

Historic Building Recording

Written Scheme of Investigation

**West Hoathly Brickworks, Hamsey Road,
Sharpthorne, East Grinstead**

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Ref: 4352

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1 Introduction

- 1.1 Smith Jenkins Planning & Heritage have been commissioned on behalf of Ashill Regen Ltd to undertake a Historic Building Recording of West Hoathly Brickworks (hereafter also referred to as 'the Site'). Works detailed in this Written Scheme of Investigation (hereinafter referred to as 'WSI') will cover the production of a Historic Building Record to Historic England or the Council. This WSI has been reviewed and signed off by Paul Crisp, Senior Director, Chartered Town Planner and full member of the Institute of Historic Building Conservation.
- 1.2 The works have been required by Mid Sussex District Council to satisfy a condition attached to the granting of planning permission for the demolition of existing structures and redevelopment of the Site to provide 108 residential dwellings (Ref: DM/23/0827). The condition is as follows:

DM/23/0827 - Condition 11

No demolition, development or conversion works shall take place until a Written Scheme of Investigation for a programme of historic building recording work has been submitted to and approved in writing by the local planning authority. This will include a comprehensive photographic survey of the surviving built evidence of the former industrial site.

Reason: In the interests of the significance of a heritage asset and to accord with Policy DP34 of the District Plan and the NPPF.

- 1.3 This WSI is intended to outline the scheme of investigation for an historic building record and is to be agreed by the Council prior to the undertaking and submission of the record. The building record is subject to a separate condition:

DM/23/0827 - Condition 12

No demolition, development or conversion works shall take place until the satisfactory completion of the historic building recording fieldwork in accordance with the submitted and approved Written Scheme of Investigation.

Reason: In the interests of the significance of a heritage asset and to accord with Policy DP34 of the District Plan and the NPPF.

Site location & description

- 1.4 The Site is located at the former brickworks in Sharpthorne, approximately 10.5 km to the south-east of Crawley (NGR 537307 133009), east of the former East Grinstead to Lewes railway line and is accessed through Hamsey Road. While most of the buildings in this complex are more recent modern additions, the 'Old Workshop' dates to the late 19th century and is the oldest surviving building. It is not listed, nor has Mid Sussex Council identified it as a non-designated heritage asset (NDHA), however it does hold a level of historic interest due to its age.
- 1.5 A site location plan has been provided in Appendix A.

Aims and objectives

- 1.6 This WSI has been prepared with reference to *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England 2016) and the Chartered Institute for Archaeologists (CIfA) document *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (CIfA 2014).
- 1.7 A Building Record of **Level 2** (as per the Historic England Guidance above), is considered sufficient for the historic portion of the former 'Old Workshop' (the extent of which is shown in the aerial view on the following page), due to its level of interest. It is also considered appropriate that the rest of the Site is recorded at **Level 1** (exterior only). This will enable context to be provided for the historic building and is considered a sufficient level of detail for the modern buildings within the Site, which hold no historic interest. These buildings are illustrated in Figure 1.1.



Figure 1.1 – Aerial image of the Site. Building proposed for Level 2 Recording highlighted in yellow (remaining Site buildings proposed for Level 1 Recording).

Limitations

- 1.8 The West Hoathly Brickworks is a vacant site, and whilst access should be possible into the 'Old Workshop' for an internal record, later alterations to the Site or its lack of recent use may mean that there are limited features of interest remaining.

Output

- 1.9 The proposed Historic Building Recording will produce a photographic, written and drawn record of the two non-designated heritage assets. The output from this process will be:
- i) A written account, in line with level 2 of the Historic England guidance, will detail the historic development of the Site, alongside drawings and annotated photographs of the building and its key features – this comprises the '**Record**';
 - ii) A collection of drawings, photographs and site notes – this comprises the '**Archive**'. This will be at Level 2 for the historic brickworks building, and Level 1 for the rest of the built form on Site.
- 1.10 The main objectives of a Level 2 Historic Building Recording (for the historic portion of the Site) are to:
- Produce a descriptive record, with an introductory written description as well as a systematic account of the key historic elements of the structure, including the current form, function, likely date, and history, along with any details on significant architectural features related to these elements;
 - Undertake a photographic record that captures the overall appearance of the principal facades and layout and form of the building, with which to annotate the Level 2 Historic Building Record;
 - This will be accompanied by plans marking the location and directions of all photographs:
 - Ground Floor – photographic locations (if / where photography is possible).
 - Site plan – external photographic locations.
 - Include sketched plans, with key elements of the building examined, highlighting the location of those parts photographed to support the associated reporting:
 - Existing elevations.
- 1.11 The main objectives of a Level 1 Historic Building Recording (for the wider Site) are to:
- Produce a basic visual record, used to identify the Site buildings' age, location and type. This will assist with an understanding of the holistic development of the Site.
 - This will consist of a photographic record of the exteriors of the modern buildings within the Site, which will supplement the Level 2 recording of the historic building.
 - It is also proposed to include a phasing plan of the entire Site, to allow for an understanding of its development over time.

