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HISTORIC BUILDING CONSULTANTS



DESIGN, ACCESS AND HERITAGE STATEMENT

Shepherds Farm
Turners Hill Road
Crawley Down
Sussex
RH10 4HQ

Client: Mr & Mrs Corfe

Project: replacement extension to create new kitchen.

Date: February 2025

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1. Introduction

- 1.1. This Design, Access and Heritage Statement has been prepared to support planning and listed building consent applications submitted to Mid Sussex District Council on behalf of Mr & Mrs Corfe.
- 1.2. The proposal seeks to replace an existing 20th century extension with a slightly larger building that will house a new kitchen. This will be a similar design and orientation to the existing, The current kitchen will be used as a study.
- 1.3. The development does not result in the loss of historic fabric and the design will not harm the character of the listed building.
- 1.4. Applications to redecorate the sash windows in off-white and to replace the modern steel windows with timber casement have both been recently approved.
- 1.5. Shepherds Farm is a listed building and was designated on 11 May 1983. The site is not within an Area of Outstanding Natural Beauty or a Conservation Area.

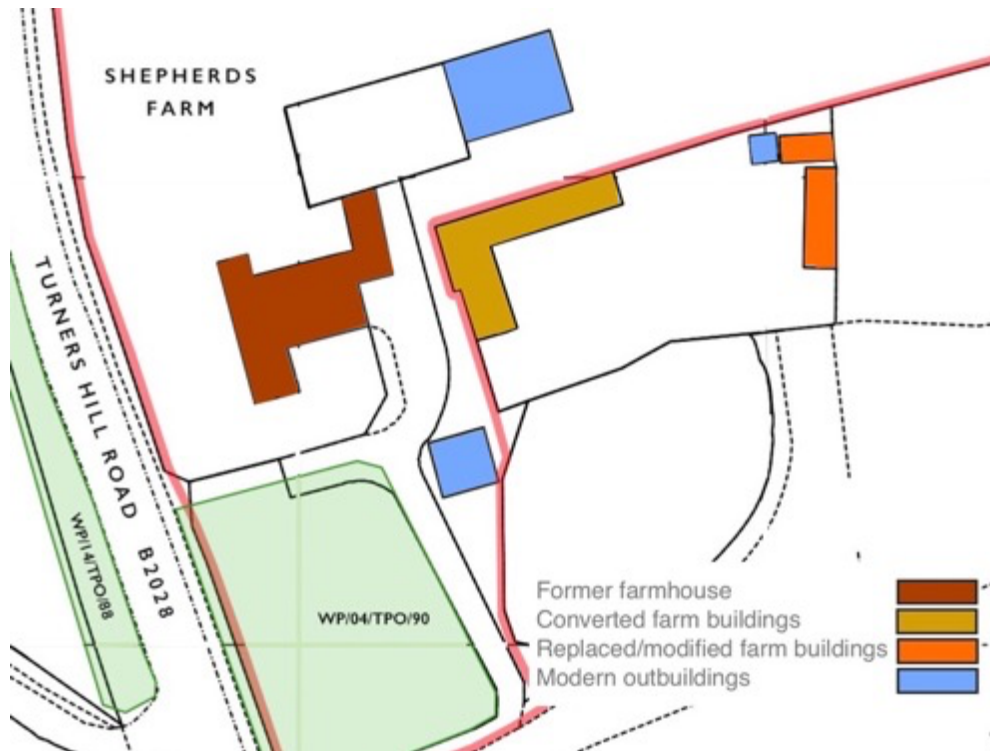


Aerial view of Shepherds Farm.

