the attic space, although there is no evident chimney breast to the east end. There is no evidence of fireplaces in the attic which would suggest the rooms were not heated via the chimneys.
- 5.19 There is a dormer window to the north elevation of the attic space.

Phasing and development

- 5.20 The Historic England listing description suggests that No.4 Ivy Cottages dates to the late 18th century, however this appears to be based on an external visual assessment of the building and the brick fronted elevation with evident sash windows and proportions associated with the later 18th century, rather than a fuller understanding of the internal fabric and form of the building.
- 5.21 The earliest phase of the building is represented by the two storey single pile three range house on an east-west alignment. Inglenook fireplaces became more widespread to more modest dwellings in the mid to late 16th century and were moving out of fashion by the late 18th century. The presence of end chimneys, rather than a central stack, indicates that the house was conceived from the outset as a more modern, post-medieval dwelling rather than a converted hall house. It is likely to have comprised two ground-floor rooms, both heated by the end stacks, with corresponding chambers above and a stair either squeezed between the rooms or placed within one of them. This configuration accords with the emerging late 17th century tradition of compact, two-room houses occupied by the middling and wealthier rural population in the High Weald. The room heated by the inglenook served originally as the kitchen. The room on the other side of the staircase likely had a much smaller fireplace and served as a parlour.
- 5.22 The inglenook fireplace has been altered with a later fireplace and grate inserted (grate inserted during the late 18th or early 19th century). The timber lintel, or bressummer, and brick jambs do not align as if a single composition, indicating later alterations to the fireplace.
- 5.23 The relationship of the timber sash window frame to the south elevation and the timber beam above suggests the south elevation having been re-fronted. This re-fronting of timber framed buildings in brick characterised the period in the late 18th to early 19th century.



Fireplace to first floor bedroom at east end of 4 Ivy Cottages



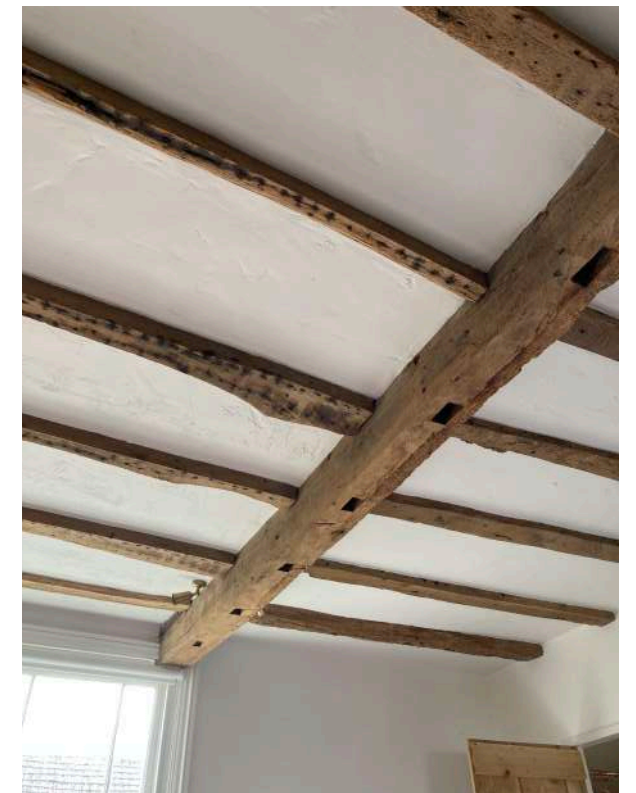
Chimney breast and fireplace and surround to first floor bedroom in 19th century addition



Former inglenook fireplace to ground floor living room at east end of 4 Ivy Cottages



Exposed beams to attic (left) and main bedroom (right)



