Heritage Statement

Lullings Cottage

August 2025

Prepared for:
Mr & Mrs Musker

Prepared by:
Emma McKeown

Project Number:
333101901

Revision	Description	Author	Date	Quality Check	Date	Independent Review	Date
1.0	Draft	EM	May 2025	LK	June 2025	LK	June 2025
2.0	Draft	EM	July 2025	LK	July 2025	HS	July 2025
2.0	Final	EM	August 2025	LK	August2025	HS	August 2025

The conclusions in the Report titled **Heritage Statement** - **Lullings Cottage** are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from Mr and Mrs Musker (the "Client") and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec's contract with the Client. While the Report may be provided by the Client to applicable authorities having jurisdiction and to other third parties in connection with the project, Stantec disclaims any legal duty based upon warranty, reliance or any other theory to any third party, and will not be liable to such third party for any damages or losses of any kind that may result.

Prepared by:

Reviewed by:

Approved by:

Contents

1 Introduction 1
1.1 Purpose and Scope 1
1.2 Methodology 1
1.3 Policy and Legislation 2
1.4 Definitions 2
1.5 Methodology 3
1.6 Pre-Application Advice 4
2 The Site 5
2.1 Site Description 5
2.2 Heritage Designations 5
3 Historic Baseline 8
3.1 History of the Site and Surroundings 8
3.2 Map Regression (copies of historic maps where available are included at Appendix D) 8
4 Statement of Significance 10
4.1 Introduction 10
Lullings 10
5 Impact Assessment 13
5.1 Introduction 13
5.2 The Proposals 13
5.3 Impact Assessment 14
6 Conclusions 17
6.1 Conclusion 17
7 References 18

Figures

Figure 1. Site plan 5

Appendices

Appendix A Legislative and Planning Framework
Appendix B Pre-application Response
Appendix C Designation Descriptions
Appendix D Historic Maps
Appendix E Options
Appendix F Structural Survey
Appendix G Long Views

1 Introduction

1.1 Purpose and Scope

1.1.1 Stantec has been instructed by Mr & Mrs Musker (the 'Applicant') to prepare a Heritage Statement to accompany the submission of a Planning and Listed Building Consent application for the demolition of the existing building and construction of a replacement single-storey residential dwelling of the property known as Lullings Cottage (the 'Site')

1.1.2 Paragraph 207 of the National Planning Policy Framework (NPPF) (2024) requires applicants to describe the significance of those assets potentially affected by proposed development. Chiefly, this assessment should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposed development on that significance. That is the purpose of this Statement. This purpose is achieved through the following objectives:

- Identify the presence of any known designated heritage assets that may be affected by the proposals.
- Describe the significance of such assets, in accordance with the NPPF, considering factors which may have compromised asset survival.
- Determine the contribution that setting makes to the significance of any sensitive (i.e., designated) heritage assets.
- Assess the likely impacts upon the significance of the assets arising from the Proposed Development (on how designated and non-designated heritage assets are understood and experienced through changes to their setting).

1.2 Methodology

Guidance

1.2.1 This Statement has been prepared in accordance with the NPPF and guidance issued both by the Chartered Institute for Archaeologists (CIfA) and Historic England, including Good Practice Advice (GPA) and Advice Notes (HEANs). These are listed in full in the References section of this Statement.

1.2.2 An assessment of buried archaeological potential is beyond the scope of this Statement.

Study Area and Sources

1.2.3 A study area comprising the land within the Site and a 500m radius from the site boundary will be used to assess the potential impact arising from the proposals. This is considered an appropriate and proportionate, considering the scale and nature of the proposed development, the character of the Site, and its surroundings.

1.2.4 To determine the historic environment potential of the Site, a broad range of sources were considered including the National Heritage List for England (NHLE) for designated heritage assets, Local Planning Authority (LPA) for non-designated heritage assets, aerial photography available online and online cartographic and documentary material.

1.2.5 This Statement has been compiled using secondary information derived from a variety of sources. The assumption is made that this data as well as that derived from other secondary sources, is reasonably accurate.

1.2.6 Archival material relating to the Site and study area was not consulted in person at the West Sussex Record Office. An initial review of the online catalogue did not reveal any further relevant information, to what could be obtained online, that would inform our understanding of the Site and its historic development. Whilst there may be other material held in private collections, local repositories and the National Archives, it was not possible to view these as part of the assessment.

1.3 Policy and Legislation

1.3.1 **Appendix A** sets out the full legislative and planning framework in relation to the proposals along with the assessment methodology. A summary is provided below:

Legislation

1.3.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the legal requirements for the control of development and alterations which affect Listed Buildings or Conservation Areas. Key sections are reproduced in full below:

> ***"s.16(2) In considering whether to grant listed building consent for any works, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.***
>
> ***66(1) 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."***

1.3.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended by the Levelling Up and Regeneration Act) requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

National Planning Policy

1.3.4 The NPPF sets out Government planning policy with Chapter 16 providing policy guidance for conserving and enhancing the historic environment. The guidance recognises the importance of preserving assets in a manner appropriate to their significance and guides that any harm or loss to significance should require clear and convincing justification.

1.3.5 Implementation of the NPPF is supported by the Planning Practice Guidance (PPG) (2014 with updates).

Local Planning Policy

1.3.6 The Development Framework for Mid Sussex District Council comprises the adopted Mid Sussex District Plan 2014 – 2031. The plan was adopted in March 2018, and it provides a vision, strategic priorities for the district, and policies to guide new development until 2031. The relevant heritage policies are:

- DP34: Listed Buildings and Other Heritage Assets

1.4 Definitions

1.4.1 Annex 2: Glossary of the NPPF defines a heritage asset as:

> ***"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because***

of its heritage interest. It includes designated and assets identified by the local planning authority (including local listing).”

1.4.2 Heritage significance is defined in Annex 2 of the NPPF (2024) as:

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

1.4.3 The NPPF definition of significance further guides that in the planning context, heritage interest may be archaeological, architectural, artistic, or historic. The definitions are provided in the updated Planning Practice Guidance (PPG).

1.4.4 In relation to designated heritage assets, the assessment considers the contribution that setting makes to the overall significance of the asset. The setting of a heritage asset is described in Annex 2 of the NPPF as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance may be neutral.”

1.4.5 Setting is the way in which the asset is understood and experienced. It is not an asset in itself and differs from curtilage (historic/present property boundary); context (association with other assets irrespective of distance) and historic character (sum of all historic attributes, including setting, associations, and visual aspects).

1.5 Methodology

Assessment of Significance

1.5.1 The assessment of significance follows the heritage interest-led approach set out in the NPPF, comprising archaeological, architectural, and historic interest. This has been guided by the definitions provided in the updated PPG. The assessment of significance is also informed by Historic England’s GPA2 (2015) and HEAN12 (2019) which provide general advice on assessing significance to ensure heritage statements meet the requirements of the NPPF.

1.5.2 The heritage interest of an asset’s physical presence is assessed in terms of attributes identified in statutory criteria, general principles for selection (DCMS 2013 and 2018), selection guides published by Historic England, and regional research agendas.

1.5.3 The contribution of a given site or application area to an asset’s significance is assessed in order to provide a basis for assessing the sensitivity of the heritage asset to change within that specific area. Although non-designated heritage assets are not considered to be of sufficient interest to merit formal designation, they are still considered an important feature of the local built environment and thus requires consideration as part of the planning process in line with paragraph 216 of the NPPF.

1.5.4 The assessment of the contribution made by the setting of the heritage assets follows the staged assessment approach set out in Historic England’s GPA3 (2017). These stages are:

- **Step 1:** Asset Identification. The NPPF requires an approach that is proportional to the significance of the asset, and for this reason only the settings of the most sensitive (i.e., designated) heritage assets are considered in this assessment. A scoping exercise filters out those assets which would be unaffected, typically where there are no views to/from the site.

- **Step 2:** Assess the contribution of setting. This stage assesses how setting contributes to the overall significance of a designated asset.

- **Step 3:** Assess Change. This considers the effect of the proposals on asset significance. It is noted however that it can be difficult to quantify such change to the overall significance of a designated heritage asset (for example, significance would rarely be downgraded from 'high' to 'medium' due to changes in setting). For this reason, the impact is reported in this assessment in terms of the extent to which the proposals would change how the asset is understood and experienced (in terms of no harm, less than substantial harm, substantial harm or total loss of significance).

- **Step 4:** Mitigation. This explores the way to maximise enhancement and avoid or minimise harm. This is typically considered at the design stage (i.e., embedded design mitigation).

- **Step 5:** Reporting. Making and documenting decisions and outcomes. This reports the assessment of effects.

Assessment of Harm

1.5.5 Professional judgement is used to consider the impact of future development on the significance a known or potential heritage asset. When assessing harm, it is the degree of harm to the asset's significance that is to be assessed, rather than the scale of development. Harm can arise as a result of direct and indirect impacts to heritage assets, for example through physical alterations or through development within their setting.

1.5.6 Harm is assessed in NPPF terms as 'no harm,' 'less than substantial harm,' 'substantial harm' or 'total loss of significance.

1.6 Pre-Application Advice

1.6.1 Pre-application advice was sought from Mid Sussex District Council (10/01/24), in relation to redevelopment at the Site (enclosed at **Appendix B**). Comments from the Conservation Officer have been provided (20/05/24) in which the Officer advised that they consider that the surviving former farm buildings, including Lullings Cottage, make a positive contribution to the special interest of the Grade II listed Lullings. The Conservation Officer also stated that they consider Lullings Cottage to be curtilage listed, albeit they have not provided any assessment against the relevant guidance to demonstrate how they have reached this conclusion.

2 The Site

2.1 Site Description

2.1.1 The Site (**Figure 1:** National Grid Reference (NGR): TQ 32828 30397) is located to the west of Ardingly and to the east of Balcombe. It is positioned within the landholding associated with Lullings, which is located atop West Hill overlooking the Ardingly Reservoir.

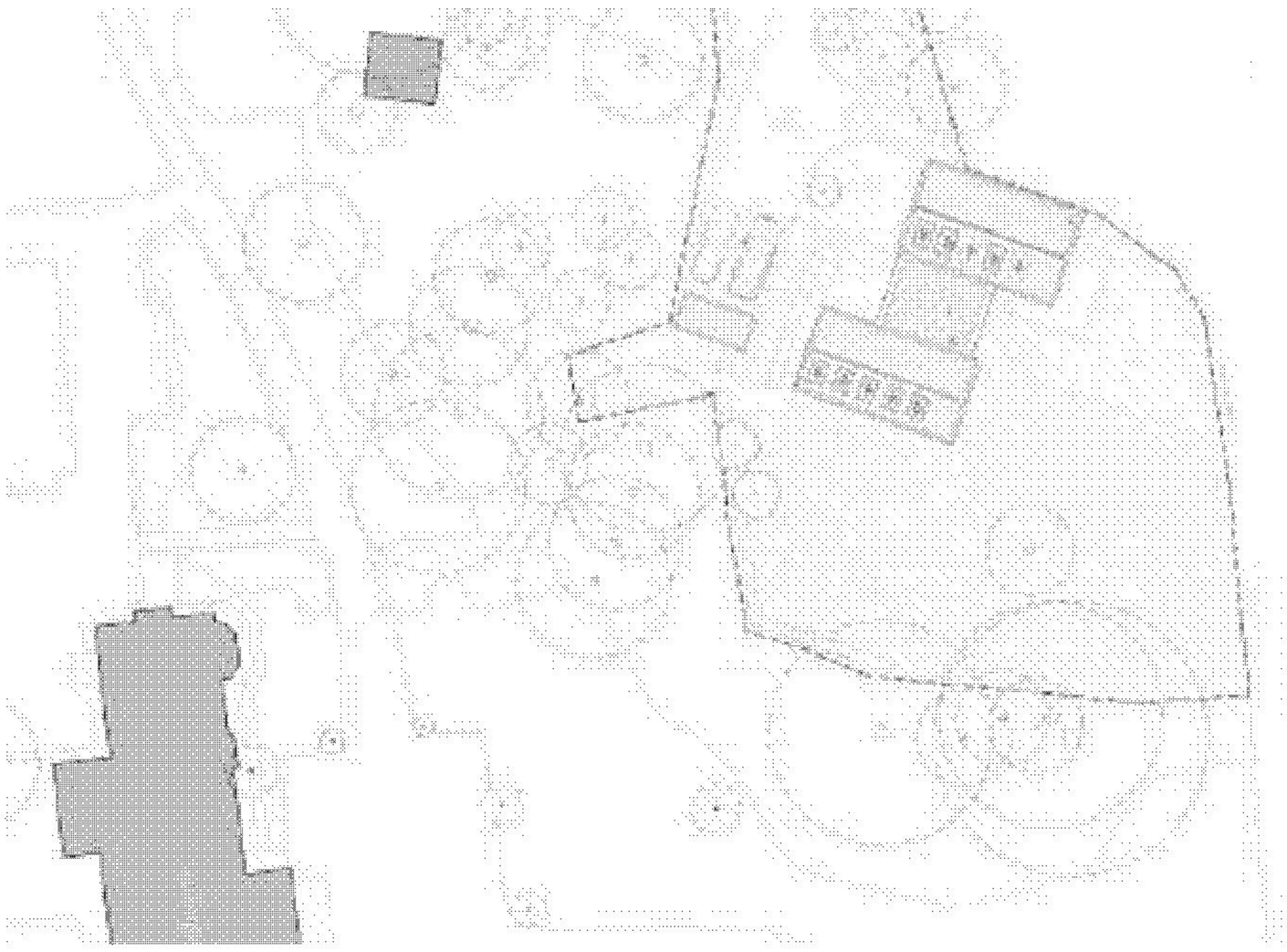


Figure 1. Site plan

2.1.2 The Site comprises a late 19th to early 20th century cottage, 'Lullings Cottage' located to the east of the main house, Lullings (Grade II listed, NHLE 1025790). The cottage is a rectangular, two-storey painted brick building with a slate roof. It is considered that historically the property would have been exposed brick. The building has been subject to a number of alterations, with the addition of a lean-to extension to the east (rear) and a porch and ground floor lean-to to the west (front). The fenestration of the property would have originally been three-over-three sashes, but later alterations have not adhered to this pattern and many of the windows appear to be 20th century replacements.

2.1.3 The property has been vacant since September 2021; however, it is known from the Applicant that the property has been in a dilapidated state for a considerable period of time (Photographs1 and 2).

2.1.4 Lullings Cottage is situated within a rectangular garden plot which is clearly marked today by an earthwork 'platform,' beyond which the garden gives way to agricultural fields which extend east down into the valley. Within the garden there is an associated timber outbuilding to the northwest. Lullings Cottage has its own separate access off a driveway from West Hill Road.

2.1.5 The main house, Lullings, is located to the west of (but not within) the Site and was originally known as West Hill Farm. The list description (**Appendix C**) notes that the asset originally dates to the 15th century, with a modern L wing to the northeast.

2.2 Heritage Designations

2.2.1 In accordance with Step 1 of the methodology recommended by the Historic England guidance, built heritage assets, both designated and non-designated, within the wider environs of the Site have been through a scoping exercise. The initial assessment utilised

modern and historic mapping, aerial photography, Google Earth, National Heritage List, and the Historic Environment Record (HER), to identify which receptors within the study area may experience an impact.

Designated Heritage Assets

2.2.2 Within 500m of the site boundary are seven designated heritage assets as noted in the table below:

Table 1: Designated Heritage Assets within the Study Area

Lullings	II	1025790	Scoped in due to proximity and associative relationship.
Pearment's Farmhouse	II	1192531	Scoped out due to separation distance and intervening landscape / topography
Edmund's Farmhouse	II*	1193049	Scoped out due to separation distance and intervening landscape / topography
Woodward's Farmhouse	II	1354798	Scoped out due to separation distance and intervening landscape / topography
Brook Cottage	II	1286696	Scoped out due to separation distance and intervening landscape / topography
Balcombe Mill	II	1025781	Scoped out due to separation distance and intervening landscape / topography
Wakehurst Place Registered Park and Garden	II*	1000189	Scoped out due to separation distance and intervening landscape / topography

2.2.3 Following the site walkover, the majority of built heritage assets within the study area have been scoped out of this assessment. This is as a result of the separation distance, intervening vegetation and built form which surrounds the Site, including existing residential areas. In addition to this, the Site holds no historical or functional connection with these receptors. As such, it is considered that the Site does not form part of the setting of these receptors, nor does it make any meaningful contribution to their heritage sensitivity and they have not been taken forward for assessment.

2.2.4 The designated heritage assets listed below have been identified as having the potential to be affected by the proposed development. This has been confirmed through the site visit. Details of the designation entries for the assets identified above are provided in full at **Appendix C.**

- Lullings (NHLE 1025790)

Curtilage Listing

Lullings Cottage

2.2.5 The Site, known as Lullings Cottage is located to the east of the Grade II listed building known as 'Lullings.' During the original pre-application discussions, the Council identified the Site as being curtilage listed by virtue of its age and associative relationship with the principal building.

2.2.6 This point has been considered in detail by the consultant team and in advance of submitting this application, an assessment of the property was undertaken by Stantec against the

guidance set out in Historic England Advice Note 10: Listed Buildings and Curtilage (HEAN10, 2025). The assessment concluded that Lullings Cottage would be considered curtilage listed. This is primarily due to the fact that the cottage remained in the ownership of the Holland Family, who owned the main house and associated land at the time of listing (28/10/1957).

2.2.7 Based on this conclusion, Lullings Cottage is considered to have the same level of statutory protection as the designated heritage asset adjacent, Lullings. Listed Building Consent would therefore be required prior to undertaking any alterations or demolition.

Outbuildings to Lullings Cottage

2.2.8 The Site includes a small outbuilding to the northwest, which the Conservation Officer suggested may also be considered curtilage listed. However, a visual inspection of this structure was undertaken during the site visit and this confirmed that the building is of modern construction, with no obvious surviving historic fabric.

2.2.9 Whilst there is cartographic evidence of a structure being present in this location historically (1910 Ordnance Survey map), it is considered that the current structure is primarily of modern construction, built on the footprint of an earlier building and it holds no heritage interest that would warrant it being considered curtilage listed.

3 Historic Baseline

3.1 History of the Site and Surroundings

3.1.1 The Site is located centrally between the settlements of Ardingly and Balcombe, both believed to be of 12th century origin. A Saxon drove road from the South Downs is believed to pass through the village of Ardingly, with the first church in the village constructed in 1138 given by William de Warenne to the Priory of Lewes. The present church, the Grade I listed Parish Church of St Peter built between 1325 and 1340, has a number of later additions.

3.1.2 During the Medieval period, woodland clearance occurred within the area to facilitate agriculture. The landscape was sparsely populated and was characterised by scattered farmsteads. Lullings, formerly West Hill Farm, has been identified as a Historic Farmstead dating to the medieval period. The Farmhouse is recorded as, *"a medieval three-sided L-plan loose courtyard farmstead with a detached farmhouse set away from the yard. It is a loose farmstead cluster and has suffered partial loss (less than 50% loss)[1]"*

3.1.3 The listing description for Lullings and the Victoria County History also records the original portion as a 15th century timber-framed building[2]. Original records also indicate that prior to being named 'West Hill,' the house was called 'Clevers,' possibly through a link to a Thomas Clever of Ardingly, named in a quitclaim of 1497[3].The surrounding farms and settlements are considered to have origins in or around the 17th century.

3.1.4 Settlement within the area remained centred around agricultural practices until the 18th century. With the establishment of Brighton as a popular seaside resort, transport routes from London passing through the area developed. By the early 18th century, the village of Balcombe acquired a stagecoach route passing through it and in 1838 construction of the Brighton and South Coast Railway commenced. The Ardingly branch railway linking Haywards Heath to Horsted Keynes was opened in 1883. In common with many Victorian towns and villages, the advent of the railway also heralded an increase in development due to a boom in population through migration.

3.1.5 The current farmhouse is considered to have 15th century origins which has experienced additions over several hundred years. It is considered that West Hill Farm experienced limited development due to its position at the lower end of a peninsula which juts into the Ardingly Reservoir. The expanse of water distances it from both Balcombe and Ardingly and has allowed the asset to retain its position in a largely agricultural area.

3.1.6 Although the villages of Ardingly and Balcombe expanded with the advent of the railway, the countryside and population remained largely agricultural. It is recorded in the early 20th century that within the village and countryside of Ardingly, there were nineteen farms with a population largely employed in agriculture and associated enterprises.

3.2 Map Regression (copies of historic maps where available are included at Appendix D)

3.2.1 Roque's Map of Sussex of 1769 (not reproduced) shows both Balcombe and Ardingly although their locations are somewhat approximate.

3.2.2 The Ardingly Tithe Map of 1840[4] shows an east-west orientated building to the south with two parallel extensions to the north, with associated outbuildings. Lullings Cottage does not appear on the Tithe map, which depicts a clear delineation of plots within the farm grounds. The Tithe records also indicates that both the Site and the wider site were part of the

[1] Forum Heritage Services, 2006).
[2] NHLE 1025790; Salzman 1940, 127-132
[3] ESRO SLR/7/1; Wessex Archaeology 2021, 4
[4] Viewed at www.thegenealogist.co.uk

extensive holdings of William Newnham whose family had been connected with West Hill Farm for several hundred years. A review of the census data from the time confirms that West Hill Farm (Lullings) was in the ownership of the Newnham family in 1841. It remained in the ownership of the Newnham family and is recorded in subsequent census records of 1861 and 1871.