©Google

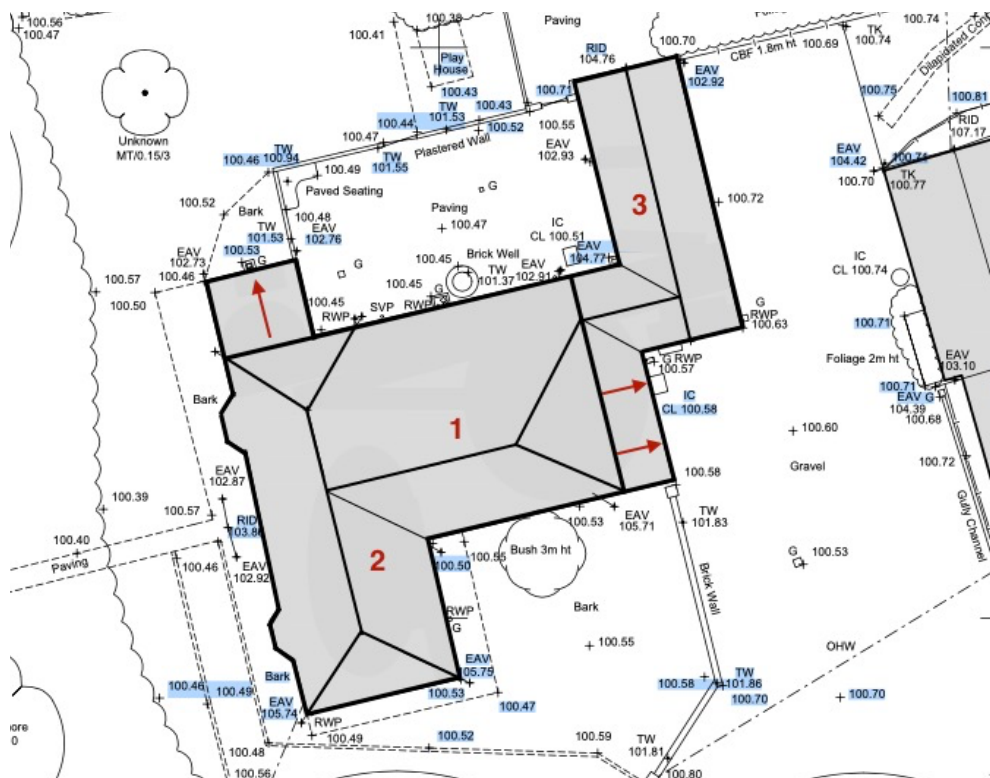
2. Description of the building and its setting

- 2.1. Shepherds Farm occupies a site to the north of the village of Crawley Down, a few miles to the east of Crawley in Mid Sussex. The building faces west towards Turners Hill Road (B2028) which runs north-south between Crawley Down and the junction with the A264 to the north. These roads connect the larger conurbations of Crawley and East Grinstead.
- 2.2. Shepherds Farm is one of a number of houses that runs alongside Turners Hill Road and includes former farms as well as detached buildings. These are often set in openings within small woodlands that are typical of the area.
- 2.3. The broader landscape consists of field systems and woodland, though is particularly wooded to the east and west. This results in the landscape having a strong sense of enclosure with the trees and small fields creating more intimate spaces.



Site plan showing the layout of Shepherds Farm which has been sub-divided.

- 2.4. Shepherds Farm consists of a main farmhouse largely surrounded by woodland to the south and the west. There are former farm buildings to the east which have been sub-divided and more modern outbuildings consisting of an open-fronted barn as well as a large modern barn to the north-east. The farmhouse is approached via a drive from the south



Plan of Shepherds Farm and its three ranges with extensions shown by the arrows.

- 2.5. The farmhouse today can be seen to consist largely of three ranges. The first range includes the core, two-storey building orientated east-west. This is not immediately obvious on first arriving as it has been extended to the north and therefore appears squarer in plan. There is also a small single-storey addition to the east. The second range to the west is also two-storeys and runs predominantly north-south. This includes part of the core and later extensions. This has a single-storey addition at its northern end. A third range which is also single-storey is attached at the north-east corner of the farmhouse and is orientated north-south.
- 2.6. The north and south elevations have a mixture of casement windows with the northern elevation generally containing windows of a smaller scale. These are in the first range and are all timber with split panes. The remainder of the windows are larger metal casements with top vents and leaded lights. All the windows on the ground floor and one on the first have segmental arches.



Fenestration on the north and south elevations.

- 2.7. On the south elevation there are two further, small casements windows with segmental arches, also in the first range with the remaining windows mainly large triple casements. The majority of these are also faux leaded light.
- 2.8. The west elevation has a well-proportioned facade in the polite manner, symmetrically laid out with a central door and decorative porch with a casement window to the side. These are flanked by triple aspect bays with three sash windows above. The ground floor windows are multi-paned whilst the first-floor windows are four-paned sashes. The west elevation of the third range contains modern casement windows with top vents and faux leaded lights.

