

Heritage Statement - The Old Malthouse, Ockley Lane

Introduction

In line with Historic England's guidance (The setting of heritage assets), this document sets out the four steps proposed as good practice, barring step five as this is the outcome.

Step 1 – Identify which heritage assets and their settings are affected.

The Old Malthouse sits within the former historic Ockley Manor Estate. Originally a farm building, it was converted from a barn to a residential property in 2002, at the same time as The Barn and The Old Granary. These buildings have been given the status of non-designated heritage asset.

There are three listed buildings in the original Ockley Manor Estate - Ockley Manor which is Grade II* listed, the associated dovecot and barn (both Grade II listed) and the former farm cottages (also Grade II).

The Old Malthouse is a single storey property, with a high walled garden/ a mixture of deciduous and evergreen hedging. There are no exits or openings on the road side of the building. This means that the property is very private with theoretical visibility from the skylights of The Barn and Granary, increased in the winter when the deciduous trees are dormant. There is a large shared barn (divided into three garages) between these properties and Ockley Manor. There is theoretical visibility of the south end of The Old Malthouse from Ockley Manor (although at some distance away), increased in the winter.

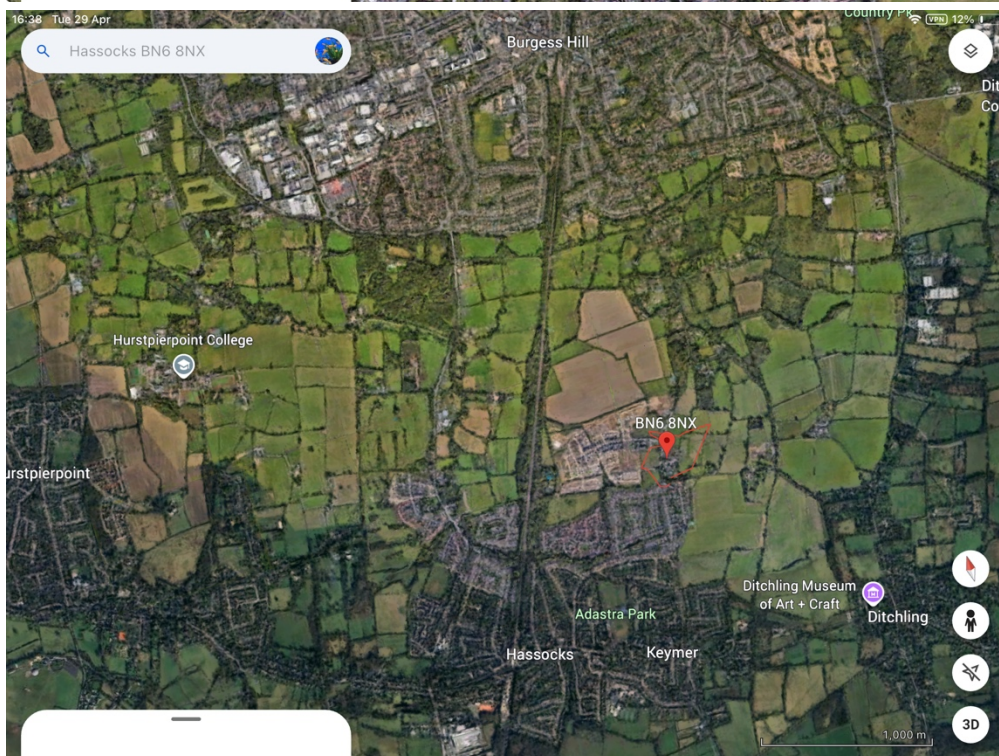
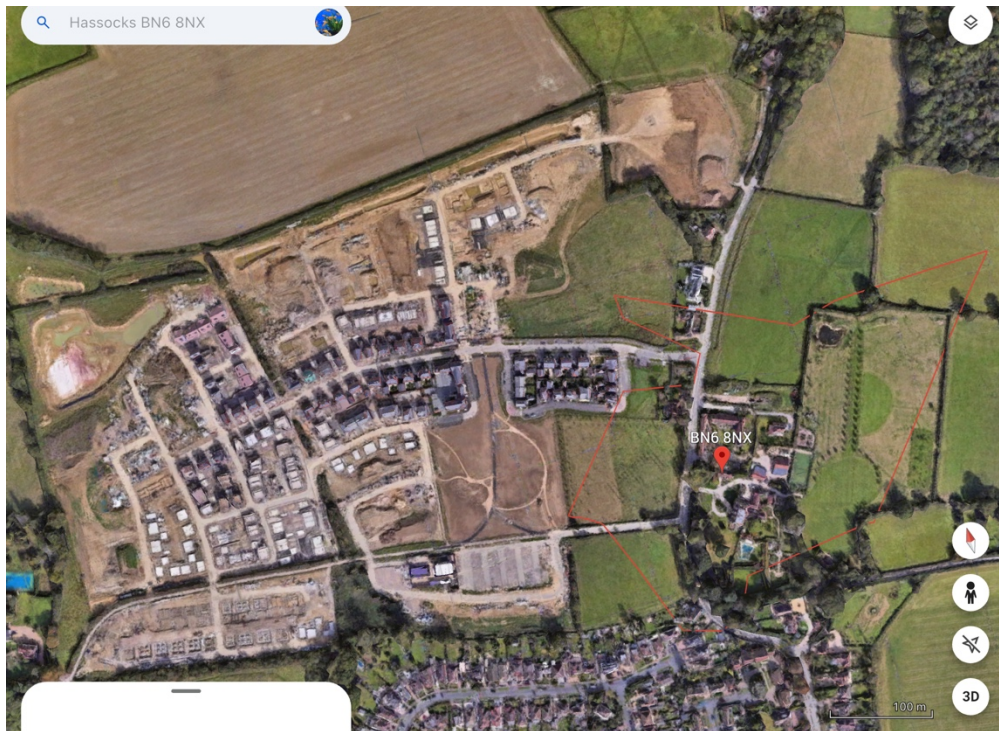
The Old Malthouse is directly adjacent to Ockley Lane, a busy country road linking Burgess Hill and Hassocks. Directly opposite the Ockley Manor estate is the new Taylor Wimpey Estate.

