

Heritage Statement

818_Walnut and Well Cottage

September 2025

Revision: -

Single storey rear Kitchen extension and extended rear patio. Installation of additional windows to existing front porch. Internal alterations including removal of modern fabric and installation of new first floor Shower Room and second floor WC.

The Applicant :
Emily and Rik Webster

Project Location:
Walnut and Well,
The Street,
Bolney,
West Sussex,
RH17 5QW

This document must be read in conjunction with the full plans associated to this application.

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Authorship

This report has been prepared by Joanna Saady and João Lopes. Joanna is the founding director of Ecotecture Ecological Design Ltd and the Chair of the Institute for Historic Building Conservation (IHBC) South East Branch, an IHBC Trustee and Expert Advisor on Eastbourne Conservation Advisory Group. She regularly gives talk on heritage and energy efficiency, and has spoken at IHBC, SPAB and AECB events on her past projects. João is an accredited conservation architect and a member of the IHBC.

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01 Introduction

The subject site ("Site") at Walnut and Well Cottage, The Street, Bolney, RH17 5RR is Grade II listed. It comprises a two-storey house, estimated to date from the 17th century or earlier. The Site is located within the Bolney Conservation Area, within close proximity to other local Grade II listed buildings. It plays an important part in the character of the southern section of the Conservation Area.

The application description describes a single storey rear kitchen extension, installation of additional windows to the existing front porch, internal alterations including removal of modern fabric and installation of new first floor shower room and second floor WC.

A more detailed description of the proposed works is provided below:

Ground Floor:

At Ground Floor level a new rear extension is proposed. Alterations will involve the removal of an area of existing external wall in order to connect the cottage's kitchen with a new dining area. The existing kitchen fittings will be removed and replaced with more contemporary fittings. The existing back door will be converted into a window. The extension will feature a new back door, patio doors and timber framed windows. It will also feature a pitched roof area, flat roof area and a lantern roof light.

The proposed scheme also involves identifying areas of the existing cottage where harmful damp proof treatment has taken place, looking at removal of modern fabric and replacing with breathable materials. Alterations at ground floor level will also include replacement of the reception room floor. The existing concrete floor slab will be grubbed up and replaced with a limecrete floor slab for improved breathability.

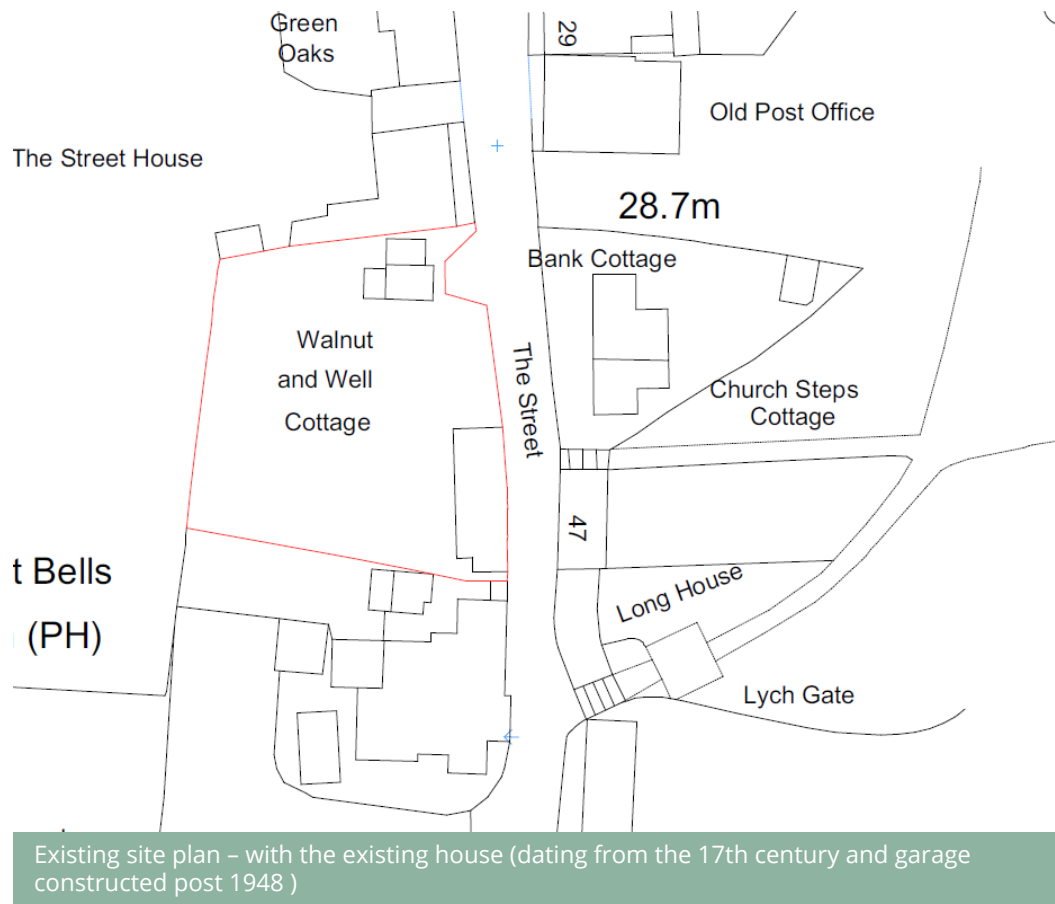
Alterations at ground floor level will also include the addition of two new windows to the northern facade of the existing porch. These windows will be in the same style and materials as the existing porch window.

First Floor:

At first floor level the existing corridor shower and bedroom sink will be removed. An area of existing non-historic internal walling will be removed, and a new fully enclosed shower room will be constructed.

Second Floor :

At second floor level a modern partition will be removed to enable to creation of a new ensuite WC



02 Scope and Methodology

The site and the existing building was surveyed by BES Geometrics in October 2024. Following the survey BES provided existing plans, elevations, sections and a topographical survey drawing.

The history of the site and its surroundings has been researched based upon documentary and physical evidence. Research sources include the Historic England Archives, the National Archives, the British Newspaper Archive, West Sussex Record Office, Old Maps Online, National Library of Scotland Historic Maps, and British History Online.

The proposed scheme has thus been informed by a thorough understanding of the history, the heritage significance and heritage context of the subject site.

03 Site Description

The subject site ("Site") comprises a two-storey timber framed house, with the lower half replaced in brickwork. The original house comprised two dwellings.

The character and appearance of the house, or former two houses (Walnut and Well) is highly significant, as one of the oldest buildings in Bolney. The house is highly visible in the street scene and plays a significant part characteristic of the lower Southern Conservation Area.



Rear view of existing house



Street scene viewed from opposite upper level on the street

04 Location and Context

Bolney:

The subject site ("Site") is located on The Street in Bolney, close to the junction with The Street. The parish of Bolney is located on sloping land, its southern part within the valley of the Adur. The village of Bolney includes a southern part in which the Site is located. The village is principally linear in form, located along The Street. The southern part of the village is described in the Bolney Neighbourhood Plan 2015-31 as having "a charming semi-rural character derived from abundant trees and hedgerows, narrow sunken lanes and a wide variety of building styles and features".

Immediate Setting of the Site:

The immediate setting of the Site is characterised by the historic houses, fronting onto The Street, the local topography and more modern buildings to the North. The large garden of Walnut and Well plays an important part in maintaining the rural feel of the site.



Aerial View (Source: Google Maps)



Existing site plan. Site is outlined in red, and nearby listed buildings are indicated by "dropped pins". (Source: Historic England website)



View from rear showing elevated houses on the opposite side of Top Street



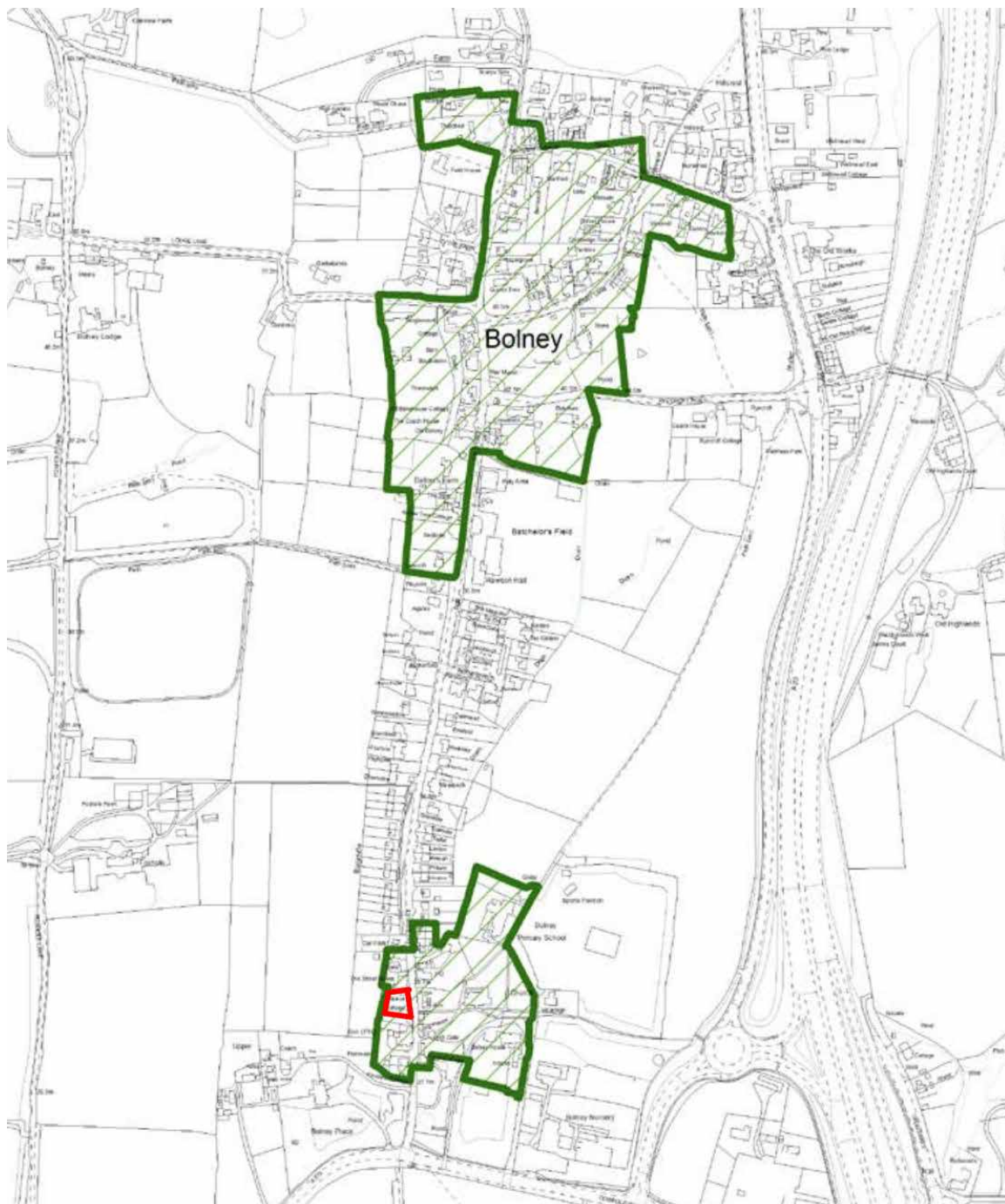
Southward view along The Street, looking towards the North Elevation