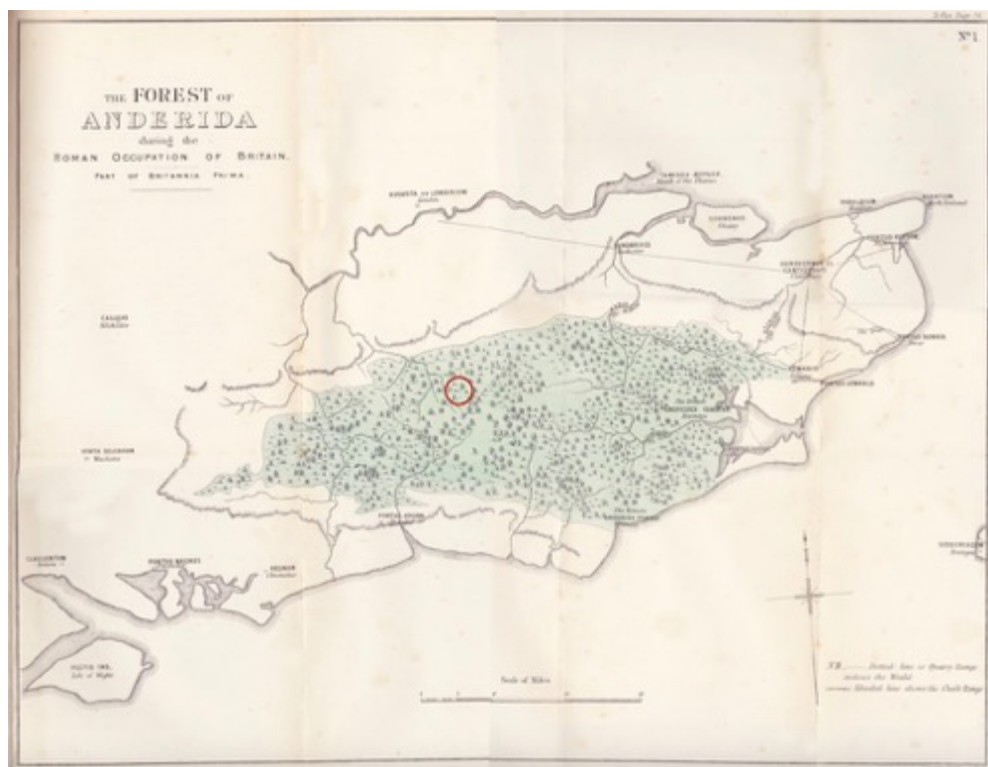


The polite western elevation with its decorative porch and sash windows.

- 2.9. The east elevation of the main house has only one window which is a horizontal sliding sash sometimes known as a Yorkshire sash, although these are found in all parts of the country. The east elevation of the third range has static windows and a modern casement.
- 2.10. The two main ranges are of brick construction in Flemish bond which has been painted cream. The third range is likely to be of masonry construction though has been coated in a render system and also painted cream.
- 2.11. The roofs are all red clay tile with the exception of the single-storey eastern addition which is slate. There are two chimneys at the eastern end of the main range and chimneys at either end of the second range. These are all brick construction and remain unpainted.
- 2.12. To the south of the house the garden is enclosed by a low brick wall with a gateway. A path leads around to the west of the house and the front door with a further pathway leading directly to the main road.
- 2.13. To the east of the house and garden is an open yard with a single-story cart barn (modern) to the south and a barn to the east which has been converted. Immediately to the north of the house is courtyard and beyond this a garden with a swimming pool to the east enclosed by hedging. Beyond this is a large modern barn.

3. Historic context

- 3.1. During the Roman occupation of Britain, the woodland which occupied much of south-eastern England was known as the Forest of Anderida, but today is more commonly known as the 'Weald' and consists of the 'High' and 'Low' Weald.



Map of The Forest of Anderida made in 1871 with the approximate location of Crawley Down circled.

- 3.2. The Weald provided important materials such as wood and clay and was later used by early medieval communities, with more permanent occupation beginning from the 10th century. The geology of the Low Weald is predominantly clay, which is suited to oak, ash and elder, with oak being the main building material for timber frame with elm often used for flooring. The High Weald consists of harder sandstones, though its valleys were heavily wooded.
- 3.3. Between the 11th and 13th centuries, these woodland landscapes changed in character with the opening up of the forest to create a network of smallholdings, with almost all domestic and farm buildings made from oak. The oak timber-frame would have been infilled with wattle and daub which included clay, as well as straw and animal dung. This form of development continued across the Weald area throughout the 15th and 16th centuries.
- 3.4. The resulting landscape is thus one of small irregular fields which in many areas retain their medieval character and are enclosed with heavily wooded hedges. The High Weald is distinctive for its dispersed large and small farmsteads associated with small holdings. These are located across higher grounds and on valley slopes avoiding valley bottoms.



Surrounding field systems formed by assarting. © Google

- 3.5. Whilst the listing description for Shepherds Farm describes it as early 19th century, a closer assessment of the building reveals that it was timber-framed and pre-dates the Historic England dating by some time. A beam on the ground floor contains evidence of an early window in the form of diamond mullions that would have predated the common use of glass. This naturally has mortises either side to take the tenons for the vertical posts that would have formed the sides of the window. If this beam belongs to the house and is not re-used from somewhere else, it suggests that the building could be at least 16th century and possibly 15th century.
- 3.6. Elsewhere there is a significant amount of timber framing at the first-floor level in both the bathroom and one of the bedrooms. These are shown in the photographs below and clearly

indicate an earlier phase. It is possible therefore that the earliest origins of Shepherd Farm are intimately connected to the surrounding medieval character of the Weald and to this end might benefit further investigation in the form of timber dating such as dendrochronology.



The beam in the kitchen containing evidence of a former window.

