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HERITAGE STATEMENT & STATEMENT OF SIGNIFICANCE

in connection with

The demolition of existing single storey flat roof rear extensions and first floor flat roof dormer windows, erection of two storey rear extensions on the footprints of the existing single storey extensions and erection of replacement dormer windows. Refurbishment of the existing flats and erection of a two-storey side extension to provide two additional flats

At

The Cuckfield Cottage Homes, Church Platt, Cuckfield, RH17 5LA



**INSTITUTE • OF • HISTORIC •
BUILDING • CONSERVATION**

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1.0 Overview and Summary

- 1.1 The Cuckfield Cottage Homes are currently six flats located within three cottages dating to c.1881-2. The Cuckfield Cottage Homes are not listed statutorily or locally but have been identified in previous pre-application advice (LPA Ref: DM/23/1206) as a Non-Designated Heritage Asset (NDHA). They are located within the Cuckfield Conservation Area and are also within the setting of a number of listed buildings and structures. These include; Parish Church of Holy Trinity (listed grade I), Monument Approximately 2 Metres South Of West Tower Of Church (listed grade II), Monument To Robert Chatfield Approximately 5 Metres South Of Tower Of Church (listed grade II), Monument Approximately 5 Metres South Of Item 8/17 (listed grade II), Monument Approximately 5 Metres South Of Corner Of Nave Of Church (listed grade II), Monument Approximately 5 Metres South Of South Porch Of Church (listed grade II), Monument Approximately 5 Metres South Of Item 8/21 (listed grade II), Monument To Peter Beckley Approximately 3 Metres South Of Item 8/22 (listed grade II), Monument To Mrs Pheebe Webber, Approximately 1/2 Metre South Of Item 8/23 (listed grade II), Monument To Joseph Fuller Approximately 30 Metres South Of Church (listed grade II), Monument To (Thomas?) Pockney (listed grade II), Monument Approximately 20 Metres South Of Nave Of Church (listed grade II), Monument To Rev Edward Frank, Approximately 1 Metre To North East Of Item 8/29 (listed grade II), Kelsley Monument Approximately 5 Metres South Of Chancel Of Church (listed grade II), Monument Approximately 2 Metres South Of Item 8/29 (listed grade II), Monument To Elizabeth Webber Approximately 5 Metres South Of Item 8/30 (listed grade II), Monument To Richrad Uwins Approximately 6 Metres South Of Item 8/30 (listed grade II), Monument To Henry Bowles, 1 Metre East Of East Window Of Church (listed grade II), Lychgate, Wall And 4 Gate Piers To North West Of Church (listed grade II), Monument Approximately 1 Metre West Of North Porch (listed grade II), Monument To Elliot Wood, Approximately 5 Metres North Of Sergison Chapel (listed grade II), Churchyard Cottages (1-3) (listed grade II), Lychgate To North Of Church (listed grade II), Cuckfield Church Of England Primary School (listed grade II), Ye White Harte Inn (listed grade II), Chantry Cottage (listed grade II). The site is also within an Archaeological Notification Area.
- 1.2 This application is for planning permission for the demolition of existing single storey flat roof rear extensions and first floor flat roof dormer windows, erection of two storey rear extensions on the footprints of the existing single storey extensions and erection of replacement dormer windows. Refurbishment of the existing flats and erection of a two-storey side extension to provide two additional flats for Cuckfield Cottage Homes Trust.
- 1.3 This Heritage Statement considers the heritage value and significance of the heritage assets (NDHA, conservation area and listed buildings/structures) and the impact the proposals will have upon their significance. Due to the location of the proposed extension it is not considered there would be an effect on the significance of a number of the nearby listed buildings and structures by a change within their setting. Therefore it is not proposed to assess the effect on the significance of the following designated heritage assets; Monument To Henry Bowles, 1 Metre East Of East Window Of Church (listed grade II), Lychgate, Wall And 4 Gate Piers To North West Of Church (listed grade II), Monument Approximately 1 Metre West Of North Porch (listed grade II), Monument To Elliot Wood, Approximately 5 Metres North Of Sergison Chapel (listed grade II), Churchyard Cottages (1-3) (listed grade II), Lychgate To North Of Church (listed grade II), Cuckfield Church Of England Primary School (listed grade II), Ye White Harte Inn (listed grade II), Chantry Cottage (listed grade II). Any effect on below ground archaeology is outside of the scope of this report.

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- 1.4 The proposed alterations would preserve the significance of The Cuckfield Cottage Homes as a NDHA, Cuckfield Conservation Area and the nearby listed buildings and structures; Parish Church of Holy Trinity (listed grade I), Monument Approximately 2 Metres South Of West Tower Of Church (listed grade II), Monument To Robert Chatfield Approximately 5 Metres South Of Tower Of Church (listed grade II), Monument Approximately 5 Metres South Of Item 8/17 (listed grade II), Monument Approximately 5 Metres South Of Corner Of Nave Of Church (listed grade II), Monument Approximately 5 Metres South Of South Porch Of Church (listed grade II), Monument Approximately 5 Metres South Of Item 8/21 (listed grade II), Monument To Peter Beckley Approximately 3 Metres South Of Item 8/22 (listed grade II), Monument To Mrs Pheebe Webber, Approximately 1/2 Metre South Of Item 8/23 (listed grade II), Monument To Joseph Fuller Approximately 30 Metres South Of Church (listed grade II), Monument To (Thomas?) Pockney (listed grade II), Monument Approximately 20 Metres South Of Nave Of Church (listed grade II), Monument To Rev Edward Frank, Approximately 1 Metre To North East Of Item 8/29 (listed grade II), Kelsley Monument Approximately 5 Metres South Of Chancel Of Church (listed grade II), Monument Approximately 2 Metres South Of Item 8/29 (listed grade II), Monument To Elizabeth Webber Approximately 5 Metres South Of Item 8/30 (listed grade II), Monument To Richrad Uwins Approximately 6 Metres South Of Item 8/30 (listed grade II). This would be compliant with national and local policy on heritage assets.

2.0 Heritage Policy and Guidance Summary

Legislation

- 2.1 Where development has the potential to affect the historic environment and its heritage assets the legislative framework includes the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 16(2) requires a local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest that it possesses when considering applications for listed building consent. Section 66(1) of the 1990 Act sets out that a planning authority will also exercise this same special regard in carrying out their planning functions. Section 72(1) states special attention shall also be paid to the desirability of preserving or enhancing the character or appearance of that area.

National policy

- 2.2 The legislative framework informs the National Planning Policy Framework (NPPF), which was most recently revised in December 2024, and sets out the overarching principles for sustainable development, including development which affects the historic environment. The NPPF seeks to achieve sustainable development by pursuing economic, social, and environmental gains simultaneously. The NPPF recognises that protection and enhancement of the historic built environment is an essential part of sustainable development¹, and sets out that it is a core planning principle to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations².
- 2.3 The specific policies in respect of the historic environment are contained within Section 16 of the NPPF. Paragraph 207 requires applicants to describe the significance of any heritage asset that would be affected by a development proposal, including any contribution made by their setting, to an appropriate level of detail.

¹ NPPF Paragraph 8(c), page 5

² NPPF Paragraph 184, page 54

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- 2.4 Paragraph 210 states that in determining applications, local authorities should take account of the desirability of sustaining and enhancing heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness. This same requirement for sensitive development is reiterated within the design policies of the NPPF which set out that permission should be refused for poor design, taking into account any local design standards or style guides in supplementary planning documents. Conversely, where design accords with clear expectations in plan policies, design should not be a reason for refusing consent³.
- 2.5 Paragraphs 212-216 of the NPPF relate to decision taking in relation to proposals that would cause harm to designated heritage assets. Paragraph 212 states that in 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 (the more important the asset, the greater the weight should be). Paragraph 213 sets out 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.
- 2.6 Where substantial harm would occur, NPPF paragraph 214 requires consent be refused, unless the substantial harm is necessary to achieve substantial public benefits that outweigh the loss, or where a number of stringent tests can be demonstrably applied. Where the harm caused would be less than substantial (as with the proposal under consideration), the harm should be weighed against the public benefits associated with the proposal (Paragraph 215). Public benefits are described in the accompanying Planning Practice Guidance (PPG), and include heritage benefits such as sustaining and enhancing the significance of a heritage asset, reducing risks to an asset, or securing an optimum viable use in support of its long-term conservation⁴.
- 2.7 Paragraph 216 relates to non-designated heritage assets where a balanced judgement must be made about regarding the scale of any harm or loss to their significance. Sites of archaeological interest equivalent to a scheduled monument, should be treated as a designated heritage asset.
- 2.8 In relation to the setting of designated heritage assets and development within Conservation Areas, the NPPF states at paragraph 219 that local planning authorities should look for opportunities for new development to enhance or better reveal their significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole⁵.