Northward view along The Street, just adjacent to Walnut and Well

Bolney Conservation Area:

Designated in 1989, the Bolney Conservation Area ("CA"), which is in two parts. The southern part (including the Site) is principally characterised by its historic buildings. The southern part of the village contains several listed buildings, including the Grade I Church of St Mary Magdalene with its Norman chancel and nave. The buildings which are arranged in an attractive manner around Bolney Street together create a sense of enclosure and form an attractive entry to the village. This is distinct from the northern part which is principally characterised by its low density development and spaciousness, as well as by its trees and planting.



Map showing boundaries of Bolney Conservation Area. Approx. location of subject site is outlined in a red line. (Source: Conservation Areas in Mid Sussex (2018))

The appraisal for Conservation Areas in Mid Sussex (August 2018) states that the following features contribute positively to the character of the CA:

- the lack of a uniform building line which adds variety and interest, reflects the gradual growth of the village and enhances its semi-rural character;
- the variety of age and style of the buildings and the use of natural and traditional building materials;
- the attractive walling within the area;
- the attractive countryside views; and
- views into and out of the Conservation Area

The Site is considered to make a positive contribution to the character and appearance of the CA, by virtue of its prominence in the street scene, and by virtue of being one of the oldest properties and the only listed building at this end of The Street, apart from the Bolney Church, which is located out of site from the road. The original exposed timbers contribute positively to the character and appearance of the CA.

Although the north elevation of the house sits directly on the highway, the rear is relatively hidden from view and within the private realm, meaning the proposed rear extension will have a neutral to minimal impact on the Conservation Area.

The side extension currently comprising an entrance porch is proposed to be increased in size. Given it will remain stepped back, and located behind the wall and fence it is considered this will make a neutral impact on the CA. By virtue of repeating the style of the existing building, and the later extension itself we aim for a neutral impact on the Cottage itself.

Non-designated Heritage Assets:

The local planning authority (Mid Sussex DC) has not allocated any sites in the area as non-designated heritage assets (such as locally listed buildings). Therefore, the Site does not affect the settings of any non-designated heritage assets.

Mid Sussex District:

The Site is located within the Mid Sussex district of the county of West Sussex. The Mid Sussex area includes part of the High Weald to the north (including the Site), part of the Low Weald, and part of the South Downs to the south.

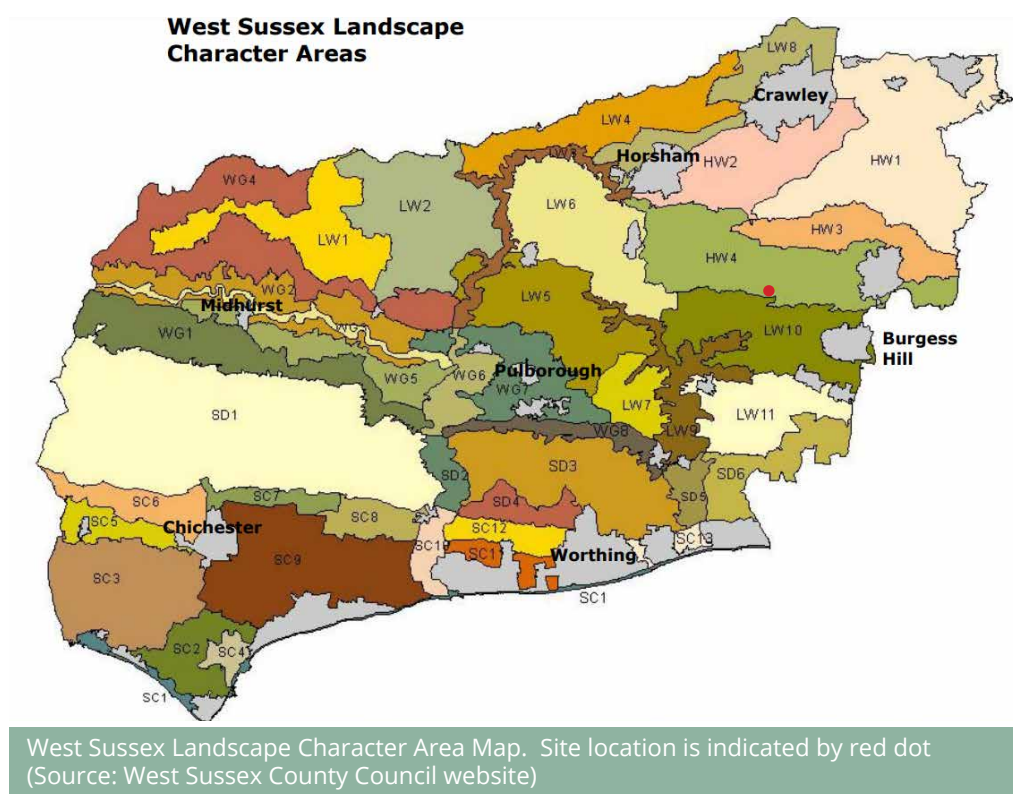
The Mid Sussex Design Guide Supplementary Planning Document (Nov 2020) reflects the wording of the West Sussex Landscape Land Management Guidelines. It summarises that the landform and landscape of the High Weald area is a “hilly landscape of ridges and secluded valleys with significant woodland cover and a dense network of hedgerows and copses” with “a sense of enclosure”. It states that there are a number of historic settlements “on high ridges, hilltops and high ground”, “connected by twisting lanes” – although the Site is located on comparatively low-level land. It also reiterates that local building materials are of a diverse nature, “including timber framing, Wealden stone and varieties of local brick and tile hanging”.

West Sussex County:

An assessment of the landscape character of West Sussex (including the part of Mid Sussex in which the Site is located) was carried out in 2003. Of the 43 “unique areas” which were identified, the Site is located within the High Weald Fringes Landscape Character Area.

The West Sussex Landscape Land Management Guidelines summarises the overall character of the High Weald Fringes area as being “densely-wooded”, “dissected by gentle gill streams draining west to the River Adur and east to the River Ouse”. The key characteristics were summarised as follows:

- Wooded, often confined rural landscape of intimacy and complexity partly within the High Weald Area of Outstanding Natural Beauty (AONB).
- South and east-draining gills and broad ridges sweeping gently down to the Low Weald.
- Western part drained by the headwaters of the River Arun, eastern part around Scaynes Hill by the River Ouse.
- Long views over the Low Weald to the downs.
- Significant woodland cover, a substantial portion of it ancient, and a dense network of shaws, hedgerows and hedgerow trees.
- Pattern of small, irregular-shaped assart fields and larger fields, and small pockets of remnant heathland.
- Orchards and horticulture on lower slopes, particularly to the west.
- Biodiversity concentrated in the valleys, heathland, and woodland.
- Network of lanes, droeways, tracks and footpaths.
- Dispersed historic settlement pattern, close to Horsham, the principal settlements Cuckfield, Haywards Heath and Lindfield and a few villages and hamlets.
- Some busy lanes and roads including A and B roads bounding the area to the west, and other roads crossing north to south, including the A23 Trunk Road.
- London to Brighton Railway Line crosses the area at Haywards Heath.
- Mill sites, hammerponds and ornamental lakes and ponds.
- Varied traditional rural buildings built with diverse materials including timber-framing, Horsham Stone roofing, Wealden stone and varieties of local brick and tile-hanging.
- Designed landscapes and exotic treescapes associated with large country houses.
- Major gill woodland garden and visitor attraction at Leonardslee.



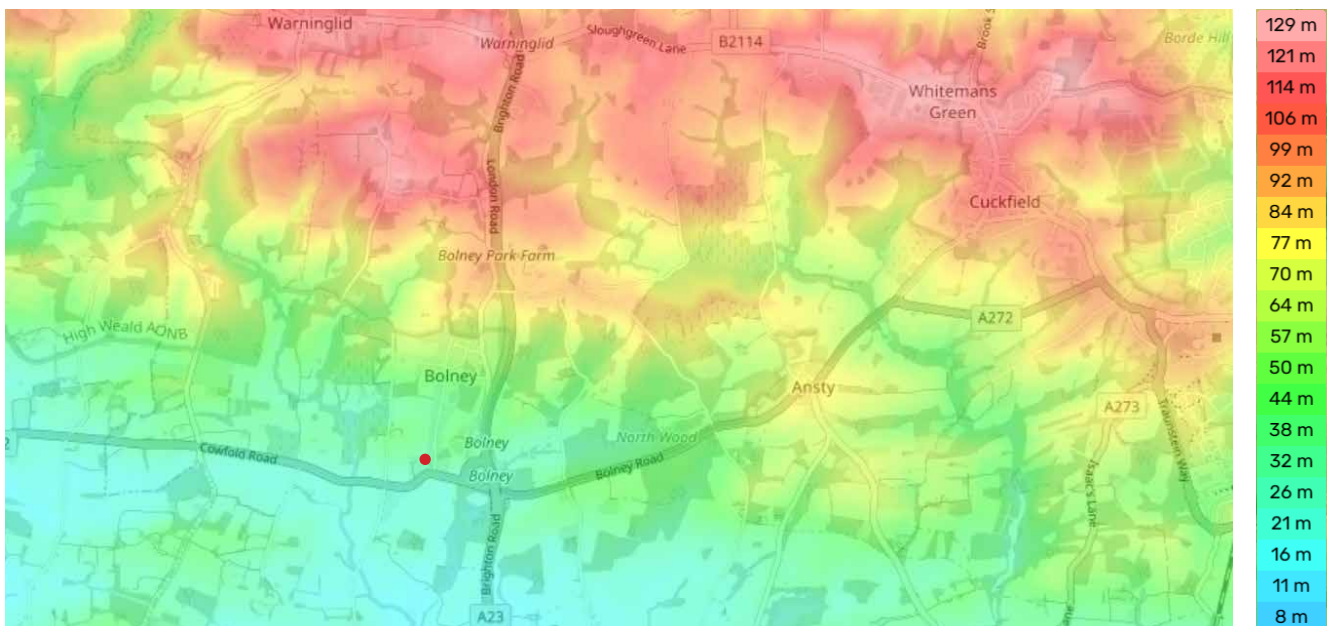


Map of High Weald Fringes area. Site location is indicated by red dot (Source: West Sussex County Council website)