- 3.7. A feature of both the timber-framed walls is that they have been raised with small posts that now contribute to the aesthetic effect. Externally this has the effect of one of the older window openings appearing quite low below the eaves as can be seen below. The neighbouring bedroom has used a modern window to overcome the additional height.



The extended timber-frame in the bathroom and window set low, well below the eaves.

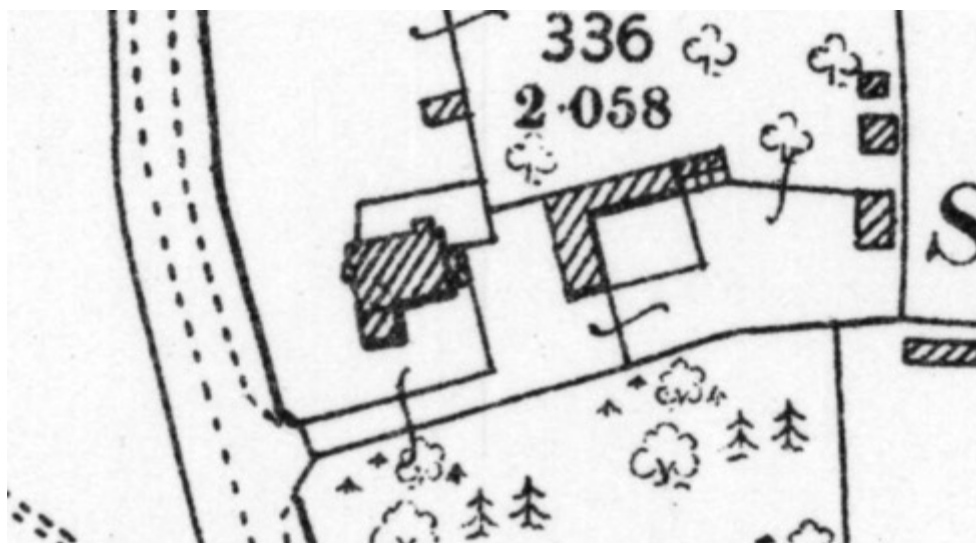
- 3.8. This raising of the roof is likely to have coincided with the extension of the building northwards and may even have occurred when the early 19th century range was added. With the exception of the kitchen these changes have allowed for greater ceiling heights which would have been more fashionable and preferred over the small spaces provided by the 16th century phase.
- 3.9. At the time of the Tithe Map for the parish of Worth (east) produced in 1840, the property was known as Walnut Tree House and consisted of a dwelling with barns to the east and what appears to be housing for animals with pens. Whilst one must be cautious of the accuracy of tithe maps, which are intrinsically schematic, the plan of the farm appears quite detailed.

- 3.10. As we can see, the main house is shown as long and rectangular with the entrance likely to be in the north or south elevation. By the time of the First Edition OS map surveyed in 1873-4 and published in 1879 the farmhouse is shown as a largely square building though with little detail and certainly not enough to read any development changes. Given the style of what is now the main façade, one might expect this change to have occurred prior to 1874.



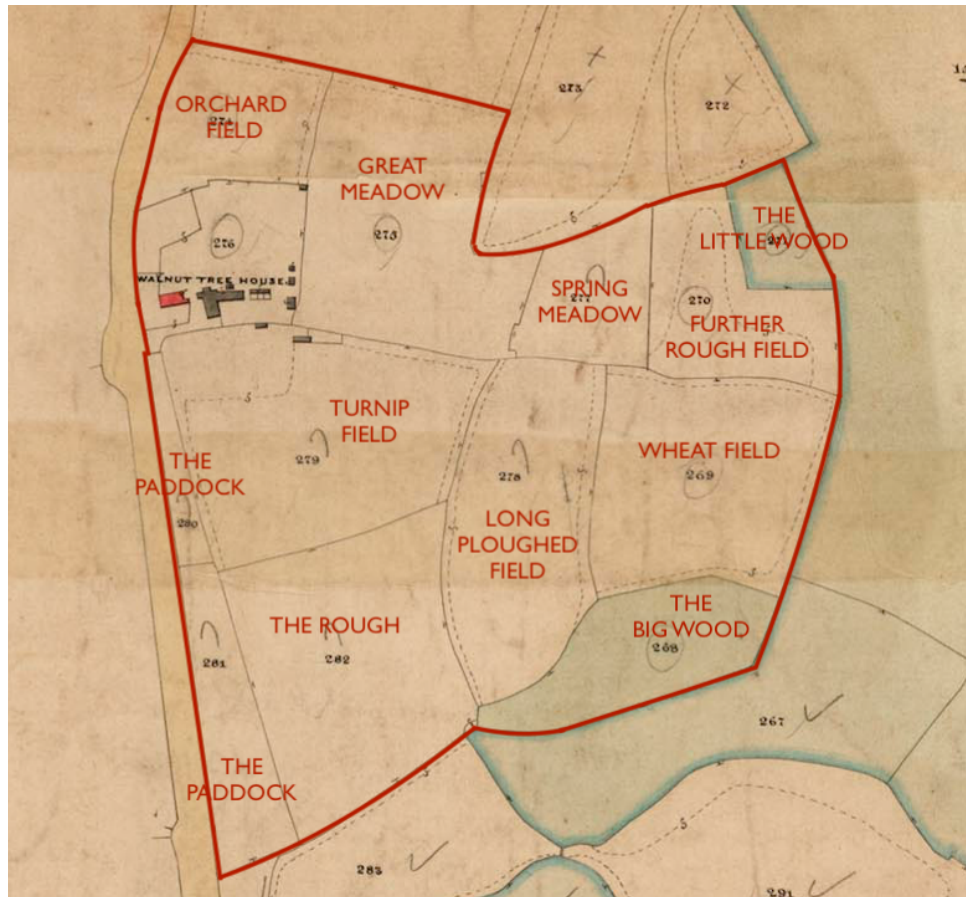
The Tithe Map for Worth (East) from 1840. WSRO