3.2.3 The First Edition Ordnance Survey (OS) map of 1875 depicts the east-west rectangular building, with a parallel rear extension to the north stopping just short of its western end, and a further extension to the north close to its eastern end. The cottage does not appear on the subsequent 1879 OS map, and it is not until 1910 that Lullings Cottage is depicted in a clearly defined plot to the east of the main house. The cottage is depicted as roughly rectangular in plan and the plot is shown as being associated with the wider landholding associated with the main farmhouse, barns and the cottage. At this time, the Lullings is still known as West Hill Farm. It is evident that at this time the access to the cottage was through the farmyard, with the main house accessed off a private driveway to the south of the building.

3.2.4 Given that the 1910 OS map shows the cottage having been constructed and the previous lodge to the north having been demolished by this time, it is postulated that 'The Cottage'; referenced within the census, most likely refers to the Site.

3.2.5 The 1910 OS map appears to suggest that Lullings Cottage originally formed part of the larger farmstead. However, no evidence has been sourced that shows ownership of West Hill Farm and the associated landholdings at this time. The 1911 Census includes one entry at West Hill Farm in which Mr & Mrs Elsey are recorded with Mr Elsey's occupation being 'Gardener'. It is known from the archival evidence however, that Lullings remained in the ownership of the Newnham family at this time[2].

3.2.6 The first entry within the census records that reference 'Lullings' at this location is the 1939 register. The register also references 'The Cottage, Lullings' as a separate household. There is no cartographic evidence that shows when Lullings Cottage gained its own separate access to the north, as there is no meaningful change to the access arrangements on the later OS mappings. The change in access, combined with the archival records, is suggestive of a shift away from a working farmyard to a more domestic, higher status residential dwelling and it is considered likely that the cottage was constructed as a workers cottage ancillary to the main house.

3.2.7 By the time of the 1939 Register, the records for Lullings suggest a change in ownership to the Holland family, with Michael J Holland being noted as having an occupation of 'Private Means'. The Register also includes an entry relating to The Cottage, which is inhabited by the Pennifold family, with Albert T Pennifold having an occupation recorded as Chauffeur /Gardener. It is evident that the change to Lullings from a farmhouse towards a private residence, seems to have happened post 1910 and before 1939 when examining the register / census records.

3.2.8 The 1957 OS map depicts the change in access to Lullings; no longer accessed by a single track to the south serving the farmhouse and farm buildings, the access to the main house is now shown to the north with a separate access to the farm buildings shown to the southeast, looping around the stables. This change would suggest the dissociation of Lullings from the wider farm complex. The cottage is still shown as having an association with Lullings; however, it is clearly shown to sit within its clearly defined plot. It is also noted within the 1957 mapping, that Lullings appears to have experienced further extensions to the rear which are extant today.

3.2.9 The 1964 OS map is the first depiction of Lullings Cottage as its own entity. This is likely as a result of the property having been entered into the land registry in association with the creation of title deeds for the house.

4 Statement of Significance

4.1 Introduction

4.1.1 The following section outlines the heritage significance of those heritage assets identified in Section 2 as having potential to be impacted by the proposed development. The assessment of significance has been undertaken in accordance with Step 2 of GPA3 (Historic England 2017).

Lullings

4.1.2 The significance of Lullings is derived from its historic and architectural interest as a part 15th century farmhouse, reflecting the development of the wider agricultural landscape in the area. The Sussex Historic Environment Record (HER) includes a reference to West Hill Farm, referencing that the farm was identified in 'Historic Farmsteads & Landscape Character in West Sussex' (Forum Heritage Services, 2006) as being "…a Historic Farmstead dating to the medieval period"[5].

4.1.3 The property is arranged in a reverse L plan with the original 15th century portion situated to the south with later extensions to the north. The building is described in the Victoria County History[6] as having *"…had a great hall of two 9ft bays open to the roof…"* with a number of timber features indicative of a high-status buildings including, *"…highly cambered tie-beam, on posts with moulded corbel-heads, and a plain king-post…the original curved braces below the tie-beam have been removed. In the closed framing on the east wall is also a kingpost. In the west partition, at first-floor level, is a mutilated moulded and embattled wall-beam with mortices…The west wing (the solar ?) remains, although somewhat altered inside…."* The reference to the 15th century great hall, combined with the architectural quality of this part of the building is suggestive of a high-status house property and the Newnham family are known to have been a prominent landowner in the area as early as the 16th century.

4.1.4 The principal range of the building is orientated to the south which corresponds to the historic access shown on the maps. This part of the building features decorative tile-hung elevations with three bay casement leaded windows. A large chimney stack is present, which is understood to have been inserted in the late 16th century, along with the upper floor to the hall and a two storey extension to the east which is evident where the eaves detail steps back slightly. Timber framing is evident on the rear elevation of the original building with a two storey extension and a catslide roof evident.

4.1.5 The later ranges to the north, extend from the rear of the original range, significantly increasing the size of the property. The first likely dates from the late 19th century and comprises the range that includes the four dormer windows to the eastern roof slope. A large porch has been constructed to the elevation; however, this is much later in date. The later maps do not show sufficient detail to discern the later development of the property; but it is likely that the northern extent of the range dates from the late 19th century or early 20th century.

4.1.6 The historic development of the property is appreciable from the exterior appearance of the building. The extensions to the north are of brick construction under a half-hipped, tiled roof with five large brick chimneys. It is evident that the original building would have consisted of the rectangular plan as depicted on the Tithe Map and the subsequent extensions are depicted on the 1910 and 1957 maps with the northern wing extending in rectangular portions. These extensions likely correspond to the move away from the use of the building its use as a farmhouse to that of a high status single rural dwelling.

---

[5] Heritage Gateway - Results

[6] https://www.british-history.ac.uk/vch/sussex/vol7/pp127-132

Setting

4.1.7 The immediate setting of Lullings comprises the formal well-manicured gardens to the west and north with the formal driveway to the east. The manicured gardens are reflective of the change in use from a working farm to that of a private dwelling. To the south and east the property is surrounded by large mature trees and shrubs, which give a somewhat secluded setting.

4.1.8 To the southeast of the house are the historic farm buildings which appear on the Tithe Map in a similar form as that which is present today. These buildings are considered to be curtilage listed given their historic associative and functional links to Lullings; however, today they are in ancillary uses to the main house, primarily being storage. Whilst the agricultural use has been lost, these structures contribute to an understanding of the historic character of wider plot and make a positive contribution to the significance of the principal listed building.

4.1.9 To the northeast of the main house is Lullings Cottage, which is somewhat disconnected from the main house as a result of the dense mature evergreen trees which limit any views between the two elements. The significance of Lullings Cottage is considered separately in paragraphs 4.1.12 to 4.1.24 below.

4.1.10 Lullings is located at the top of the hill to the west of Ardingly, indicative of the earlier name of West Hill Farm. Given the property is orientated to the south, the building does not command views across the valley to the east. The wider setting of the asset comprises a primarily agricultural landscape, particularly to the west and south, throughout which scattered farmsteads remain present. To the east is the Loder Valley which features dense woodland surrounding Ardingly Reservoir.

4.1.11 Views across the valley towards Ardingly are possible from the wider plot, in which the South of England Showground features prominently with glimpsed views of Ardingly beyond. Views back towards the wider site are possible from within the grounds of the Showground; however, these are limited and glimpsed rather than designed and Lullings does not appear visually prominent within these views.

Lullings Cottage

4.1.12 When considering the heritage significance of any curtilage structure, it is important to understand what value the building holds, not only in its own right but in terms of any contribution it makes to the significance of the principal listed building.

4.1.13 Lullings Cottage is a Victorian / early Edwardian cottage of modest design. From a review of the archival and cartographic records it is summarised that Lullings Cottage was constructed, most likely, as a workers cottage associated with, what was at the time known as West Hill Farm. It is evident from both the proximity and orientation of the cottage, that the building's initial function was tied to the agricultural use of the wider site.

4.1.14 The early census records show that in relation to the wider site, Mr Newnham's occupation was 'farmer' and so it is clear that there was a continued agricultural use on the wider site until the early 20th century. When Mr Holland appears on the census records at the main property, his occupation is shown as 'private means.' This would suggest that whilst farming may still have been ongoing on the wider site, Lullings was no longer functioning as a farmhouse by this time. This would coincide with the general decline of farming in this area in the late 19th to early 20th century when mid-Sussex became a desirable place to live for those middle and upper classes moving out of the cities.

4.1.15 It is unclear as to when agricultural uses ceased at the Site, however within the 1911 and 1939 census, the occupants of the cottage are listed as holding other occupations, rather than farming. An oral history of Michal James Holland[7] revealed the tenant of the Cottage was the Pennifold family. Mr AT Pennifold is noted as having served as the chauffeur, gardener and

[7] https://www.jjhc.info/hollandmichaeljames1956

groom until his death in 1941, it is however unclear as to whether his family remained serving the house after his death. This would suggest that even with the original functional relationship having been lost, there remained an associative relationship between the cottage and Lullings. As such, in terms of use and function it is clear that historically, at least until the 1940s there is an associative link between Lullings and Lullings Cottage.

4.1.16 Given the ancillary nature of the cottage, the building was of a much simpler and paired back architectural style. A two storey building, the property holds no architectural detailing of note, with the materiality of the cottage being of red brick, now painted white and slate pitched roof. A later lean-to extension has been constructed to the western elevation.

4.1.17 It was observed on the site visit that there are no surviving features of note. Many of the building elements are modern replacements, which have deteriorated over time, including the windows which are of poor quality and are not in keeping with the age and architectural style of the building. All rainwater goods appear to be PVCu and there is limited evidence of historic features internally. The building is also in advance state of decay, with evidence of extensive water ingress which is contributing to damp and mould throughout.

4.1.18 Overall, it is considered that in its own right, Lullings Cottage holds limited architectural and historic interest.

Setting

4.1.19 The immediate setting of Lullings Cottage is defined by an informal garden space, which is defined to the west and south by the presence of mature boundary planting. To the east, the Site is open to the adjacent fields, allowing for long-distance views across the valley.

4.1.20 The evergreen nature of the vegetation and the separate access road to the north suggests an element of physical separation between the cottage and Lullings which is delineated further by the presence of fencing along the length of the existing driveway.

4.1.21 Glimpsed views are possible between the Site and Lullings; however, the boundary treatment appears to be dense in nature and is well maintained, suggesting continued maintenance and it is apparent that a level of separation has existed over a long period of time.

Contribution to significance of Lullings

4.1.22 There appears to have been an associative relationship between Lullings and Lullings Cottage until the mid-20th century and the property remained in the ownership of the Holland family until the early 2000s. At this time, the two properties were owned and occupied by different families and any such functional or associative relationship with removed.

4.1.23 In 2021, the current owners of Lullings, purchased Lullings Cottage and the historic landholding was reinstated under a single owner. However, it should be noted that whilst Lullings Cottage was historically associated with the principal building; it has always maintained its own clearly defined residential plot, as visible on the historic maps.

4.1.24 In terms of its contribution to the significance of Lullings, whilst there is clearly a historic association between the two buildings; the significance of the principal building is clearly derived from its historic and architectural interest as a surviving high-status 15th century hall. The contribution that Lullings Cottage makes to this significance, is considered to be relatively minor given that the property dates from a much later phase of development. The current state of repair of the building also means that it is a somewhat detracting feature within the setting of the Listed Building. It is considered that cottage was restored to its original state, the potential to enhance the setting of the listed building is limited.

5 Impact Assessment

5.1 Introduction

5.1.1 The management and mitigation of change to the historic environment resulting from development are based on the recognition within Government planning objectives that "…heritage assets are an irreplaceable resource…" (see NPPF Section 16).

5.1.2 Impacts to the historic environment and associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance.

5.1.3 Professional judgement is used to consider the impact of future development on the significance of the identified heritage assets. This will be assessed in NPPF terms as 'no harm,' 'less than substantial harm,' or 'substantial harm.'

5.1.4 In examining the potential impact to significance, consideration is given to the scale, massing, design, materials, location, and topography of the Site, and the degree to which these may alter the way in which the Site contributes, or otherwise, to the significance of the identified heritage assets.

5.2 The Proposals

Description of Development

5.2.1 The proposal seeks consent for demolition of the existing property on the Site known as Lullings Cottage, to be replaced with a new single storey residential dwelling.

5.2.2 The following sections should be read in conjunction with the submitted plans and Design and Access Statement, prepared by Will Gamble Architects, the Planning Statement pre the Condition Survey prepared by Stantec.

Options / Potential for Restoration

5.2.3 In developing the proposals for the Site following the initial pre-application advice, further work has been undertaken in relation to the building, including:

- Options Report (Will Gamble Architects) - **Appendix E**
- Structural Survey (Stantec) – **Appendix F**

5.2.4 This work identified several defects in the building and demonstrated that the retention and refurbishment of the building was likely to be a costly exercise, particularly given the nature of the building and the extent of upgrades and alterations that would be required to facilitate bringing the building back into habitable use.

5.2.5 It is acknowledged that the building is not suffering from structural failure, but that significant works are required arrest further deterioration. The Structural Survey does not consider what works may also be required to facilitate the full renovation of the building.

5.2.6 Overall, the condition of the building is considered to be poor, with ongoing moisture ingress, causing damage to internal fabric. The extent of water damage within the property suggests that further intrusive investigation would likely be required in advance of any proposal being progressed and it is likely that further defects would be present, and that significant interventions and alterations would be required to bring the property back into a good state of repair.

5.2.7 During the site visit it was observed that there was limited surviving fabric throughout the building, the windows were 20th century replacements, rainwater goods were not original, the brickwork externally had been painted. The roof structure comprises modern timbers and has clearly been replaced at some point. Internally, the building features concrete slabs at ground floor, many of the walls / ceilings were of modern plasterboard. The roof structure comprises modern timbers and has clearly been replaced at some point. Joinery appeared to be modern and there are no surviving decorative features such as covings within the building.

5.2.8 As noted previously, the feasibility of retaining Lullings Cottage has been considered by the project team. Two options have been explored in more detail (**Appendix E**) and a summary is provided below:

Option A

Option A considers the retention of the cottage and its full refurbishment. Whilst this option would have the least impact in terms of embodied carbon, it was found to be undeliverable for a number of reasons. Fundamentally, it would fail to deliver suitable residential accommodation due to a compromised internal arrangement, severely limited potential to meet modern day building standards and performance, and poor quality fabric of a standard that is disproportionate to the significance of the setting.

Option B

Option B considers the retention of the cottage and its full refurbishment with an extension to property. The physical constraints of the Site (trees and adjacent Listed Building) means that an extension would have natural limitations and aspects typically viewed as reasons for refusal by local authority. Comparatively, an addition would need to be substantial in size to add sufficient floor space to accommodate modern day living and alleviate pressure on the existing. This approach would still not overcome the issues around the quality of the existing fabric which would be required to deliver a proportion of the new accommodation in line with modern day building regulations.

5.2.9 In both cases, the level of intervention required, would result in a retained building which would be significantly altered in terms of its physical appearance. To retain the building for conversion, it is considered that the amount of replacement fabric required would erode much of the interest of the building. This approach is not considered to be appropriate or proportionate given the limited significance of the building and lack of surviving historic fabric throughout the building.

5.2.10 The supporting documents and assessment set out in this report provide a robust evidence base for the case for demolition and demonstrate that it would not be economically viable to retain the existing building.

5.3 Impact Assessment

Demolition

Lullings Cottage

5.3.1 Lullings Cottage is not a particularly unique or high-quality example of its type, and the building has undergone extensive alterations and interventions over the years. The internal fabric is primarily modern with any surviving historic fabric suffering from extensive water damage which will require its removal and replacement. The lack of surviving fabric, combined with the current state of repair has eroded much of the building's significance.

5.3.2 Consideration has been given to the retention of the building; however, given the internal layout and condition of the building, it is considered that in order to facilitate its restoration, significant interventions into the structure and building fabric would be required. This would include the reconfiguration of internal spaces, upgrading of fabric for sustainability and energy

efficiency improvements and loss and/or alterations to fixtures and fittings. The extent of work required is likely to result in the loss what limited interest the building may hold. As part of the feasibility work required to support the submission of an application for demolition, **Appendix E** sets out the extent of interventions required to the building.

5.3.3 It is acknowledged that the demolition of Lullings Cottage would result in the loss of a curtilage listed building that, while historically associated with the principal listed building, holds limited intrinsic heritage value in its own right. Its significance is primarily derived from this associative relationship rather than from any notable architectural, historic, or evidential qualities of its own.

5.3.4 To mitigate the loss of the building and to preserve its contribution to the historic understanding of the wider site, a Level 2 Historic Building Recording, as defined by Historic England's guidance (*Understanding Historic Buildings: A Guide to Good Recording Practice*), will be undertaken prior to demolition. This record will include detailed photographic documentation, and a written description of the building's form, materials, and historical context. The recording will be carried out by a suitably qualified heritage professional and submitted to the local Historic Environment Record (HER).

Lullings

5.3.5 As noted previously, Lullings Cottage is considered to make only a limited contribution to the heritage significance of the Grade II listed Lullings as a result of its historic association in the 19th century, which has since been lost through the change in use and ownership of the two properties.

5.3.6 Whilst Lullings Cottage is, in the most part, visually separate from the main house, in its current state of repair, is considered to be a negative feature within the setting of Lullings and we would disagree with the Conservation Officers' assertion that it makes a positive contribution to the significance of the principal building.

5.3.7 The proposed demolition of Lullings Cottage will result in a degree of harm to the setting of Lullings, primarily through the loss of a historic structure that contributes to the overall character and historic context of the wider site. However, this impact is considered to be limited and acceptable, given that the curtilage building's significance is largely derived from its associative value rather than any inherent architectural or historic merit.

5.3.8 Lullings will remain legible and prominent within its setting, and its heritage values will continue to be appreciable. Overall, while the demolition would result in some harm to the significance of Lullings through the loss of the cottage, this is not considered to undermine the significance of the principal listed building.

Proposed Development

5.3.9 The proposed replacement dwelling has been carefully designed to limit any potential adverse impacts to the significance of the Grade II listed Lullings.

5.3.10 The proposed dwelling is single-storey and of modest footprint, ensuring it remains visually subservient to the principal Listed Building. This careful control of scale helps to preserve the hierarchical relationship between Lullings and the new dwelling, avoiding any sense of dominance or competition. The low profile also reduces visual intrusion in the glimpsed views sightlines towards the Site from the east (as demonstrated in the Long Views enclosed at **Appendix G).**

5.3.11 The contemporary design proposed adopts a restrained and respectful architectural language. Whilst clearly modern, it avoids pastiche and instead uses high-quality, natural materials such as brickwork, timber cladding, and sedum roofing green roofing will ensure that the building harmonises with the rural character of the site. The simplicity of form and muted palette allow the new building to sit quietly within the landscape, complementing rather than detracting from the Listed Building.

5.3.12 The new dwelling does not seek to replicate the function or form of the demolished building but instead introduces a new, clearly defined structure. This distinction helps to avoid confusion in the historical narrative of the wider site. At the same time, the design ensures that the principal Lullings remains the focal point, both functionally and visually.

5.3.13 It is acknowledged that the introduction of a modern dwelling in this location would result in further change to the setting of the Listed Building; However, it is considered that the redevelopment of the Site, which is currently a negative feature, with a single-storey, contemporary, sustainable dwelling would not result in harm to the significance of Lullings.

6 Conclusions

6.1 Conclusion

6.1.1 Change, including development, can sustain, enhance, or better reveal the significance of an asset as well as detract from it or leave it unaltered. The design of a development affecting the setting of a heritage asset may play an important part in determining its impact. The contribution of the setting to the historic significance of an asset can be sustained or enhanced if new built form buildings are carefully designed to respect their setting by their scale, proportion, height, massing, alignment, and use of materials.

6.1.2 The proposed demolition of the curtilage listed Lullings Cottage and the redevelopment of the Site with a single-storey, contemporary, sustainable dwelling have been carefully assessed in accordance with the statutory and policy framework governing the historic environment.

6.1.3 Lullings Cottage, while historically associated with the principal Listed Building known as Lullings, holds limited heritage significance. Its value is primarily derived from its associative relationship with the later phases of development at Lullings.

6.1.4 As noted previously, the loss of the building is acknowledged as being harmful to its heritage significance and to the significance of Lullings through the loss of a historic structure that contributes to the overall historic context of the wider Site. This harm is judged to be a low level of less than substantial harm.

6.1.5 In line with paragraph 216 of the NPPF, the harm arising from the demolition and redevelopment must be weighed against the public benefits of the proposal. These include:

- **Sustainability**: The new dwelling is designed to meet high environmental standards, incorporating low-carbon materials and renewable energy systems (e.g., solar panels, air-source heat pumps). This contributes to national and local climate goals and demonstrates how heritage-sensitive sites can support sustainable development.