Local Policy

Mid Sussex District Plan 2014-2031

- 2.9 Policy DP1 embeds the overall strategic objectives for the District by seeking to promote economic growth in the context of the environmental, ecological and landscape constraints within the area.
- 2.10 Policy DP26: "Character and Design"
- "All development and surrounding spaces, including alterations and extensions to existing buildings*

³ NPPF Paragraph 128, page 39

⁴ National Planning Practice Guidance, Paragraph 020 Reference ID: 18a-020-20190723

⁵ NPPF Paragraph 207, page 58

and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- is of high quality design and layout and includes appropriate landscaping and greenspace;*
- contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- protects open spaces, trees and gardens that contribute to the character of the area;*
- protects valued townscapes and the separate identity and character of towns and villages;*
- does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);*
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- positively addresses sustainability considerations in the layout and the building design;*
- take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- optimises the potential of the site to accommodate development.”*

2.11 DP34: Listed Buildings and Other Heritage Assets states that:

“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."

2.12 Policy DP35: Conservation Areas states that:

"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".*

Saved Policies of the Mid Sussex Local Plan 2004

- 2.13 A number of policies from the Mid Sussex Local Plan 2004 have been saved. Those of relevance here have been reviewed, but do not alter the general policy implications of the more recent District Plan set out above, and so are not replicated here.

3.0 Methodology

- 3.1 The aim of this Statement is to assess the value or significance of the identified heritage assets including their settings and to consider the sensitivity of the assets to accommodate change.
- 3.2 Beyond the criteria applied for national designation, the concept of value can extend more broadly to include an understanding of the heritage values a building or place may hold for its owners, the local

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community or other interest groups. These aspects of value do not readily fall into the criteria typically applied for designation and require a broader assessment of how a place may hold significance. In seeking to prompt broader assessments of value, Historic England's Conservation Principles categorises the potential areas of significance (including and beyond designated assets) under the following headings:

Evidential value	Derives from the potential of a place to yield evidence about past human activity...Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them...The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement
Aesthetic Value	Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects... Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive'
Historic value	Derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative... Association with a notable family, person, event, or movement gives historical value a particular resonance...The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value'
Communal Value	Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it... Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Some may be comparatively modest, acquiring communal significance through the passage of time as a result of a collective memory of stories linked to them...They may relate to an activity that is associated with the place, rather than with its physical fabric... Spiritual value is often associated with places sanctified by longstanding veneration or worship, or wild places with few obvious signs of modern life. Their value is generally dependent on the perceived survival of the historic fabric or character of the place, and can be extremely sensitive to modest changes to that character, particularly to the activities that happen there

Figure 1) Heritage Values, extracted from Conservation Principles 2008

- 3.3 In summary, Evidential value relates to the physical remains of a building/structure and its setting; Aesthetic value relates to the visual qualities and characteristics of an asset; Historic values to the age and history of the asset and/or the strength of its tie to a particular architectural period, person, place or event; Communal value relates to the role an asset plays in a historic setting, and what it means to that place or community. It can be also linked to the use of a building, which is perhaps tied to a local industry or its social and/or spiritual connections.
- 3.4 Historic England's Conservation Principles (2008) also considers the contribution made by setting and context to the significance of a heritage asset.

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Setting is an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape.

Context embraces any relationship between a place and other places. It can be, for example, cultural, intellectual, spatial or functional, so any one place can have a multi-layered context. The range of contextual relationships of a place will normally emerge from an understanding of its origins and evolution. Understanding context is particularly relevant to assessing whether a place has greater value for being part of a larger entity, or sharing characteristics with other places”⁶

- 3.5 In order to understand the role of setting and context to decision-making, it is important to have an understanding of the origins and evolution of an asset, to the extent that this understanding gives rise to significance in the present. Assessment of these values is not based solely on visual considerations but may lie in a deeper understanding of historic use, ownership, change or other cultural influence – all or any of which may have given rise to current circumstances and may hold a greater or lesser extent of significance.
- 3.6 Once the value and significance of an asset has been assessed, the next stage is to determine the ‘magnitude’ of the impact brought about by the development proposals. This impact could be a direct physical impact on the assets itself or an impact on its wider setting, or both. Impact on setting is measured in terms of the effect that the impact has on the significance of the asset itself rather than setting being considered as the asset itself.

4.0 Statement of Significance

- 4.1 Significance is considered to be the sum of the cultural and natural heritage values of a place, as defined by its evidential value (the potential of a place to yield evidence about past human activity); historical value (the ways in which past people, events and aspects of life can be connected through a place to the present), aesthetic value (the ways in which people draw sensory and intellectual stimulation from a place) and communal value (the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory) (Historic England, formerly English Heritage, Conservation Principles, Policies and Guidance 2008).

5.0 Historic Overview

Cuckfield

- 5.1 The following is summarised from the Cuckfield Conservation Area Appraisal produced by Mid Sussex District Council, 2006, Cuckfield Society History webpage⁷ and the Cuckfield Historic Character Assessment Report October 2005.⁸
- 5.2 The name Cuckfield is possibly derived from the late 11th and early 12th century spelling Cucu or Kuku for cuckoo suggesting that the place name simply means ‘cuckoo inhabited open country’. In the Weald, the field element is associated with ridges and areas of later medieval downland or common.

⁶ Conservation Principles (2008) page 39

⁷ Cuckfield Society, *History of Cuckfield* accessed at <https://www.cuckfield.org/page.php?pg=37> on 23rd September 2025

⁸ Harris, Roland, B., *Cuckfield Historic Character Assessment Report*, October 2005 accessed at <https://www.midsussex.gov.uk/media/2530/cuckfield-character-assessment-report.pdf> on 23rd September 2025

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This suggests the woodland was thinner here than elsewhere within the Weald or had been cleared for grazing.

- 5.3 Cuckfield was first recorded in 1091 when William 2nd Earl Warenne confirmed the endowment of the Cluniac Priory of St Pancras in a Charter. There is no reference of the village in the Domesday Book.
- 5.4 In 1202 Adam de Cucufeld gave the monks a gift of land for the Church of the Holy Trinity and in 1245 Richard de la Wych, Bishop of Chichester made the church independent from the Lewes Priory by creating a vicarage and appointing its first vicar Walter de Warnecamp.
- 5.5 The village was granted a market charter by Henry III in 1255. Markets were held on a Tuesday with a fair on 8th and 9th September. It is likely that the southern boundary of the market place was the churchyard and the northern one along the line of Ockenden Lane.
- 5.6 In 1296 the Subsidy Roll records 55 householders in Cuckfield and Hurstpierpoint and in 1327 30 in Cuckfield alone. The 1379 poll tax shows 100 people over the age of 13 were living in Cuckfield. This included 2 tanners, 1 blacksmith, 1 cooper, 2 carpenters, 5 tailors, 1 thatcher, 54 married labourers and 34 bachelors or spinsters.
- 5.7 The village developed as a successful medieval market place and later became an important coaching stop on the route between London and Brighton. Another industry which had a significant impact on the economy of the village was iron production. A number of local families were owners and operators of furnaces and forges in the late 16th and 17th centuries.
- 5.8 By 1724 the number of families in Cuckfield was recorded as 270 in the Bishops Commission.
- 5.9 In 1761 the first direct road from Cuckfield to London was made, re-routing the road to Brighton. The earliest notice of London to Brighton stage coaches was in 1780.
- 5.10 In the 19th century the arrival of the railways brought the coaching industry to an end. The new railway line between London and Brighton was routed through Haywards Heath with a new station built there and opened in c.1841. The station attracted businesses and residences so that Cuckfield was soon eclipsed by a new town with its own parish.
- 5.11 While Cuckfield avoided becoming engulfed by the expansion of Haywards Heath, the economy of the village changed to be increasingly suburban based on commuting and a retired population, but this has allowed it to retain its village character.

The Cuckfield Cottage Homes

- 5.12 The Cottage Homes were founded in 1881 when the Sergison Trust conveyed Church Field on the west side of the churchyard to Miss Mary Frances Maberly, daughter of a former Vicar of Cuckfield. She acquired the land for the construction of the line of three cottages now known as The Cottage Homes. In 1882 the homes were ready to receive their first residents.

