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HISTORIC BUILDING CONSULTANTS



DESIGN, ACCESS AND HERITAGE STATEMENT

Shepherds Farm
Turners Hill Road
Crawley Down
Sussex
RH10 4HQ

Client: Mr & Mrs Corfe

Project: replacement of two dangerous chimney stacks and repointing of a third chimney.

Date: May 2025

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1. Introduction

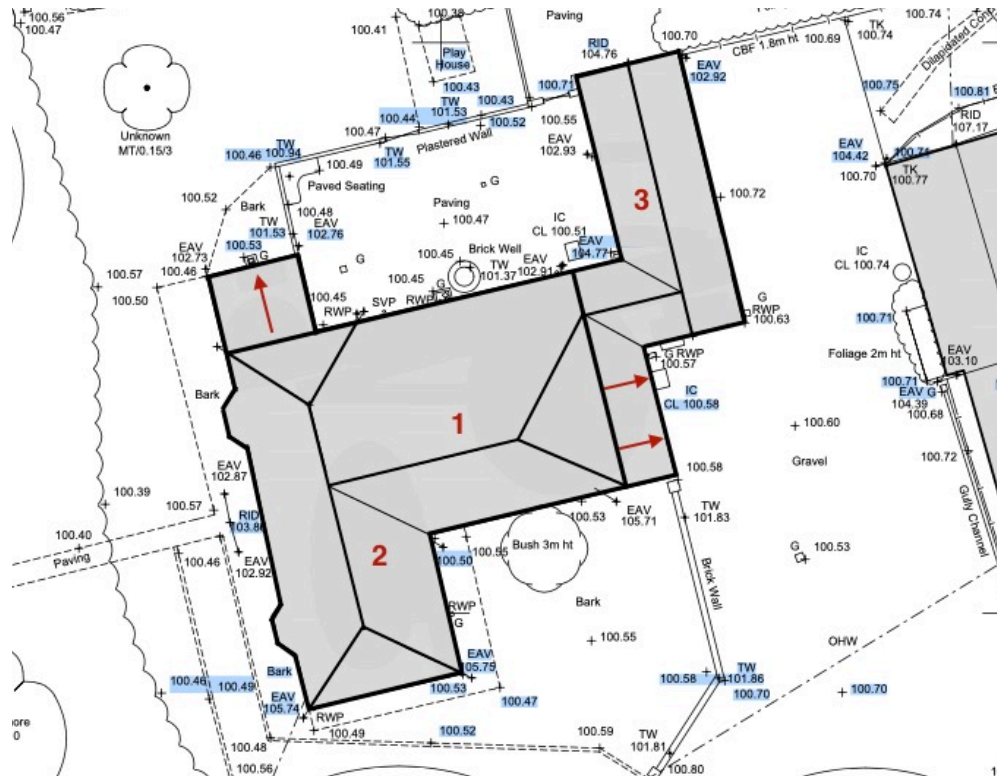
- 1.1. This Design, Access and Heritage Statement has been prepared to support a listed building consent application submitted to Mid Sussex District Council on behalf of Mr & Mrs Corfe.
- 1.2. The proposal seeks to reconstruct two chimneys which are failing due to damp and posed a health risk. One is leaning in towards the building and the other has been found to be unstable. Both have already been reduced under emergency powers and with the knowledge of the local planning authority. A third chimney will be repointed, and the caps replaced.
- 1.3. The reinstatement will result in the loss of some historic fabric though will not harm the character of the listed building which will be retained by the matching design.
- 1.4. Shepherds Farm is a listed building and was designated on 11 May 1983. The site is not within an Area of Outstanding Natural Beauty or a Conservation Area.



Aerial view of Shepherds Farm. © Google

2. Description of the building and its setting

- 2.1. Shepherds Farm occupies a site to the north of the village of Crawley Down, a few miles to the east of Crawley in Mid Sussex. The building faces west towards Turners Hill Road (B2028) which runs north-south between Crawley Down and the junction with the A264 to the north. These roads connect the larger conurbations of Crawley and East Grinstead.
- 2.2. Shepherds Farm is one of a number of houses that runs alongside Turners Hill Road and includes former farms as well as detached buildings. These are often set in openings within small woodlands that are typical of the area.
- 2.3. Shepherds Farm consists of a main farmhouse largely surrounded by woodland to the south and the west. There are former farm buildings to the east which have been sub-divided and more modern outbuildings consisting of an open-fronted barn as well as a large modern barn to the north-east. The farmhouse is approached via a drive from the south.