- **Accessibility:** As a single-storey dwelling, the design offers potential for lifetime occupation, supporting inclusive design principles. The redevelopment of the Site allows for a dwelling which has been designed to be adaptable to changing household needs, supporting long-term viability and reducing the need for future alterations or redevelopment.

- **Design and Landscape:** The proposal enhances the setting of the principal Listed Building by removing the existing negative feature and introducing a sensitively designed, high-quality development which preserves the historic rural character of the wider site.

6.1.6 Furthermore, the harm resulting from the loss of Lullings Cottage can be mitigated through a Level 2 Historic Building Recording. It is proposed that this can be secured by an appropriately worded planning condition to ensure the record is completed and archived in accordance with best practice standards.

6.1.7 The identified harm is justified, and it has been demonstrated that it is not viable to retain the building. The harm has been mitigated as far as possible and the less than substantial harm is considered to be outweighed by the benefits of the scheme.

6.1.8 In summary, the proposal represents a balanced and responsible approach to managing change within a historic environment. It delivers clear public benefits in terms of sustainability, accessibility, and design quality, while ensuring that the significance of the principal listed building is preserved and respected. The development is therefore considered to comply with both the statutory duty under the 1990 Act and the heritage policies of the NPPF.

7 References

Department for Digital, Culture, Media, and Sport (DCMS). (2018). *Principles of selection for Listed Buildings.*

Historic England. (2015a). *Historic Environment Good Practice Advice in Planning Note 1 – The Historic Environment in Local Plans.* Available at: https://historicengland.org.uk/advice/planning/planning-system

Historic England. (2015b). Historic Environment Good Practice Advice in Planning Note 2 – Managing Significance in Decision-Taking in the Historic Environment. Available at: https://historicengland.org.uk/advice/planning/planning-system

Historic England. (2017). *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets.* Available at: https://historicengland.org.uk/advice/planning/planning-system

Historic England. (2021). *Historic England Advice Note 7 (Second Edition) – Local Heritage Listing: Identifying and Conserving Local Heritage.* Available at: https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7

Historic England. (2024). *National Heritage List for England (NHLE).* Available at: https://historicengland.org.uk/listing/the-list

Ministry Housing, Communities and Local Government. (2019). Historic Environment. Available at https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment

Ministry of Housing, Communities and Local Government. (2024). National Planning Policy Framework (NPPF)

Palmer JJN, and Powell-Smith A. (2016). *Open Domesday*. Available at: http://opendomesday.org

Planning (Listed Buildings and Conservation Areas) Act. (1990). Act of UK Parliament.

University of Nottingham. (2024). Key to English Place-Names. Available at: http://kepn.nottingham.ac.uk/

Appendix A Legislative and Planning Framework

A.1 Planning (Listed Buildings and Conservation Areas) Act 1990

A.1.1 Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by LPAs under the Planning (Listed Buildings and Conservation Areas) Act 1990. In considering development which affects a Listed Building or its setting, the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 66). In considering Conservation Areas the planning authority has a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72).

A.1.2 The statutory criteria for listing are the special architectural or historic interest of a building. Buildings on the list are graded to reflect their relative architectural and historic interest (DCMS, 2010a, para 7, page 4):

- Grade I: Buildings of exceptional interest.
- Grade II*: Particularly important buildings of more than special interest.
- Grade II: Buildings of special interest which warrant every effort being made to preserve them.

A.2 National Planning Policy Framework

A.2.1 Section 16 of the National Planning Policy Framework (NPPF) sets out the Government's current planning policy in relation to conserving and enhancing the historic environment. The key requirements are summarised below.

A.2.2 Applicants are required to provide proportionate information on the significance of designated and non-designated heritage assets affected by the proposals and an impact assessment of the proposed development on that significance. This should be in the form of a desk-based assessment and, where necessary, a field evaluation (NPPF, 207).

A.2.3 LPAs are required to take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place (NPPF, 203/210).

A.2.4 In determining planning applications, great weight should be given to the conservation of designated heritage assets - World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas designated under the relevant legislation (NPPF, 212).

A.2.5 Paragraphs 212 to 215 set out two decision-making tests where proposals would lead to substantial and less than substantial harm, respectively. Paragraph 208 guides that where a development proposal would lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

A.2.6 In weighing applications that affect directly or indirectly the significance of a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (NPPF, 216).

A.2.7 LPAs should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their significance

and the impact, and to make this evidence publicly accessible and any archives deposited with a local museum or other public depository (NPPF, 218).

A.2.8 Paragraph 219 guides local planning authorities to look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to better reveal the significance of the asset should be treated favourably.

A.2.9 Implementation of the NPPF is supported by the Planning Practice Guidance (PPG) (2014with updates).

A.3 Local Planning Policy

A.3.1 The Site lies within the unitary authority of the Mid-Sussex Council. Relevant policies for this Statement comprise:

A.4 The Mid Sussex District Plan

A.4.1 The 'Mid Sussex District Plan' 2014 – 2031 is the relevant development plan. The Plan contains the following relevant policies:

- 'DP34: Listed Buildings and Other Heritage Assets' notes the following:

  'The heritage assets of the District include over 1,000 Listed Buildings, 25 Scheduled Ancient Monuments which are identified on the policies map and over 500 sites of archaeological interest which appear on the West Sussex Historic Environment Record. The District also includes many other buildings which, whilst not statutorily listed are of architectural merit or of local historic interest, make a valuable contribution to the character of the area. In accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the District Council will have regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.'

- 'DP34: Listed Buildings and Other Heritage Asset's' advises:

  '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'.

  'Evidence Base: West Sussex Historic Environment Record; Register of Listed Buildings.'

  'Listed Buildings'

  'Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

  - A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal.

  - Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed

building retain its significance and character whilst ensuring that the building remains in a viable use.

- Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable; Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself.

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

- Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric. Other Heritage Assets Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.

A.4.2 The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic. Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.'

A.5 Ardingly Neighbourhood Plan

Ardingly Neighbourhood Plan 3.3 A.

A.5.1 To protect the environment of the parish in terms of its:

- AONB designated landscape
- Distinct rural identity and outstanding landscape setting
- Key views and vistas
- Biodiversity and wildlife networks

A.5.2 To protect the historic fabric and environment, including the Conservation Area and its setting

Ardingly Neighbourhood Plan 5:

The Neighbourhood Plan requires all developments, including alterations to existing buildings, to be sympathetic of the character and scale of surrounding buildings and landscape.

A.6 Other Guidance

A.6.1 Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

A.6.2 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets.

- Understand the impact of the proposal on that significance.
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF.
- Look for opportunities to better reveal or enhance significance.
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2017)

A.6.3 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.

A.6.4 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.

A.6.5 The Good Practice Advice Note sets out a five-stage process for assessing the implications of proposed developments on setting:

1. Identification of heritage assets which are likely to be affected by proposals.

2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset.

3. Assessing the effects of proposed development on the significance of a heritage asset.

4. Maximising enhancement and reduction of harm on the setting of heritage assets; and

5. Making and documenting the decision and monitoring outcomes

The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

Appendix B Pre-application Response

From: Emily Wade
To: Hamish Evans
Subject: DM/24/0277 Lullings Cottage
Date: 17 September 2024 15:51:54

Hi Hamish

Further comments on the revised pre-application scheme at the above site, following on from the previous pre-application advice offered, and our on line meeting. I will respond specifically to the revised scheme received by Chris Lane's email of 20th August, including any new points raised in the email itself. If there is anything else to which a response is required, please let me know.

The scheme has been revised in terms of the footprint and form of the proposed replacement dwelling, which is now shown as two parallel rectilinear buildings, with a glazed link between them. The principal buildings have pitched roofs; the link is flat roofed. The fenestration has also been revised, including some reduction in the amount of glazing to the east facing elevation, although both gables to this side of the building do retain sizeable windows and the link element between them is fully glazed. The facing and roofing materials have also been revised to show timber cladding and facing brick to the elevations, with corrugated metal and sedum roofs.

As well as the revised drawings, there is also contained in Mr Lane's email a further commentary from the applicant's Heritage Consultant.

I note the further, more detailed information on the development of the farmstead at Westhill Farm/Lullings, including in particular its evolution at the beginning of the 20th century from a working farm to a country residence. It is now assumed that Lullings Cottage was built at this time to accommodate an employee of the household, rather than being at any point a farmworker's cottage.

I do not however come to the same conclusion as the applicant's consultant regarding the resulting level of interest that Lullings Cottage holds- as has been previously discussed, the special interest of Lullings lies partly in its narrative as a farmhouse which has been adapted and extended during the early 20th century to form to a substantial country residence. The development of the ancillary buildings associated with the main house will be part of this narrative, and in my opinion the construction of Lullings Cottage to provide accommodation for an employee and his family, which is now suggested to have been broadly concurrent with the reworking of the main house, contributes to an understanding of the manner in which the farmstead evolved to suit its new purpose- it also perhaps speaks of the economic position and social aspirations of the new owners that they required purpose built staff accommodation.

Whilst I would accept that the Cottage is not of the same architectural quality as Lullings itself, I do not think it is surprising or unusual that an ancillary building constructed at this time to provide staff accommodation would be relatively modest in these terms. The style of the building is also typical of a building of its period and type. The lack of a strong, deliberate visual connection between the house and cottage could also perhaps be considered reflective of its purpose and of this period, which was a time when staff were expected to be a discreet presence.

For these reasons I remain of the opinion that Lullings Cottage is of some interest in its own right, as a curtilage listed building, and that it contributes positively to the setting of Lullings, its special interest and the manner in which this is appreciated.

As we do not appear to have received any further, compelling justification for its loss, I also remain of the opinion that this loss is unacceptable in heritage terms. I would reiterate that the retention and restoration

of the existing building, with as necessary appropriately designed extensions, would be an alternative which could potentially provide the scale of dwelling required by the applicant on the site, but with the avoidance of this harm. It remains regrettable that this is not an option which the applicant has as yet chosen to explore.

The applicant's Heritage Consultant also makes mention of the visually intrusive nature of the existing Cottage- whilst I do not agree that the Cottage is an intrusion, the existing white paint to the elevations does render it more visually prominent than it might otherwise be. This however is an issue which could be easily resolved by either removing the paint from the brickwork, or repainting in a more sympathetic colour, and is not something which would justify the loss of the building in its entirety.

In terms of the revised design of the replacement dwelling, viewed in isolation of the issue of the loss of the existing building on the site, this is in my opinion an improvement over the previous scheme, both in terms of its footprint and form, and its materiality. In these respects the revised proposal responds more sympathetically to the context. I would however retain some concern regarding the amount of glazing to the eastern elevation.

In summary therefore, the proposal continues to be contrary to the requirements of District Plan Policies DP34 and DP35, and continues to represent a total loss of significance with respect to Lullings Cottage and its outbuilding, and a level of less than substantial harm, through impact on setting, to Lullings and to the Ardingly Conservation Area. This level of less than substantial harm will be somewhat reduced by the more sympathetic nature of the proposed replacement building, but remains broadly within the parameters previously set out due to the harm caused by the loss of the existing building, for which the replacement dwelling would not compensate.

Thanks,

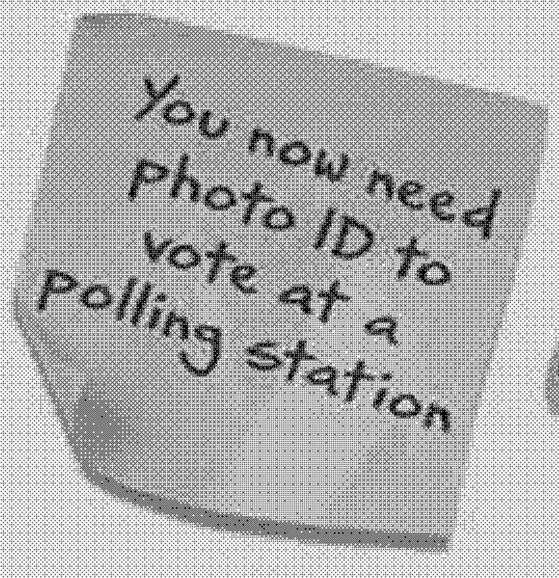
Emily

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Submit your planning application online.
http://www.planningportal.gov.uk

Emily Wade Ma MSc
Conservation Officer
Planning Services
Tel: +44 (0)1444 477385
emily.wade@midsussex.gov.uk http://www.midsussex.gov.uk

The Electoral Commission



No ID? You can apply for free voter ID
Find out more at
electoralcommission.org.uk/voterID
or call 0800 328 0280

Appendix C Designation Descriptions

LULLINGS

Listed on the National Heritage List for England. Search over 400,000 listed places

(https://historicengland.org.uk/listing/the-list/)

Official list entry

Heritage Category:**Listed Building**

Grade:**II**

List Entry Number:**1025790**

Date first listed:**28-Oct-1957**

List Entry Name:**LULLINGS**

Statutory Address 1:**LULLINGS, BALCOMBE ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries

(https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

Corrections and minor amendments

(https://historicengland.org.uk/listing/the-list/minor-amendments/)

Location

Statutory Address:**LULLINGS, BALCOMBE ROAD**

The building or site itself may lie within the boundary of more than one authority.

County:**West Sussex**

District:**Mid Sussex (District Authority)**

Parish:**Ardingly**

National Grid Reference:**TQ 32785 30365**

Details

ARDINGLY BALCOMBE ROAD 1. 5405 Lullings TQ 33 SW 6/431 28.10.57 **II**

2. The original portion is a C15 timber-framed building, now tile-hung. Half-hipped tiled roof. Casement windows, Two storeys. Five windows. Crown-post roof inside. Modem L wing to north east.

Listing NGR: TQ3278530365

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:**302281**

Legacy System:**LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



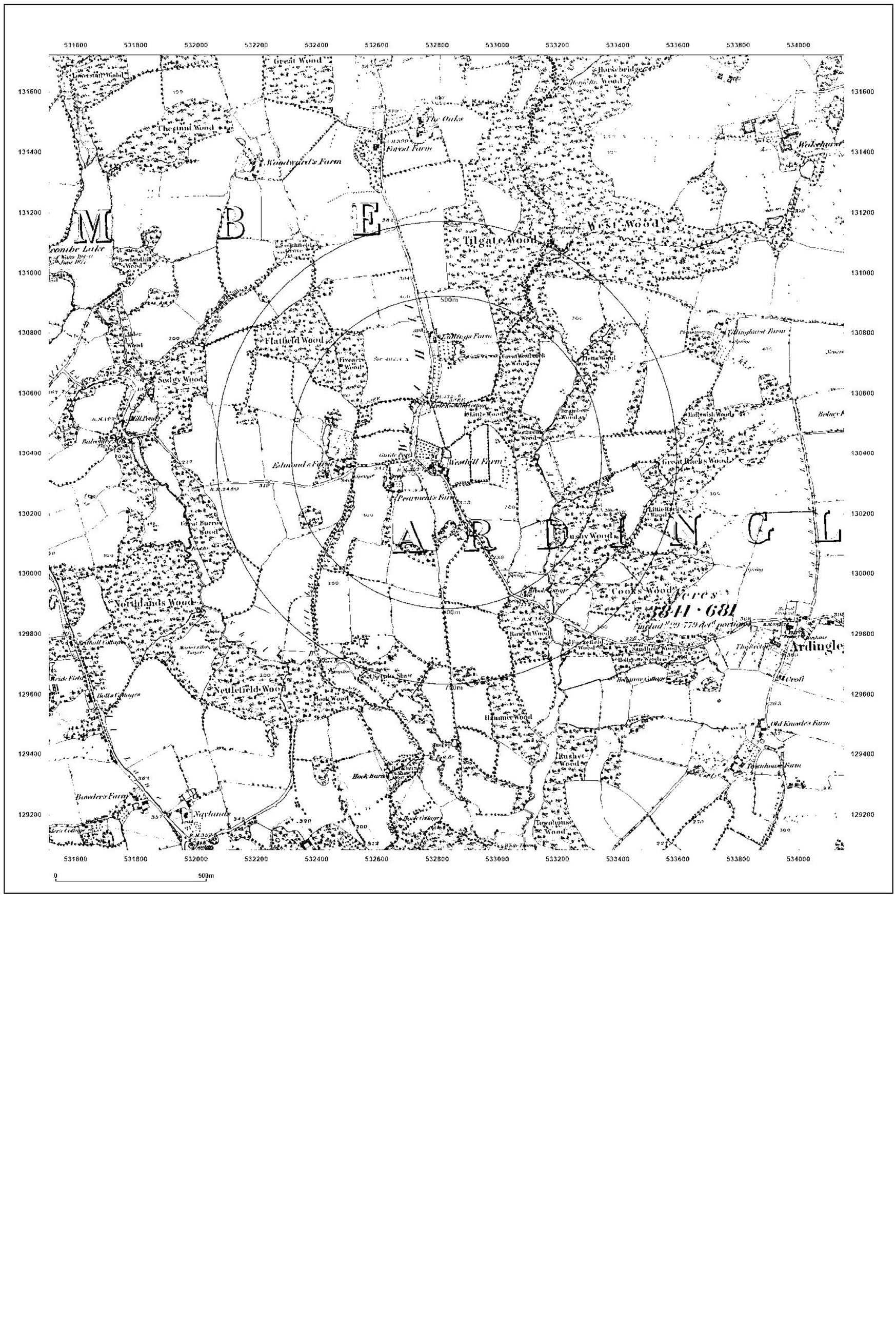
Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 08-Jul-2025 at 15:38:48.

© Crown copyright [and database rights] 2025. OS AC0000815036. All rights reserved. Ordnance Survey Licence number 100024900.© British Crown and SeaZone Solutions Limited 2025. All rights reserved. Licence number 102006.006.

End of official list entry

Appendix D Historic Maps



EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_1037719_1297103
Report Ref: EMS-1037719_1309744
Grid Ref: 532830, 130403

Map Name: County Series
Map date: 1874
Scale: 1:10,560
Printed at: 1:10,560

N
W E
S

Surveyed 1874
Revised 1874
Edition N/A
Copyright N/A
Levelled N/A

Groundsure

Produced by
Groundsure Insights
www.groundsure.com

Powered by

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 21 July 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_1037719_1297103
Report Ref: EMS-1037719_1309744
Grid Ref: 532830, 130403

Map Name: County Series
Map date: 1896
Scale: 1:10,560
Printed at: 1:10,560

N W E S

Surveyed 1874
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1874
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1874
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1874
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

Groundsure

Produced by
Groundsure Insights
www.groundsure.com

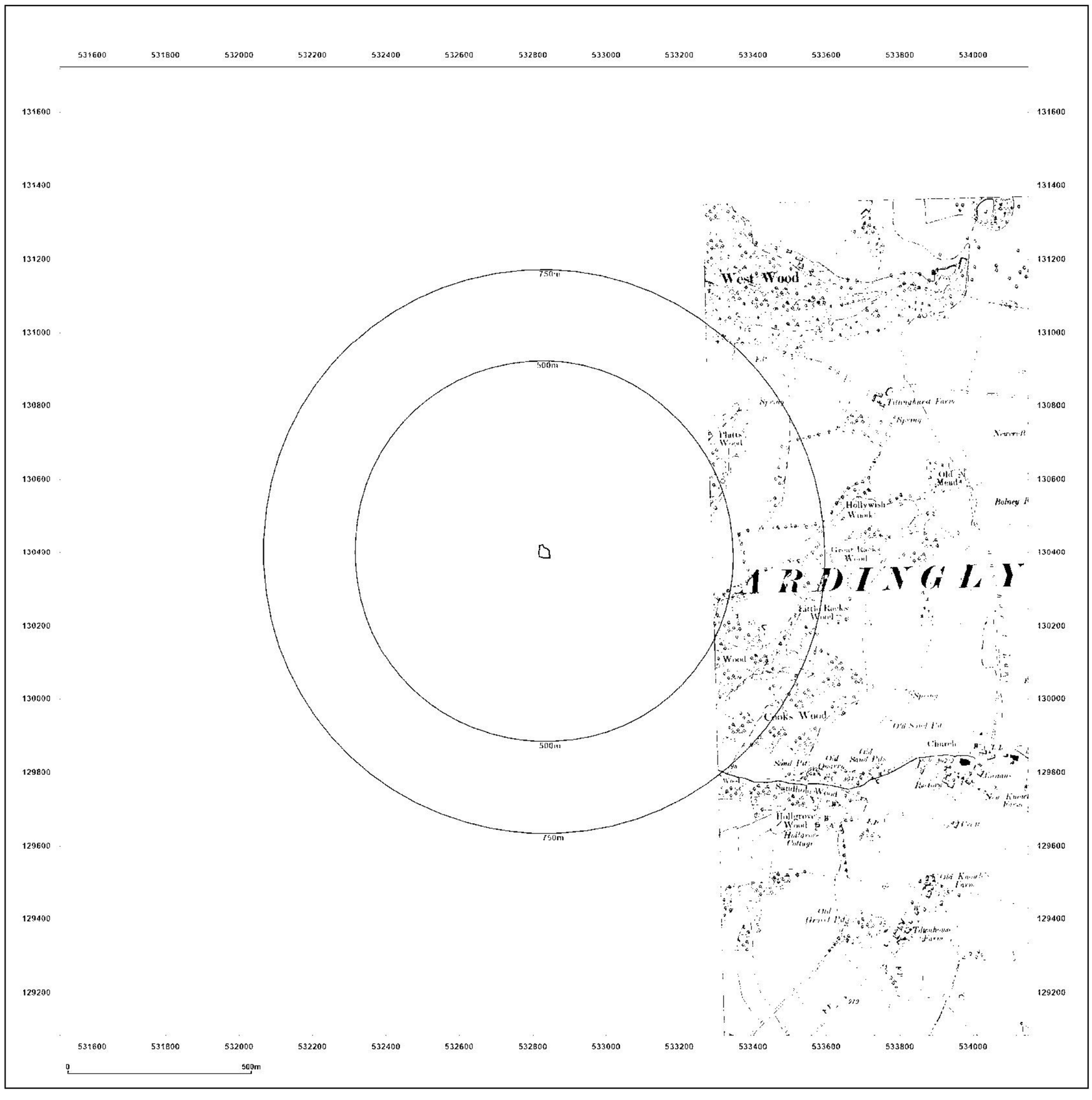
Powered by

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 21 July 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