- 5.13 Originally the houses were built as three cottages and not six flats, this was a later alteration. The residents who were originally allowed to live at the cottages did so on the condition that they may have to have a lodger if the Trustees required it.
- 5.14 The homes were formally opened with a service of dedication taken by the Revd Mount at The Church of the Holy Trinity.
- 5.15 Between the 1880s and 1940s the homes changed very little. They still had outside shared toilet facilities, no running water (other than for WCs), brick floors in the kitchens, no electricity, and at least one upstairs flat that gained access through the kitchen of the downstairs flat.
- 5.16 Following the death of Ms Best in 1943, who had been one of the Trustees of the cottages, she bequeathed £1000 for the provision of two new cottages to be located to the southern end of the existing building. However with the onset of war and the rising cost of building materials, it was not possible to build the cottages. Instead the Trustees sought a change to the conditions of her will to allow them to modernise the existing accommodation providing electricity and indoor sanitation.⁹

Holy Trinity Church

- 5.17 A document from 1200 first records the Church of the Holy Trinity, Cuckfield. Although it is not clear what form the early church took, it was likely a simple single cell stone structure by the 12th century which was then extended in the 13th century by the creation of the southern aisle and the erection of the lower part of the tower.
- 5.18 Over the following 200 years preceding the Reformation, the church was extended first to the north, excavating the land to create the space for the north aisle and later to the east, with a new chancel arch just in front of the former old east wall, creating a much larger chancel and associated side aisle. The height of the nave was also raised, matching the new chancel, new clerestory windows were installed, and the second section of the tower added. The church as recognised today dates to the 15th century when the building was re-roofed with a single span roof, closing the clerestory windows and the spire added.
- 5.19 In the 19th century the church was extensively reordered by Bodley and Kempe in the style of Pugin and the emerging Oxford Movement.
- 5.20 It was reordered again in 2012 with new flooring, layout and furniture .

⁹ Thunder, David, *The Cuckfield Cottage Homes: A Short History In Celebration of the 125th Anniversary 1882-2007*

Historic Mapping

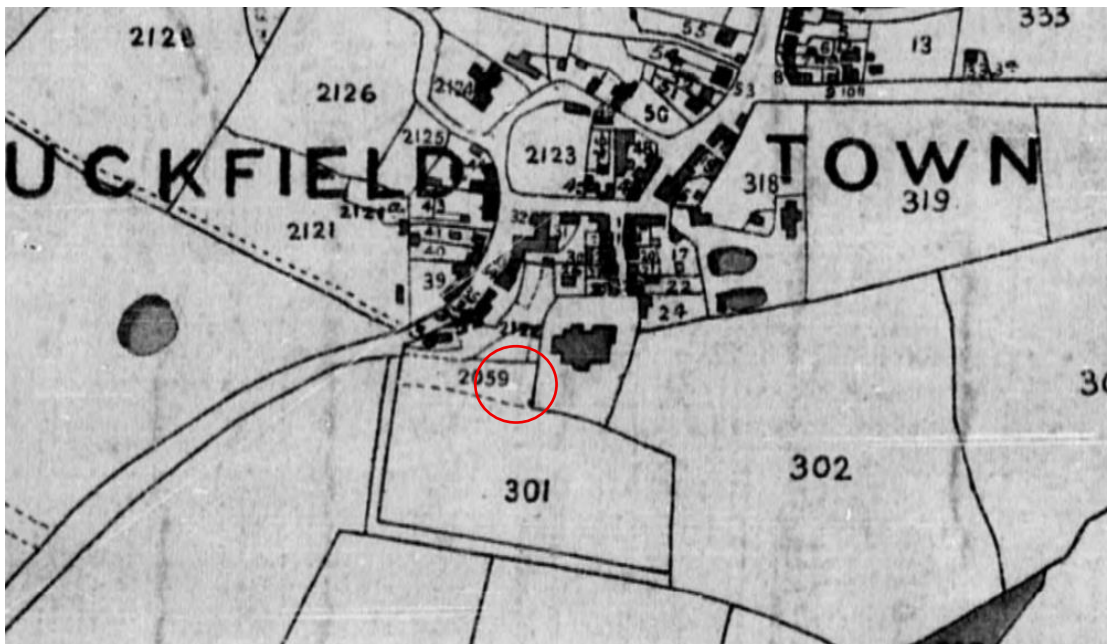


Figure 1: 1843 Tithe Map

- 5.21 The 1843 Tithe map shows the application site as undeveloped land. The accompanying apportionment records the land owner as (Devisees of) Warden Sergison and the occupier as Reverend William Sergison. Its use is recorded as part of Church Field.



Figure 2: Sussex Sheet XXVI Surveyed: 1874, Published: 1879

- 5.22 The 1879 Ordnance Survey (OS) map shows the application site shortly before it was developed to provide The Cuckfield Cottage Homes. This map shows the land as bordering the burial ground next

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to the Holy Trinity Church. The footprint of the church shows no changes between this time and the 1843 Tithe Map.

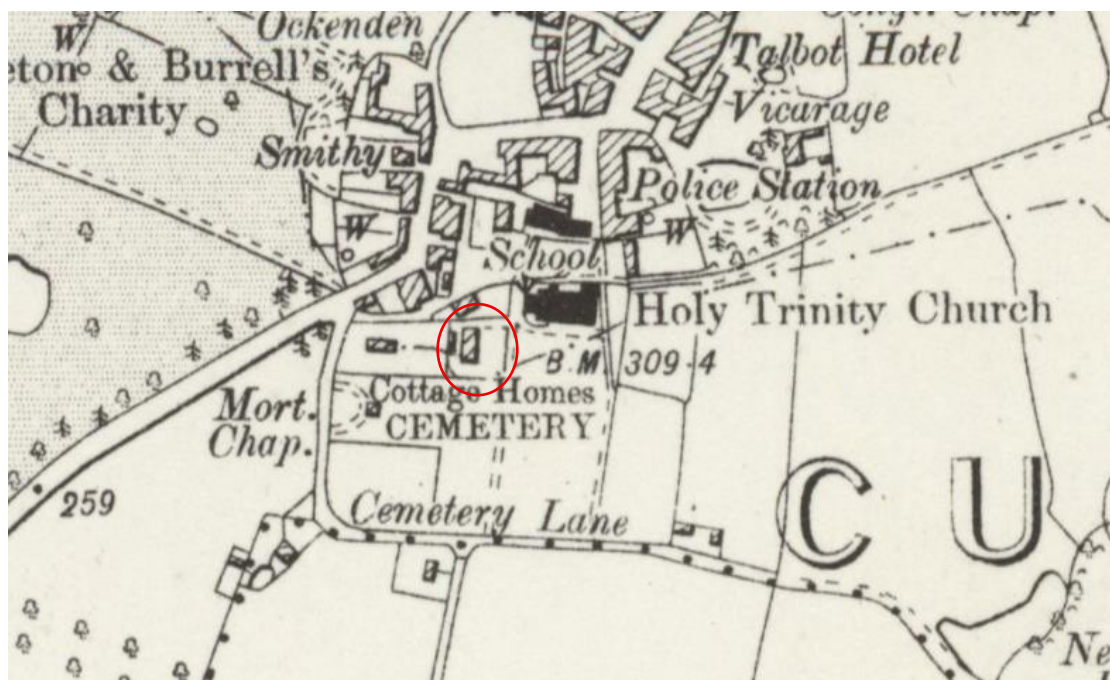


Figure 3: Sussex Sheet XXVI.SW Revised: 1896, Published: 1899

- 5.23 The 1899 OS map shows development at the application site for the first time with the footprint of the Cottage Homes visible as a roughly rectangular building with the provision of an outbuilding – presumably the shared toileting facilities to the immediate west. This map shows no change to the footprint of the church but the Cottage Homes and a new building to the east provide additional built form around its south-western boundary for the first time.