Step 2 – Assess the degree to which these settings and views make a contribution to the significance of the heritage asset.



The Old Malthouse enjoys the location of sitting in the original Ockley Manor estate.

The Ockley Manor estate with new Taylor Wimpey estate opposite and within the wider context of Hassocks and Burgess Hill.



View of The Old Malthouse from The Old Granary skylight –



View of The Old Malthouse from The Barn skylight



View of Ockley Manor from the south end of The Old Malthouse



Step 3 – Assess the effects of the proposed development, whether beneficial or. harmful, on the significance or on the ability to appreciate it.

These home improvements are not visible from the road side (west) of the property and theoretically not visible from neighbouring buildings on the former Ockley Manor estate.

Location

The replacement windows and renewed cladding painting, all on the east side of the single storey building. These may be theoretically visible via the skylights of The Old Granary and The Barn, and the Ockley Manor from a greater distance.

Form

The wooden cladding is proposed to be repainted in traditional black barn paint.

The replacement windows, based on council advise, are simple wooden framed side opening windows.

Wider effects

The majority of these home improvements will have little wider impact and are located within the private east facing garden. They may be theoretically visible from the skylights of the two neighbour buildings – The Barn and The Old Granary.

Permanence

The choice of black barn paint is more in keeping with the wider estate, with its traditional barns. The existing dark brown was painted in the early 2020s, it seems without planning permission. Prior to this the cladding was unpainted wood. The cladding can be repainted and so is a reversible change.

Step 4 – Explore ways to maximise enhancement, and avoid or minimise harm.

These home improvements have been planned with this unique property in mind. In addition, the investment in triple glazed windows will add longevity to the barn. Many of the existing wooden windows are rotten and so are likely to need replacing over time.