- 5.24 The main beam to the south-east bedroom displays evidence of empty mortices for studs. A partition to this room would indicate a different plan form and layout of the original building, possibly with the south-east room being smaller than it appears now and with a staircase positioned to the east of the present staircase to the first floor. This may indicate that the present staircase was inserted later, possibly when the building was altered and re-fronted, so as to provide for a more symmetrical and proportioned south elevation and doorway between the windows. Alternatively it may be that the beam was reclaimed from elsewhere and is not in its original position; this supports the case that the current room was historically a single room.
- 5.25 The present door into the south-east room at first floor level appears original, dating to late 17th or early 18th century.
- 5.26 A later staircase and access into the room means that the door is not in its original location, may have been re-used from the earlier room.
- 5.27 In the late 18th to early 19th century, the house underwent alteration when the external framing was replaced and the south elevation re-fronted in brick. The east and west elevation may have been re-fronted as well although the rear (north) appears to have remained as it was with the timber frame exposed (the later extension resulted in this elevation being internalised). There is evidence of nails on the rear timber framed wall which suggests that the building was externally clad.
- 5.28 The box sashes are set behind the brickwork which is characteristic of the later 18th century, and the configuration of panes points to the period around 1820. The timber framed sashes do not have horns which further dates the windows to the pre-Victorian period.
- 5.29 The east elevation of the building at ground floor retains its timber frame internally, with brick nogging infill, albeit there appear to be different phases of infill. The earlier inglenook fireplace has been altered with the addition of a cast iron fireplace and hob-grate which dates the alteration to the late 18th century or early 19th century. This may be contemporary with the re-fronting of the south elevation.
- 5.30 The internal timber joists and bridging beam to the bedroom at the south-east has been retained and later sash window placed adjacent to it, indicating that the window was inserted later. Again, the style of the window dates the change to the late 18th to early 19th century.
- 5.31 While the fashion for the double pile house consisting of a two room deep construction, had emerged during the 17th century, the adoption of this in more modest buildings came later. This extension to the plan form allowed kitchens and service spaces to be accommodated in a rear section of the house.
- 5.32 After the brick re-fronting of the building and later in the 19th century, the building was extended to the north (rear) with a two storey addition. The extension is not timber framed, it is a brick construction. The extension included two chimney breasts to the interior, which passed up through the new first floor and extended as brick stacks above the roof.
- 5.33 The fireplaces inserted to the chimney breasts are relatively simple but clearly distinct from the earlier inglenook to the original timber frame portion of the house and the grate inserted into that fireplace.
- 5.34 The windows to the rear of the property are casement style windows which were popular in the late 19th century.
- 5.35 The roof form of the rear portion of the building suggests that the east and west elements of the range are contemporary. The central section is flat roofed which is not characteristic of the 19th century period of the gabled roof form to the east and west. The flat roof section of the rear section of the building is likely a mid to late 20th century infill as it is unlikely to have been built as such in the Victorian period.
- 5.36 The external brickwork however suggests that the extension was full length and two storied at the same time, although alterations to the doorways and windows to the ground floor are evident in the brickwork.
- 5.37 No.4 Ivy Cottages was described in 1913 as comprising three bedrooms, two attics, a sitting room, kitchen and two scullerys which attests to the fact that the building had been extended by this date.
- 5.38 In more recent times, the chimney stacks to the 19th century extension were cement rendered. An internal dividing wall in the existing kitchen has been partially removed and this has resulted in the loss of the chimney breast and fireplace to the north-east of the building at ground floor level. Any fireplace to the ground floor room at the south-west of the building has been blocked however it is not clear when this was done.
- 5.39 The most recent phases of the building's development have been characterised by modernisation and adaptation, including the insertion of electrical wiring and plumbing, the addition of modern finishes and fittings, and re-use of spaces. These phases have generally respected the principal structural elements and features such as the fireplaces, and allow the legibility of earlier phases and alterations to be understood.