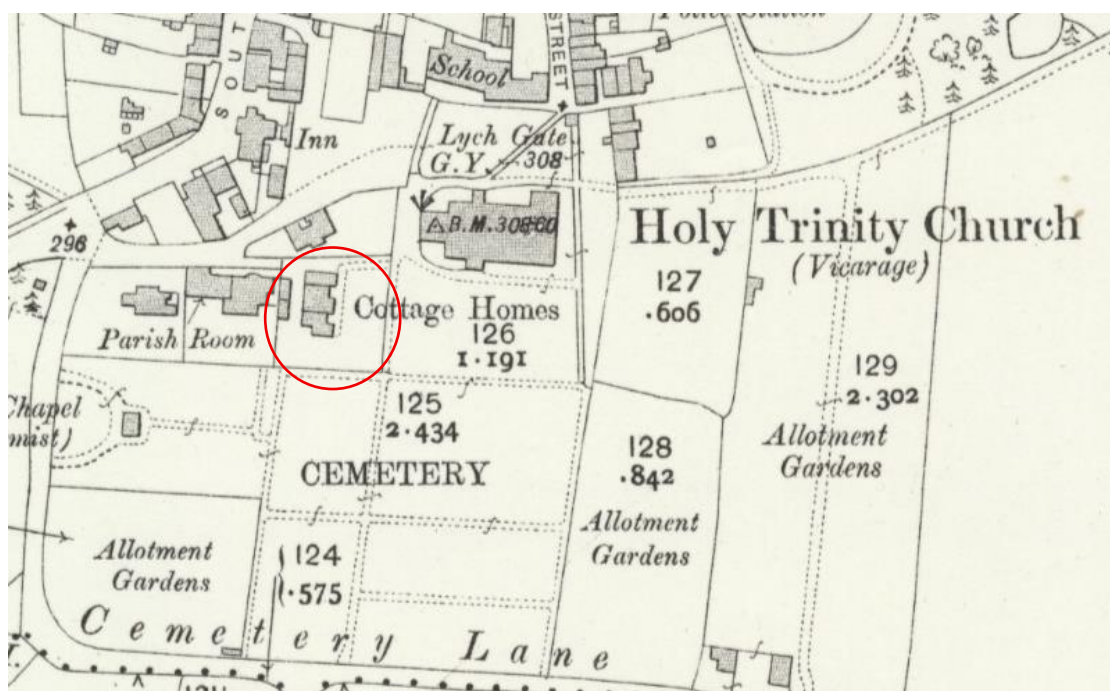


Figure 4: Sussex XXVI.9 Revised: 1909, Published: 1911

- 5.24 The 1911 OS map shows the application site in more detail, showing the slightly irregular footprint of the Cuckfield Cottage Homes. There is little change to the surroundings of the application site, with the church remaining in the same footprint and the land to the south continuing to be for burials. To the west the parish rooms remain with no notable change to the amount of built form.

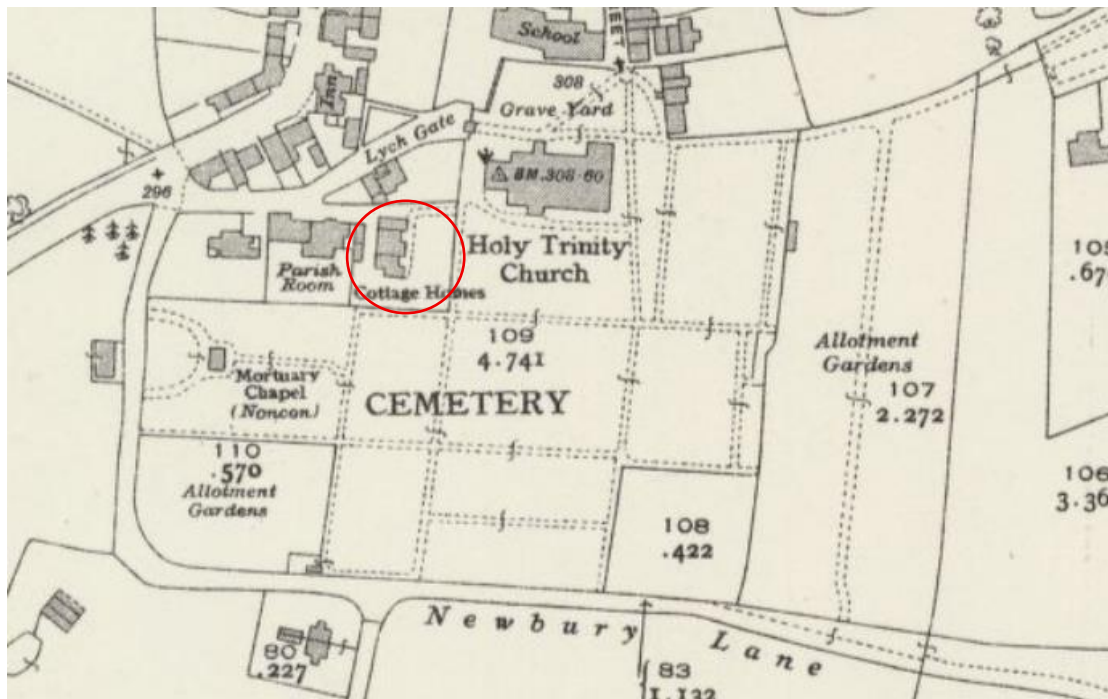


Figure 5: Sussex XXVI.9 Revised: 1937, Published: 1945

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- 5.25 There is no notable change to the application site or the surroundings shown on the 1945 OS map or the 1970 OS map (Figure 6).



Figure 6: TQ3024-TQ3124 – BB Revised: 1969, Published: 1970

6.0 Significance Assessment

Heritage Assets

- 6.1 This section identifies heritage assets which include and surround the development site. In the case of this application, it is the Cuckfield Cottage Homes (NDHA), Cuckfield Conservation Area and the following listed buildings and structures which have the potential to be affected by a change within their setting; Parish Church of Holy Trinity (listed grade I), Monument Approximately 2 Metres South Of West Tower Of Church (listed grade II), Monument To Robert Chatfield Approximately 5 Metres South Of Tower Of Church (listed grade II), Monument Approximately 5 Metres South Of Item 8/17 (listed grade II), Monument Approximately 5 Metres South Of Corner Of Nave Of Church (listed grade II), Monument Approximately 5 Metres South Of South Porch Of Church (listed grade II), Monument Approximately 5 Metres South Of Item 8/21 (listed grade II), Monument To Peter Beckley Approximately 3 Metres South Of Item 8/22 (listed grade II), Monument To Mrs Pheebe Webber, Approximately 1/2 Metre South Of Item 8/23 (listed grade II), Monument To Joseph Fuller Approximately 30 Metres South Of Church (listed grade II), Monument To (Thomas?) Pockney (listed grade II), Monument Approximately 20 Metres South Of Nave Of Church (listed grade II), Monument To Rev Edward Frank, Approximately 1 Metre To North East Of Item 8/29 (listed grade II), Kelsley Monument Approximately 5 Metres South Of Chancel Of Church (listed grade II), Monument Approximately 2 Metres South Of Item 8/29 (listed grade II), Monument To Elizabeth Webber Approximately 5 Metres South Of Item 8/30 (listed grade II), Monument To Richrad Uwins Approximately 6 Metres South Of Item 8/30 (listed grade II).
- 6.2 Due to a number of the heritage assets being monuments located within the churchyard, the following only provides a brief summary of their significance and the setting of all these heritage assets associated with the churchyard of Holy Trintiy is discussed together at the end of this chapter.

The Cuckfield Cottage Homes

- 6.3 The Cuckfield Cottage Homes have been identified in pre-application advice (LPA Ref: DM/23/1206) as a non-designated heritage asset. In the pre-application response from Mid-Sussex District Council (LPA Ref: DM/20/4058) they described the cottages such:

“The terrace, which was constructed between 188-1882 in an Arts and Crafts style, has considerable character, particularly to the eastern elevation, and makes a strong positive contribution to the character and appearance of the Conservation Area, and to the setting of the church and churchyard, which it fronts directly on to. The low boundaries around the east and south of the gardens to the terrace make it particularly prominent in views towards the church and older part of the church yard from the south and south west, and in views looking east and south east from the church and its immediate setting. The terrace was extended to the rear during the late 1950s with a series of flat roofed single floor additions, with flat roofed dormers added to the rear roof slope. There is a detached single storey outbuilding extending along the rear of the terrace which appears to be original.”

- 6.4 These buildings are of aesthetic value given their Arts and Crafts style which has character and contributes to the diversity of the built form within the village. The use of bay windows, pitched dormers, tile hanging and tall chimneys all add to the visual interest of the buildings. The rhythm of the front elevations of wide and narrow elements add to the aesthetic value of the cottage homes. The rear of the buildings are plainer, having been altered with a single storey addition in the 1950s and make less contribution to the significance of the terrace. Similarly, the gable ends have less visual interest than the front elevations with limited decorative features.
- 6.5 The Cuckfield Cottage Homes are of historic value reflecting the need for alms-houses within the village at the end of the 19th century. The original donation from the daughter of a former vicar reflects the connection of local families to the village. The continued use of the buildings for their original purpose further contributes to their historic value.
- 6.6 Given the age of the buildings, there is limited evidential value, although their Arts and Crafts style are reflective of building fashions at this time.
- 6.7 There is some communal value derived from the historic and continuing function of the alms-houses which serve the local community.