- 3.11. The Second Edition map revised in 1895 however is more detailed and shows the building with a squarer plan but what appears to be an addition or separate element to the south which is also demarcated with a line. Whilst one must be very careful not to read too much into the detail, there is perhaps enough here to suggest that what we now consider to be the western range was originally part of the earlier building and then redeveloped with an extension to allow the face of the building to be orientated north-west towards the west and facing the road.



Shepherds Farm as surveyed in 1895 with its farm buildings to the west.

- 3.12. The tithe apportionment tells us that in 1840 Walnut Tree House was owned and lived in by Hannah Shepherd whose name we might assume was given to the farm. The farm had changed name by 1874 when it was known as *Sheperds Farm*, without the 'h', though was later added. A farm known as 'Shepherd's Hole' situated further to the south-east might have been related though this is not obvious from the tithe apportionment as it was in separate ownership.



The extent of the farm when it was owned and worked by Hannah Shepherd. WSRO

- 3.13. The barn to the east of the farmhouse is an 'L' shape which in farm plan evolution, often arises out of a loose courtyard plan. This was common during the 19th century with more formal layouts reflecting changes and improvements in farming practices, especially in terms of hygiene and rationalizing working practices.
- 3.14. Whilst former farm buildings have since been replaced or altered, their locations are similar to those in the late 19th century suggesting a high level of retention of the spatial layout at least. At the time the map was re-surveyed for the Third Edition in 1909, nothing had changed at the farm in terms of its layout.
- 3.15. In the early 20th century, the farmhouse appears to have undergone a significant change in its appearance with the introduction of 'historic features' that were fashionable at the time. This reflected the interwar desire for cottage vernacular style, or 'Jacobethan', which informed much new house building throughout this period. Whilst this largely influenced the suburbs, the expression of rural values and taste for a pre-industrial England permeated into much interior design of this period. The style included the introduction of leaded light; stain glass; timber paneling; mock timber frame, mock Jacobean staircases and iron electric lights.

- 3.16. At Shepherds Farm one of the reception rooms in the western range which is clearly 19th century has 17th century paneling and a fireplace with a four-centred arch. The greatest impact of course is the introduction of faux leaded lights in steel frames, vaguely reminiscent of 17th century iron windows. As mentioned above, an application to replace these has been approved.
- 3.17. In more recent times the building has been extended to the north-east with a single-storey range that helps to enclose the courtyard and make for a more intimate space. The windows that face inwards into the courtyard also use a faux leaded light design to match the early 20th century alterations, whilst on the east elevation there are also more modern, static windows.

4. Landscape context

- 4.1. As mentioned above, Shepherds Farm is situated within the High Weald, a highly important landscape of medieval origin that retains much of its early characteristics. These include networks of shaws and woodlands, interspersed with irregular assart fields, heaths and ancient trackways. To the north of this area where Shepherd's Farm is situated, the character is of an intimate and confined pastoral landscape with large expanses of woods and forest including ancient woodland. The forest plateau includes more plantations and 20th century development.
- 4.2. The West Sussex Landscape Character Guidelines and Land Management Guidelines help to understand what is locally distinctive about the High Weald Character Area, including its settlements and development. The key landscape characteristics which the guidance seeks to protect, conserve and enhance include the following:
- The tranquil, intimate and enclosed rural character of the area
 - The qualities of fine long views from ridges
 - The network of ancient woodland including larger deciduous woodlands, ghyll woodlands and shaws
 - Mixed woodlands on the plateau replacing coniferous over time
 - Areas of heathland
 - The qualities of the River Ouse, its valley bottom and lower sides with medium-large scale field patterns of wet meadows and pastures bounded by hedges with trees
 - The fine grain and irregular pattern of assart fields [around 0.4Ha. /1 acre]
 - Shaws enclosing fields and linking into, and integrating settlement
 - The dense network of hedgerows, restoring where necessary, retaining the oak standards and other hedgerow trees
 - Network and character of sinuous un-kerbed deep lanes, ancient droveways, greenways, tracks and footpaths
 - Mill sites and ponds, hammer ponds, ornamental lakes and ponds
 - Narrow field entrances and traditional gates
 - Designed landscapes associated with large country houses and their settings, avoiding the spread of invasive species such as rhododendron