05 Local History

Prehistoric era (to 43 AD):

Although there is evidence that parts of the former woodland within the wider area of the High Weald had already been cleared for cultivation by the Bronze Age, it is likely that the subject site ("Site") was located within dense forestland during Prehistoric times. The Site's close proximity to various streams and rivers may have made it more favourable for Prehistoric settlement, but it was likely to have been located on sloping land leading to a valley located approx. 1km southward.



Topographic map of surrounding area, with key showing ground level heights on the right. Site location is indicated by red dot.

Roman era (43-409 AD):

By the Roman occupation of Britannia, the High Weald region remained forested, and was thus entitled Anderida Silva ("silva" meaning "forest"). During that time the region was the premier iron producing district in Britannia. Iron production and transportation was concentrated in the east of Anderida Silva, because that was where the navigable waterways of the Brede and Rother were located, as well as the highways which provided links both to the London market and to the wealthy villas and cornlands of the South Downs). The Site was located in the less industrious western part of the region. However, it was also located some 6km westward of the Roman road which ran north/southward between today's London and Brighton via Hassocks, and which enabled the movement of the military as well as facilitating the production and transport of iron.

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Anglo Saxon Era (410-1065 AD):

The wider region was referred to in the Anglo Saxon Chronicle as Andredesleah ("leah" meaning "wood pasture"), and later as Andredesweald (i.e. the high forest of Andred) – until it was shortened to Weald. Today, the region is known as the High Weald.

During the Anglo Saxon era, the land within the Weald was sub-divided into territorial units. The Site was on the cusp of the rapes of Bamber and Lewes. Parishes were formed from the 8th and 9th centuries, and the Site was within the parish known today as Bolney. The name Bolney may be a derivation of the Saxon word "Bolne" which loosely translates as a village or high place near a marsh.

Medieval Era (1066-1539 AD):

The Medieval era saw the establishment of various permanent farmsteads in the Weald. It is unknown whether the Site itself was the location of a farmstead during this period, but it was at least likely to have been located within common land within close proximity to some farmsteads. Bolney's Church of St Mary Magdalene (located approx. 675 metres south of the house on the Site) dates from the early 12th century. The first documentary reference to Bolney was in the late 13th century, when the manor was held by Earl Warenne and the Bishop of Chichester.

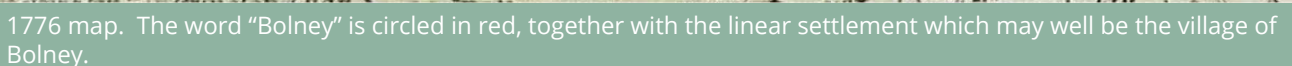
Post-Medieval Era (1540-1749 AD):

In the 16th century, the Weald once again became a centre of iron manufacture, following the import of blast furnace technology from mainland Europe in the late 15th century. Although this industry was more concentrated in the east and central parts of the Weald, there was some expansion to the north and west. Interconnecting chains of leats, dams and hammer ponds were built to facilitate water supply to forges. This industry, however, declined in the late 17th and 18th centuries.

The 1647-64 map shows Bolney on the cusp between the rape of Bramber, and of that of Lewes, south of St Leonard's Forest.

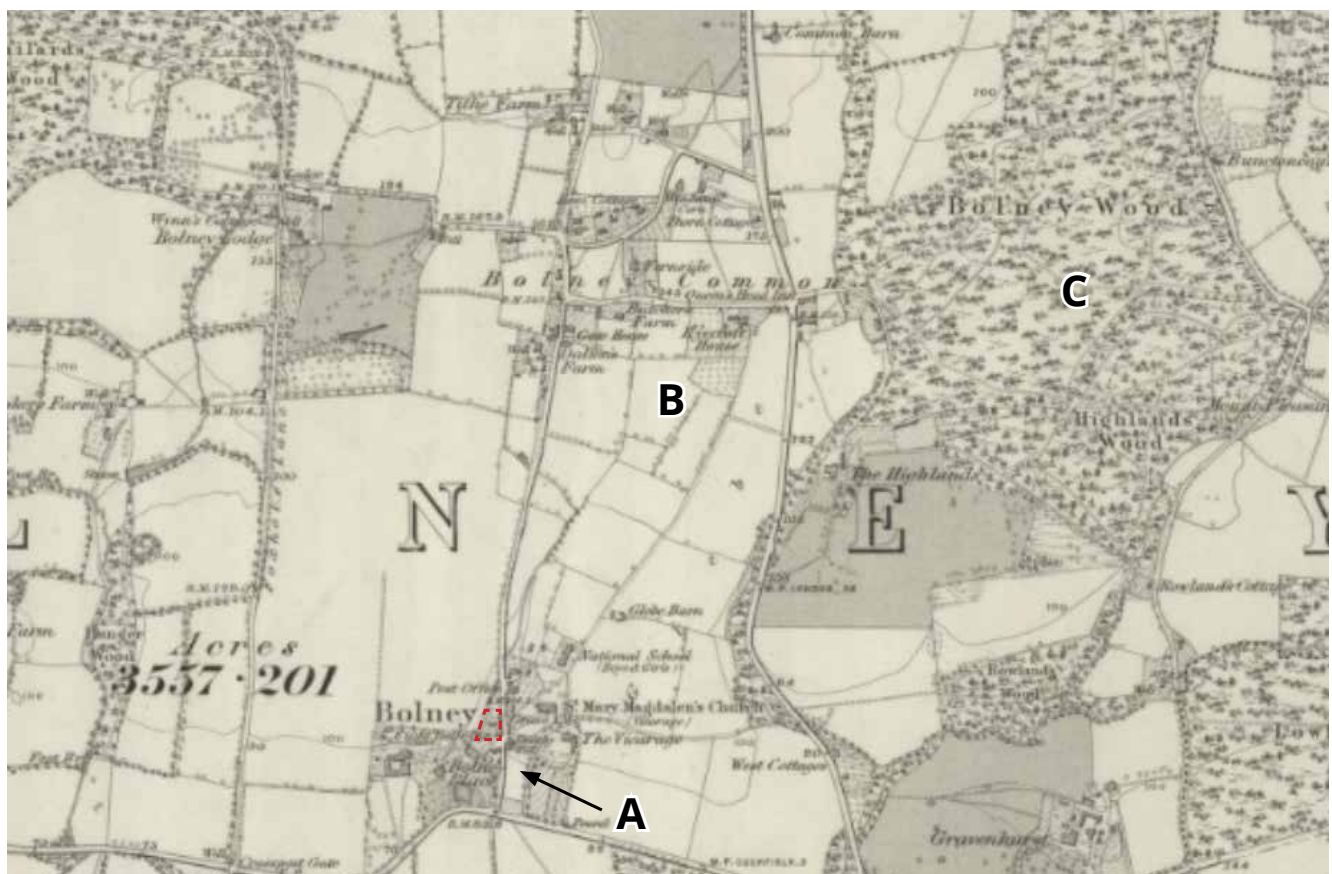


Bolney is shown in the 1776 map as being located south of an area labelled “range of hills” within the Weald. It is not exactly clear whether the north-southward road with a linear settlement along it is Bolney, but that appears to be the case – especially given the inclusion of a church on the east side of the street.



As stated in the High Weald AONB Management Plan (2019-2024), Britain's Industrial Revolution saw a shift in the Weald "from a diverse industrial and farming economy to one that was more linked to the development of capital in London and the coastal resorts, and the enjoyment of its landscape by new residents and visitors". In the 18th century, some farmsteads were converted into "pleasure farms" comprising a residential dwelling with landscaped grounds.

The 1874-75 shows the south part of Bolney [B], with the following labelled: the manor house Bolney Place, St Mary Magdalene's Church, a vicarage, a school, a public house (Eight Bells Inn), a post office, and a school. Bolney Common was located further northward [B], along with a number of farmsteads and cottages. These included the Site (17th century or earlier), Quince Cottage (18th century), Rose Cottage (18th century), a house now known as "Watershippe Down" (17th century), Thorn Cottage, Fernside, Dalton's Farm, Gate House, Butcher's Farm (17th century), and Ryecroft House. In addition, there was a windmill (for corn) and a public house, Queen's Head Inn. Bolney Wood was located to the east of Bolney Common [C].



1874-75 map – wider view (OS). Approximate location of Site is circled in red. A = South part of Bolney; B = Bolney Common; C = Bolney Wood.

The following Interpretative Assessment and Architectural Evolution sections of this document provide further information on the history of the site and the development of Walnut and Well Cottage.