Cuckfield Conservation Area

- 6.8 Cuckfield Conservation Area was first designated by Mid Sussex District Council in September 1969. In March 1989 the conservation area was extended to include Courtmead Road. Mid Sussex District Council have produced a conservation area appraisal in 2007 which sets out the significance of the area. It summarises the significance of the conservation area as:

“Cuckfield is a typical Sussex village but with some unique features. The layers of history are evident in the morphology, in the texture and grain of the settlement and in the physical form and materials employed on the buildings. The village plan is based on the original medieval street pattern and comprises a central street of South Street which dog legs and rises northwards to form the High Street. In the lower end of the High Street, in South Street and Church Street there are medieval buildings dating from the 15th and 16th century built up to the rear line of the pavement. Materials were all sourced locally and transported by horse and wagon.

In contrast buildings in the upper part of the High Street and Broad Street frequently have gardens or forecourts creating the impression of a wider street. Here there are Victorian and Regency facades and imported slate can be seen on several roofs. Several medieval buildings were refaced in brick and clay tiles in the 19th century.

In the early 20th century Courtmead Road was added to the west of the church. The layout embraces prevailing ideas on the Garden City and has detached dwellings set well back from the tree-lined road, in large gardens. Many parts of the conservation area adjoin countryside which is unusual in Sussex where more modern development has usually encircled the settlement.”

- 6.9 Cuckfield Conservation Area has aesthetic value derived from the historic character of its streetscene. The variety of building styles and ages contributes to its aesthetic value. Its rural location provides views to open countryside beyond the village which contributes to its character. The differing materiality of the buildings provides contrast and visual interest to the streetscene and reflects the changes the village has undergone overtime. Within the conservation area there are domestic vernacular buildings, grand mansions, commercial buildings and institutional buildings which all contribute to the diversity of the built form and again contribute to the aesthetic value of the conservation area. While there is a diversity to the built form there is a predominance of vernacular buildings throughout the village.
- 6.10 The conservation area has historic value derived from the length of time the village has been settled. With its origins in the 11th century there is a diversity to the built form which illustrates its development over time. The changing fortunes of the town are reflected in the built form and the uses of the buildings contributes to an appreciation of the social history of the area with a hospital, workhouse, coaching inns, mansions and smaller domestic buildings all reflecting different aspects of those who have lived and worked in the area.
- 6.11 Within the conservation area the communal value is limited to the institutional and community focused buildings which survive. The old workhouse, the public houses, the church and the former workhouse are all buildings which have been an important part of village life throughout its history and although not always in their original uses, they are reflective of the important places for the local community.
- 6.12 Evidential value is derived from the built form. Some of the buildings within the conservation area date back to the 15th/16th century. These buildings are largely constructed of timber but have been changed and refronted to keep up with changing building fashions. These buildings show construction materials and methods from this period, whereas the built form from the 18th century onwards starts to change to use local sandstone before locally made brick becomes the most commonplace building material. The changing building materials and construction techniques reflected in the variety of the built form adds to the evidential value of the conservation area.
- 6.13 The churchyard is noted within the conservation area appraisal as a unique and special place. The application site is located adjacent to this area and makes a positive contribution to its character and appearance. The application site reflects the importance of the church within the local community and provides homes to the elderly and in need of the community. The building has access onto the churchyard and reflects the close relationship of The Cuckfield Cottage Homes with the church.

Parish Church of Holy Trinity

- 6.14 The Parish Church of Holy Trinity was first designated on 10 September 1951 as a grade I listed building. It is located c.29m east/north-east of the application site. The list description reads:

"TQ 3024 SW CUCKFIELD CHURCH STREET 8/12 Parish Church of Holy 10.9.51 Trinity GV I Parish Church. Built on foundations of C12 church. c1250. South aisle and arcade built and some alteration of chancel and west tower up to bell chamber. 1330-40, lengthening of the nave by 1 bay to east, additions of north aisle of 4 bays and enlargement of chancel with North and South chapels to match width of nave aisles and raising of clerestory above nave. Bell chamber of West tower probably added 1330-40. c1460 chancel and nave given new roof and ceiling and chapel and aisle walls heightened. Late C16 or early C17 Sergison chapel added. Restored mid C19 and few of the windows retain ancient masonry. Built of Sussex sandstone rubble on plinth. Roofs covered with Horsham stone slabs. Shingled spire to west tower, comprises chancel with North and South chapels and Sergison chapel to North vestry, 4 bay nave with North and South aisles, North and South porches (very unusual) and west tower with spire. Chancel: C13 and C14. C14 arcades on North and South of 2 bays with hexagonal pillars with responds to match, mainly moulded capitals and bases and 2 centred arches. 2 blocked doorways East of the arcade. C13 piscina in South wall, with trefoiled head to inner order, carried on shafted jambs with moulded braces and capitals. Cill has remains of basin of 12 foils. Stone shelf behind the capitals. Mid C19 East window of 5 lights and tracery of late C13 character. North Chapel: c1330-40. C14 restored east window of 3 trefoiled lights and vertical tracery in 2 centred head with external hood-mould and hollow-chamfered four centred rear arch. C16 doorway into vestry with depressed Tudor arch. Sergison Chapel: Late C16 or early C17. Walls of rubble with ashlar dressings and chamfered plinth. Doorway with C15 moulded jambs reset and modern Tudor arch and old 4 centred chamfered rear arch. Mid C19 windows. South Chapel: c1330-40. Piscina in square-headed recess with plain round basin. Mid C19 windows. Reredos of c1910 and pavement of white and serpentine marble. Nave: Mid C13 and C14. C14 north arcade of 4 bays with hexagonal pillars. 3 western bays of south arcade are mid C13 and have cylindrical pillars with plain capitals and moulded abaci and bases. Pointed arches of 2 orders with small chamfers and voussoirs. Above the arcades are original C14 clerestory windows (now blocked by aisle roofs on outside), quatrefoils with inner splays and segmental-pointed rere-arch. In south wall, east of main south doorway, is a mutilated holy-water stoup with round-headed niche and another in south porch. North Aisle: Mid C14. Mainly C19 windows but 3rd window west of doorway is of 3 elliptically headed lights, probably early C16, partially restored. South Aisle: mid C14. Mainly C19 windows. South doorway of 2 chamfered orders and 2 centred head, reset except for outer order of the jambs. West Tower: Mid C13 and mid C14. Sandstone rubble in one unbroken stage up to string-course below bell chamber. Above this of squared rough ashlar with corbel table of trefoiled arches and embattled parapet. At 2 west angles are C15 diagonal buttresses of 3 stages of rough squared ashlar with plain offsets and chamfered plinths. West wall has C19 buttresses and south side a modern stair turret. C14 archway to nave has semi-octagonal responds of small courses with moulded bases and capitals and a pointed head of 2 chamfered orders of small voussoirs. West doorway of 2 chamfered orders with base stops and pointed head. Impost moulding now mainly decayed. Lancet windows. Broached shingled spire. North Porch: C19 except for middle tie-beam which may be C15. Structural timber-framing with carved bargeboards having Tudor rose emblem. Cinquefoil-headed lights and pointed entrance. South Porch: Late C19 except for C15 truss with cambered tie-beam and curved braces. Restored by Kempe who built one of the Lychgates. Base of sandstone, structural timber-framing with cusped heads and quatrefoil motifs, wavy bargeboards. Roofs of Nave and Chancel: Erected by Edward Neville, Lord Bergavenny, c1460. Chancel divided into 3 bays by 2 intermediate tie-beams and the nave into 4 bays with 5 tie-beams, one at each end and 3 between. Tie-beam moulded and embattled