2 Historic Background

- 2.1 Sharpthorne is a small village located in the Mid Sussex district of West Sussex, dating back to the 11th century. The village was mentioned in the Domesday Book as “Sceapthorn” translating as “sharp thorn”.



Figure 2.1. OS Map 1874 (Source – National Library of Scotland [NLS])

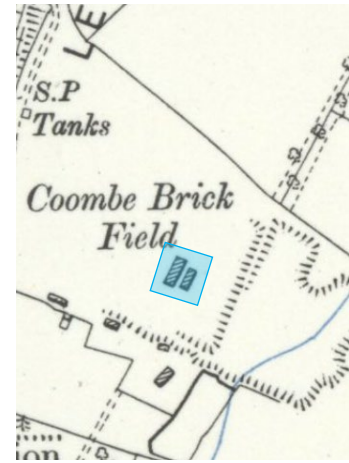
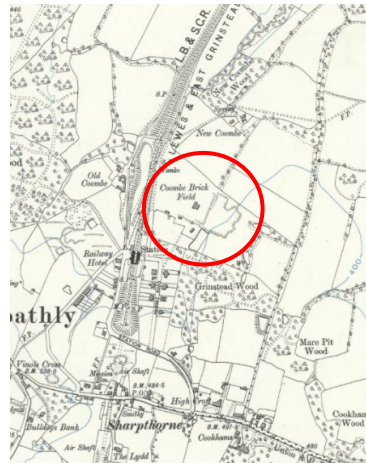


Figure 2.2. (Left) and 2.2(a) (Right) OS Map 1909 (Source – NLS)

- 2.2 The land around the Site remained rural and agricultural in the late 19th century (figure 2.1), with Old Combe (Combe) and New Combe (Combe) to the west and north east of the Site. Old Combe is a Grade II listed building (NHLE: 1096938) with late 16th century origins and later additions such as a raised roof added in the 18th century, and further additions in the 20th century.
- 2.3 The Brickworks was opened in 1880 and is illustrated on mapping from 1909 as “Combe Brick Field” (figure 2.2). From 1909 there is significant development along Top Road in the village of Sharpthorne, coupled with residential development along Hamsey Road to the south of the Site (figure 2.2). The ‘Old Workshop’ is visible on mapping from 1909 and highlighted in blue on Figure 2.2(a) as likely to be one of the two structures.
- 2.4 The arrival of the Brickworks was closely linked to the coming of the railways, in which the Lewes and East Grinstead Railway Act of 1877 allowed for the construction of a line by the London Brighton and South Coast Railway Act of 1887. The new line opened in 1882, running until; 1958, followed by the demolition of the station building in 1967.
- 2.5 The arrival of the railway facilitated the vast distribution of fired bricks, resulting in a demand for brick manufacturing in Sussex, with reports of 128 brickmakers advertising in 1882, peaking at 194 in 1894. The Site was one of a large number of sites opened in the late 19th century period.
- 2.6 From 1949, the Sharpthorne Brickworks continued to expand east, and there was minimal development along Top Road in the village of Sharpthorne as illustrated in figure 2.3 and 2.4.