06 Interpretive Assessment

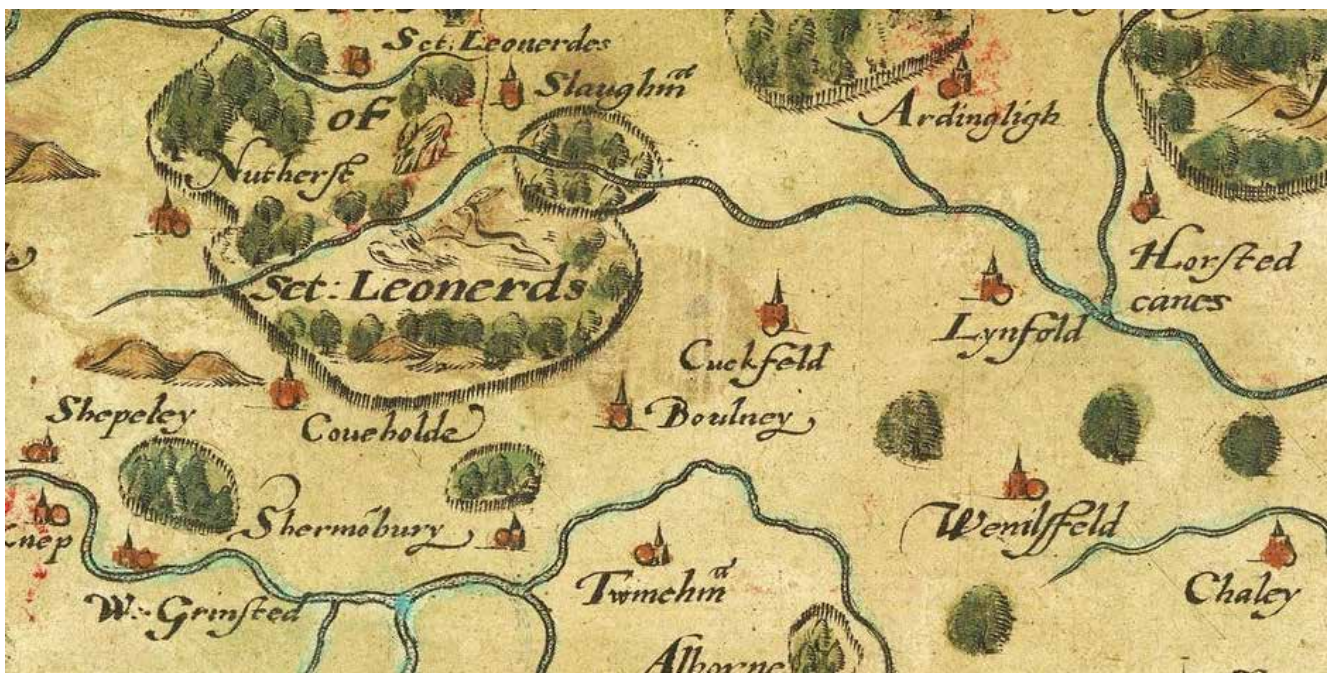
Bolney, a characteristically Wealden parish with a main village and many farms spread out around it, has always been severed into two distinct nucleuses: the main south cluster of houses surrounding the church and a scatter of cottages and farmsteads around a north Common. The late C20 development progressively joined them into one whole village.

Possibly a stop on an old route north into St Leonard's Forest, as part of the ancient London-Brighton road, the present south settlement can be traced back to Saxon times with a walkway of timbers dated c.972 found during excavations in The Street.

Neither a hamlet nor a church was recorded in the Domesday survey of 1086. Though, some sources date the origins of the present St Mary Magdalene's Church, set immediately behind and above the houses in The Street, to about 1100 with suggestions of Saxon and Norman influence.

The village was known for its cherry fair and charcoal burning in medieval times. Surrounded by forest, especially at north, it was ideally located to provide the charcoal needed to fire the iron smelting furnaces nearby. While the iron industry prevailed in the woods of Weald between the C15 and C17, Bolney became a prosperous settlement. With its decline, Bolney became a prominent agricultural community which prospered for some 400 years until the gradual decline in agriculture led the village to become primarily a rural dormitory community in recent decades.

Of Walnut and Well Cottage nothing is known of its history, yet it is locally reputed to have been a C16 charcoal burner's house. The building is located to the immediate north of the old Eight Bells public house and opposite Long House. Its prominent location within the main Bolney settlement, right beside the longstanding main traveling road The Street, and near and facing the church, leads to believe that it had some local historic importance, even if it is just due to its early origins.



Extract of Christopher Saxton's Map of Sussex published in 1575. Possibly the first map where Bolney is identified. (Source: Royal Collection Trust, RCIN 1046848)

The earliest the building can be identified is in the 1813 Ordnance Survey map, surveyed between 1797 and 1808, just prior to the construction of the turnpike road bypassing the village to the east (today A23). Here, the elongated shape of the cottage is clearly identified immediately above a perpendicular rectangular building that is the then newish Eight Bells Inn built in 1753. South of the Inn is another cottage(s) and at southmost is Bolney Place, crudely drawn in three separate parts representing its H-shape medieval hall with cross wings occupying a larger land at the bend of the road.



Extract of the One-inch Ordnance Survey Map published in 1813, locating the Cottage. (Source: NLS)

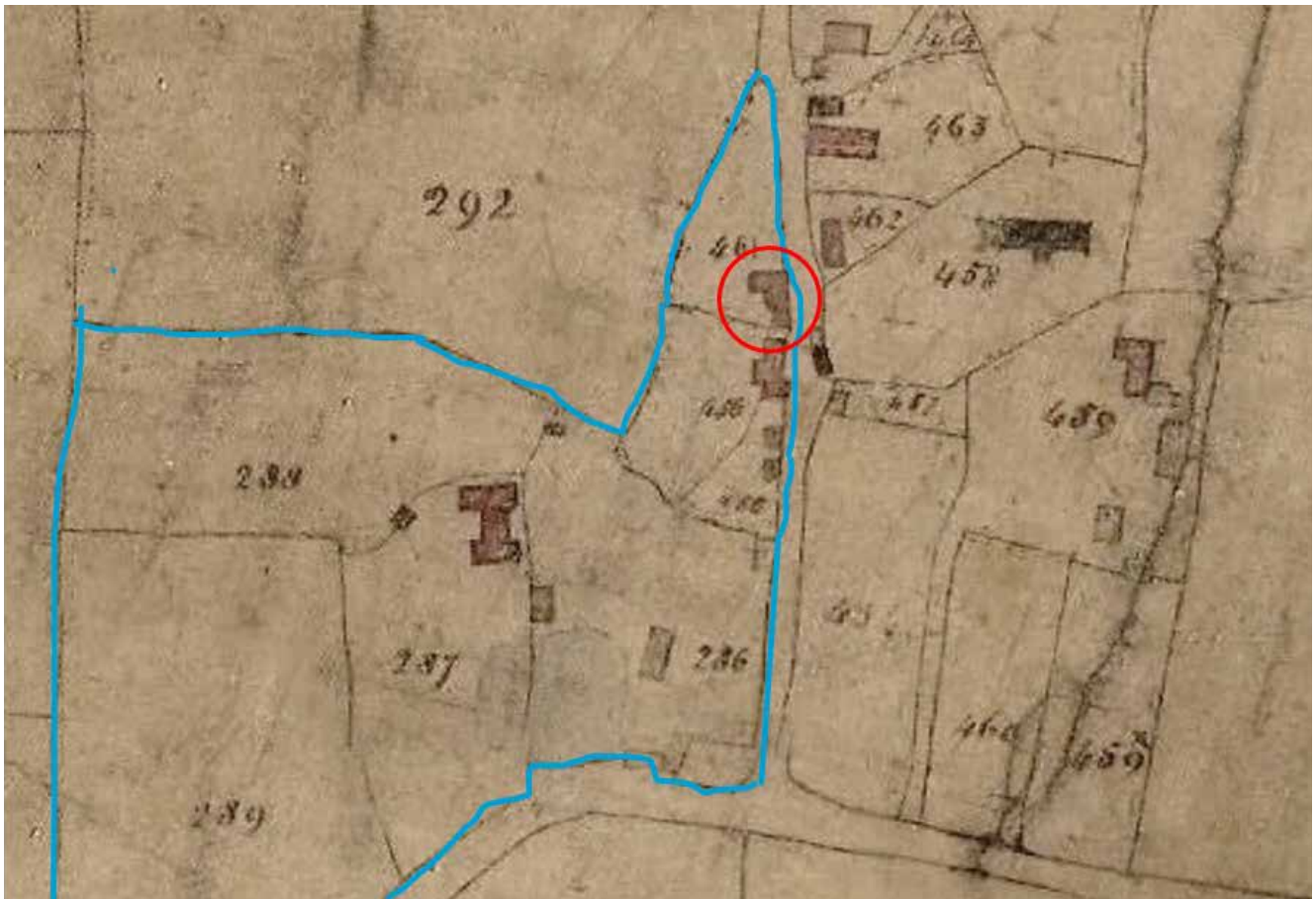
In medieval times, the manor of Bolney was held by the Norman family De Bolne who was the principal landowner of most of the parish and resided at Bolney Place, the manor estate. As common then, the feudal system required that farming families would work the land in exchange of living within the estate. Their open hall houses of lesser quality materials would last only one or two generations before having to be rebuilt.

The breakdown of the old manorialism in the Tudor C16 lead ambitious peasant families, that lived from working strips on large open fields of the landlord, to establish themselves as yeoman farmers with their own enclosed land and a more permanent new farmhouse built in the village.

The general improvement in the standard of living and increased wealth was reflected in the rising number of timber framed houses erected since the early C16. Most new houses were built on the site of older ones, and sometimes even included parts of its former structure. There was little to no planned development and usually a gap was left between properties to avoid boundary disputes (as seen in the 1813 map above).

It is believed that this was the case of Walnut and Well Cottage. In the early days of its existence, it might have been a medieval small peasant house on the edge of the manor estate, running lengthways onto the road and close to the church, that in late C16 was replaced by a timber framed farmhouse when its tenant became a successful farmer and acquired that plot of land from the lord of the manor.

This farmhouse was kept in its original form until it was extended inline northwards (as seen today) sometime at the end of the C18. The reason is unknown, but it is possible that it would have been to either create more rooms for a growing family, or to lodge a labourer's family employed to help with the booming farming business as the enclosed land continued to be shown as one single, undivided tenure.