Shepherds Farm within the High Weald as viewed from the north. © Google

- 4.3. Within this landscape character are settlement characteristics which arise from the historic settlement pattern. In the High Weald this consists of dispersed farmsteads, both large and small, associated with small holdings of pasture and woodland formed from assarting. Hamlets are sometimes formed by multiple farms with associated housing, whilst villages are more associated with trade routes though are less prevalent in the High Weald.¹ Both of these settlement types however are quite rare in the High Weald.
 - 4.4. Farmsteads such as Shepherds Farm, were located on the ridges and slopes of the rolling topography and avoided valley bottoms. Larger farmsteads are common, whereas small farmsteads are less so, but are widespread.
 - 4.5. Within the farmsteads, the pattern of larger farms consists of loose courtyard plans, sometimes with timber-framed barns, cattle shelters and cart barns. The farmhouses are normally separate and have their own access. Small farms had a small farmhouse with small agricultural buildings. Outbuildings often side onto the roads or lanes, whilst the farmhouse would tend to have a view, though this might be less prevalent where the building is of medieval origin.
 - 4.6. Buildings are constructed from either stone or red brick and sometimes timber-framing where it survives, as well as weatherboarding. At Shepherds Farm the timber-frame has obviously been subsumed by later development and new brick walls, probably from the 18th -19th centuries.
- 5. Significance**
- 5.1. Most historic buildings (or heritage assets) have a level of special interest that often contributes to our appreciation of the broader environment in some way. In rural areas buildings can express local distinctiveness through the use of vernacular materials and traditional construction techniques, whilst in more urban areas design, quality of construction and architectural variation

¹ The West Sussex Landscape Character Guidelines, 'Local Distinctiveness: The High Weald Character Area', WSCC.

can often enhance the aesthetics of the townscape and provide historic interest. In both cases the character of building is often influenced by the region and topography.

- 5.2. Within sensitive areas such as conservation areas, national parks and areas of outstanding natural beauty, buildings can take on an extra importance and can be identified as *important* or *positive*, especially within conservation areas. For unlisted buildings these can also form the basis for *local listing* and in some cases, be considered as *non-designated heritage assets*. Where a building's significance is considered of national importance, they are designated and listed according to the level of special interest retained.

DESIGNATED HERITAGE ASSET

- 5.3. Shepherds Farm is a grade II listed building and therefore a designated heritage asset. Buildings considered of national importance are designated and thus protected under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This stipulates that: '*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*'²
- 5.4. The protection of the listed building includes any structures attached to it, or built within its curtilage before the 1 July 1948. Any proposed changes to these structures will require listed building consent.

LIST ENTRY

- 5.5. Shepherds Farm was designated on 11 May 1983. The list entry number is 1284412 and reads as follows:
- 5.6. *WORTH TURNERS HILL ROAD 1. 5405 Crawley Down Shepherd Farmhouse TQ 33 NW 2/549*
II
2. Early C19. Two storeys. Three winow. Painted brick. Ripped tiled roof. Glazing bars missing. Two bays on ground floor. Trellised porch with later gable.
Listing NGR: TQ3362538711
- 5.7. It should be noted that *list descriptions* are commonly a simple description of the building for identification purposes only and not an inventory of what is important to protect. All the building is therefore listed unless specified in the listing.
- 5.8. Some more recent descriptions seek to explain the special interest in more detail, but even in these cases the information should not be considered exhaustive and great care should be taken with all aspects of the building as *significance* can be concealed or waiting to be revealed through new knowledge and interpretation.

² Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990;
<<https://www.legislation.gov.uk/ukpga/1990/9/section/66>> [accessed 29 November 2023].