- 2.7 The brickworks were purchased by Ibstock in 1976; who subsequently closed the engineering side of the Sharpthorne premises in 1983 but retained the traditional clamp-fired brick facility in responses to the ongoing market for bricks used in repairing historic buildings.
- 2.8 From 2001 the Site has been largely as it is today, with established outbuildings including the 'Old Workshop' illustrated in figure 2.5. Newer buildings on the Site comprised offices, workshops, clam sheds, a canteen, a clary preparation shed and drier facilities.
- 2.9 In the last 50 years the Site has undergone development as a result of the following granted planning permissions:
- i) HO/003/76: Extension to office block at first floor level. Approved 23rd March 1976
 - ii) HO/002/78: Extension to office block at ground level to provide staff amenities. Approved 21st March 1978.
 - iii) HO/001/84: Showroom extension to main office block. Approved 2nd February 1984
 - iv) 02/0010/C3REG: The extension of three brick clamp sheds. No objection 4th March 2002.



Figure 2.3. Aerial Photo 1949 (Source – National Library of Scotland)



Figure 2.4. OS Map 1962 (Source – National Library of Scotland)



Figure 2.5. Satellite Photo 2001 (Source – Google Earth)

3 Methodology

3.1 The methodology for the Level 2 / Level 1 Historic Building Recording will be carried out in accordance with *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England 2016) and the Chartered Institute for Archaeologists (CIfA) document *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (CIfA 2014).

3.2 Prior to any demolition or building works, recording will be carried out for West Hoathly Brickworks in line with a Level 2 and Level 1 survey as defined by Historic England guidelines (Historic England 2016).

3.3 As defined by Historic England, a Level 2 survey:

'...is a descriptive record, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.' (HE 2016).

3.4 And a Level 1 survey:

'...is essentially a basic visual record, supplemented by the minimum of information needed to identify the building's location, age and type. This is the simplest record, and it will not normally be an end in itself, but will be contributory to a wider study. Typically it will be undertaken when the objective is to gather basic information about a large number of buildings – for statistical sampling, for area assessments to identify buildings for planning purposes, and whenever resources are limited and much ground has to be covered in a short time. It may also serve to identify buildings requiring more detailed attention at a later date... Level 1 surveys will generally be of exteriors only, though the interior of a building may sometimes be seen in order to make a superficial inspection and to note significant features. Only if circumstances and objectives allow will any drawings be produced, and these are likely to take the form of sketches.' (HE 2016).

Photography

3.5 The photographic recording will be undertaken in a digital format using a high Megapixel camera. Multiple shots will be taken to ensure a high quality visual of each element of the building is captured and the position of each photo will be illustrated on an appropriate plan. The photos will record the interior of the historic building (where possible) and exterior facades of all buildings and any particular features of interest within the 'Old Workshop'. It will also record general views of the buildings and their context with each other in the wider site.

- 3.6 The photographic register will be accompanied by a written account of the buildings. On Site Comment will be made on general condition, construction, materials, fenestration, later interventions or additions and anything else pertinent to the historic record.

Report and archive preparation

- 3.7 Following the completion of the site survey and photographic record, a historic building record will be completed. The report will include the following:
- Introduction;
 - Aims & methodology;
 - Historic background (including any maps and photographs);
 - Historic building record and photographic record.
- 3.8 A draft copy of the 'Report' will be submitted to the planning authority for their review. Once approved, a digital copy of the final 'Report' and 'Archive' will be submitted to the West Hoathly Local History Archive or any other archive requested by Mid Sussex District Council.

4 Other information

Health & safety

- 4.1 A risk assessment for the site survey for the Historic Building Recording will be produced prior to the commencement of site works. Staff present on site will be required to wear appropriate Personal Protective Equipment (PPE), which will be issued as necessary.
- 4.2 The Heritage Consultant(s) will also adhere to all statutory provisions and by-laws relating to the work in question, especially the Health and Safety at Work Act 1974, in particular Part I, Section 7:

'It shall be the duty of every employee while at work –

(a) to take reasonable care for the health and safety of himself and of other persons who may be affected by his acts or omissions at work; and

(b) as regards any duty or requirement imposed on his employer or any other person by or under any of the relevant statutory provisions, to cooperate with him so far as is necessary to enable that duty or requirement to be performed or complied with.'

Project management

- 4.3 Sophie Waite (Senior Consultant, Heritage & Townscape, Smith Jenkins) will be responsible for the overall management of the project and production of the Historic Building Recording report. The project will be overseen by Paul Crisp (Senior Director, Heritage & Townscape, Smith Jenkins). They have the required experience and qualifications to prepare such a report.

Programme

- 4.4 The Historic Building Recording will be undertaken within 4 weeks from the sign off of the WSI.