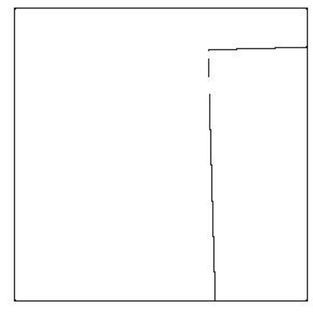
Site Details:

unspecified

Client Ref: EMS_1037719_1297103
Report Ref: EMS-1037719_1309744
Grid Ref: 532830, 130403

Map Name: County Series
Map date: 1896
Scale: 1:10,560
Printed at: 1:10,560

N
W E
S



Surveyed 1874
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

Groundsure

Produced by
Groundsure Insights
www.groundsure.com

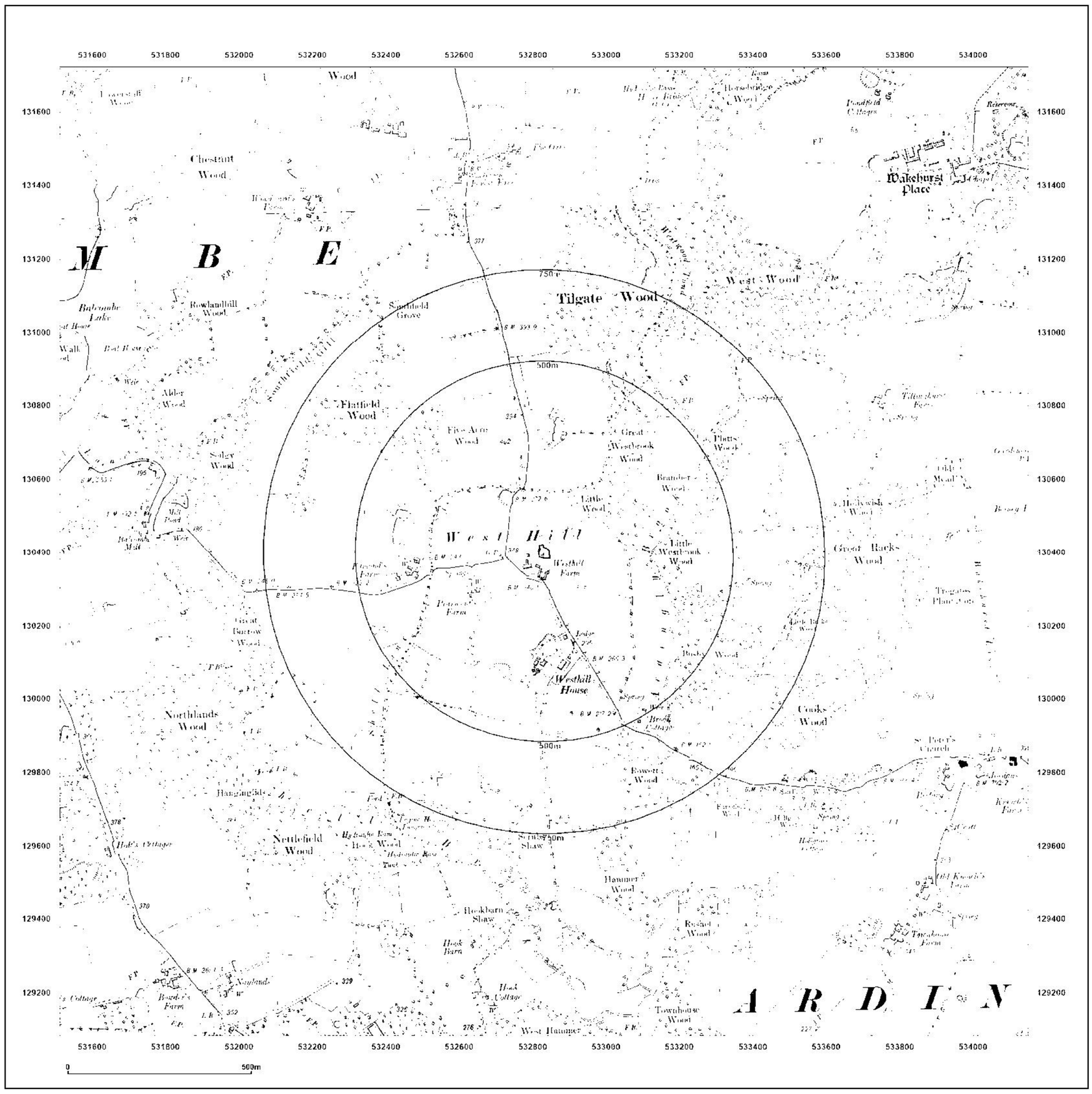
Powered by

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 21 July 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_1037719_1297103
Report Ref: EMS-1037719_1309744
Grid Ref: 532830, 130403

Map Name: County Series

Map date: 1909

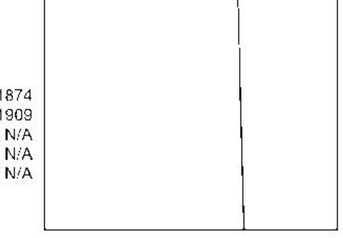
Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1874
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1874
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1874
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1874
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

Groundsure

Produced by
Groundsure Insights
www.groundsure.com

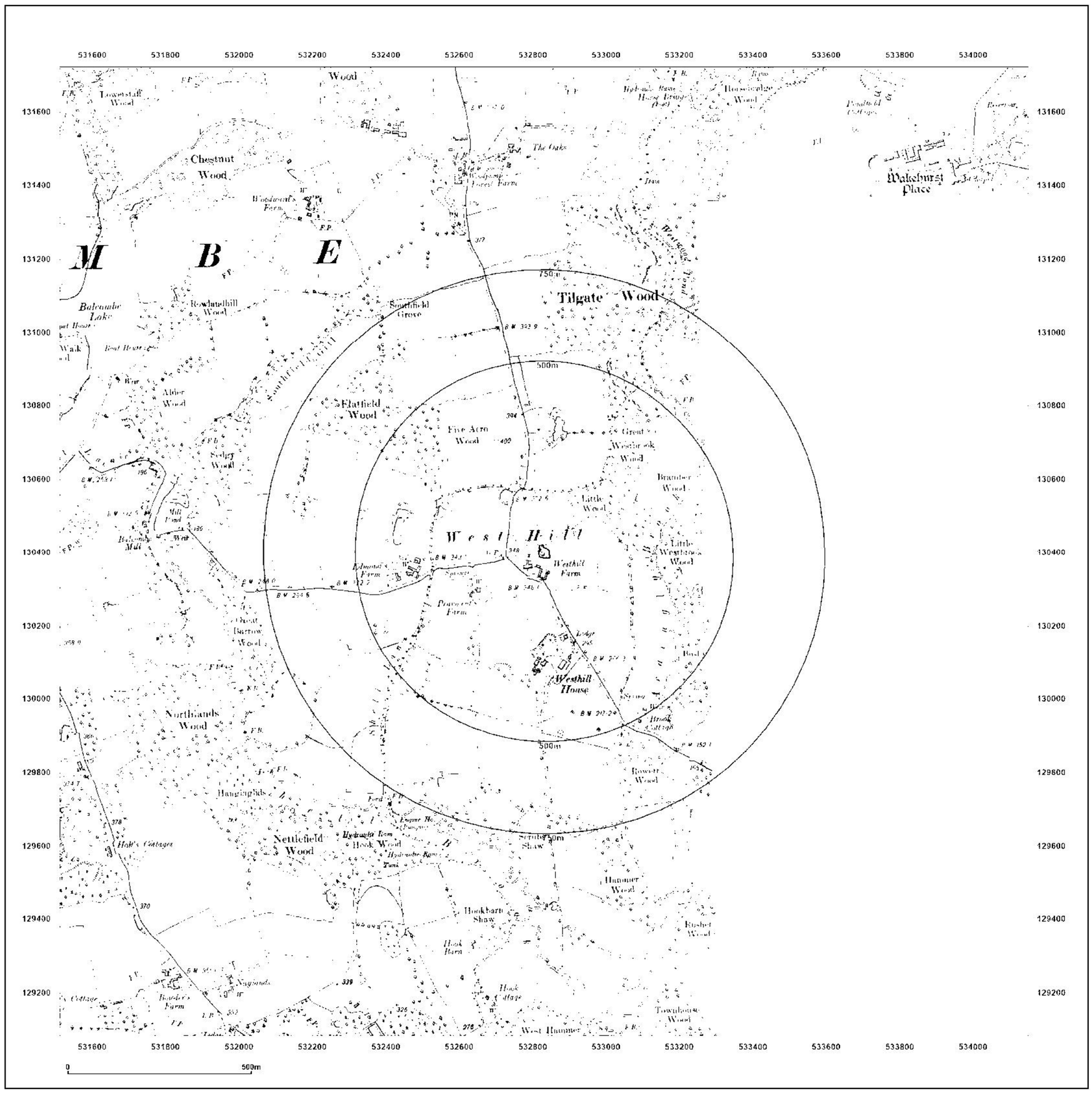
Powered by

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 21 July 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

Site Details:

unspecified

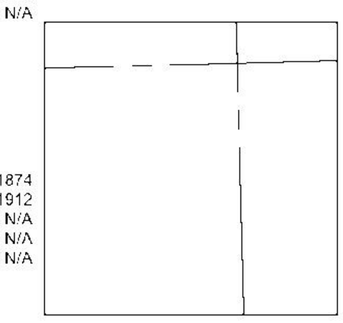
Client Ref: EMS_1037719_1297103
Report Ref: EMS-1037719_1309744
Grid Ref: 532830, 130403

Map Name: County Series
Map date: 1909-1912
Scale: 1:10,560
Printed at: 1:10,560

N
W E
S

Surveyed 1874
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1874
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1874
Revised 1912
Edition N/A
Copyright N/A
Levelled N/A

Groundsure

Produced by
Groundsure Insights
www.groundsure.com

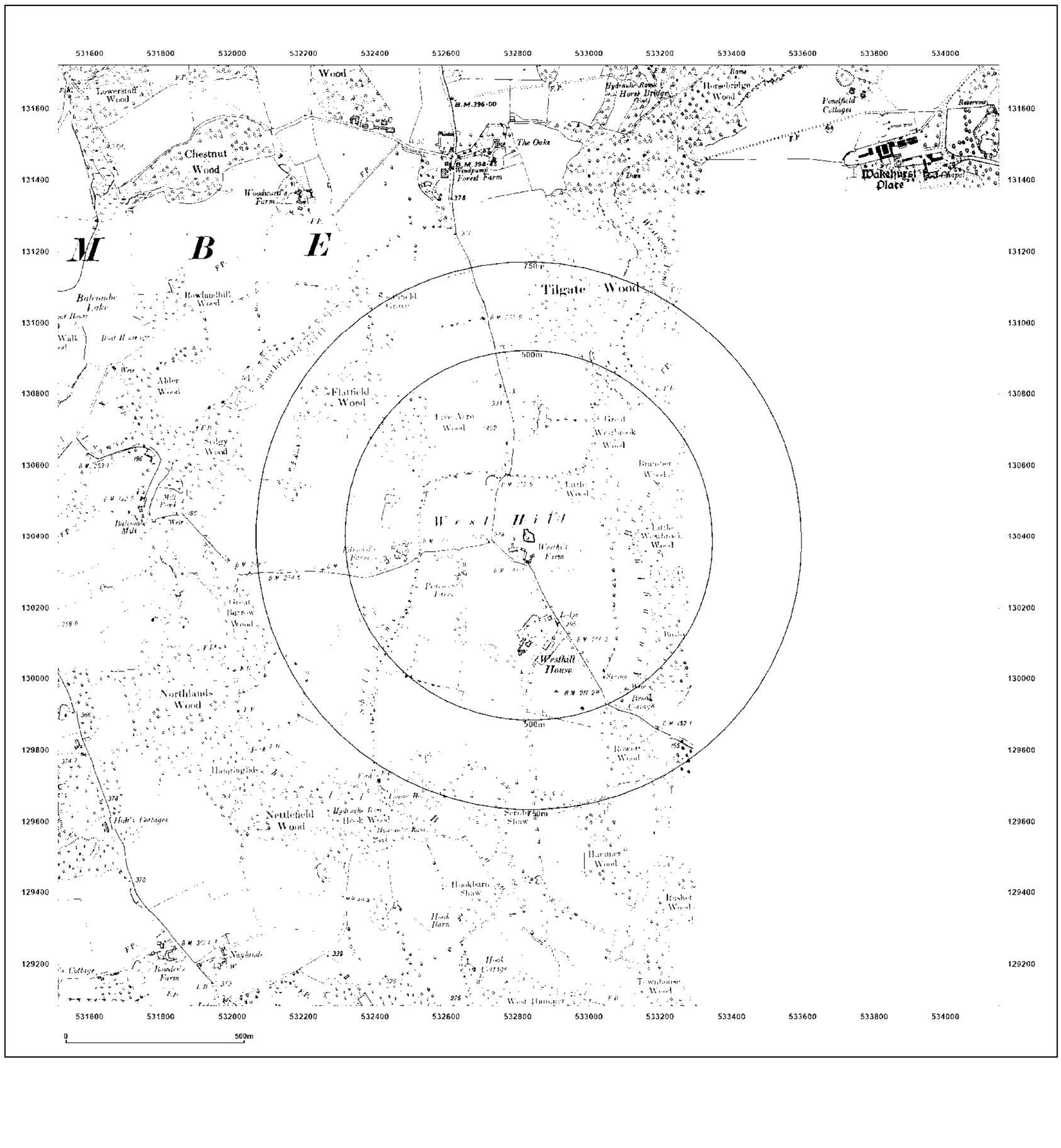
Powered by

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 21 July 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

Site Details:

unspecified

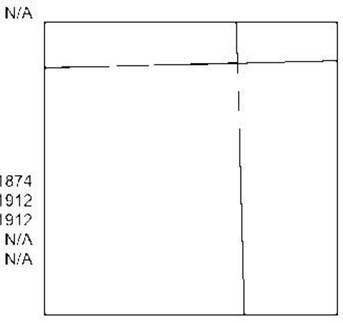
Client Ref: EMS_1037719_1297103
Report Ref: EMS-1037719_1309744
Grid Ref: 532830, 130403

Map Name: County Series
Map date: 1909-1912
Scale: 1:10,560
Printed at: 1:10,560

N
W E
S

Surveyed 1874
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1874
Revised 1912
Edition 1912
Copyright N/A
Levelled N/A



Surveyed 1874
Revised 1912
Edition 1912
Copyright N/A
Levelled N/A

Groundsure

Produced by
Groundsure Insights
www.groundsure.com

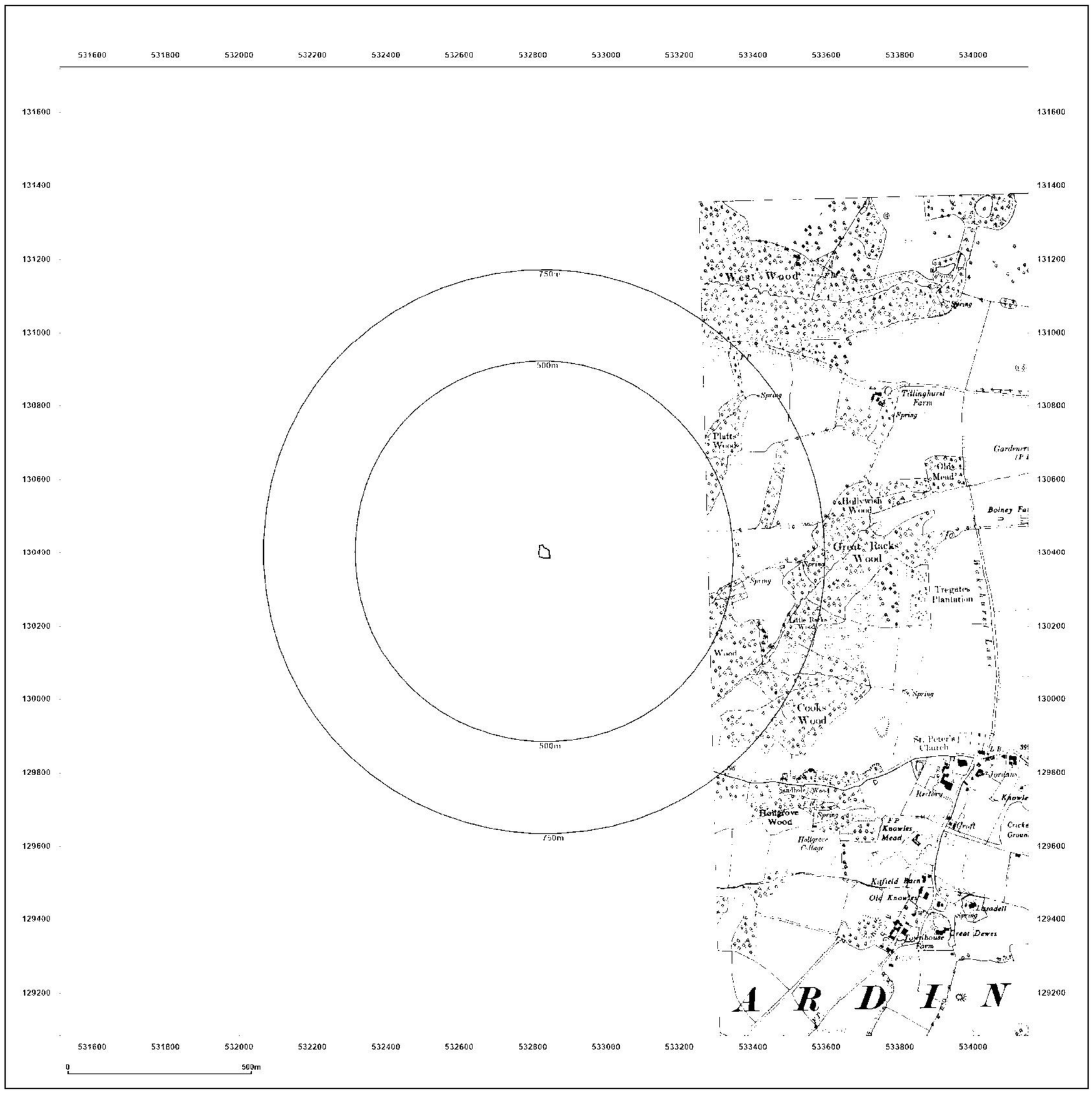
Powered by

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 21 July 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

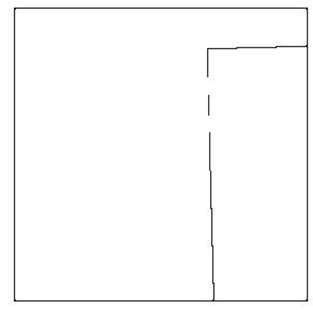
Site Details:

unspecified

Client Ref: EMS_1037719_1297103
Report Ref: EMS-1037719_1309744
Grid Ref: 532830, 130403