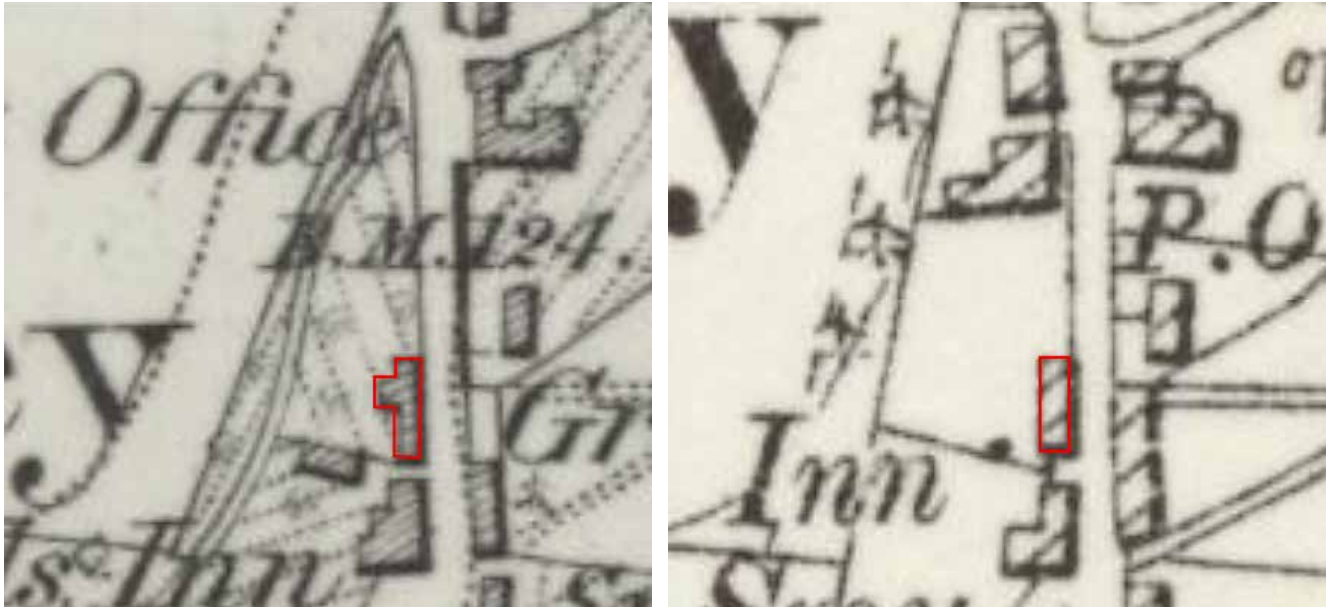
Extract of the 1840 Tithe map of Bolney (parish) identifying the cottage in its field and the manor estate's previous boundary with Bolney Place centre within. (Source: The National Archives, Ref.: IR 30/35/39)

Years later, the north bay was extended considerably to the rear (as shown on the 1840 Tithe map above). This seems to have been a lean-to, may be for another service room, as there is no indication of a west two storey range ever existed. At the same time, a small self-contained structure adjoined the south gable, faced with the frontage of the house. From its modest footprint it could have been a farm storage building as the map is unclear on its type of occupancy, and no records are available.

The overall L-shape arrangement was still in existence 35 years later (as shown in the 1874 OS map below). To note that the added north projection is seen as a misinterpretation of the building's form as no evidence exist of such extension. It is also believed that by then the south half of the farmhouse together with the adjoining farm building have been demolished and a bigger building was erected in their place.

With the decline of agriculture towards the end of the C19, it became common for old village farmhouses to be split up into cottages to be sold or rented out. In this case, a new built most certainly to profit on a rent.

During this period, the farmhouse was known as The Cottage and was inhabited by a Mrs Waddell, who was a prominent figure in the village as she is mentioned in Kelly's Post Office Directory of 1867 amongst the most notorious residents of Bolney.

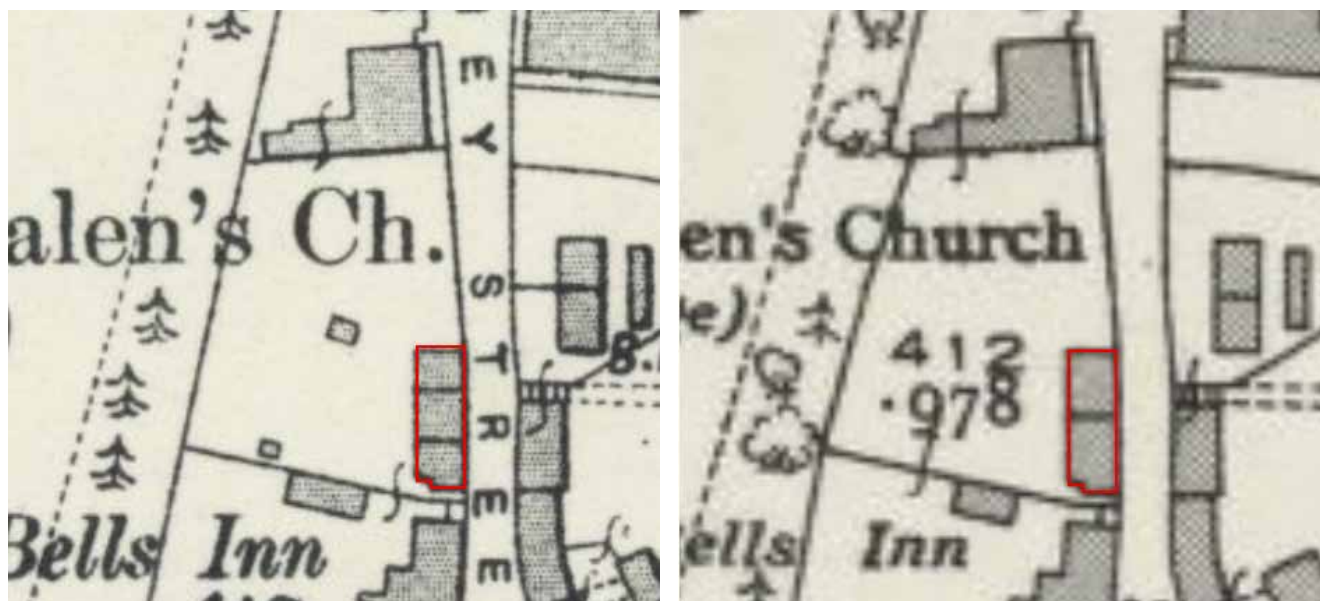


Extracts of the Six-inch OS Maps published in 1879 and 1896, showing the difference in plan form. (Source: NLS)

By the end of the century, the rear lean-to no longer existed, and no changes seem to have happened during the first half of the C20. Yet, the occupancy looks as if it has been subdivided in three dwellings by 1909. Either this corresponds to the split of the farmhouse from its early north bay lodger, plus the newer south cottage, or it was probably just based on the visual assumption that the number of bays and exterior doors (two to the front and one to the side) corresponded to the number of residences. In the late 1930's it was back to two dwellings, though represented as of equal size.



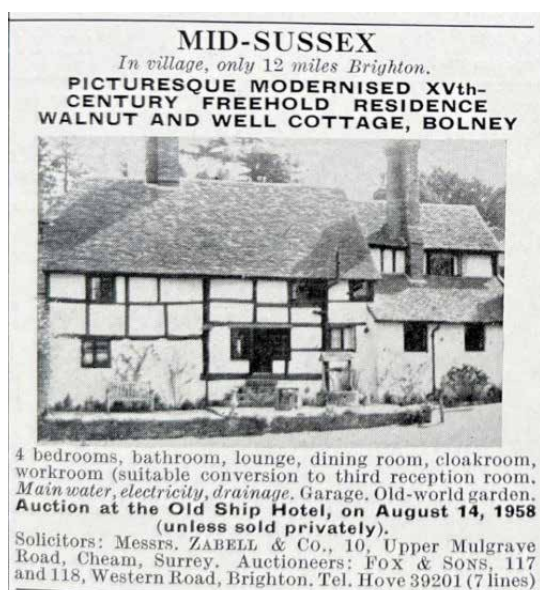
Image from a 1909 postcard published by F Douglas Miller showing the buildings with three external doors



Extracts of the 25 inch OS Maps published in 1911 and 1946, showing the difference in occupancy. (Source: NLS)

It is known for a fact that two tenements were in place in 1940 as mentioned by L F Salzman in the A History of the County of Sussex: Volume 7, the Rape of Lewes. This means that the property was then divided into two separate houses with independent front doors directly to The Street. Most certainly the north dwelling was by then named Well Cottage (for having a well immediately to the rear of its central bay) whilst the south was known as Walnut Cottage.

At some point between 1947 and 1955 the current detached garage was built on the northmost boundary. Shortly after, the two dwellings merged into one single house named Walnut and Well Cottage. It is possible that the blockage of the two front doors happened during this union, and the north side door became the only main entrance.



Press clipping advertising the auction of the Walnut and Well Cottage. (Source: Country Life. July 24th, 1958)

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07 Architectural Evolution

Over the centuries, Walnut and Well Cottage was extended, altered, improved and, more recently, merged. Now, prominently sited within Bolney's oldest area, it proudly exhibits its post-medieval origins. Once two distinctively different buildings: the south, one bay, two storey former Walnut Cottage and the north, three bay, two storey and attic, Well Cottage, now presents itself fused into one single dwelling.



Front and rear elevations identifying the two buildings and their bays

The present structure immediately reveals three main stages of evolution with a fourth one being essentially internal. These can be appraised by each individual bay, internal layout and architectural features.

Stage 1 – The Tudor Half-Timbered Farmhouse (Late C16):

The central bay of Well Cottage is considered to be the oldest section of construction. Like most of the old timber-framed buildings in existence today, this core section dates from the late C16, an age that saw gradual replacing of old houses with new ones, known as The Great Rebuilding. A simple late medieval one principal open room house might have existed before it was completely replaced by an improved version of itself.

Despite the ground floor section has been replaced with brickwork, the bay's front wall frame reveals a square design structure of 'box frame' construction with straight and regular timbers of thinner and shorter dimensions than those used on medieval structures. The long panels forming the first floor wall made of thinner studs at irregular intervals denote to be a later change. Conversely, the rear wall (west) retains most of its original frame clearly exhibiting the bay posts, the cill and girding beams, and what originally have been the square wall panels, albeit the alterations for the fenestrations.