THE VALUES OF SIGNIFICANCE

- 5.9. Within heritage protection, *significance* is a term applied to heritage assets that describes a structure or feature's special interest. The *National Planning Policy Framework* describes significance as:

'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

- 5.10. Historic England's Advice Note 12 - '*Statements of Heritage Significance: Analysing Significance in Heritage Assets*' (2019), describes these different interests as follows:
- 5.11. **Archaeological interest:** *There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*
- 5.12. **Architectural and artistic interest:** *These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.*
- 5.13. **Historic interest:** *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

ASSESSMENT OF SIGNIFICANCE

- 5.14. **Archaeological interest:** As a building with fabric dating back to the 16th century and possibly the 15th century, Shepherds Farm has the potential to reveal special interest with much greater time depth than the listing description suggests.
- 5.15. **Architectural and artistic interest:** The historic farmstead has architectural interest as a building which retains its phased character, culminating in a Regency façade. This results in a variety of historic forms and character which correspond in a pleasing manner.
- 5.16. **Historic interest:** Shepherds Farm has historic value as a former historic farmstead which originated in the medieval or post-medieval period and has evolved over the centuries. This evolution is clearly legible in its various elements, both externally and internally. The face of the building has a strong 19th century character which perhaps reflects a more positive economic time for farming during this period. Despite the modern faux windows, the farmhouse retains a lot of its historic character.

6. Planning context

- 6.1. The proposed scheme is subject to national and local planning policies. These include heritage policies designed specifically to protect both designated and non-designated heritage assets.

NATIONAL PLANNING POLICY

- 6.2. The National Planning Policy Framework (NPPF) sets out the Government's policy for the Historic Environment. It states 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 (para 213).
- 6.3. In assessing applications, the NPPF also stipulates that great weight should be given to the asset's conservation (and the more important the asset the greater the weight should be) (para 212).
- 6.4. It goes on to state that where a proposed development will result in 'substantial harm' to a designated heritage asset, local planning authorities should refuse consent (para 214) and where the harm will lead to 'less than substantial harm' to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including where appropriate, securing its optimum viable use.
- 6.5. The vast majority of harmful impacts to designated heritage assets constitute 'less than substantial harm'. It is worth noting that this category can be subject to further grading where harm is perceived within a spectrum of 'high to low' and justification applied accordingly.
- 6.6. Where proposals may affect a *non-designated heritage asset*, paragraph 216 of the Framework states that 'a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

LOCAL PLANNING POLICY

- 6.7. Mid Sussex District Council's *District Plan 2014-2031* sets out the council's policy for heritage protection. Listed buildings are found under policy DP34:

DP34: Listed Buildings and Other Heritage Assets

- 6.8. *Strategic Objectives: 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.*
- 6.9. *Evidence Base: West Sussex Historic Environment Record; Register of Listed Buildings.*

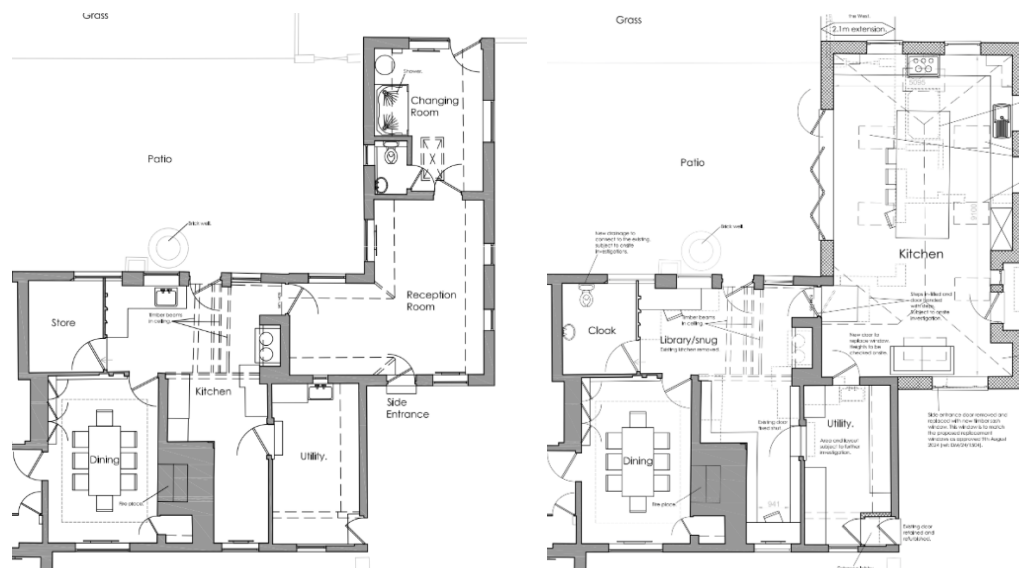
Listed Buildings

- 6.10. *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.

7. Proposed scheme and impacts

- 7.1. The proposed scheme seeks to replace an existing single-storey extension which to date has been used as a changing room and large reception area. In practice this has been an area with low usage and mainly for storage.
- 7.2. The new building will be of very similar design and orientation, though will house a larger kitchen to meet the needs of the family. The entrance into the house will revert to the main front door to the west, thereby bringing this part of the house back into greater use and appreciation.
- 7.3. An informal entrance will be retained for family use, however this will be moved to the eastern elevation where it will not be visible from the parking area.