Map Name: County Series
Map date: 1947
Scale: 1:10,560
Printed at: 1:10,560

N
W E
S



Surveyed 1874
Revised 1947
Edition N/A
Copyright N/A
Levelled N/A

Groundsure

Produced by
Groundsure Insights
www.groundsure.com

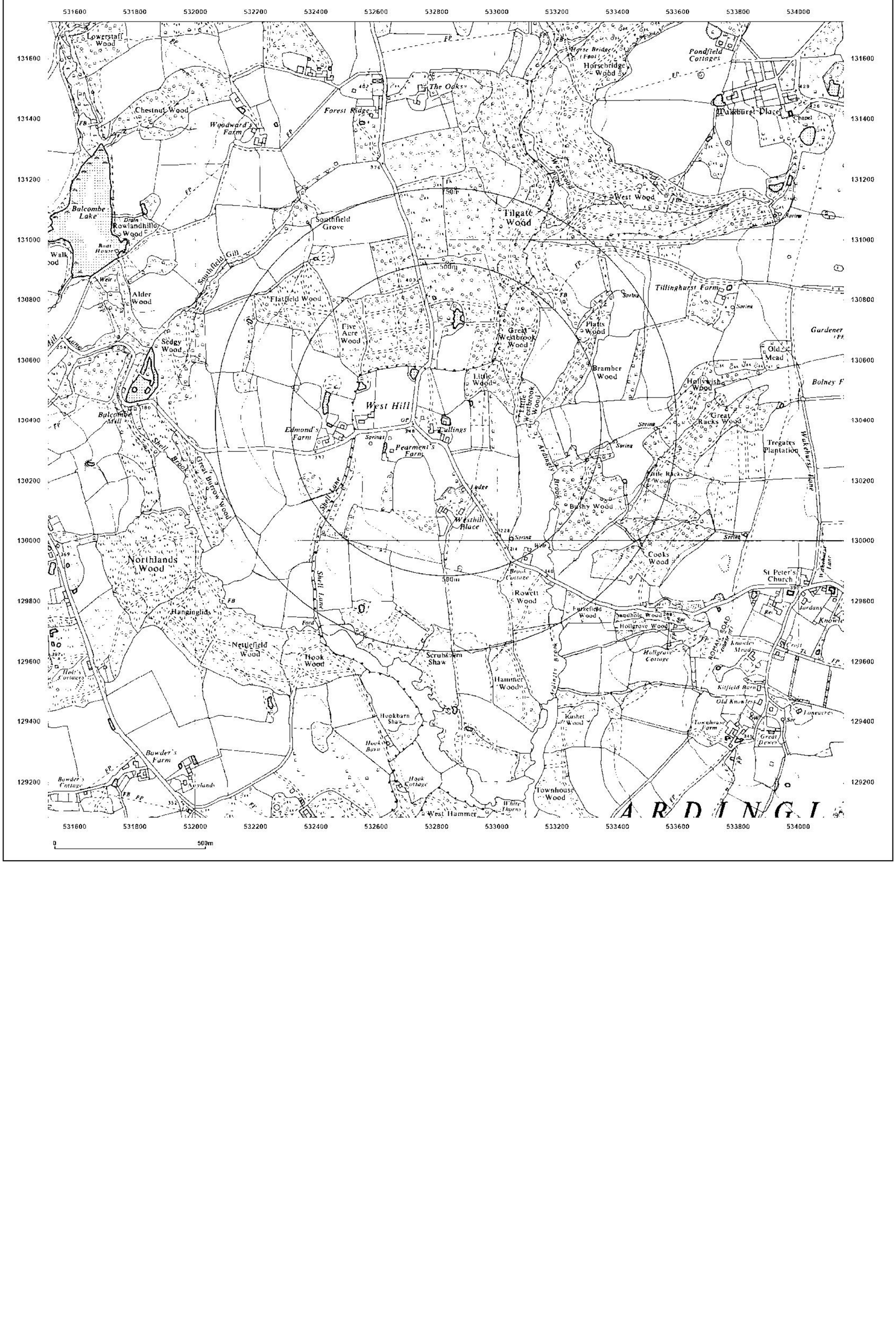
Powered by

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 21 July 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_1037719_1297103
Report Ref: EMS-1037719_1309744
Grid Ref: 532830, 130403

Map Name: Provisional
Map date: 1963
Scale: 1:10,560
Printed at: 1:10,560

N
W E
S

Surveyed 1963
Revised 1963
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1963
Revised 1963
Edition N/A
Copyright N/A
Levelled N/A

Groundsure

Produced by
Groundsure Insights
www.groundsure.com

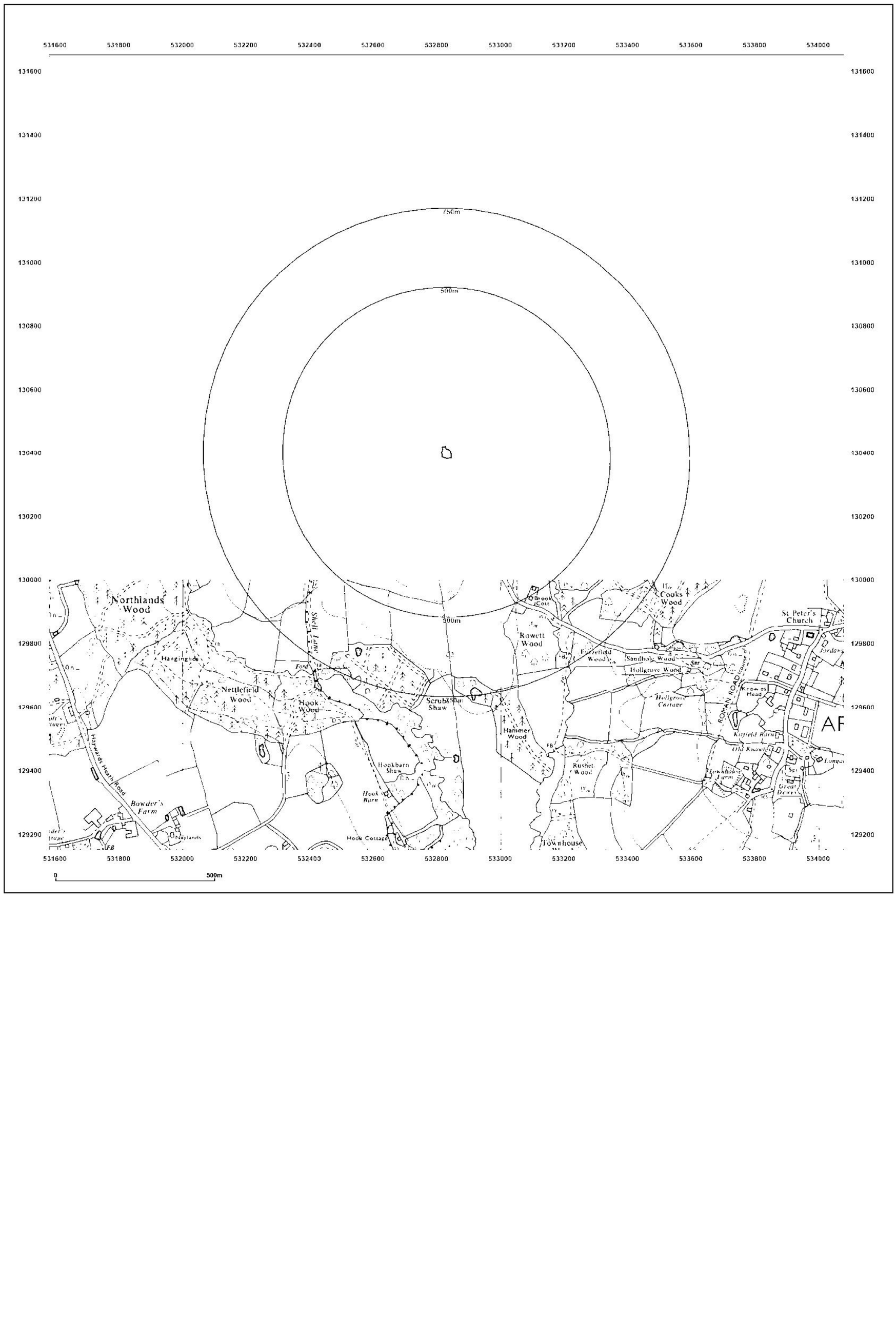
Powered by

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 21 July 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_1037719_1297103
Report Ref: EMS-1037719_1309744
Grid Ref: 532830, 130403

Map Name: National Grid
Map date: 1973
Scale: 1:10,000
Printed at: 1:10,000

N
W E
S

Surveyed 1973
Revised 1973
Edition N/A
Copyright N/A
Levelled N/A

Groundsure

Produced by
Groundsure Insights
www.groundsure.com

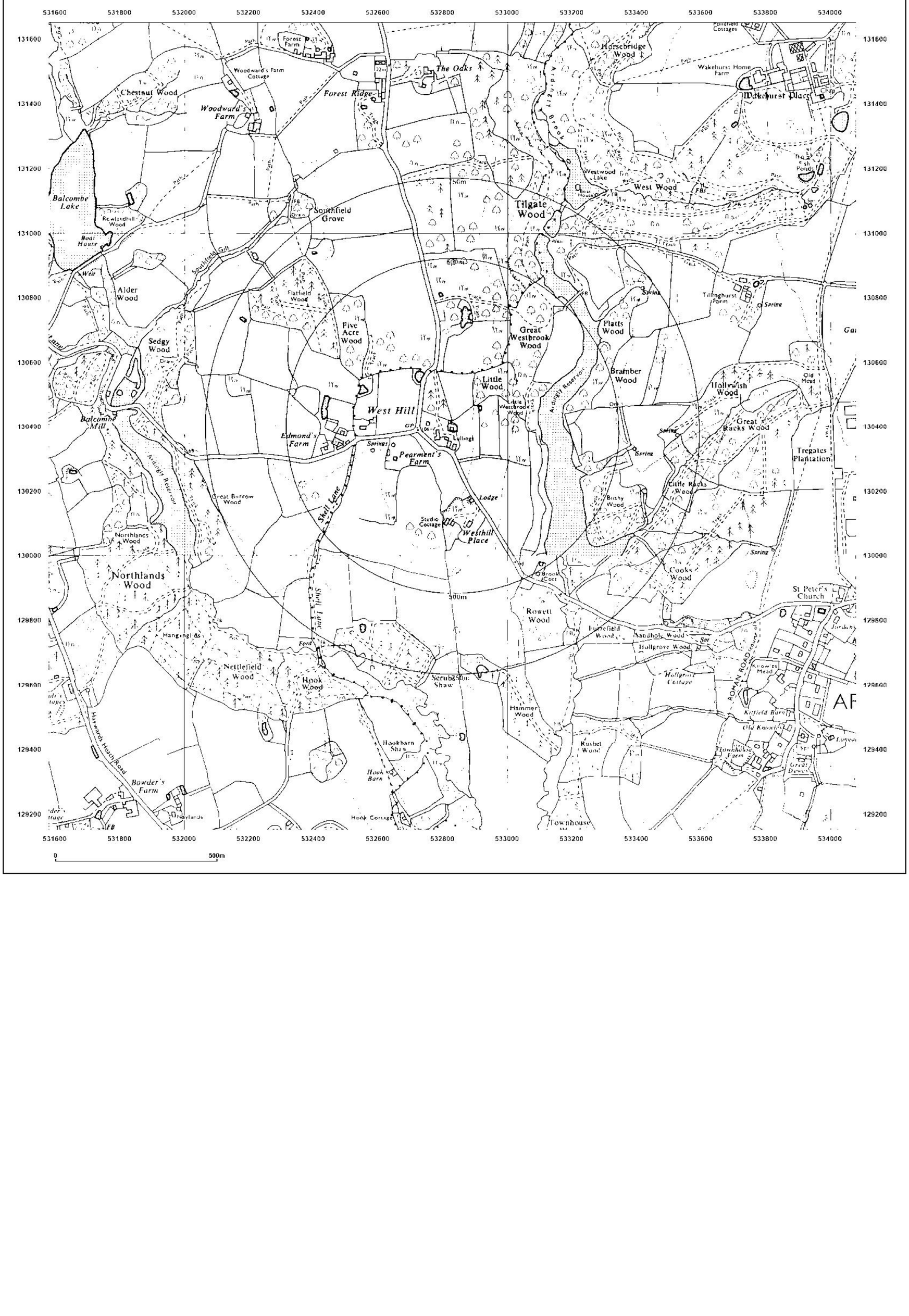
Powered by

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 21 July 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_1037719_1297103
Report Ref: EMS-1037719_1309744
Grid Ref: 532830, 130403

Map Name: National Grid
Map date: 1973-1978
Scale: 1:10,000
Printed at: 1:10,000

N
W E
S

Surveyed 1974
Revised 1978
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1973
Revised 1973
Edition N/A
Copyright N/A
Levelled N/A

Groundsure

Produced by
Groundsure Insights
www.groundsure.com

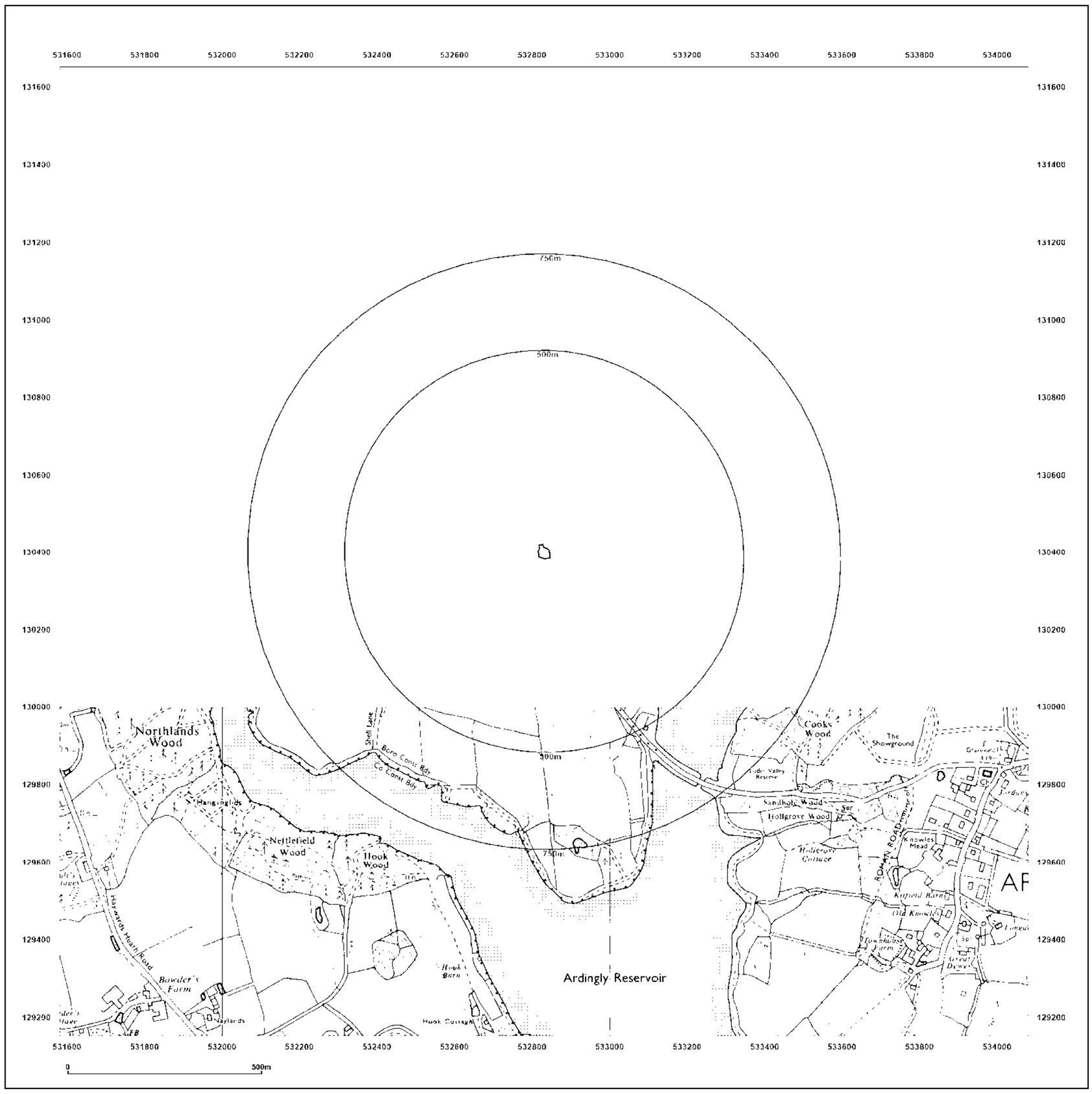
Powered by

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 21 July 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_1037719_1297103
Report Ref: EMS-1037719_1309744
Grid Ref: 532830, 130403

Map Name: National Grid
Map date: 1992
Scale: 1:10,000
Printed at: 1:10,000

N
W E
S

Surveyed 1973
Revised 1992
Edition N/A
Copyright N/A
Levelled N/A

Groundsure

Produced by
Groundsure Insights
www.groundsure.com

Powered by

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 21 July 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_1037719_1297103
Report Ref: EMS-1037719_1309744
Grid Ref: 532830, 130403

Map Name: National Grid
Map date: 2001
Scale: 1:10,000
Printed at: 1:10,000

N
W E
S

2001

Groundsure

Produced by
Groundsure Insights
www.groundsure.com

Powered by

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 21 July 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_1037719_1297103
Report Ref: EMS-1037719_1309744
Grid Ref: 532830, 130403

Map Name: National Grid
Map date: 2010
Scale: 1:10,000
Printed at: 1:10,000

N
W E
S

2010

Groundsure

Produced by
Groundsure Insights
www.groundsure.com

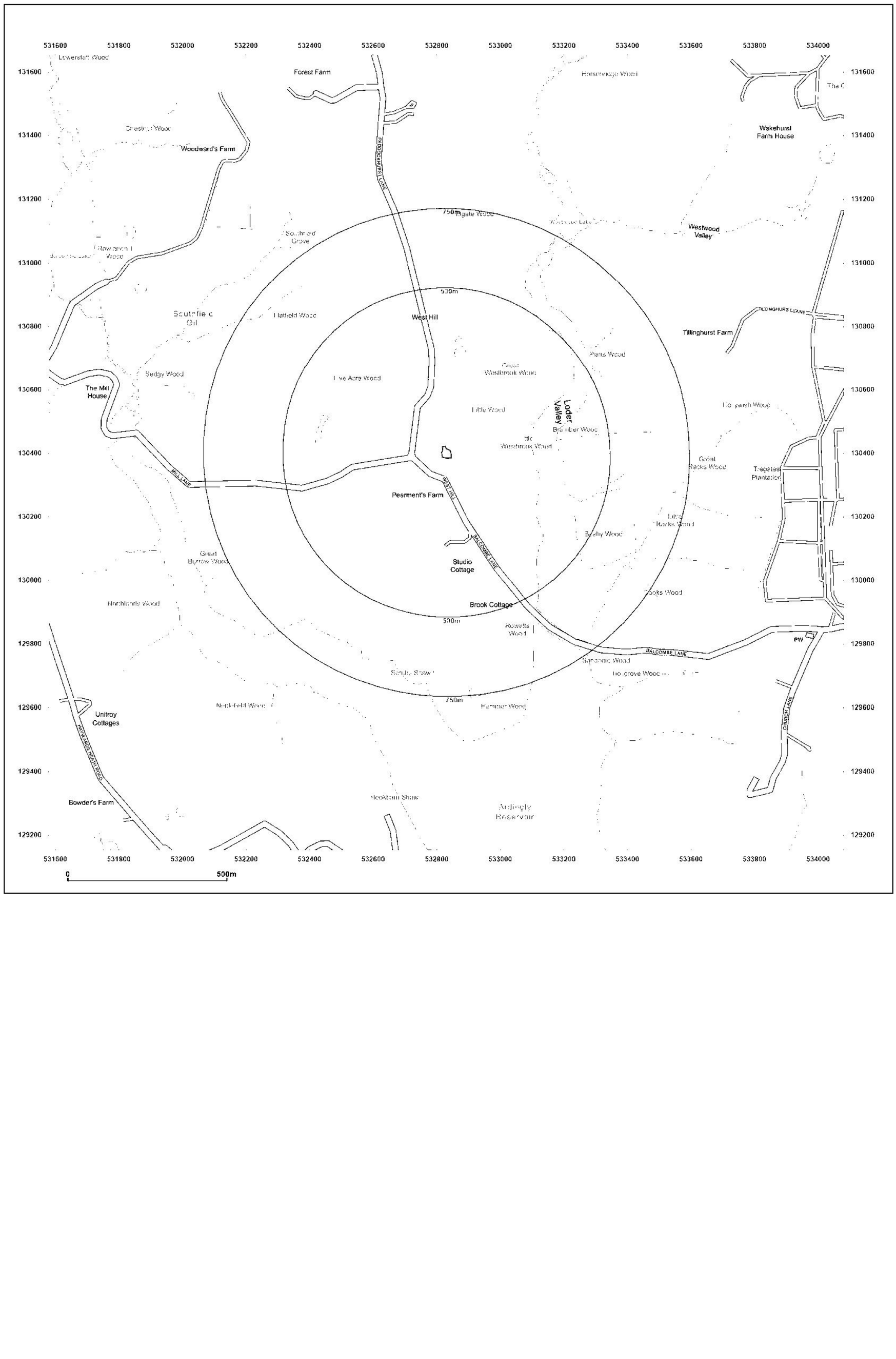
Powered by

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 21 July 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_1037719_1297103
Report Ref: EMS-1037719_1309744
Grid Ref: 532830, 130403

Map Name: National Grid
Map date: 2025
Scale: 1:10,000
Printed at: 1:10,000

N
W E
S

2025

Groundsure

Produced by
Groundsure Insights
www.groundsure.com

Powered by

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 21 July 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

Appendix E Options

Temporary Works and Demolition	Sequential removal of ground floor concrete slab. Temporary propping to all existing openings and internal load bearing masonry while internal reconfiguration works is complete. Fully envelope in scaffold to access all areas, including temporary roof for duration of build. Review and piecemeal replacement of existing roof structure and associated timber work where compromised by water ingress. Removal of roofing battens and tiles to allow installation of breathable membranes. Removal of first floor floor structure on account of water ingress and levelling. Removal of 2x existing shed/outbuildings due to natural deterioration.
Structures, proposed and existing	New ground bearing concrete floor slab. Underpinning works to all structural walls. Piecemeal replacement of roof structure. Structural survey of existing load bearing brickwork walls to assess condition relative to first floor loads and extent of damage from non-breathable exterior paints. New structures at ground floor to allow opening up of cellular ground floor spaces to accommodated modern day living spaces.
Floors, proposed and existing	New damp proof membrane, insulation and screed to ground floor to introduce thermal performance and damp protection. Replacement of first floor suspended timber structure, trimming new opening and support for staircase.
Walls, proposed and existing	External Walls: Sand blast to remove existing layers of non-breathable external wall paint Rake out and repoint all elevations. Repoint in lime mortar to avoid further retention of water in brickwork. Remove and replace all areas of defective brick. Internal Walls: Reinstalled where existing to meet fire protection standards and provide protected means of escape from first floor. Extension and reconfiguration of hallway and stair to connect to the point of external means of escape. Staircase reconfigured to allow access from entrance ways into protected corridor serving upper floor. Reconfiguration required to allow opening up of cellular ground floor spaces to accommodate modern day living spaces.
Ceilings and Roofs, proposed and existing	Replacement of all ceilings, including linings and insulation. Replacement of roof coverings including tiles, battens, insulation and associated membranes. Provision of new breathable membrane. Replacement of all drainage goods.
Glazing, windows and doors	Replacement of all fenestration. Glazing to all new glazed areas required to meet modern day 'improved' u-values. Internal doors replaced throughout and upgraded to fire doors.
Finishes, Fixtures and Fittings	Overhaul of cosmetic finishes. Use of lime plaster and clay or lime based paints to ensure solid walls remain breathable and naturally ventilated. Overhaul of floor finishes including substrates, no levelling required at ground floor on account of new slab installation. New kitchen, utility and bathrooms.
Services: Mechanical, Electrical and Plumbing	New 3 phase electrical supply and inclusion of heat pump and/or solar PV panels. Replacement of below ground foul sewage, separated from and taken to new independent sceptic tank, OR new connection made to mains sewer (if present). New data and aerial connections brought from Paddockhurst Road through private driveway. New kitchen, utility and bathrooms and provision of associated services required. Overhaul of lighting and heating provisions.
Landscaping	Landscape overhaul including soft and hard landscaping measures across entire site area including external paved areas, biodiversity gain areas such as wild life planting, pond and tree planting. Parking areas installed and treatment to existing driveway. New boundary treatments to be installed across north and east boundary's. Replacement boundary treatments to west and south boundary's.