The short and straight angled tension braces tucked into the lower corners at the front also reveal the structure to be Tudor aged. Additionally, the internal cross frames confirm the box frame construction revealing identical braces on the north wall, being this the original gable end, whilst the south wall to the landing has been altered later.



Front bay box frame construction and original angled braces on north wall frame in two rooms, one cut by the door

The upper floor is built of a central chamfered bridging beam tenoned onto the cross frames where closely placed joists running across the building from the external girding beams joint. Over these, the close-boarded oak floorboards are fixed parallel. They are likely to be original, based on their species, size, arrangement and nail pattern. This type of floor construction also denotes the appropriate age of the structure. To note that the plastered ceiling and exposed joists are a later addition.



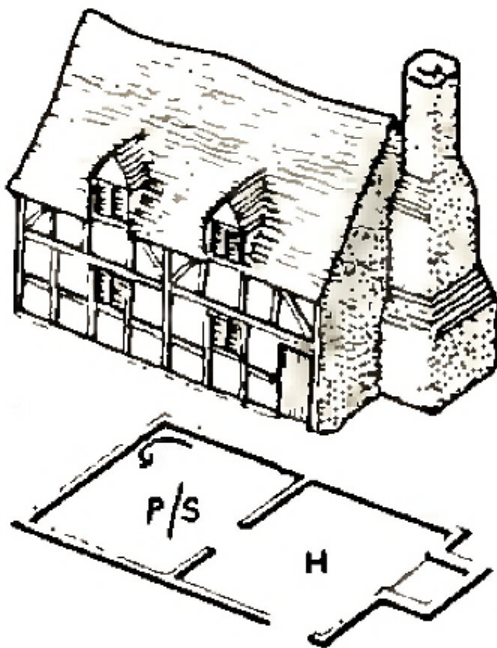
Bridging beam with false joists resting over the original inglenook's bressummer. Built-in oven left of fireplace

Up in the attic it is possible to see fragments of the original roof. A typical Queen Strut truss is visible in front of the chimney stack as part of the north cross frame, infilled with wattle and daub. The fact that is infilled at this level confirms that this was once an external wall. Middleway there is an unusual double collar truss and at the south end the roof structure has been modified. The older structure was covered with later tiled roof assembly of clasped purlin and common rafters made of reused timbers.



Original external wall with terminal chimney behind; Unusual middle double collar truss; Later roof structure

Typical of a large holding farmer's abode, his farmhouse would have been a two storey house with two principal ground floor rooms and two chambers above, both communicating through centred doors on the middle cross frame (a bricked up opening can be seen in the middle of the corridor wall opposite to the staircase). Its oak timber frame would have been totally infilled with wattle and daub wall panels. Two windows and two gabled dormer windows above would have existed flush with the wall (only one of the latter exists), all mullion type with possible wooden shutters fitted on the inside. A squared headed doorway with a plank battened door would have existed on the front wall by the right post. The ground floor would have been of rammed chalk and the upper floor as seen today. On the north gable end, an external stout brick chimney existed roughly centred with the roof ridge (today is inside the house).



Sketch of a two-room house as Well Cottage might have been originally. H - hall; P/S - parlour/service room; arrow - stairs. (Source: Discovering Timber-Framed Buildings by Richard Harris ©)

It is believed that in this case the entrance door would have been on the second panel from the right as a stone cill is identifiable where the flagstone pavement ends; and the stairs might have been built on the right hand side of the parlour against the middle wall as marks of possible vertical access is visible at the back of the transverse beam in the corridor and WC.

Stage 2 – The Late Georgian Addition (1784-1801):

The northmost bay of Well Cottage was most certainly built in the late C18, allowing for a ground floor parlour, a first floor chamber and an attic room. The rough-timbered light hardwood framing in a uniform smaller square panel display with slender and straight braces are characteristic of the last style of timber framing built in the south east. This is more evident on the north gable and rear return cross and wall frames where the timber elements are almost untouched.

The use of brick became increasingly popular and widespread towards the end of the C18. It became common to use bricks to underbuilt timber-framed buildings or to replace failing wattle and daub panels and timber framing in older ones. The long bricks used to build the plinth wall confirms the date assessment. These bricks, known as Great Bricks, were produced to mitigate the effects of the brick tax (1784-1850). They were used until 1801 when the government responded by limiting the dimensions of a brick and doubling the tax on bricks that were larger. They are also visible in the transition between the new parlour and the old hall, used vertically to make a step.

It is noticeable from the difference in level between the old and the new wall frames that the whole bay was built at a lower level than the original farmhouse. This was either because it meant to be a separate dwelling or most probably it was easier to accompany the surrounding topography and build more generous headrooms, also a trend of the time. Yet, the wall plates were kept levelled proving a continuous roof line.



Late C18 north extension with uniform square panel cross frame gable and the Great Bricks used to make a step

Contrarily to the old building, and since the span is much smaller, the upper floors were built of joists running along the building between the external north girding beams and the earlier cross frame gable. They undoubtedly show a much more consistent and perfected job than the earlier example with their uniform chamfered section put at regular intervals. The stairs were clearly introduced later as the girding beam reveal signs of cut joists (painted over) and the trimmer with two empty mortices was reused.



Girding beam by the stairs with signs of three cut joists and opposite reused trimmer joist with two mortices

The use of a thick wrought iron bracket fixed by square section rose-head nails securing the new frame to the old gable cross frame also confirms the north bay's approximate building date. These wrought iron fixings stopped being hand forged produced around 1800, 1810 the latest. Moreover, a wrought iron strap with the same nails restrains the rear outer wall frame to the bathroom's door jamb suggesting that some internal layout alterations also occurred during this time: the original chamber was divided into two rooms and the south cross frame was altered to accommodate a door on each side, with the middle rebuilt to omit the original central door (as is today).



Wrought iron bracket and strap securing the new wall plate and restraining the old wall frame respectively

This period in general saw the introduction of brick pavers replacing earth floors, glazed windows replacing unglazed, and ceilings inserted (if it had not already been done at an earlier stage). In the new bay they are contemporary but, most likely, in the old house the original mullion windows would have been upgraded to casement type with quarrels leaded lights - diamond shaped glass - to match the new (the existing are of later date). The floor was lowered and paved over to ease the transition as the original level was just below the rear cill beam (currently higher than the living room floor). To note that the current suspended floor was introduced much later. Also, the false joists and lath and plaster ceiling would have been fitted then as decoration.

Stage 3 - The Victorian Development (1840-1874):

It is believed that at some point during this period the south half of the farmhouse potentially perished to a fire, together with the adjoining farm building, and both had to be demolished. This is based on the fact that three trusses towards the south end of the Well Cottage's roof, over the dormer, are fully blackened. Likewise, the transverse beam in the ground floor corridor is darkened on both sides. Additionally, the tie beam on the first floor has been scarfed, meaning that the original section was heavily damaged and had to be replaced.

To recover from the loss, a wider, better built, two storey independent dwelling was erected in their place. Built mostly from reclaimed timbers (from site or other nearby building) in the old

ways of timber box frame construction with potentially lath and plaster wall infills; it exhibits the perfect composition of two rows of regular squares panels made of thinner studs and rails within a thicker single bay wall frame. This upper composition sitting on original standard size underbuilt brickwork, together with the south gable originally covered in hanging tiles, are typical design details of the C18 rural cottages in the south east.

A further detail is the shallow projecting window on the first floor sized with the panels: a Tudor revival. Together with the one below, they are original casement windows though the latter had its internal frame and mullions replaced in more recent times. While they were been fitted, all other windows in the old house were also replaced. Unfortunately, with the intent to bring more light in, these were made bigger and so destroying the integrity of the original box frame design by removing and adjusting the surrounding timbers. The exception is the north gable attic window, and the rear middle bay top right window of the bathroom, which remain with their initial dimensions.



Frontage of the Victorian new building adjacent to the old Well Cottage

Though most of the interventions at this stage have all the marks of a typical C18 development, the study of the available sources and physical evidence led to conclude at present that they were performed as an extended use of the late building type and techniques in a revival interpretation of the local vernacular rural style. Still, further investigation is required to confirm the exact period of construction. Moreover, it is necessary to note that despite timber frame building was no longer the preferred method of construction in the C19, in rural areas it was still being widely used.

Internally, this new development offered a front room with a kitchen at the back in a lean-to and a bedroom above. The access was through a front door set on the left hand side into a lobby (the head piece is still in place and the different brickwork reveals the brick up of the doorway). The vertical access was made on the opposite side within the narrow bay belonging to the old house and replacing the older stairs. Consequently, a new staircase had to be built on the northwest corner of the house.

Replicating the farmhouse, the upper floor and the top ceiling are built of a central chamfered bridging beam, this time set across the building and tenoned onto the wall frames. Regular spaced joists run across from the cross frames girding beams into it. This time the plastered ceiling between joists is genuine and most certainly of lath and plaster. The floorboards seem to be also original on the upper floor but covered over on the ground floor by modern parquet.

The attic is not accessible, so the type of roof structure is unknown. Though, contrary to the old house, the roof covering is of Horsham stone which let one guess that the rafters must be of thicker section than usually found. Furthermore, the use of this type of roofing material on a small rural house as this one could only be afforded in Victorian times as the cost of the slates and labour was too dear in the previous century, as only used in higher status houses. Even here the stone roof was only laid on the front as the rear slope is of common plain clay tiles.

Both ground and first floor chimneypieces are contemporary, with the upper one still having the cast iron fireplace insert. Only in the C19 that it became common for the upper rooms in rural cottages to have fireplaces. It was also during this period that a fireplace was introduced onto the back of the existing inglenook in the old house. This led to the original chimney stack having to be rebuilt in the same old square brick style to accommodate the new flue. The chimneypiece has the same design as the one in the front room of this new Cottage: a typical Victorian narrow hearth with wrought iron arched bar to receive the insert.