and supported by moulded wall posts and curved brackets. Spandrels filled with varying tracery, some with red rose centres. Roofs of trussed rafter and collar-beam type. 5 sided ceilings divided into panels by moulded ribs with bosses at inter-sections, variously carved. Nave has similar bosses. Panels covered by C19 painting and corbels have C19 angels holding shields. Roofs of Chapels and Aisles: Modern boarded soffits. Some corbels and short posts are original. Furnishings: Font probably C13 having round bowl which has been patched and relined with lead, carried on modern shafts. Monumental Brasses: (1) Gerald Borell d. 1509, Archdeacon of Chichester and Vicar of Cuckfield. Inscription with shield. South wall of South chapel. (2) Milicent, wife of John Michel (d. 1524). Inscription north wall of north aisle. (3) Standing effigy of bearded man in Elizabethan armour, Henry Bowyer. Mouth scroll bearing words 'O Prais (Sic) the Lord'. (4) Henry Bowyer and Elizabeth his wife d. 1589. On a panel flanked by Ionic shafts of black marble and alabaster, with a moulded shaft and entablature, the effigies of a man in Elizabethan armour and his wife kneeling at a Prayer Desk with 3 sons and 3 daughters. North wall of south chapel. Mural Monuments and Tablets: Many, including Ninian Burrell (d. 1629) in south chapel, a kneeling effigy in recess with curtains held open by standing angels; Charles Sergison Commissioner of the Navy (d. 1732) on north side of sanctuary, a sarcophagus with seated figure of truth holding a plaque carved with his portrait, also supported by a cherub by Thomas Adey; wall tablet to Mary Ann Sergison (d. 1804) on north wall of north aisle, a Neo- Classical nymph mourning against an urn by Westmacott; also Sir Walter Headley (d. 1675), Percy Burrell d. 1807 by J Bacon and Francis Warden d. 1785. (See V C H Sussex, Vol VII (pp 160-163) Pevsner, Buildings of England, Sussex (pp 477 and 478)."

- 6.15 Holy Trinity Church has aesthetic value as a landmark building within the village. It is constructed of local sandstone which gives it a distinctive appearance in contrast to the more commonly used timber framing that comprises the majority of houses from the early development of the village. The church is located within its own churchyard which offers a calm and tranquil location, but it is also highly visible from within the village with the spire notable from a distance contributing to its important presence within Cuckfield. Both internally and externally the decorative finishes on the building reflect its importance and add to its aesthetic interest. The tracery, stained glass windows, monumental brasses and monuments all contribute to the significance of the building showing a level of craftsmanship and artistry which contributes to its aesthetic value.
- 6.16 The church is clearly of historic value with origins in the 12th century. It is a prominent building within the village and being given its own vicarage was an important part of its history, separating it from the Priory of Lewes and serving the needs of the villagers. The various extensions undertaken to the church are reflective of the changing needs of Cuckfield as it grew and also reflect changes to services following the Reformation. The monuments within the church and within the churchyard are reflective of the practices of the church at different times in its history and the monuments a reflection of notable residents. The creation of the cemetery to the south of the church shows the changing requirements with the growth of Haywards Heath.
- 6.17 There is evidential value derived from the built form of the building and the changes that have been undertaken since its original construction in the 12th century. The origins of the building and its use of local materials are reflective of the building traditions at this time. The extensions to the building are demonstrative of the increasing population and the changing needs of the community. The effect of the Reformation can be seen internally in the decoration and the further changes to the furniture. There is additional evidential value derived from how the building has been adapted to cater for new uses in the 21st century reflective of dwindling congregations.
- 6.18 As a church the building has important communal value derived from the services it performs. The additional services including baptisms, marriages and funerals are all important aspects of life of the residents of the village further enhance its communal value.

6.19 The setting of this building is comprised of its churchyard and location within the village. The church is within the historic core of the village and is a prominent feature with landmark importance. It is located within a large churchyard which provides an area of peace and tranquillity with views to the open countryside beyond.

6.20 The application site contributes to the setting of the church due to its relationship with the original church land and its purpose. The location of the building adjacent to the churchyard and with its own access shows the close relationship the property has with the church.

Monument Approximately 2 Metres South Of West Tower Of Church

6.21 The Monument Approximately 2 Metres South Of West Tower Of Church was first designated on 11 December 1987 as a grade II listed structure. The list description reads:

“TQ 3024 SW CUCKFIELD CHURCH STREET 8/16 Monument approximately 2 metres south of West Tower of Church GV II Chest tomb. Early C19 type (inscription now illegible). Stone tomb on red brick plinth. Moulded base and top. Sides have paired pilasters and rectangular inscription panel with fan moulding to corners. Ends similar but with 1 pilaster.”

6.22 This monument is of significance due to its aesthetic and historic value. It shows a fairly wealthy tomb, and although the inscription has been lost it demonstrates burial practices in the early 19th century and the importance of the church to the village.

Monument To Robert Chatfield Approximately 5 Metres South Of Tower Of Church

6.23 The Monument To Robert Chatfield Approximately 5 Metres South Of Tower Of Church was first designated on 11 December 1987 as a grade II listed structure. The list description reads:

“TQ 3024 SW CUCKFIELD CHURCH STREET 8/17 Monument to Robert Chatfield approximately 5 metres south of Tower of Church GV II Chest Tomb. c1760, stone plinth and stone carved base and flat top. End has carved balusters.”

6.24 This monument has aesthetic, historic and evidential value in demonstrating the resting place of a local surveyor, Robert Chatfield. The design of the tomb provides it with aesthetic and evidential value, demonstrating burial practices and the fashionable grave markers of the mid-18th century.

Monument Approximately 5 Metres South Of Item 8/17

6.25 The Monument Approximately 5 Metres South Of Item 8/17 was first listed grade II on 11 December 1987. The list description reads:

“TQ 3024 SW CUCKFIELD CHURCH STREET 8/18 Monument approximately 5 metres south of item 8/17 GV II Chest tomb. Probably early C18, inscription illegible at time of survey. Carved plinth, flat slab and completely flat chest with inscription.”

6.26 This monument has aesthetic, historic and evidential value in demonstrating burial practices and monuments during the early 18th century. It is also reflective of the wealth of the deceased and their standing in society.

Monument Approximately 5 Metres South Of Corner Of Nave Of Church

6.27 The Monument Approximately 5 Metres South Of Corner Of Nave Of Church was first listed grade II on 11 December 1987. The list description reads:

“TQ 3024 SW CUCKFIELD CHURCH STREET 8/20 Monument approximately 5 metres south of corner of Nave of Church GV II Chest tomb. c1788, inscription otherwise illegible at time of survey.”

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Sandstone chest on carved sandstone base, with end carved balusters and moulded cornice to flat slab bearing inscription."

- 6.28 This monument is of significance due to its aesthetic and historic value. It shows a fairly wealthy tomb, and although the inscription has been lost it demonstrates burial practices in the late 18th century and the use of sandstone for the monument adds to its evidential value.

Monument Approximately 5 Metres South Of South Porch Of Church

- 6.29 The Monument Approximately 5 Metres South Of South Porch Of Church was listed grade II on 11 December 1987. The list description reads:

"TQ 3024 SW CUCKFIELD CHURCH STREET 8/21 Monument approximately 5 metres south of south porch of Church GV II Chest tomb. Early c19 type (inscription illegible at time of survey). High brick and stone plinth with railings now missing. Stone rectangular chest with unusual end pilasters having 9 sharp pointed mouldings. Moulded top to flat slab bearing incised inscription."

- 6.30 This monument has been listed for group value in demonstrating the importance of the church to the local community as a place for the burial of relatives and friends. Its age (dating to the early 19th century) is demonstrative of fashions for monuments at this time.

Monument Approximately 5 Metres South Of Item 8/21

- 6.31 The Monument Approximately 5 Metres South Of Item 8/21 was first listed grade II on 11 December 1987. The list description reads:

"TQ 3024 SW CUCKFIELD CHURCH STREET 8/22 Monument approximately 5 metres south of item 8/21 GV II Chest tomb. Late C18 type (inscription illegible at time of survey). Sandstone with moulded plinth, end moulded balusters and moulded flat slab."

- 6.32 This monument is of significance due to its aesthetic and historic value. It shows a fairly wealthy tomb, and although the inscription has been lost it demonstrates burial practices in the late 18th century and the use of local sandstone for the monument adds to its evidential value.

Monument To Peter Beckley Approximately 3 Metres South Of Item 8/22

- 6.33 The Monument To Peter Beckley Approximately 3 Metres South Of Item 8/22 was first listed grade II on 11 December 1987. The list description reads:

"TQ 3024 SW CUCKFIELD CHURCH STREET 8/23 Monument to Peter Beckley approximately 3 metres south of item 8/22 GV II Chest tomb. c1791. Brick plinth, supporting sandstone chest with moulded base, end pilasters and moulded cornice with flat slab. Inscriptions on sides."