Timber door to first floor main bedroom



Timber framing to living room looking towards kitchen



Example of sash window of re-fronted south elevation of 4 Ivy Cottages



Timber framework to kitchen

- 5.1 The following section is an assessment of the significance of No.4 Ivy Cottages. Planning policy requires an applicant to provide an assessment of the significance of any heritage assets affected by a development proposal.
- 5.2 Significance (for heritage policy), as defined in the NPPF (Annex 2: Glossary), is used to describe the heritage interest of an asset to this and future generations. This interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence but also from its setting.
- 5.3 The setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed, can extend beyond the asset's curtilage, 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 (NPPF, Annex 2: Glossary).
- 5.4 The NPPF introduced the concept of interests to assess the significance of heritage assets, and the PPG (Paragraph: 006 Reference ID: 18a-006-20190723) provides interpretation. These interests are also set out in Historic England guidance (*Statements of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England Advice Note 12, 2019), which echoes the definitions set out in national policy and guidance on the historic environment:
- **Archaeological interest:** there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - **Architectural and artistic interest:** these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship, and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
 - **Historic interest:** an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 5.5 The above criteria reflect NPPF terminology and previous Historic England guidance (*Conservation Principles: Policies and Guidance*, English Heritage, 2008), which proposed values to assess heritage significance (Evidential, Historical, Aesthetic, Communal).
- 5.6 This assessment of significance has been used to inform the proposals in order to minimise impact on the special interest of the listed building, and, where possible, to take opportunities to enhance its special interest.

ARCHAEOLOGICAL INTEREST

- 5.7 A heritage asset will hold archaeological interest if it contains, or has the potential to contain, evidence of past human activity worthy of expert investigation.
- 5.8 No.4 Ivy Cottages possesses archaeological evidence derived from its retained historic fabric, most notably its timber framing, which will hold evidence of the buildings earliest phases and evolution, as well as its construction. Analysis of this fabric could yield further information on its origins. Later alterations have masked the ability to access this evidence, although these alterations may also possess interest in themselves, despite this interest being lesser than the earliest fabric of the building.
- 5.9 The fabric of the building includes clues as to its former use and possible plan form. The adjacent properties, forming part of the designated heritage asset, are likely to contain evidence relating to their construction and evolution, which would support the understanding of the context of the evolution of No.4. This interest would be of a lesser degree than the earliest structure of the group.

ARCHITECTURAL AND ARTISTIC INTEREST

- 5.10 Architectural interest arises from design, craftsmanship, materials, and construction, whether the result of conscious design or vernacular evolution. Artistic interest concerns human creative skill and aesthetic quality, whether expressed through design, composition, or craftsmanship.
- 5.11 The architectural detailing and style seen across the building, as well as evidence contained in its fabric, provides a legible understanding of the main phases of alteration and extension undertaken. Most notably, the primary facade which presents as a polite Georgian structure, which is the product of a clear designed adaptation of an earlier building, encompassing typical features of late 18th or early 19th century architecture. The sash windows and symmetrical frontage are strikingly intended to illustrate the fashion of the period, and do so successfully, although internally the earlier form and timber framing is evident, and can be seen to inform the later Georgian facade.
- 5.12 The later 19th century extension holds lesser interest, although it is characteristic of the extension of earlier buildings to provide additional accommodation and service areas. Alterations to the rear portion of the building and north elevation have compromised the ability to fully understand its evolution.
- 5.13 Internally, the adaptation of fireplaces allows the phases of development to be seen still, while alterations to the plan form and use of the rooms has impacted this.

HISTORIC INTEREST

- 5.14 Historic interest relates to how a heritage asset illustrates or is associated with past lives, events, or developments in society, economy, or culture.

- 5.15 No.4 Ivy Cottages holds some historic interest as an example of a vernacular building with later adaptations which transformed, reflecting rising prosperity and changing fashions and uses in the Georgian period, and again in the later 19th century. This is also seen internally in the alterations and differences to the fireplaces across the building, illustrating changes to heating performance and requirements.
- 6.16 A taper burn mark and possible apopotraic marks to the lintel of the former inglenook fireplace are results of the attitudes and traditions of the building's occupants, and are reflective of a wide ranging belief system of the past.
- 5.17 Whiteman's Green comprises a number of medieval structures which illustrate the prosperity of the area, of which No.4 Ivy Cottages is part.