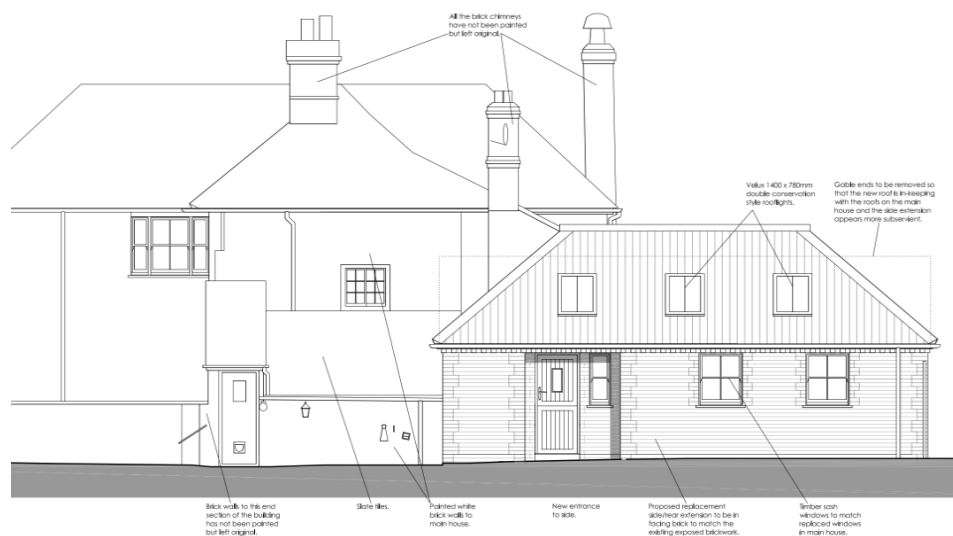
Existing and proposed ground floor showing the growth to the west. © LT Pickering Architects Ltd

- 7.4. To achieve the larger footprint the west elevation will be moved further westwards which will require the removal of an area of modern walling that was part of the building of the existing extension (shown below). The north and east walls will be retained on the existing footprint.
- 7.5. The new extension will more closely abut the historic building but will not harm it or result in the loss of historic fabric.



The walls of the existing extension to be removed to allow the building to be extended westwards.

- 7.6. The proposed addition will be in facing brick rather than render to align with it the main house. The gables will be removed and replaced with hipped roof slopes. Both these changes will help to soften the building and make it appear less assertive.
- 7.7. The door and window openings will have brick quoining, whilst the windows themselves will be timber sashes to correspond with the main house. On the west elevation the opening will be in the form of bi-fold doors which will allow the kitchen to open onto the courtyard. Whilst this is a more modern intervention, it is hidden at the rear of the building and does not impact the appreciation of the building from the front (west), or from the approach to the south.
- 7.8. The conservation rooflights will be split pane to correspond with the typology of the building and be sympathetic with the agricultural nature of the former farm.



The proposed east elevation with details of the materials and finish. © LT Pickering Architects Ltd

- 7.9. The only internal alteration is the creation of a doorway where a window currently exists. There is some potential for loss of historic fabric here, however it is minimal and will help to make the kitchen more functional.
- 7.10. **Impacts:** the proposed extension will replace an existing building on a similar footprint. The increased size of the building will not be readily noticeable from the approach to the house or the main entrance and cannot be seen from the public realm. The increase in size will be absorbed within the existing enclosed space.
- 7.11. The design of the building will be less assertive and softer in both form and material. The windows will represent an enhancement as will the finish in traditional brickwork.
- 7.12. As mentioned above there will be some potential loss of fabric to connect the kitchen with the utility, however this would be minimal and is considered reasonable given the overall enhancement of the addition to the listed building.

8. Landscaping

- 8.1. The proposals do not involve landscaping.

9. Access

- 9.1. The proposals do not affect vehicular access on to the property.

10. Conclusion

- 10.1. Shepherds Farm is part of a former historic farmstead and included the neighbouring buildings that were formerly its barns. Shepherds Farm is a grade II listed building.
- 10.2. Despite its outwardly 19th century appearance, the former farmhouse has much earlier origins which align with the formation and evolution of the High Weald.
- 10.3. Shepherds Farm is one of a few listed buildings that are situated along Turner's Hill Road, though is outside of the High Weald AONB.
- 10.4. In the early 20th century the building underwent alterations, part of which involved the replacement of historic windows and introduction of new openings, with modern steel windows and faux leaded lights. An application to enhance these windows has been approved.
- 10.5. As described above, the proposal here is to replace the modern extension to provide an improved kitchen space and to enhance the building in accordance with previous approvals that have been granted.
- 10.6. There is no loss of historic fabric externally and only a small change internally. Under the terms of the NPPF this would amount to 'less than substantial harm' and within the spectrum of harm would be at the very low end of the scale.
- 10.7. For this reason and given that the enhancements of the new building should outweigh this level of harm, the proposal here should be found to be acceptable in heritage terms.