- 6.34 This monument has aesthetic, historic and evidential value in the design of the demonstrating burial practices and monument fashions of the late 18th century.

Monument To Mrs Pheebe Webber, Approximately 1/2 Metre South Of Item 8/23

- 6.35 The Monument To Mrs Pheebe Webber, Approximately 1/2 Metre South Of Item 8/23 was first listed grade II on 11 December 1987. The list description reads:

"TQ 3024 SW CUCKFIELD CHURCH STREET 8/24 Monument to Mrs Pheebe Webber, approximately ½ metre south of item 8/23 GV II Chest tomb. c1811 in Neo-Classical style. Brick and stone plinth supporting sand- stone chest. End pilasters with incised designs, oval inscription panels with incised lines and sunray motifs in the corners. Pyramidal shaped stone slab."

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- 6.36 This monument has aesthetic, historic and evidential value in its design, demonstrating burial practices and the fashionable grave markers of the early 19th century.

Monument To Joseph Fuller Approximately 30 Metres South Of Church

- 6.37 The Monument To Joseph Fuller Approximately 30 Metres South Of Church was first listed grade II on 11 December 1987. The list description reads:

“TQ 30 CUCKFIELD CHURCH STREET 8/19 Monument to Joseph Fuller approximately 30 metres south of Church GV II Chest tomb. c1764. Brick plinth supporting sandstone chest with end balusters of Portland stone having rectangular incised panels with inscriptions. Moulded base and flat side.”

- 6.38 This monument has aesthetic, historic and evidential value in the design of the demonstrating burial practices and the fashionable grave markers of the mid-18th century.

Monument To (Thomas?) Pockney

- 6.39 The Monument To (Thomas?) Pockney was first listed grade II on 11 December 1987. The list description reads:

“TQ 3024 SW CUCKFIELD CHURCH STREET 8/25 Monument to (Thomas?) Pockney GV II Chest tomb. c1804. Stone chest with moulded base, end balusters and moulded cornice to flat top. Inscription on rectangular side panels with pattern of 4 incised lines.”

- 6.40 This monument has been listed for group value in demonstrating the importance of the church to the local community as a place for the burial of relatives and friends. Its age (dating to the early 19th century) is demonstrative of fashions for monuments at this time.

Monument Approximately 20 Metres South Of Nave Of Church

- 6.41 The Monument Approximately 20 Metres South Of Nave Of Church was first listed grade II on 11 December 1987. The list description reads:

“TQ 3024 SW CUCKFIELD CHURCH STREET 8/28 Monument approximately 20 metres south of Nave of Church GV II Chest tomb. Mid C18 type (inscription illegible at time of survey). Sandstone, having moulded plinth, end balusters and flat top. Inscription in rectangular panel on side.”

- 6.42 This monument has aesthetic, historic and evidential value in the design of the demonstrating burial practices and the fashionable grave markers of the mid-18th century.

Monument To Rev Edward Frank, Approximately 1 Metre To North East Of Item 8/29

- 6.43 Monument To Rev Edward Frank, Approximately 1 Metre To North East Of Item 8/29 was first listed grade II on 11 December 1987. The list description reads:

“TQ 3024 CUCKFIELD CHURCH STREET 8/33 Monument to Rev Edward Frank, approximately 1 metre to North East of item 8/29 GV II Chest tomb. c1832. Double stone plinth supporting squarish stone chest with projecting centres. Moulded base. Plain incised lines to flat cornice, which has a further flat stone on top of it.”

- 6.44 This monument has aesthetic, historic and evidential value in its design demonstrating burial practices and fashionable grave markers of the early-mid 19th century. There is some additional associative historic value with the Reverend who may have served the parish church.

Kelsley Monument Approximately 5 Metres South Of Chancel Of Church

- 6.45 Kelsley Monument Approximately 5 Metres South Of Chancel Of Church was first listed grade II on 11 December 1987. The list description reads:

“TQ 3024 SW CUCKFIELD CHURCH STREET 8/29 Kelsley monument approx- imately 5 metres south of Chancel of Church GV II Chest tomb. c1792, or earlier. Sandstone with moulded base, plain chest shape and moulded cornice with flat slab on top. One inscription panel is illegible, the other is to Sarah Kelsley d. 1792.”

- 6.46 This monument has aesthetic, historic and evidential value in its design demonstrating burial practices and the fashionable grave markers of the late 18th century. It has some historic interest as recording the resting place of a presumably local family who would have frequented the church and been known within the village.

Monument Approximately 2 Metres South Of Item 8/29

- 6.47 Monument Approximately 2 Metres South Of Item 8/29 was first listed grade II on 11 December 1987. The list description reads:

“TQ 3024 SW CUCKFIELD CHURCH STREET 8/30 Monument approximately 2 metres south of item 8/29 GV II Chest tomb. Late C18 type, inscription illegible at time of survey. Sandstone with moulded base and moulded cornice.”

- 6.48 This monument has aesthetic, historic and evidential value in the design of the demonstrating burial practices and the fashionable grave markers of the late 18th century.

Monument To Elizabeth Webber Approximately 5 Metres South Of Item 8/30

- 6.49 Monument To Elizabeth Webber Approximately 5 Metres South Of Item 8/30 was first listed grade II on 11 December 1987. The list description reads:

“TQ 2034 SW CUCKFIELD CHURCH STREET 8/31 Monument to Elizabeth Webber approximately 5 metres south of item 8/30 GV II Chest tomb. c1822. Brick and stone plinth supporting sandstone chest having moulded base, end fluted pilasters and double pyramidal top.”

- 6.50 This monument has aesthetic, historic and evidential value in the design of the demonstrating burial practices and the fashionable grave markers of the early 19th century and may have some association with the monument to Pheebe Webber, also listed grade II.

Monument To Richard Uwins Approximately 6 Metres South Of Item 8/30

- 6.51 Monument To Richard Uwins Approximately 6 Metres South Of Item 8/30 was first listed grade II on 11 December 1987. The list description reads:

“TQ 3024 SW CUCKFIELD CHURCH STREET 8/31 Monument to Richard Uwins approximately 6 metres south of item 8/30. GV II Chest tomb. c1795. Brick and stone plinth, supporting stone chest with end double tapering fluted pilasters and rectangular panels with floral decoration in corners. Top concealed by ivy at time of survey.”

- 6.52 This monument has aesthetic, historic and evidential value in its design demonstrating burial practices and fashionable grave markers of the late 18th century.

Setting of the identified Monuments

- 6.53 The setting of the above identified listed structures is comprised of their location within the graveyard of Holy Trinity Church. It is their association with this building that provides them with significance as this is the reason for their current location. When considering these grave markers it is clear that they are part of the setting of the church and their association is with this building rather than the wider area.

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- 6.54 The application site makes no meaningful contribution to the significance of these assets by being within their setting. Although the application site has an association with the church, this is not to do with its burial ground and while these monuments can be seen from the application site, it remains incidental to their significance.

7.0 Proposals

- 7.1 The proposed works are for the demolition of existing single storey flat roof rear extensions and first floor flat roof dormer windows, erection of two storey rear extensions on the footprints of the existing single storey extensions and erection of replacement dormer windows. Refurbishment of the existing flats and erection of a two-storey side extension to provide two additional flats.
- 7.2 To achieve this, the proposed extension has been sensitively located on the southern end of the building with a slight protrusion onto the western (rear) elevation, furthest away from the church and facing onto the churchyard to the south. This is in a location where there had previously been a bequest left for an extension to the building in the mid-20th century, suggesting there has always been the hope for further accommodation to be provided to the building when funds allowed. On the front elevation, which is the most aesthetically pleasing, the new extension will be setback by 215mm to articulate the existing from the proposed. It is proposed to use matching materials to the northern range with hung tiles to the gable end and the western two storey extension will similarly match the existing Cuckfield Cottage Homes.
- 7.3 The new extension would provide a shared entrance space to the existing flat 3a and to the new flat 4a. Flat 4 would be formed of an open plan living space with accessible W.C and bedroom. The additional bay width would match the existing set back smaller bays of Flat 1 and 3. The new roof would be constructed of clay roof tiles to western and southern ranges, with hiplets to match the existing. Conservation style rooflights will be provided flush with the adjacent roof tiles. Lead effect dark grey single ply roofing with applied rolls visible will be provided to the eastern edge of the flat roofs and will improve their appearance. Roofs will be set down from existing and proposed gabled forms.
- 7.4 It is also proposed for the existing rear (western) outshoots to either build upon these at first floor level, or replace them in matching footprint, adding an additional 'cell' at first floor level, allowing bathrooms to be added to the same level as the flats. The new additions would include for brickwork, hung tile, and gabled roof forms to match the existing portions of the principal eastern facades detailing. Entrance doors to the existing ground and first floor flats will remain in their current location in flats 1-5.
- 7.5 The proposed works also include for internal alterations, but as the building is not statutorily listed, this is not discussed within this report.