SETTING OF THE HERITAGE ASSET

- 5.18 Annex 2 of the NPPF (2024) defines the setting of a heritage asset 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.”*
- 5.19 The setting of No.4 Ivy Cottages is heavily informed by its immediate neighbours, which as a whole encompass the designation as a listed building. This group value, expressing the evolution of this part of the village contributes to the greater understanding of No.4. The wider setting, comprising largely 20th century built form as part of the expansion and infill development of the village, is in contrast to the historic form of the village and has largely eroded the ability to understand Ivy Cottages in the context of the historic settlement.
- 5.20 The result of this modern infill development does mean, however, that Ivy Cottages, and No.4 in particular, stand out in terms of the architecture of the area, which provides an ability to understand its architectural interest in contrast to much of its surroundings. This is primarily appreciated from the south. From the rear and from London Road, the modern extensions to Nos.3 and 5 Ivy Cottages, and the erection of the double garage serving No.4, has impeded the ability to view the historic phases of the buildings clearly.



Evidence of burnmark to inglenook bressummer beam



Ivy Cottages from the north-east

7 IMPACT ASSESSMENT

- 7.1 This section appraises the impact of the proposed works on the significance of the Grade II listed No.4 Ivy Cottages and the Whitemans Green Conservation Area. Relevant legislation and national and local planning policy relating to the management and development of the historic environment is set out in Appendix 1 at the end of this report.

Partial removal of wall between Kitchen and Dining Room (ground floor)

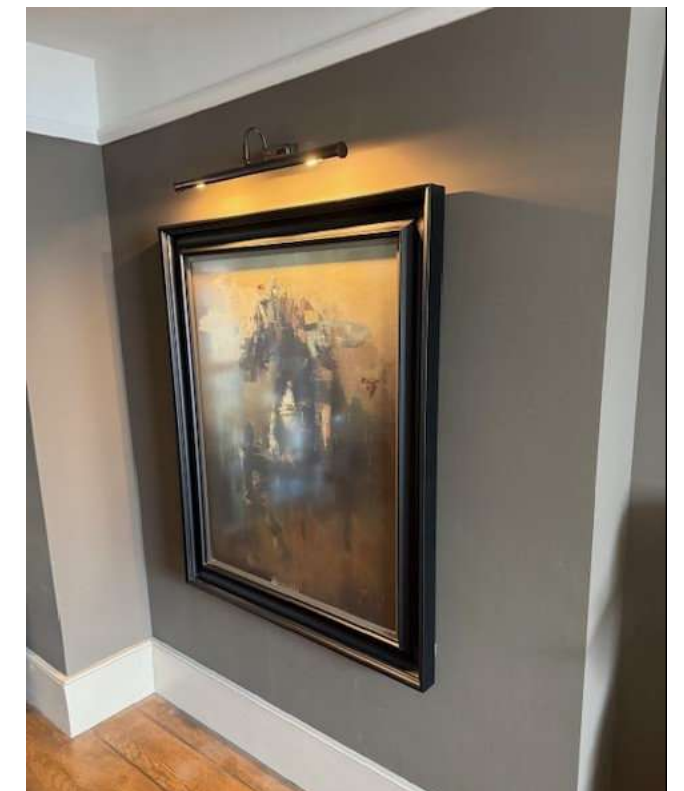
- 7.2 It is proposed to remove part of the existing wall at ground floor level between the Kitchen and Dining Room to create a new direct access between the spaces. The wall is within the 19th century rear extension to the earlier timber framed building which means that none of the earliest fabric of the building, relating to its original form, or the late 18th century/early 19th century re-fronting and alterations of the later Georgian period would be lost or impacted. The proposals seeks to enhance the usability of the spaces with a direct connection between the Kitchen and Dining Room to avoid passing through the wider ground floor rooms to reach each area.
- 7.3 At present, a fitted cabinet is positioned in the alcove between the original timber-framed external wall (now internal) and chimney breast in the kitchen and this would be carefully removed to avoid impacting the timber-framing or exposed brickwork of the chimney breast.
- 7.4 The proposed extent of removal of the 19th century wall would allow for the key elements of the wall, that is the chimney breast and fireplace to remain intact and fully legible. The existing picture rail moulding below ceiling height to the Dining Room would be retained.
- 7.5 The proposed opening would ensure that the division of the rooms would remain legible and the architectural detailing and features are not altered.
- 7.6 The proposed opening would result in a small loss of 19th century fabric however it would not alter the significance of the listed building. The relationship of the original element of the building with the 19th century extension would remain understood.