See Option A	All scope included in Option A adjacent, is also required in Option B. Inclusions below are in addition to.
Structures, proposed and existing	New steel and/or concrete primary structure to form additional floor space for living accommodation. Steelwork required to form new openings in masonry walls to link existing cottage with the new addition. Strip foundations required across new areas and sufficient tie to existing structure.
Floors, proposed and existing	New ground bearing concrete floor slab and floor build up across all new floor areas.
Walls, proposed and existing	New internal and external walls associated with extended area.
Ceilings and Roofs, proposed and existing	New roofs and ceilings associated with extended area.
Glazing, windows and doors	Glazing and fenestration sufficient to offer modern open plan living space in addition to cellular spaces within the existing building.
Finishes, Fixtures and Fittings	New finishes, fixtures and fittings associated with extended area.
Services: Mechanical, Electrical and Plumbing	New mechanical, electrical and plumbing associated with extended area.
Landscaping	New landscaping associated with extended area.

Work to deliver Option A or Option B as an alternative to replacement would result in fundamental changes to the character and appearance of the existing property, to an extent that would challenge the conservation position set out during the pre-application process.

The scope of alterations required for the existing building is extensive and disproportionate to the envisioned outcome. Even with such substantial changes, the proposed result would fall short of modern living requirements and in particular, fail to make an appropriate contribution to the importance and special interest of the location.

For these reasons a sensitively designed, modest and high performing replacement dwelling is seen as the most appropriate solution for the site. Further detail on the proposal, including the design rationale for the development is described in the following sections of this Design and Access Statement.

a: Unit 2, Foundry Mews/London/SW13 9AZ w: www.willgamblearchitects.com e: studio@willgamblearchitects.com t: 07769 824 814

Appendix F Structural Survey

Stantec

Stantec UK Limited

Revision Schedule

Revision	Description	Author	Date	Quality Check	Date	Independent Review	Date
00	First Issue	D. Woolsmith	12/05/25	K. Clarke	13/05/25	L. King	13/05/25
01	Revised for comments	D. Woolsmith	17/07/25	L. King	05/08/25	L. King	05/08/25

Disclaimer

The conclusions in the Report titled Lullings Cottage are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from Will Gamble Architect (the "Client") and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec's contract with the Client. While the Report may be provided by the Client to applicable authorities having jurisdiction and to other third parties in connection with the project, Stantec disclaims any legal duty based upon warranty, reliance or any other theory to any third party, and will not be liable to such third party for any damages or losses of any kind that may result.

Prepared by: [redacted]

Reviewed by:

Approved by:

Table of Contents

Executive Summary ..... **iii**
1 Introduction **1**
1.1 Brief 1
1.2 Inspection 1
1.3 Background 2
2 Observations **3**
2.1 Exterior 3
2.1.1 Walls 3
2.1.2 Chimneys 5
2.1.3 Roofs 7
2.1.4 Fixtures 11
2.2 Interior 13
2.2.1 Kitchen 13
2.2.2 Dining 14
2.2.3 Entrance 15
2.2.4 Living 16
2.2.5 Store & WC 16
2.2.6 Stairs 17
2.2.7 Bed (North) 17
2.2.8 Bathroom 18
2.2.9 Bed (South) 19
2.2.10 Loft 20
3 Discussion **21**
3.1 Condition 21

List of Figures

Figure 1 - Site plan 1
Figure 2 - Lullings Cottage 2
Figure 3 - Example flaking paint 3
Figure 4 - Inner paint layer (left), outer paint layer (right) 4
Figure 5 – External Mould/Lichen 4
Figure 6 - North chimney 5
Figure 7 - Southwest chimney 6
Figure 8 - Southeast chimney 6
Figure 9 - Main roof (from west) 7
Figure 10 - Main roof (from Northeast) 7
Figure 11 - Main roof damage 7
Figure 12 - Main roof example soffits and facias 8
Figure 13 - Northeast lean-to roof 9
Figure 14 - West lean-to roof 10
Figure 15 - Example downpipe damage 11
Figure 16 - Window frame in fair condition 12
Figure 17 - Window frame in poor condition 13
Figure 18 - Indicative floor plans 13
Figure 19 - Kitchen 14
Figure 20 - Dining room 14
Figure 21 - Entrance 15
Figure 22 - Living room 16
Figure 23 - Store and WC 16

Figure 24 – Stairs..... 17
Figure 26 - Bedroom (North)..... 17
Figure 25 - Bathroom..... 18
Figure 27 - Bedroom (South)..... 19
Figure 28 - Loft space..... 20

Executive Summary

Lullings Cottage is an unoccupied residential property of traditional construction. In its current condition, and in order to bring the building back into habitable use, it requires a range of works from maintenance to repairs and replacement of fabric.

Structurally the cottage is in a fair condition and the roof, walls, ceilings and floors generally appear sound with localised structural damage observed.

A schedule of recommended works has been prepared to accompany the submission of the application and this report should be read in conjunction with the schedule.

1 Introduction

Lullings Cottage is within the curtilage of the main house, Lullings. This report comprises a structural and condition survey of the cottage.

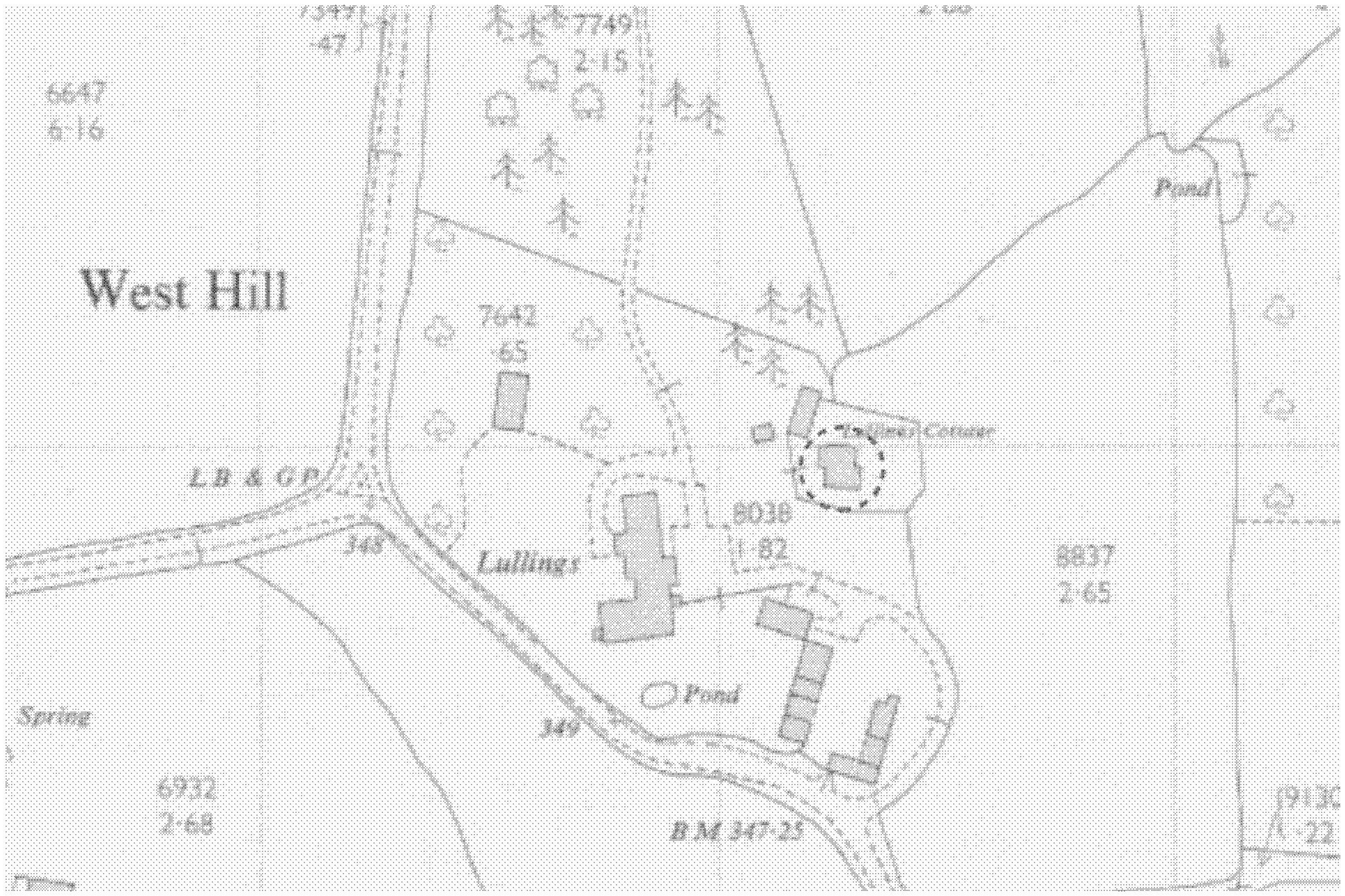


Figure 1 - Site plan

1.1 Brief

The client brief was as follows: *The project includes demolition of an existing cottage which is deemed to be curtilage listed, and therefore we wish to thoroughly assess its existing state to enclose as part of the planning application. Please can you assess the current condition of the property and critically if possible, what means would be necessary to repair and restore the cottage back to its full, former state.*

1.2 Inspection

A visual inspection was carried out on 9th May 2025 by one of our engineers, Duncan Woolsmith. Duncan is a Chartered Structural Engineer with an MSc in Historic Conservation and several years' experience inspecting, surveying and assessing historic assets. The inspection was carried out in good weather and access was available to all rooms of the property, the exterior inspection was undertaken from ground level and no high-level access was provided. Safe loft access was not available, but a camera was put through the loft hatch. The majority of the exterior was visible, but the proximity of adjacent trees restricted some views of the roof.



Figure 2 - Lullings Cottage

1.3 Background

This report should be read in conjunction with the submitted Heritage Statement (Stantec, 2025), relevant abridged extracts of which are provided below.

Lullings Cottage is a Victorian/early Edwardian cottage of modest design, most likely constructed as a farm workers cottage in the 19th century. It is evident that no architectural detail has been ascribed to the property, with the materiality of the cottage being markedly different from the main house, constructed of red brick, now painted white and slate pitched roof. A later lean-to extension has been constructed to the western elevation. There are no surviving features of note, the windows are generally 20th century replacements that are not in keeping with the age and architectural style of the building, any surviving rainwater goods are UvPC, there is limited evidence of historic features internally. Overall, it is considered that Lullings Cottage holds limited architectural interest and is of low historic interest. Given the associative relationship between the cottage and the farm at its time of construction, it most likely had an ancillary use to the main house. Archival research suggest there appears to be an associative relationship between the cottage and Lullings, but it has always occupied a separate 'plot' marking it as separated from the other buildings within the site. Based on this Lullings Cottage is considered to have the same level of statutory protection as the designated heritage asset adjacent, Lullings and Listed Building Consent would therefore be required prior to undertaking any alterations or demolition.

2 Observations

2.1 Exterior

2.1.1 Walls

There were no indications of movement in the external walls, no significant cracking was observed, and all walls appeared vertical and in generally fair structural condition. External walls were of painted brick in a stretcher bond. Multiple layers of paint were apparent with some layers appearing to be brittle and impermeable, flaking off in various locations especially where exposed to moisture.



Figure 3 - Example flaking paint

Field microscopy suggested previous layers of paint are more porous and potentially more permeable than the outermost layer.

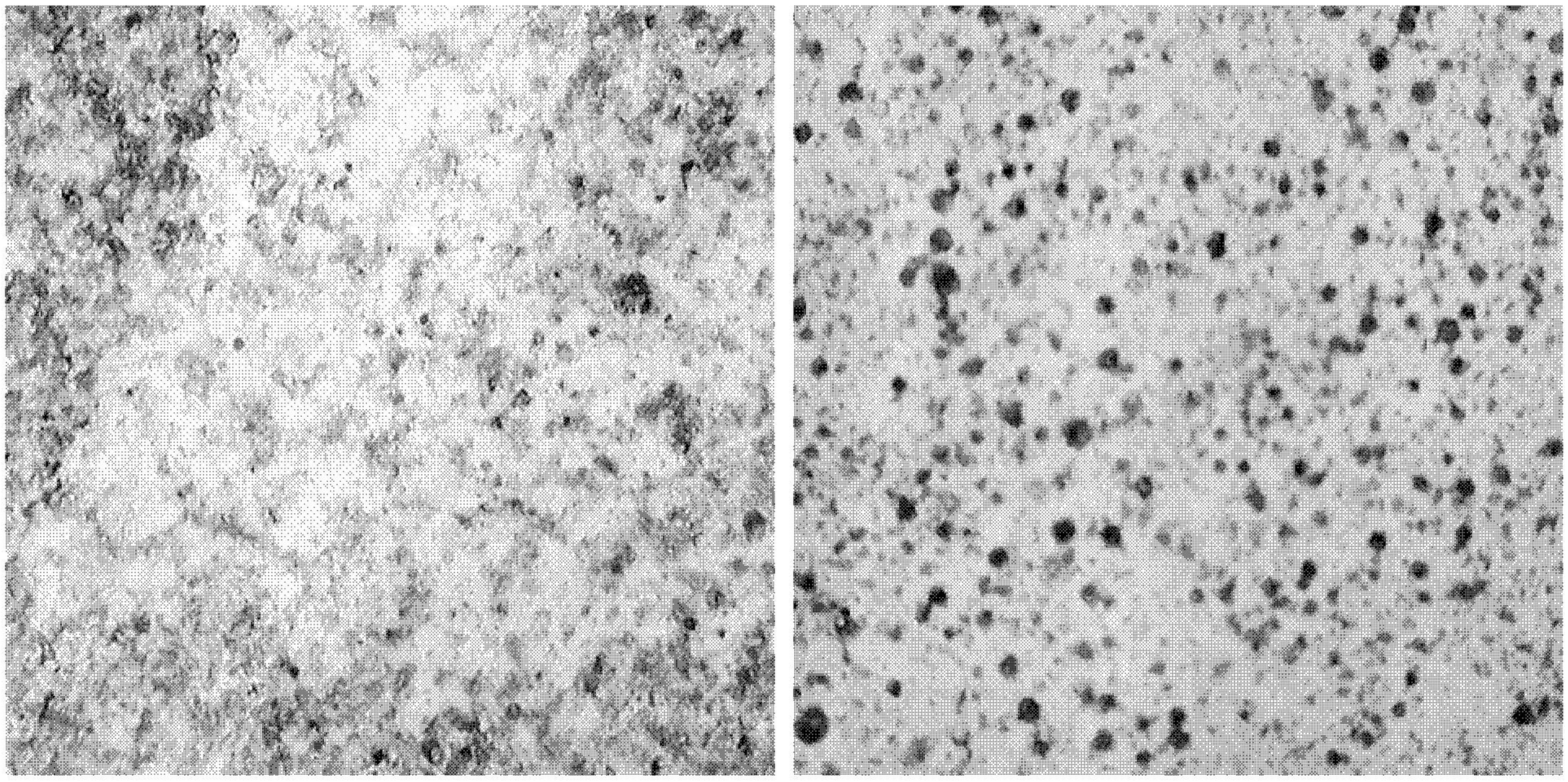


Figure 4 - Inner paint layer (left), outer paint layer (right)

Localised areas around the western side of the building had surface growth of russet coloured mould/lichen suggesting elevated moisture levels, likely due to these elevations being in shade and protected from both sun and wind by substantial tree cover.



Figure 5 – External Mould/Lichen

2.1.2 Chimneys

The cottage features three chimney stacks. The north chimney appeared vertical and in fair condition.



Figure 6 - North chimney

The southwest chimney appeared vertical and generally in fair condition. The stack had a greater degree of paint flaking than the northern chimney which is indicative of moisture ingress and perhaps indicates some deterioration of the brickwork. Closer high-level inspection would need to be undertaken to establish the condition of the existing bricks.



Figure 7 - Southwest chimney

The southeast chimney appeared vertical and was generally in fair condition with localised deterioration, primarily to the south face.



Figure 8 - Southeast chimney

2.1.3 Roofs

The main roof had a level ridge and hips with little visible indication of movement. The tiles on each slope appeared to be in fair condition without significant slippage or damage.



Figure 9 - Main roof (from west)

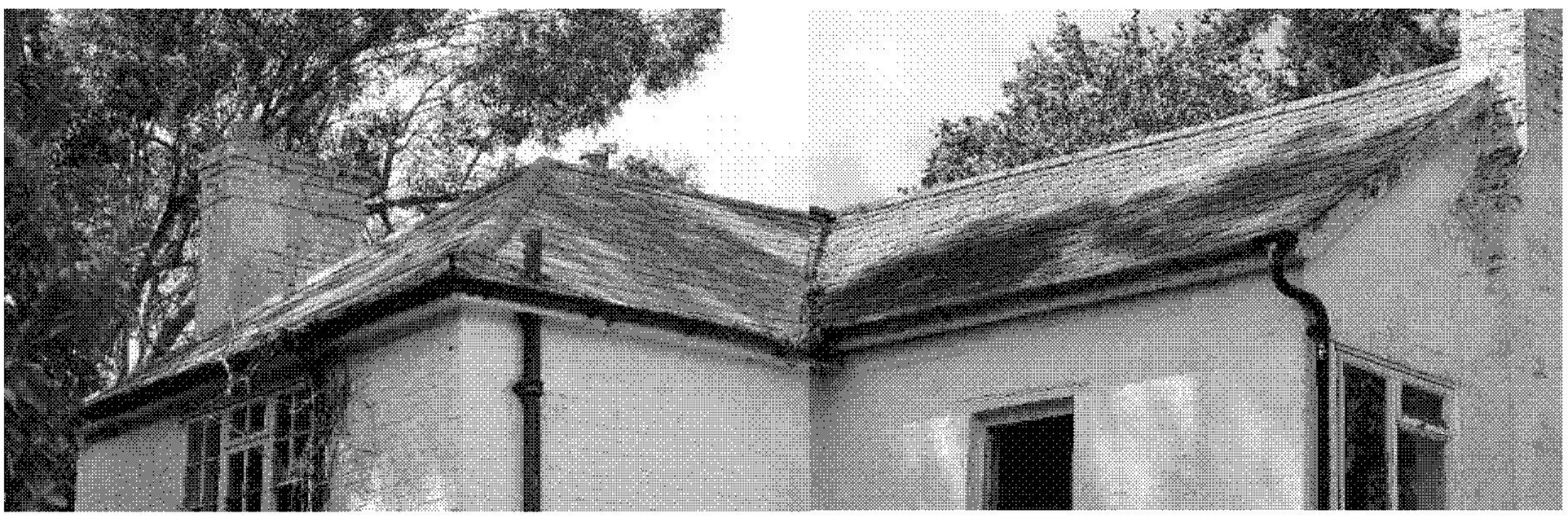


Figure 10 - Main roof (from Northeast)

A small section of roof adjacent to the southwest chimney appeared damaged but no vantage point could be gained to obtain a clear view of it as a result of existing vegetation. This would need to be investigated further in order to establish what damage has occurred and determine possible cause.