Victorian fireplaces in the Walnut Cottage's front room and in the Well Cottage's old parlour

Stage 4 – The Modern Adaptation (1955-Present):

Until the mid-century no alteration or addition has been identified to either of the cottages. It was only shortly after 1955 that the two dwellings merged into one single house. It is believed that at this point merging adaptive works were performed, and they would have included: blocking the two front doors with the north gable door becoming the only main entrance; introducing a window on the front of the narrow bay; turning the Walnut Cottage's lobby into an enclosed storage; removing the partition between the two cottages; reinstating the two previously locked/blocked doors on the landing; and closing the door between the two first floor rooms of the Well Cottage.

After 1958 a window was introduced in the middle bay top left rear, to the bathroom, and the right window of the kitchen lean-to was replaced with two separate replicas. In 1979 an enclosed porch was built to the north gable to create a small lobby.

In more recent years an enclosed shower was built in the northwest corner of the building, by the staircase, replacing an existing lath and plaster wall to the north bedroom. Also, the original timber framed wall dividing the front room and the kitchen of the former Walnut Cottage was removed for a stud partition to be built flush with the chimney breast so a range of kitchen cabinets could be fitted in.

08 Condition Survey

Condition Appraisal:

Overall, the building is in very good condition, leaving a small number of elements found harmful, damaged, or missing. Essentially, all box frame timber structure was found structurally sound and intact except for historic defects caused by potentially deathwatch beetle on one of the roof's tie beams within the attic. Signs of earlier repairs and replacement throughout by scarf joints and other conservation techniques reveal that previous pathologies have been observed and attended to.

From external ground visual inspection, the roof shows no indication of structural failure nor having loose covering elements, including the two tile hanged gables. The exception is a small area of sagged roof on the south side of the south chimney. Sadly, no internal access to the roof is available so no further assessment can be provided. It is possible however to speculate that the rafter adjoining the chimney stack might have rotted away from possible water ingress due to failure of the flashing.



Sagging roof beside the south chimney stack and eroded pointing on stack's brickwork

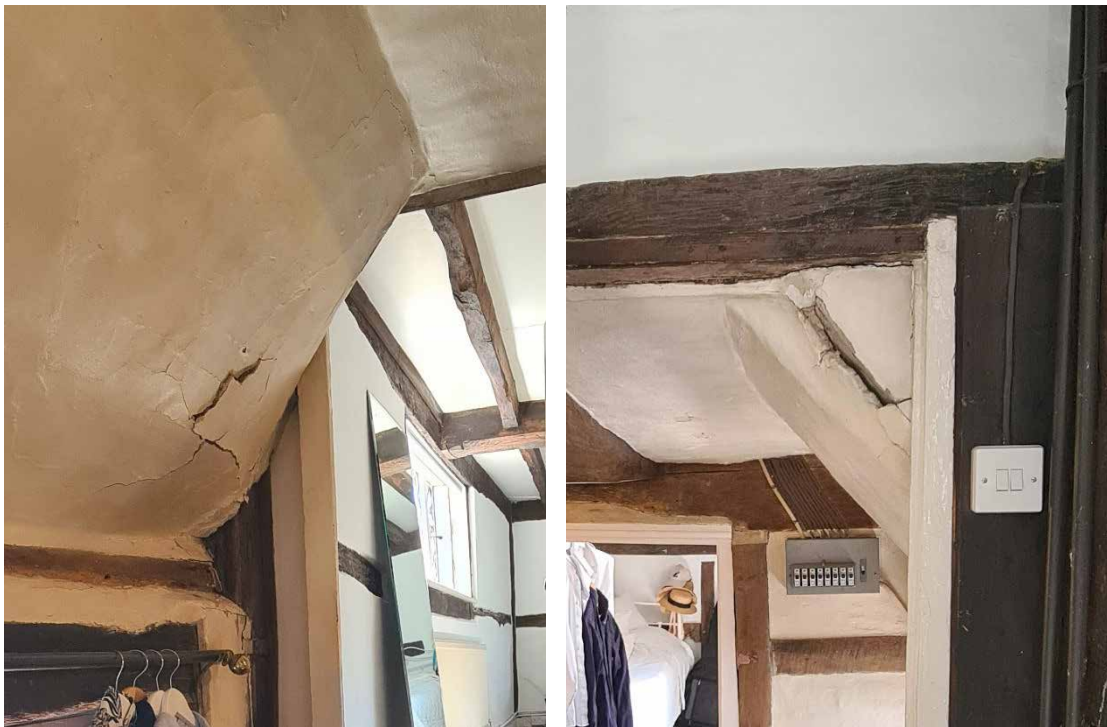
Some cement mortar pointing has been found on the south chimney stack's west flue. The west face of the flue has quite weathered pointing, meaning it is the most exposed side to the prevailing wind and weather erosion. Also, a stretch of pointing repair has fallen off from the joint of the top right wall panel and the tie-beam on the north gable.

Internally, all timbers are presently well preserved, showing no signs of damp or beetle attack, nor do the windows. On the other hand, the lower section of the east walls facing the road have been apparently rendered in cement and painted with synthetic paint. This tends to trap moisture within the walls and keep the bricks constantly damp, leading to spalling and cracking of the surface (as visible in some areas) and deterioration of the brickwork with future structural implications.



Lower walls with spalling synthetic paint and cracked cement render

Over the first floor landing's east window, the sloping plaster has dislodged from the roof and has cracked. Further inspection is required to determine the cause.



Front and side view of the dislodged sloping plaster in the first floor landing

09 Assessment of Heritage Significance

Heritage Designation:

The Site was statutorily listed Grade II in May 1983. Its listing entry is as follows:
BOLNEY THE STREET 1. 5405 Walnut and Well Cottage TQ 22 SE 15/247 II

2. Formerly 2 cottages. C17 or earlier timber-framed building with plaster infilling, ground floor rebuilt in painted brick. The 2 cottages had different roof levels, the north one being tiled, the south one of Horsham stone slate slabs. Casement windows. Two storeys. Four windows.

Listing NGR: TQ2611322673

Archaeological Interest:

It is likely that the Site remained within dense forestland until the Anglo Saxon or Medieval era, when it was cleared for agricultural use. The house on the Site dates from the 17th century (or earlier), and it has since been extended in Victorian times with a porch added in the 20th Century. Based upon an understanding of the history of the Site (rather than any evaluation of archaeological data), it is considered that the archaeological interest of the Site is likely to be medium to high given the presence in plan form of a former rear extension.

Architectural and Artistic Interest:

The Site is considered to derive most of its architectural interest from its retained historic architectural features, such as the construction in elevations (i.e. exposed timbers with infilled brickwork, stonework and render), its chimney stacks, its exposed internal timber framing, and the legibility of its historic chimney breasts. Some architectural interest may also be derived from the Victorian extension in their use of traditional materials and vernacular architectural features which are characteristic of the local area. The historic planform of the house is clearly legible. The more modern garage is considered to be of minimal interest.

The architectural and artistic interest of the Site is medium.

Historic Interest:

The Site derives much of its historic interest from being reputed to a Charcoal Burners house.

The historic interest of the Site is Medium

Setting:

The setting of the Site is considered to encapsulate the character and appearance of the Bolney Conservation Area. The Southern end is characterised by the range of historic buildings, land sloping east upwards to the graveyard and steep steps up to the Church, the closeness of buildings set directly on to The Street and land falling away at the rear of the site to the west before rising again. The lower half of the Street is almost like a valley in formation.

The setting value of the Site is medium.

Summary:

Overall, the Site has medium to high heritage significance. It is considered to derive its medium significance from the retained historic fabric and historic architectural features of its buildings (most notably the original timber beams of the house), the traditional materials used in its buildings, and its position within the Conservation Area. The building is considered to make a positive contribution to the historic interest of the Site.

The internal alterations, new shower rooms with reversible partitions, removal of damaging modern damp proofing and solid floor construction creates a minimal impact.

The rear extension by virtue of being away from the street scene has a low to medium impact, mitigated by matching materials.

The addition of new windows to the modern porch (in the style of the existing porch window) is considered to be of low to medium impact due to location below the street level, the high fence line and matching materials.

10 Assessment of Impact

Proposed Scheme:

The proposed scheme involves the addition of windows to the existing porch, the construction of a new rear extension connecting to the Victorian lean-to, necessary repair-work to remove and replace the reception room's modern flooring and damaging damp proofing measures, removal of internal modern fabric to allow for a first floor shower room and second floor WC, and the provision of a small amount of new paving to the west of the building.

Height, Bulk, Scale and Massing:

The ridgeline of the proposed rear extension would be in keeping with the height of the lean-to roof. The increase in bulk, scale and massing caused by the provision of the extension gable to the south would be low to medium when considered in the context of the Site as a whole.

Architectural Features, Proportions, Detailing and Materials:

The proposed scheme includes the repair of the existing building with more sympathetic materials. At ground floor level the reception room floor slab will be grubbed up and replaced with a more breathable limecrete slab.

Two new windows will be added to the northern wall of the existing 20th century front porch. These will be in the same materials, style and proportion as the existing. The windows will be timber framed with a diamond leaded glazing pattern.

Where the existing back door is being converted into a window it will be designed to match existing neighbouring windows (also being timber framed with a diamond leaded glazing pattern). The lower level of the opening will be closed up with white painted brickwork to match adjoining walls.

The rear extension is proposed in like-for-like timber (i.e. oak) and brickwork with white painted walls. The existing roof of the lean-to structure will be retained, with an intermediate area of single ply membrane flat roof connecting the existing building with the extension's pitched gable roof. The flat roof area would also feature a new aluminium framed roof lantern, to form a glazed link between the new and existing areas of the house.

The proposed pitched roof would feature reclaimed clay tiles, matching those of the existing building. The proposal would use good quality traditional materials – also including heritage cast iron gutters. As these sensitive alterations are necessary for the extension, they would be neutral in their impact on the architectural and historic interests of the Site, the setting of the Site, and the character and appearance of the Conservation Area.

The proposals also include new paving adjacent to the rear extension building, which would comprise matching natural stone, blending into the surrounding landscape, and making a neutral impact on the heritage significance and setting of the Site and the CA.

Historic Fabric and Planform:

The contribution which the existing Victorian historic fabric makes to the overall heritage significance of the Site is considered to be minimum to positive. It is considered, therefore, that the loss of historic fabric caused by the removal of portions of existing Victorian external and modern internal kitchen wall in order to create new openings and the proposed internal layout would be negligible and neutral. The returns of the external kitchen wall would remain to echo the old plan form. Similarly, the loss of any clay tiles caused by the provision of the new extension would be negligible and neutral, and they would be reused in the extension.