Reopening and reinstatement of fireplace

- 7.7 It is proposed to reinstate a fireplace to the west internal wall of the living room at the south-west of No.4 Ivy Cottages. At present, the room has no fireplace, with the former opening having been blocked in the past. The presence of a chimney stack to the roof and the evolution of the building would indicate that a fireplace did previously exist to the external chimney breast, although the size of the chimney breast indicates a fireplace less prominent than the inglenook fireplace to the east end of the building.
- 7.8 Evidence for the type of fireplace grate or surround is limited, although a style and date similar to the early 17th or early 18th century fireplace seen within the former inglenook would be appropriate for the location in the earlier timber-framed section of the building.
- 7.9 In reopening the blocked fireplace, modern plasterboard would be removed which would have no impact on the significance of the building. A fireplace in this location would echo the previous form of the room and be in keeping with the character and evolution of the building. As such, the building's significance would be preserved.



Existing kitchen cupboard adjacent to brickwork of chimneybreast



Existing wall between kitchen and dining room

Replacement of canopy above front door

- 7.10 The existing canopy over the front door to the south elevation of the building has experienced deterioration and it is proposed to replace it on a like-for-like basis. It is proposed to replicate the scale and detail of the existing canopy, with the potential to re-use the existing brackets if they are deemed sound once works commence.
- 7.11 In replacing the deteriorating canopy on a like-for-like basis, there would be some loss of historic fabric, however material that can be re-used would be. The appearance and character of the building, with its Georgian period re-fronting and detailing would be preserved, and the understanding of the evolution of the building would remain legible, with the canopy representing part of that storey.
- 7.12 The like-for-like basis or replacement would ensure the character and appearance of the Whitemans Green Conservation Area is preserved.



Existing wall to west elevation of living room at west of cottage



Existing canopy above front door, south elevation, with detail of brackets

8 CONCLUSION

- 8.1 No.4 Ivy Cottages is a timber framed building which was re-fronted and altered internally in the late 18th/early 19th century and was extended to the rear in the later 19th century. Nos.3 and 5 Ivy Cottages were constructed to the east and west of No.4 in the mid to late 19th century in two separate phases. Ivy Cottages and the properties at Tollgate Lane are within the Whitemans Green Conservation Area.
- 8.2 The proposed works seek to recognise the significance of Ivy Cottages as a designated heritage asset. The proposals are limited in scale and avoid impacts on the architectural detailing of the interior form of the building.
- 8.3 There would be a minor loss of fabric to the Victorian wall to the rear section of the building, however the form and spatial arrangement of the interior would remain legible. In reopening a former fireplace, the room would see the reinstatement of an historic feature, where an appropriate fireplace and surround, reflecting the evolution of the fireplaces within No.4 Ivy Cottages, could be sited.
- 8.4 The exterior replacement of the canopy to the south elevation would ensure the preservation of the Georgian facade and the character of the Whitemans Green Conservation Area.
- 8.5 Overall, the elements which contribute to the significance of Ivy Cottages would be preserved. The works would be in keeping with the existing form and character of the interior. This preservation of significance, or special interest, would be in accordance with the requirements of the Planning (Listed Buildings & Conservation Areas) Act 1990, the NPPF, and the relevant policies of the Mid Sussex District Plan and the Cuckfield Neighbourhood Plan.

APPENDIX 1: LEGISLATION AND POLICY CONTEXT

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.”