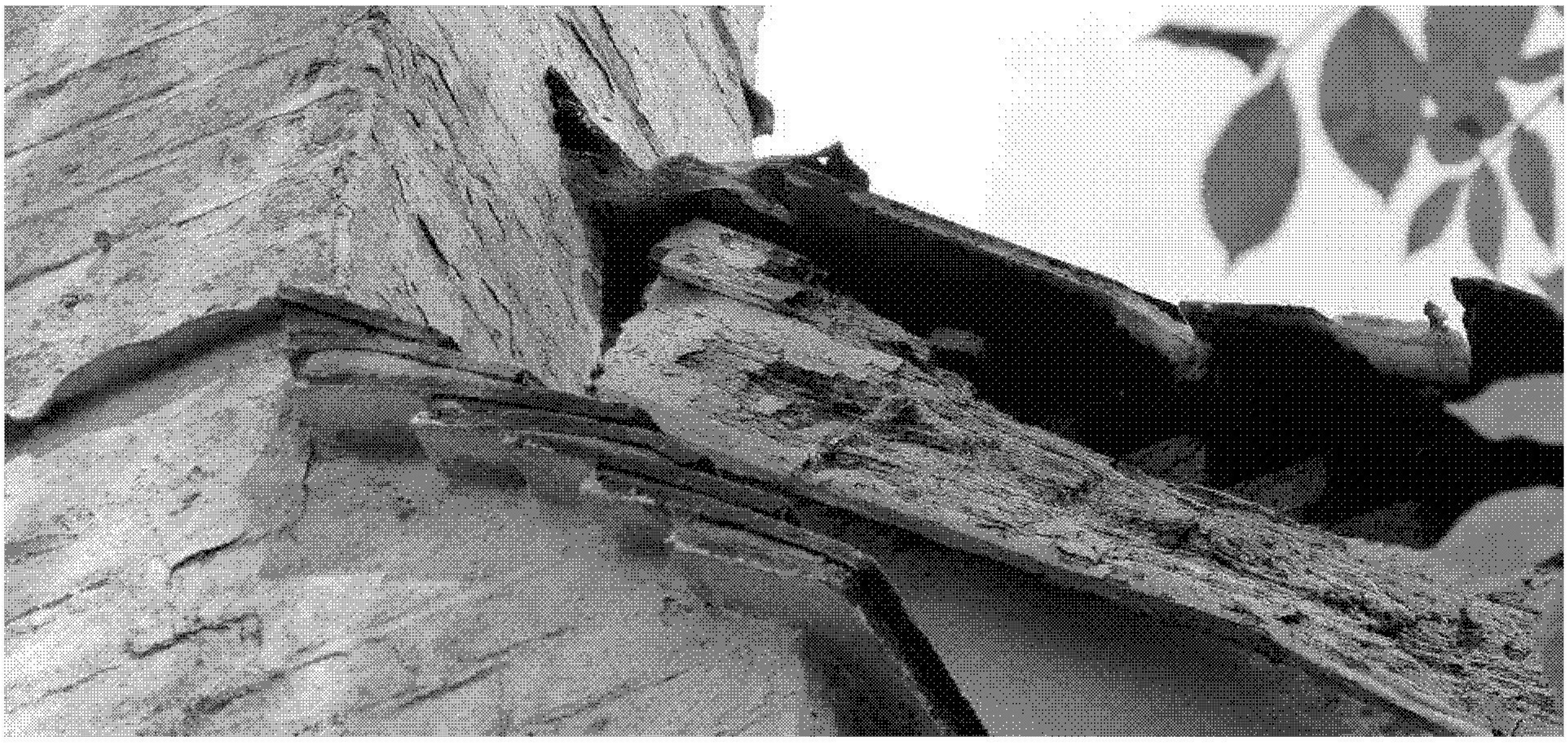


Figure 11 - Main roof damage

The majority of soffits and facias on the main roof had flaking paint but visible damage and decay was viewed. This was localised to a few specific areas. Generally, boards appeared to be soundly attached.



Figure 12 - Main roof example soffits and facias

The northeast lean-to roof was in fair condition with no visible structural deterioration and limited movement of tiles. The flashing detail at the southern end appeared to have deteriorated, with the adjacent wall showing signs of moisture damage, potentially linked to the condition of the guttering above.

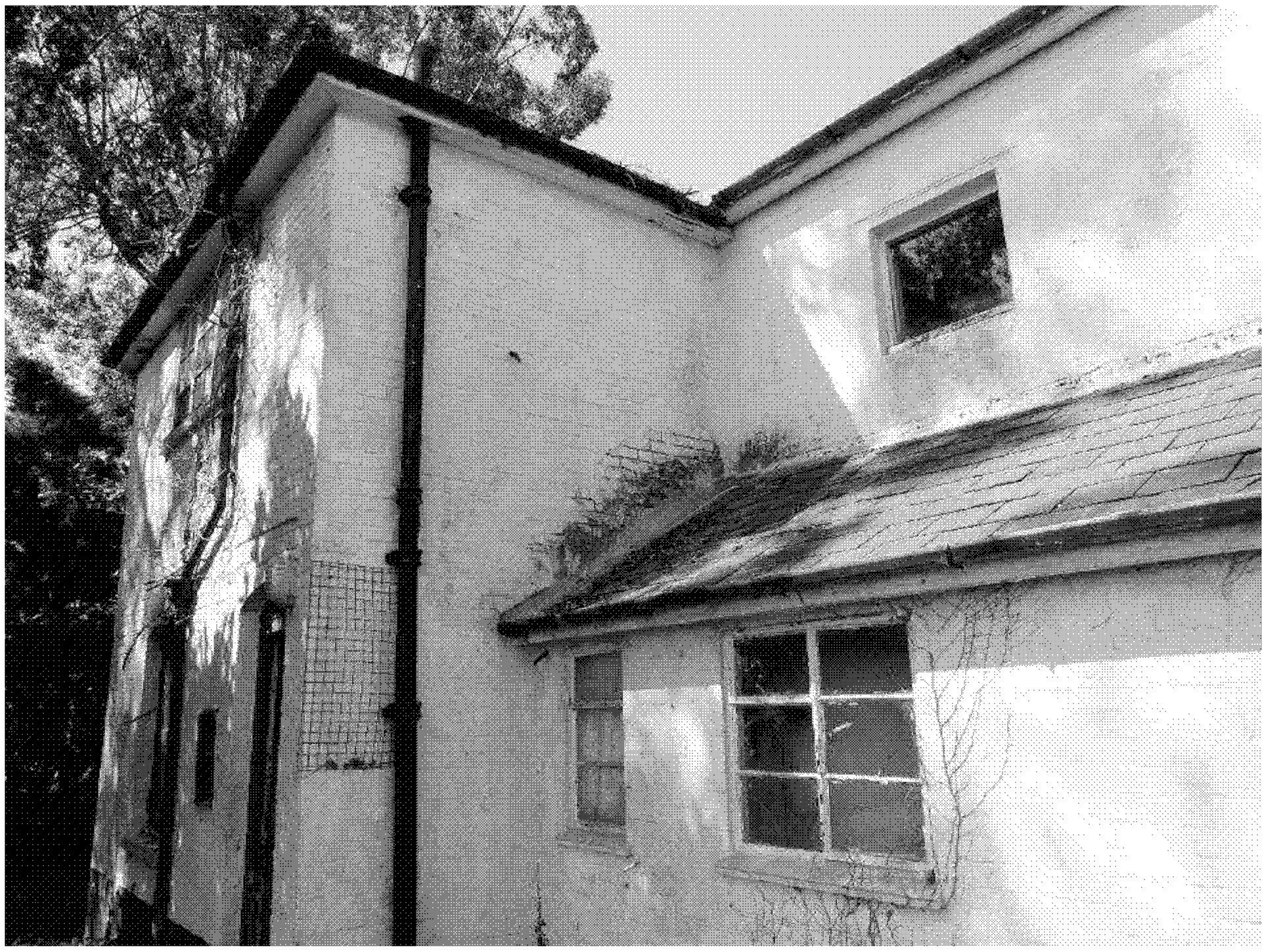


Figure 13 - Northeast lean-to roof

The western lean-to roof was in poor condition. The eaves at the northern end had decayed, guttering was missing and had failed, and several tiles had slipped. Generally, the tiles need maintenance and there was extensive moss growth, likely exacerbated by windblown debris from adjacent trees.

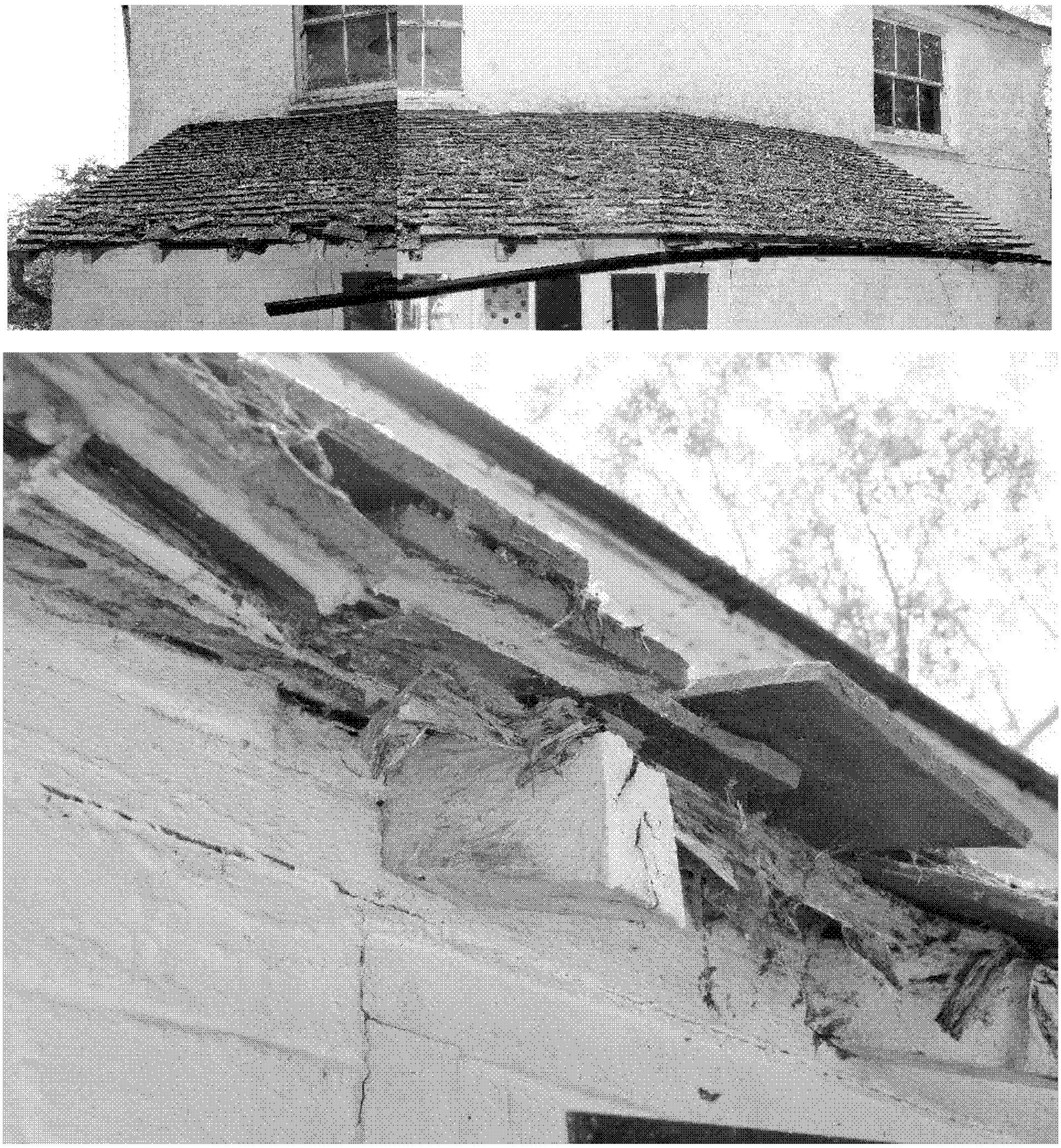


Figure 14 - West lean-to roof

2.1.4 Fixtures

Generally guttering was present but in localised areas was missing or detached. Several sections appeared from ground level to be blocked with debris. Down pipes were generally present but with several damaged areas where they did not connect into below ground drainage.

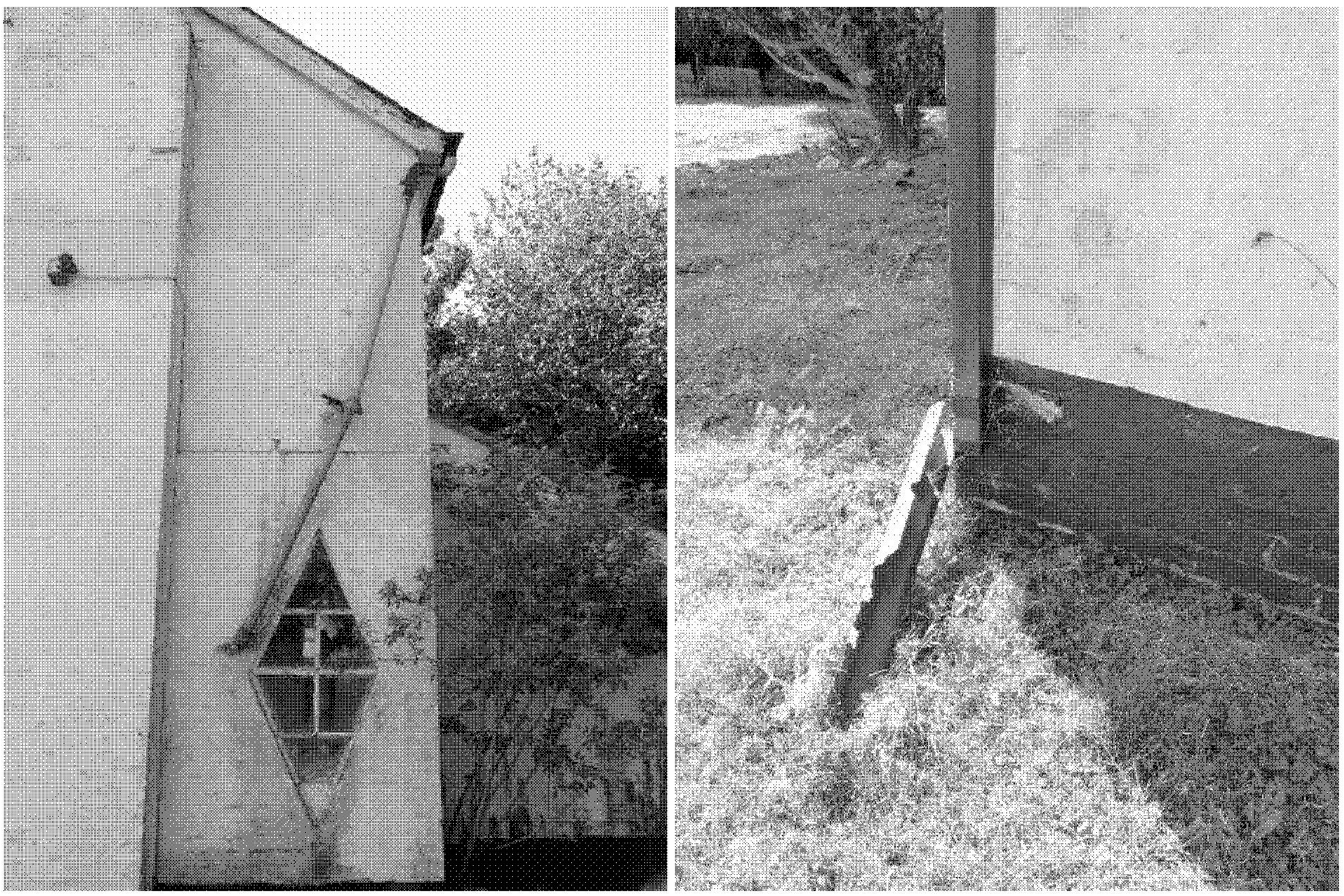


Figure 15 - Example downpipe damage

Timber door and window framing was of mixed condition from fair with localised deterioration to poor with large areas of decay. The northeast lean-to features metal framed windows that appeared to be in fair condition.



Figure 16 - Window frame in fair condition



Figure 17 - Window frame in poor condition

2.2 Interior

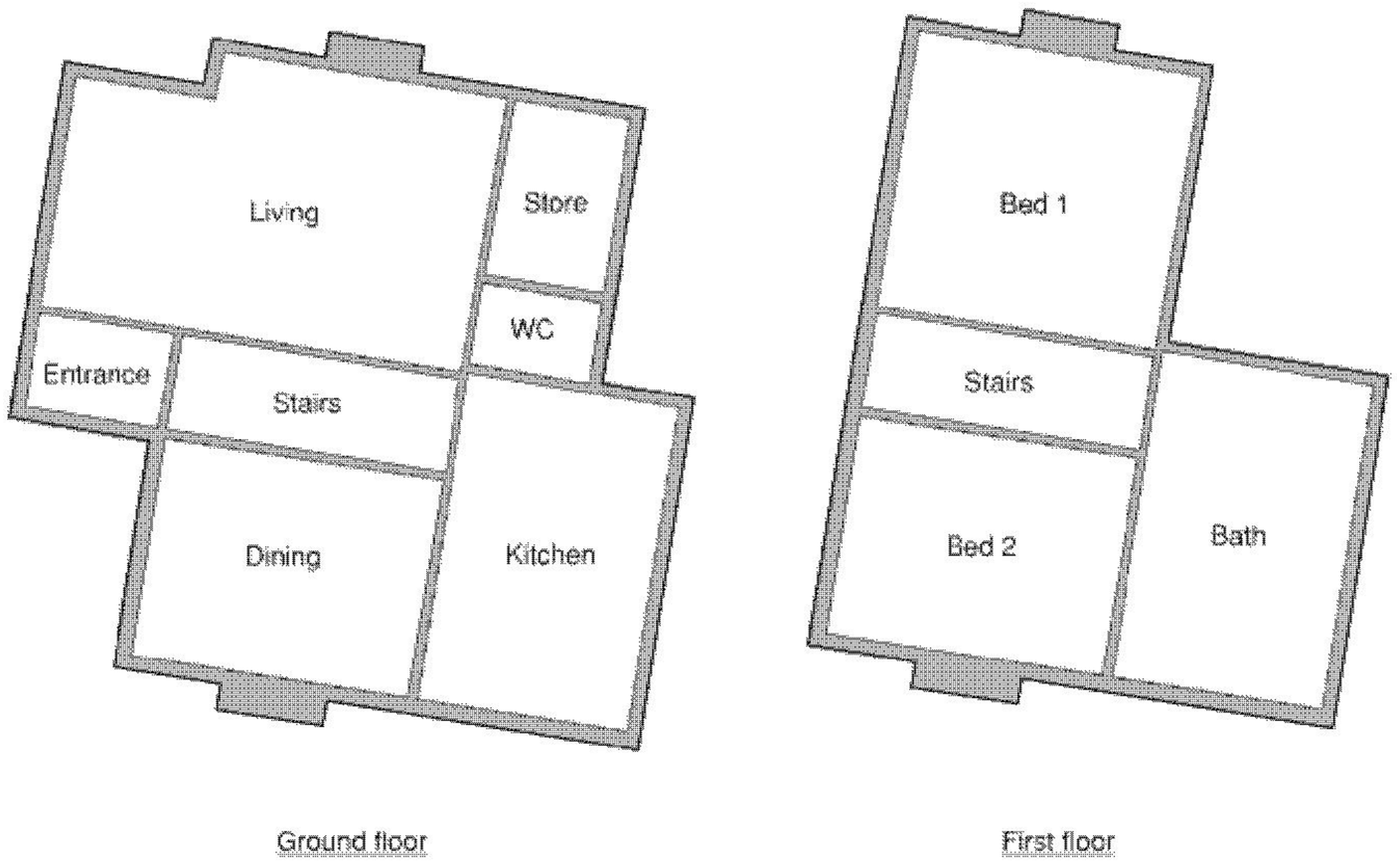


Figure 18 - Indicative floor plans

2.2.1 Kitchen

The kitchen floor was bare concrete and appeared structurally sound. Walls were brick and appeared structurally sound but with various layers of paint extensively peeling, blistering a flaking off. Large

sections of the walls appeared to have black mould growth, especially in the corners behind the stove. All of which are indicative of high moisture level within the room. The ceiling also had blistering and peeling finishes but appeared to be structurally sound. There were no obvious points of water ingress, and it is likely that the high moisture content has arisen as a result of the prolonged lack of heating and ventilation within the building.



Figure 19 - Kitchen

2.2.2 Dining

The floor was timber boards and walls were generally finished in plaster/board with the chimneybreast exposed brick. Floor, walls and ceiling all appeared structurally sound but with blistering/peeling finishes.