8.0 Impact

- 8.1 In considering the appropriateness of the alteration proposed, this application has been guided by the NPPF, local planning policy and local and national guidance regarding designated heritage assets and their settings. Historic England's Guidance *Conservation Principles* sets out that in relation to proposals for new work and alterations, this will normally be acceptable if:

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"a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;

b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;

c. the proposals aspire to a quality of design and execution which may be valued now and in the future;

d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future."

Impact on Cuckfield Cottage Homes

- 8.2 The proposed new extension has been designed following pre-application advice to upgrade the accommodation and provide for the local community continuing the original function of the houses. The proposed new extension has been located on the southern elevation, away from the majority of the nearby listed buildings and structures, in an area previously identified for an extension. The proposed design and materiality has been given careful consideration to match the existing building and ensure it respects the historic character of the buildings and surrounding area.
- 8.3 There will be no change to the aesthetic value of the non-designated heritage asset. The proposed new extensions have been designed to blend with the existing buildings. The new southern extension has been located on the plainer elevation and will reflect the existing rhythm of the terrace to blend with the original design for the Cuckfield Cottage Homes. The change to the existing flat roofs and rear dormers will improve the appearance of the building, better reflecting the original Arts and Crafts style of the building. The bulk, mass and scale of the new extensions have been given careful consideration to ensure they do not dominate the existing building.
- 8.4 The historic value of the Cuckfield Cottage Homes would be entirely preserved by the proposed works. They would continue to function in their original optimum viable use and allow for their long term continued maintenance by improving the layout and facilities of the homes.
- 8.5 There will be no change to the communal or evidential value of the Cuckfield Cottage Homes as a result of the proposed extension. The buildings will continue to be used as almshouses and the design of the original building will still be understood.
- 8.6 Overall the significance of the Cuckfield Cottage Homes will be entirely preserved.

Impact on Cuckfield Conservation Area

- 8.7 The proposed new extensions to the Cuckfield Cottage Homes would preserve the character and appearance of the conservation area. There would be no change to the aesthetic value of the conservation area as a result of the proposed works. The new extension has been sensitively designed to complement the existing building, and to the rear mid-20th century outshoots, improve their appearance by providing more traditional detailing.
- 8.8 It is proposed to use matching materials to the existing building to ensure it blends with the host building and the vernacular character of the built form within the conservation area.

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- 8.9 The bulk, mass and scale of the new extensions has been given careful consideration to ensure that it will not dominate the historic building. The set back of the new extension will ensure that there will be legibility between the historic core of the building and the new element. The new extensions will complement the existing building and bring them up to modern standards allowing for their long term occupation.
- 8.10 There will be no change to the historic value of Cuckfield Conservation Area as a result of the proposed extensions to the Cuckfield Cottage Homes. This building forms part of the Victorian development of the area (with later alterations) and demonstrates the importance of the church to the local community and in turn the church's role in providing for the less fortunate members of the congregation. The historic character of the village will be preserved by the proposed extension. The function of the houses to offer accommodation to those in need will still be understood and will continue to illustrate an aspect of the towns history and institutions for the provision of the community.
- 8.11 The evidential value of the conservation area will be entirely preserved by the proposed new extensions. These have been designed to reflect the original building materials and will improve upon the mid-20th century additions.
- 8.12 There will be no change to the communal value of the building as a result of the proposed works. The houses will continue to be used to help those deserving within the community and their history of serving as almshouses will still be understood.

Holy Trinity Church

- 8.13 Holy Trinity Church is located to the north-east of the application site. The almshouses look out over the churchyard and form part of the setting of the church. The proposed extension has been given careful consideration to ensure it does not compete with the church, visually or otherwise.
- 8.14 There would be no effect on the aesthetic value of the church as a result of the proposed extension to the application site. The church would remain the main focal point within the village. The proposed bulk, mass and scale of the new extensions would not challenge this and would ensure the cottages remain seen as a subservient structure to the church and its surrounds. The location of the new extension has been kept away from the church so the additional bulk is unlikely to be seen, or where it will be seen will not draw the eye away from views to the church or from the church to the countryside beyond the churchyard. The aesthetic value of the church derived from the intricate carvings and decorative features would be unaffected by the proposed works at the application site which would continue to reflect the existing buildings and would contrast with the sandstone of the church.
- 8.15 The Cuckfield Home Cottages are part of the history of the church reflecting its role in supporting the local community including through means of alms. The houses original function as an almshouse will still be understood if the proposed extension is allowed and there will be no change in the church's relationship with these buildings. The proposed works would have no effect on an understanding of how changes to the religious practices of the church have changed over time and how these are reflected in the layout of the church. Neither will it have an effect on its important role to the local community over time.
- 8.16 There will be no change to the evidential value of the church as a result of the proposed works. The construction of the church, its materiality and its origins in the 12th century will all be understood and

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appreciable should the extension be allowed. There will be no physical change to the church building which will continue to demonstrate changes that have been made to it overtime.

- 8.17 The communal value of the church would be entirely preserved by the proposed works. There would be no change to the function of the application site as a home run for the less fortunate as a result of the new extension. The communal aspect of the churches role in the use of the building would be unaffected. As would the importance of the church to the local community.
- 8.18 The proposed new extension at the application site will result in a change to the setting of the church but this will have no effect on its significance. The extension has been cited in a sensitive location away from the church. Its bulk, mass and scale is entirely appropriate for the existing building and will not dominate views to or from the church. The design and materiality of the extension will blend with the existing building to minimise any visual change. The proposed works would not result in any change to an appreciation or understanding of the significance of the church or any effect on its heritage values.

Listed Monuments Within the Churchyard

- 8.19 As the monuments within the churchyard all have the same setting an assessment of the effect of the proposed extension on these listed structures has been grouped below.
- 8.20 The proposed works would have no effect on the significance of any of the identified listed monuments by a change within their setting. The location of these grave markers within the churchyard will be unaffected by the proposed new extension which has been sensitively located. The design of the new extension will not draw the eye from the churchyard where these monuments are appreciated within the context of the church. There will be no change to an appreciation of the importance of the churchyard and the graves within it in reflecting the history of the village and the importance of the church to this by a change at the application site.
- 8.21 The significance of all the listed monuments within the churchyard will be entirely preserved by the proposed works.

9.0 Conclusion

- 9.1 As set out above, the heritage values of Cuckfield Cottage Homes, Cuckfield Conservation Area and the nearby listed buildings and structures; Parish Church of Holy Trinity (listed grade I), Monument Approximately 2 Metres South Of West Tower Of Church (listed grade II), Monument To Robert Chatfield Approximately 5 Metres South Of Tower Of Church (listed grade II), Monument Approximately 5 Metres South Of Item 8/17 (listed grade II), Monument Approximately 5 Metres South Of Corner Of Nave Of Church (listed grade II), Monument Approximately 5 Metres South Of South Porch Of Church (listed grade II), Monument Approximately 5 Metres South Of Item 8/21 (listed grade II), Monument To Peter Beckley Approximately 3 Metres South Of Item 8/22 (listed grade II), Monument To Mrs Pheebe Webber, Approximately 1/2 Metre South Of Item 8/23 (listed grade II), Monument To Joseph Fuller Approximately 30 Metres South Of Church (listed grade II), Monument To (Thomas?) Pockney (listed grade II), Monument Approximately 20 Metres South Of Nave Of Church (listed grade II), Monument To Rev Edward Frank, Approximately 1 Metre To North East Of Item 8/29 (listed grade II), Kelsley Monument Approximately 5 Metres South Of Chancel Of Church (listed grade II), Monument Approximately 2 Metres South Of Item 8/29 (listed grade II), Monument To Elizabeth Webber Approximately 5 Metres South Of Item 8/30 (listed grade II), Monument To

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Richrad Uwins Approximately 6 Metres South Of Item 8/30 (listed grade II) would be preserved by the proposed extension of the Cuckfield Cottage Homes.

- 9.2 The proposals would therefore be in accordance with the National Planning Policy Framework 2024 Chapter 16, Conservation of the Historic Environment and Mid-Sussex District Council local planning policies.