In relation to development within Conservation Areas, Section 72(1) reads: *“Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

Policy relating to the historic environment is set out at national level within the National Planning Policy Framework (NPPF). Policy relating to the historic environment is set out at local level within the Mid Sussex District Plan 2014-2031 and the Cuckfield.Neighbourhood Plan.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Chapter 16 (Paragraphs 202 to 221) of the NPPF updated and adopted in December 2024 constitute the Government’s national guidance and policy regarding development relating to the historic environment.

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.

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.”

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.”

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.”

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

In determining applications, LPAs should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance. And sufficient to understand the potential impact of the proposals on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site includes, or has potential to include, heritage assets with archaeological interest, LPAs should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (para 207).

In para 210 it states that ‘In determining applications, local planning authorities should take account of:

- 1) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- 2) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- 3) the desirability of new development making a positive contribution to local character and distinctiveness.

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, ‘irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’ (para 212).

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 (para 213).

Local planning authorities should refuse consent where a development proposal will lead to substantial harm or total loss of significance, unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss, or a number of other tests can be satisfied (para 214).

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 (para 215).

LOCAL POLICY – MID SUSSEX DISTRICT COUNCIL

The site lies within the boundary of the Mid Sussex District Council Authority. The **Mid Sussex District Plan 2014-2031** was adopted in March 2018. The following policies within the District Plan relate to the historic environment and are relevant in relation to the present proposals:

APPENDIX 1: LEGISLATION AND POLICY CONTEXT

Policy DP34: Listed Buildings and Other Heritage Assets:

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 uPVC 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.

Policy DP35: Conservation Areas

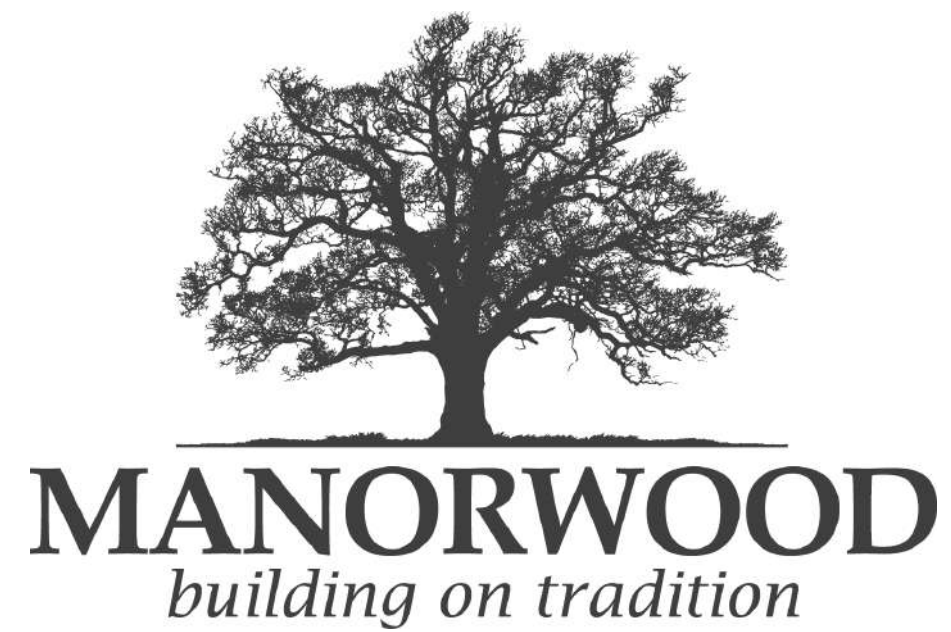
Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:

- New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;
- Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;
- Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;
- Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;
- Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;
- New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.

Development will also protect the setting of the conservation area and in particular views into and out of the area.

New buildings of outstanding or innovative design may be acceptable in conservation areas provided that their impact would not cause material harm to the area.

The **Cuckfield Neighbourhood Plan 2011-2031** was adopted in October 2014. Policy CNP 1 - Design of New Development and Conservation states that new development should be designed to a high quality which responds to the heritage and distinctive character and reflects the identity of the local context of Cuckfield as defined on Map 3 - Conservation Areas and Character Areas. The Policy also requires that new development is sympathetic to the setting of any heritage asset.



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