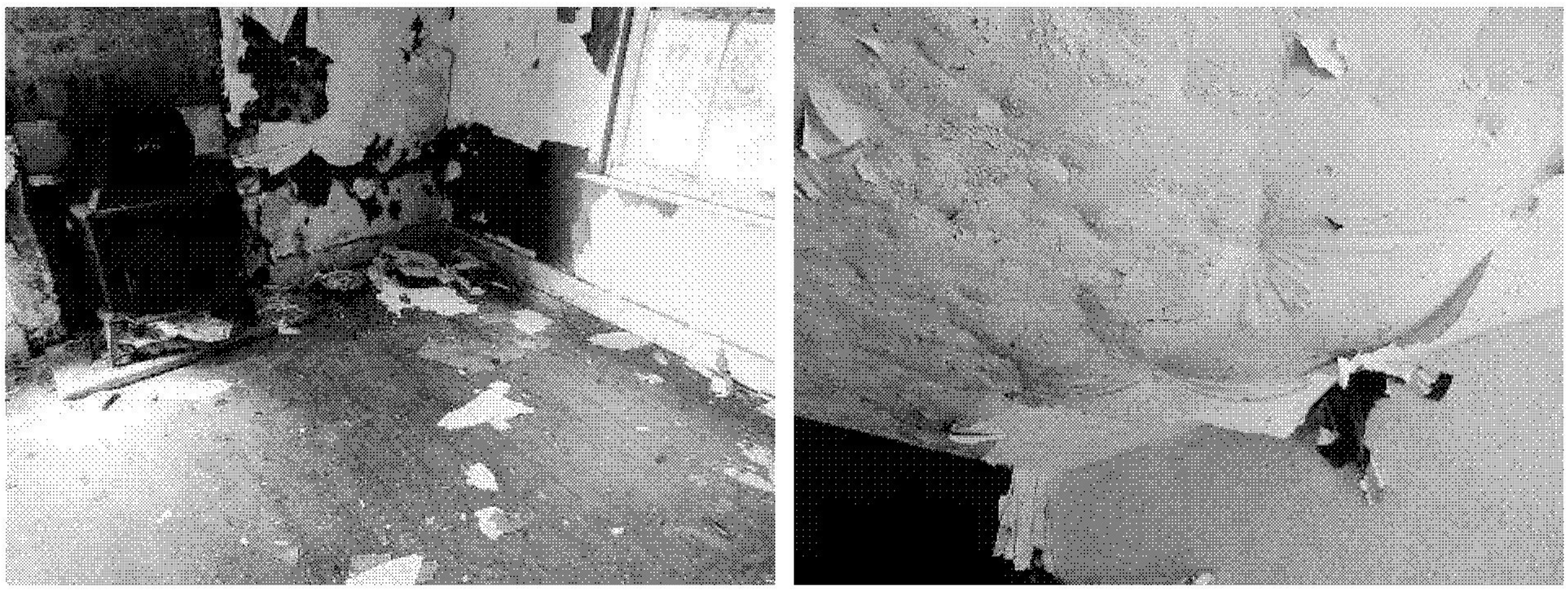


Figure 20 - Dining room

2.2.3 Entrance

The entrance had an exposed brick floor, and the same peeling wall and ceiling finishes found throughout. Floor, walls and ceiling appeared structurally sound.



Figure 21 - Entrance

2.2.4 Living

The living room comprised timber floorboards in fair condition, plastered walls with some paint blistering and a ceiling with some blistering of finishes and a large area of plaster delamination revealing the lath structure above. The extent of plaster loss on the ceiling is suggestive of water ingress rather than high moisture content generally within the building.

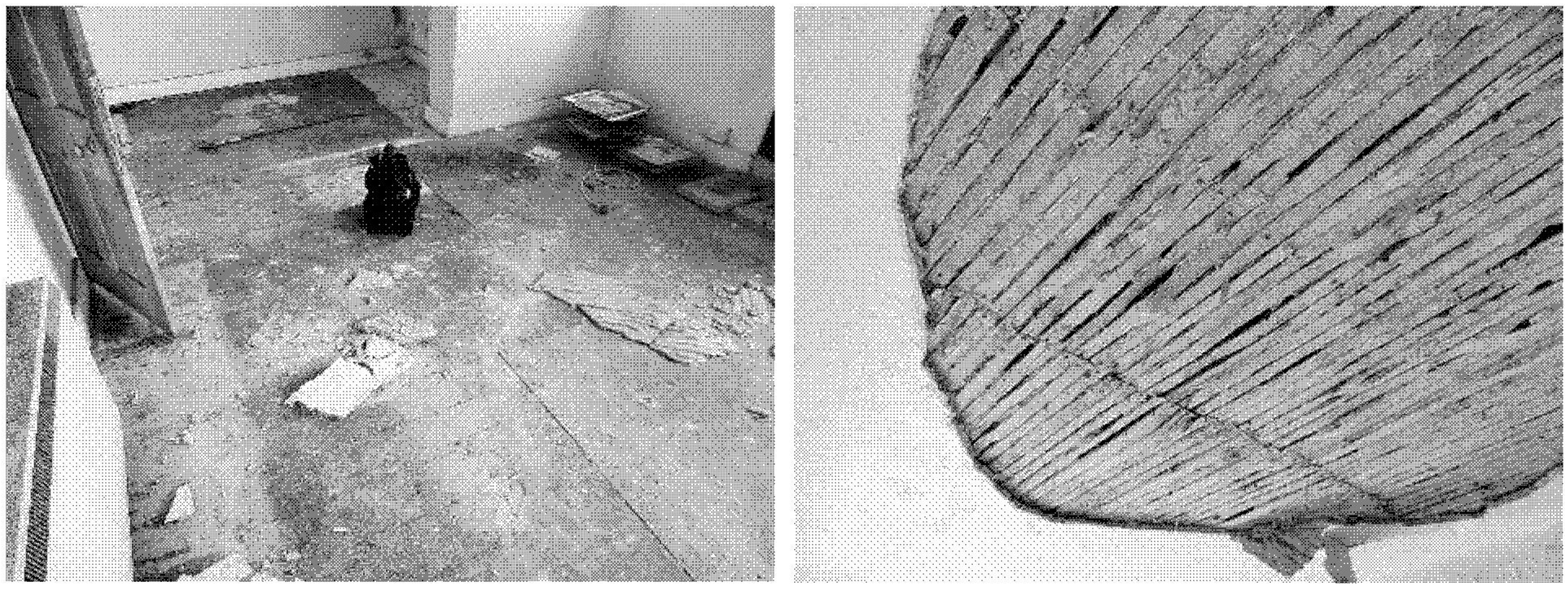


Figure 22 - Living room

2.2.5 Store & WC

The ground floor store and WC comprised a brick floor, painted brick walls and probably a plasterboard ceiling. There were no indications of structural damage to any of these elements, although the rooms were in a general state of disrepair with failing finishes etc.

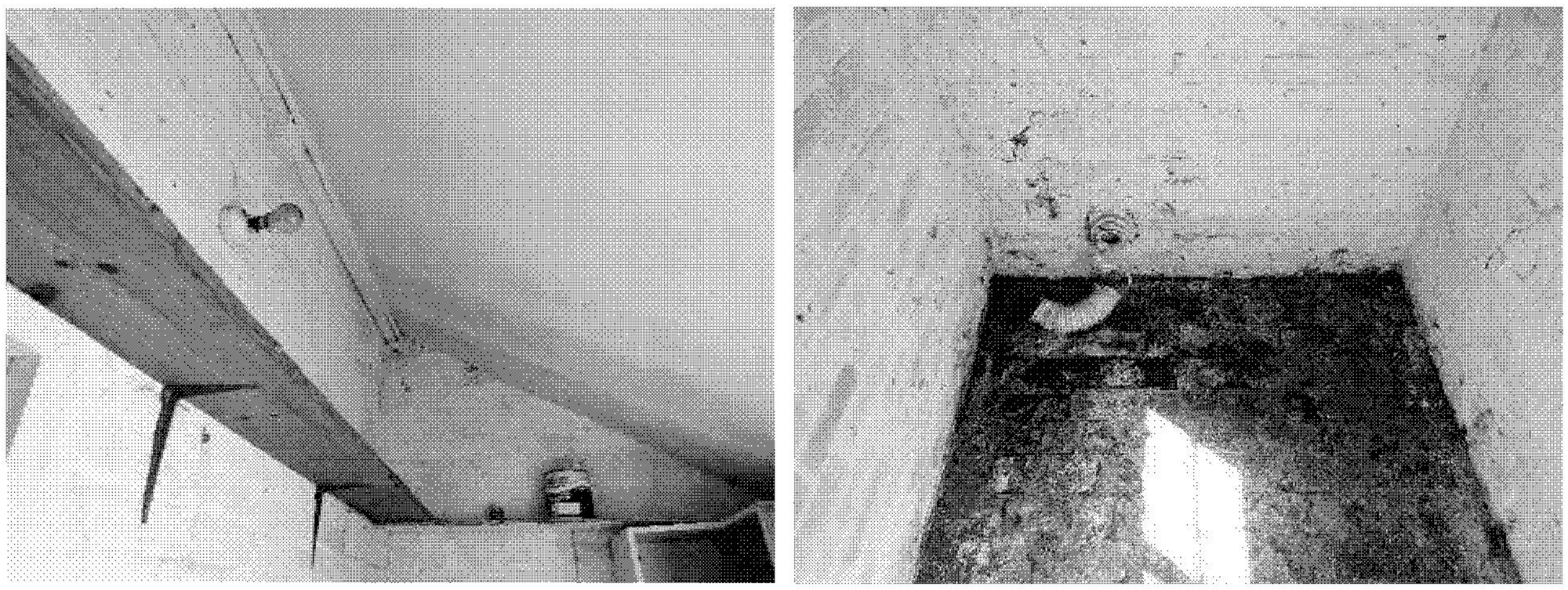


Figure 23 - Store and WC

2.2.6 Stairs

The stairs themselves were timber and appeared to be in a fair condition without significant creaking or similar when used. The ceiling of the first-floor landing had a large section of delaminated plaster revealing the lath structure behind with further cracking visible..



Figure 24 – Stairs

2.2.7 Bed (North)

Ceiling, walls and floor all appeared to be in fair condition structurally. The northwest corner specifically had more deterioration of finishes, with peeling wallpaper, indicative of trapped moisture similar to that observed elsewhere in the property.



Figure 25 - Bedroom (North)

2.2.8 Bathroom

Almost all surfaces in the bathroom had failing paint with large areas blistering, peeling and flaking on both walls and ceiling. However, the structure appeared in fair condition with a few exceptions. Over the window a large section of plaster/render had been lost from the underside of the lintel. There did not appear to be any structural damage associated with this.

A section of ceiling in the southwest corner had failed and staining is visible in the surrounding plaster. This appeared to be the result of water damage. This area is roughly in the position of the main roof damage noted in 2.1.3.



Figure 26 - Bathroom

2.2.9 Bed (South)

Ceiling, walls and floor all appeared structurally sound although with deteriorating finishes, again indicative of a high moisture content throughout the property. A section of floorboards had been replaced with sheet material, the reason for this is unknown. The South window was in a poor condition and hanging off its hinges.



Figure 27 - Bedroom (South)

2.2.10 Loft

The roof structure comprised a simple A-frame of rafters and a ridge (without purlins, collars or diagonal members) supporting battens and slates. No sarking or roof felt was observed. Ceiling joists were suspended from the rafters with vertical timber hangers. All timbers generally appeared dry and in fair condition. No structural damage was observed from the access available.



Figure 28 - Loft space

3 Discussion

3.1 Condition

It is understood the cottage was last inhabited in 2021 and at that point had been in a dilapidated state for some time. It is clear the property has been wanting of maintenance for an extended period and that previous interventions have potentially exacerbated deterioration, chief among which is the widespread use of what appears to be impermeable paints both internally and externally. Impermeable paints can trap the moisture naturally occurring in the fabric of historic buildings, preventing it from evaporating, leading to the blistering and peeling seen throughout the interior, and the flaking of paint from the exterior. At present this does not appear to have caused any structural damage, but over an extended period of time there is potential for it to do so.

Despite being unoccupied, the structure of the cottage is in a fair condition. No indications of movement were observed, and floors, walls and ceilings generally appeared sound, with a few localised exceptions of relatively minor structural damage as noted within the report.

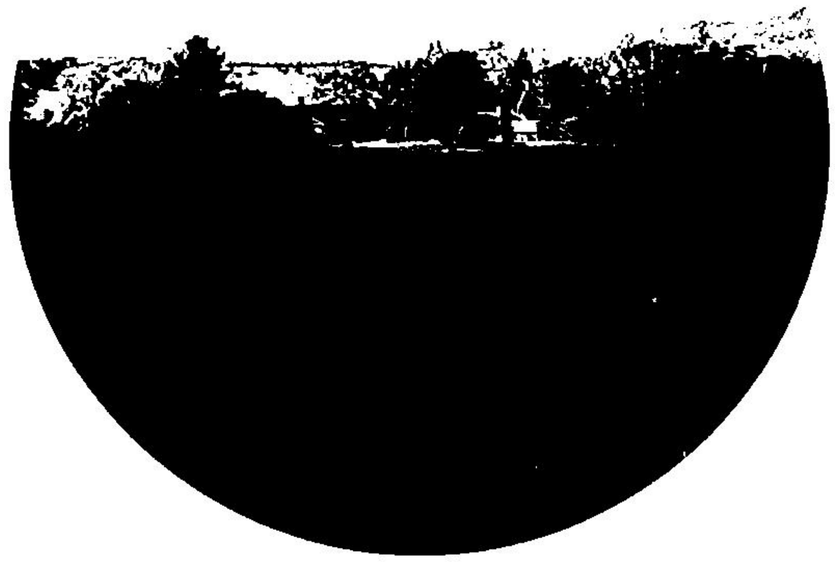
In addition to the failing finishes, there were indications of localised damp, mainly in cupboard and corners of rooms with little air flow. This is likely due to the fact that the building has been unoccupied for an extended period and has not been subject to appropriate levels of heating / ventilation, resulting in extensive failing of finishes throughout the interior, presence of mould and high levels of moisture throughout. Generally, despite the condition of the rainwater goods the roof appears to be keeping water out of the property. Based on the findings of this report demolition is not warranted by the structural condition.

With every community, we redefine what's possible.

Appendix G Long Views

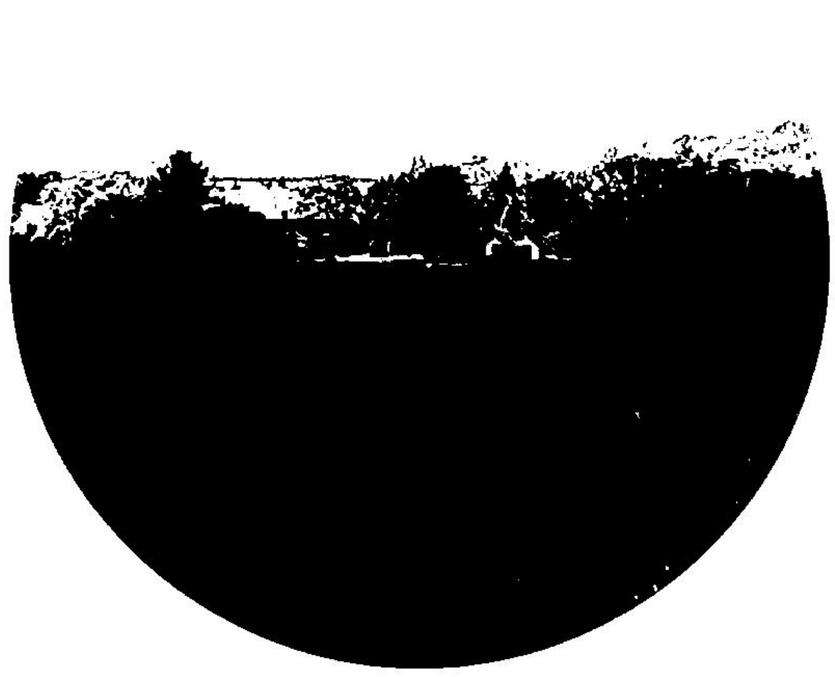
View 1 - Existing



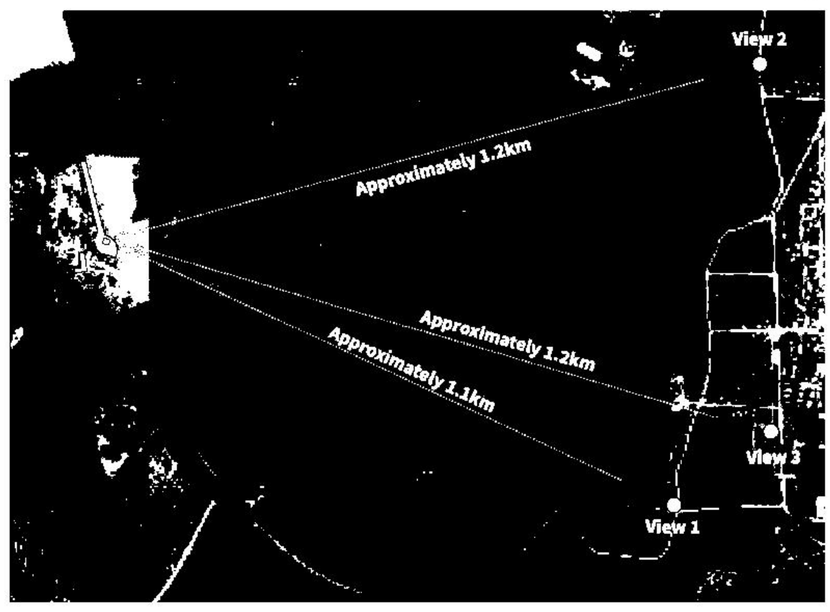


View 1 - Proposed





View Key



Copyright:

Copyright in design and this drawing is the property of Will Gamble Ltd. Reproduction in whole or in part is forbidden.

Notes

All dimensions are to be checked on site by the contractor. Do not scale this drawing. Any errors or discrepancies are to be reported to the Architect immediately.

This drawing is to be read in conjunction with all the relevant drawings and/or specification/drawings/documents, any discrepancies or omissions to be notified.

The contractor shall submit working drawings to the Architect for approval. Without written approval work shall not commence. All work must comply with relevant British Standards and current Building Regulations.

Revisions

PLANNING

Client:	Mr & Mrs Musker
Project:	Lullings Cottage
Scale:	1:100 @ ISO A3
Date:	04/10/2023

SK-1-Valley View 1

WillGamble/Architects.
Unit 2, Foundry Mews / Byrnes / London / SW13 9NT

View 2 - Existing (view obscured)



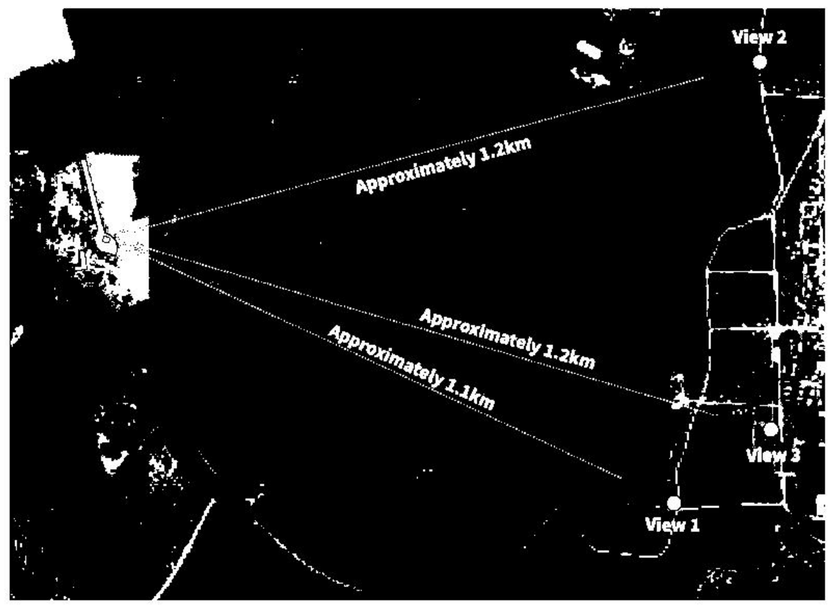


View 3 - Existing (view obscured)





View Key



Copyright:

Copyright in design and this drawing is the property of Will Gamble Ltd. Reproduction in whole or in part is forbidden.

Notes

All dimensions are to be checked on site by the contractor. Do not scale this drawing. Any errors or discrepancies are to be reported to the Architect immediately.

This drawing is to be read in conjunction with all the relevant drawings and/or specification/drawings/documents, any discrepancies or omissions to be notified.

The contractor shall submit working drawings to the Architect for approval without which, no fabrication shall be commenced. All work must comply with relevant British Standards and current Building Regulations.

Revisions

PLANNING

Client:	Mr & Mrs Musker
Project:	Lullings Cottage
Scale:	1:100 @ ISO A3
Date:	04/10/2023

SK-2-Valley View 2, 3

WillGamble/Architects.
Unit 2, Foundry Mews / Byrnes / London / SW13 9NT