Historic Fabric and Planform:

The contribution which the existing Victorian historic fabric (likely dating from the turn of the 20th century) makes to the overall heritage significance of the Site is considered to be minimum to positive. It is considered, therefore, that the loss of historic timber caused by the widening of the existing window openings to the internal layout would be negligible and neutral as the returns of the wall would remain to echo the old plan form. Similarly, the loss of clay tiles caused by the provision of new extension would be negligible and neutral, they would be reused in the extension.

11 Policy Compliance

Bolney Neighbourhood Plan 2015-2031:

The Bolney Neighbourhood Plan was produced in 2016 as “part of the Government’s new approach to planning which aims to give local people more power over what happens in their neighbourhood”.

The subject site is located outside the boundaries of the “Built-Up Area” identified in the Neighbourhood Plan.

The objectives of the Bolney Neighbourhood Plan with regard to protecting and enhancing the environment, are as follows:

- *To promote sustainable development.*
- *To protect the identity of Bolney, particularly its balance between the built up area and the countryside and avoid coalescence with neighbouring settlements.*
- *To protect and enhance the high quality and sensitive landscape within the Parish.*
- *To maintain the distinctive views and visual connectivity with the heritage assets of the Parish and the surrounding countryside.*
- *To protect the public open space of value to the community.*
- *To maintain and enhance the biodiversity of Bolney Parish.*
- *To ensure any development is accompanied by the necessary infrastructure and seek to add sound reducing opportunities for the existing village.*

Policy BOLH2: Infill and Backland Development:

All residential infill and backland development within the built-up area of Bolney should reflect the character of the surrounding area and protect the amenity of neighbours. It should reinforce the characteristics and features of the street by reflecting the scale, mass, height and form of its neighbours.

Development proposals will be expected to:

- *ensure that they do not lead to over-development of a site; and*
- *avoid the appearance of cramming; and*
- *demonstrate that development is of a similar density to properties in the immediate surrounding area (this is particularly the case for applications for two or more dwellings on a site currently or previously occupied by a single property) ...*

Mid Sussex District Plan 2014-2031:

The Mid Sussex District Plan 2014-2031 was adopted in March 2018, with the aim of “providing a framework for new development, employment growth, infrastructure, and measures to ensure the protection of the countryside”.

The Plan sets out 15 Strategic Objectives, three of which relate to heritage and design, as follows:

- **Strategic Objective 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.*
- **Strategic Objective 3:** *To protect valued landscapes for their visual, historical and biodiversity qualities.*
- **Strategic Objective 4:** *To protect valued characteristics of the built environment for their historical and visual qualities.*

In addition, Bolney is covered by Policy DP12 (i.e. protection and enhancement of countryside), for which the following Strategic Objectives apply:

- **Strategic Objective 3:** *To protect valued landscapes for their visual, historical and biodiversity qualities.*
- **Strategic Objective 11:** *To support and enhance the attractiveness of Mid Sussex as a visitor destination*
- **Strategic Objective 15:** *To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations.*

Policy DP26: Character and Design:

This policy is aimed at helping achieve Strategic Objectives 2 and 4. It states:

All development and surrounding spaces, including alterations and extensions to existing buildings 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;*

Policy DP34: Listed Buildings and Other Heritage Assets:

This policy is aimed at helping achieve Strategic Objectives 2 and 4. The Site is not statutorily listed, but it is considered to be within the settings of some nearby listed buildings. In order to protect the settings of listed buildings, Policy DP34 sets out the following requirements:

- *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;*
- *Special regard is given to protecting the setting of a listed building;*

With regard to “other heritage assets”, the Policy states:

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.

Policy DP35: Conservation Areas:

This policy is aimed at helping achieve Strategic Objectives 2 and 4. It states:

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;*

The Bolney CA is characterised by its low density development and spaciousness, its trees and planting, and its historic buildings (which include a number of timber-framed buildings pre-dating the 19th century).

Mid Sussex Design Guide Supplementary Planning Document (Nov 2020):

The Mid Sussex Design Guide SPD recommends that a four-step approach is taken, as follows:

1. *Identify policy and planning designations (i.e. statutory and non-statutory designations)*
2. *Identify the character of the place (i.e. landscape, biodiversity, heritage, built form)*
3. *Identify constraints and opportunities through a site appraisal (i.e. topography, views, orientation, noise, flooding, services, landscape and heritage assets, access, rights of way, etc.)*
4. *Respond through design*

The proposed scheme has adhered to the four-step approach recommended by the Mid Sussex Design Guide.

Principle DG1: Character Study:

Applicants should clearly identify whether their site lies within or in the setting of any statutory or non-statutory designation. Any development proposals within or in the setting of one or more of these

designations will be required to demonstrate how the proposals respond to national and local policies relevant to the designation.

After identifying the relevant Planning designations, applicants should prepare a Character Study that identifies the context within which the application site is set, considering both the characteristics of the landscape and the settlement within which it is located or relates. This Study will help to guide and inform the proposals that are prepared later in the design process including the opportunities to contribute positively to the sustainability agenda.

Principle DG11: Respond to the existing townscape, heritage assets and historic landscapes:

Heritage assets and historic landscapes should be celebrated, enhanced and preserved where appropriate, for the enjoyment of existing and future residents. Where appropriate and providing it does not cause harm to the heritage assets or their setting, they should be carefully integrated into development proposals as they help to reinforce a sense of place and local identity.

Elsewhere new development should generally reflect the scale of adjacent areas and the settlement context within which it is located to deliver a coherent and consistent urban fabric.

Principle DG38: Design buildings with architectural integrity and a sense of place:

Applicants should establish an architectural approach and identity in the design of building that is borne from the place.

The facade and elevational treatment, roofscape fenestration and materials used in existing buildings within the locality should be a starting point for the consideration of architectural design of new buildings. However, this should not result in pastiche replicas of traditional buildings. Instead a re-interpretation of key aspects of their form should be demonstrated.

Good architecture involves the successful co-ordination of proportions, materials, colour and detail. Buildings should therefore be holistically designed with each part in harmony with its whole while appropriately responding to both its context and modern living requirements. This includes:

- The elevational treatment and overall façade design;*
- The placement, proportions and design of windows, doors and balconies;*
- A roofscape and form that creates a harmonious composition and minimises the visual impact of downpipes and guttering;*
- The appropriate incorporation of dormer windows and chimneys;*
- An appropriate palette of good quality materials that are preferably locally sourced.*

Principle DG49: General principles for extensions:

Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions.

Extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling. The design approach may benefit from coordinating with the existing pattern of window and door openings as well as employing facing materials to match those of the existing dwelling. Otherwise it should demonstrate the appropriateness of the alternative approach.

Extensions should not result in a significant loss to the private amenity area of the dwelling.

There are two general approaches to extending a property:

- *Designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and*
- *Designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings.*

Both approaches can create successful, well-designed extensions that can be mutually beneficial to both the house and the wider area.

Principle DG50: Front and side extensions:

Front and side extensions are typically visible from the public realm and will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling.

Front extensions

Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order.

Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property.

Principle DG51: Rear extensions:

Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should nevertheless have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens.

Principle DG53: Principles for conversions of traditional buildings with heritage value:

This guidance applies to traditional buildings that may be statutorily listed or unlisted with local heritage value.

The primary objective of all conversions of traditional buildings must be to retain the character and appearance of the original building, and its defining architectural characteristics.

Non-residential uses are typically easier to accommodate as they tend to require less significant changes to the fabric of the building.

Conversion to residential use may seek compromises in terms of the layout and the provision of natural light into all habitable rooms, that could detract from the original architecture. The introduction of conspicuous domestic features such as chimneys, satellite dishes, aerials, porches and additional window or door openings are often out of character with the original building and, wherever possible, such features may need to be avoided. Crisp contemporary alterations, if well detailed and sensitively integrated, can nevertheless work well while allowing the original structure to be clearly defined.

Especially in listed buildings, the original internal wall divisions should be retained wherever possible and the introduction of additional walls or floors should be kept to a minimum. Existing window openings and window detailing should normally be retained and refurbished.

...
The structural integrity of a building will be a factor in determining whether it is capable of conversion without substantial rebuilding or extension; this may need to be demonstrated in a structural report.

National Planning Policy Framework (July 2021):

Overview

The National Planning Policy Framework ("NPPF") was first published by the Ministry of Housing, Communities and Local Government in 2012, and it was later updated in February 2019 and July 2021. The NPPF includes the following two sections, which are of relevance to the design and heritage of the site:

Section 12 (paragraphs 126 to 136) covers "Achieving well-designed places".

Section 16 (paragraphs 189 to 208) covers "Conserving and enhancing the historic environment".
9.5.2.

Para 197

In determining applications, local planning authorities should take account of:

- *c) the desirability of new development making a positive contribution to local character and distinctiveness.*

Para 200

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. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

10 Conclusion

The existing Site has a medium archaeological interest, medium architectural/artistic interest, and medium historic interest. Its setting is of medium to high value.

The rear Victorian lean-to is considered to make a neutral to positive contribution to the architectural and historic interests of the Site. The proposed scheme would sustain these interests, having a minimal to negligible and neutral impact on the heritage significance (and the setting) of the Site.

It is considered that the existing Site as a whole makes a positive contribution to the character and appearance of the CA by virtue of the relatively natural state of the Site's grounds, the use of traditional materials in its buildings, and the local vernacular features of its buildings. Similarly,

it makes a positive contribution to the settings of other nearby listed buildings. The proposed scheme would sustain this contribution, having a negligible and neutral impact on the character and appearance of the Bolney CA, and making no impact on the settings of other nearby heritage assets.

The proposed scheme has been informed by a thorough understanding of the heritage significance of the Site, the character and appearance of the Bolney CA, and the settings of other nearby heritage assets. Furthermore, it has been designed by Ecotecture Ecological Design, who have also designed a number of other extensions and alterations to historic buildings within the local area (as well as new buildings). the proposals have been designed to make a neutral visual impact on the heritage significance and setting of the Site, and the character and appearance of the Bolney CA.