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

- 2.4. The farmhouse today can be seen to consist largely of three ranges. The first range includes the core, two-storey building orientated east-west. This is not immediately obvious on first arriving as it has been extended to the north and therefore appears squarer in plan. There is also a small single-storey addition to the east. The second range to the west is also two-storeys and runs predominantly north-south. This includes part of the core and later extensions. This has a single-storey addition at its northern end. A third range which is also single-storey is attached at the north-east corner of the farmhouse and is orientated north-south. Planning has recently been approved to replace this modern element.



Fenestration on the north and south elevations.

- 2.5. The north and south elevations have a mixture of casement windows with the northern elevation generally containing windows of a smaller scale. These are in the first range and are all timber with split panes. The remainder of the windows are larger metal casements with top vents and leaded lights. All the windows on the ground floor and one on the first have segmental arches.



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

- 2.6. The two main ranges are of brick construction in Flemish bond which has been painted cream. The third range is likely to be of masonry construction though has been coated in a render system and also painted cream.
- 2.7. The roofs are all red clay tile except for the single-storey eastern addition which is slate. There are two chimneys at the eastern end of the main range and chimneys at either end of the second range which are the subject of this application. These are all brick construction and remain unpainted, except for the chimney at the southern end of range 2 which is rendered.

3. Historic context

- 3.1. Whilst the listing description for Shepherds Farm describes it as early 19th century, a closer assessment of the building reveals that it was timber-framed and pre-dates the Historic England dating by some time. A beam on the ground floor contains evidence of an early window in the form of diamond mullions that would have predated the common use of glass. This naturally has mortises either side to take the tenons for the vertical posts that would have formed the sides of the window. If this beam belongs to the house and is not re-used from somewhere else, it suggests that the building could be at least 16th century and possibly 15th century.
- 3.2. Elsewhere there is a significant amount of timber framing at the first-floor level in both the bathroom and one of the bedrooms. These are shown in the photographs below and clearly indicate an earlier phase. It is possible therefore that the earliest origins of Shepherd Farm are intimately connected to the surrounding medieval character of the Weald.
- 3.3. A feature of both the timber-framed walls is that they have been raised with small posts that now contribute to the aesthetic effect.
- 3.4. This raising of the roof is likely to have coincided with the extension of the building northwards and may even have occurred when the early 19th century range was added. Except for the kitchen, these changes have allowed for greater ceiling heights which would have been more fashionable and preferred over the small spaces provided by the 16th century phase.
- 3.5. At the time of the Tithe Map for the parish of Worth (east) produced in 1840, the property was known as Walnut Tree House and consisted of a dwelling with barns to the east and housing for animals with pens. Whilst one must be cautious of the accuracy of tithe maps, which are

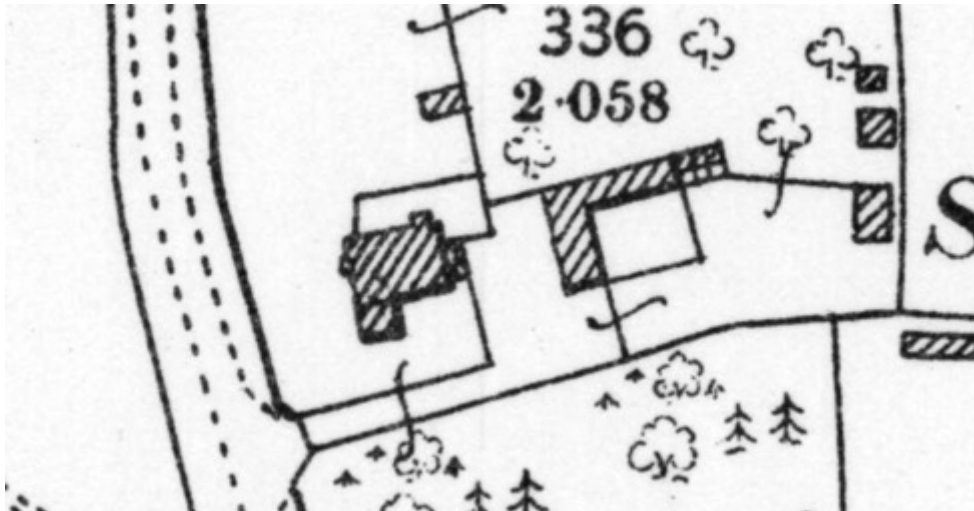
intrinsically schematic, the plan of the farm appears quite detailed. As we can see, the main house is shown as long and rectangular with the entrance likely to be in the north or south elevation.

- 3.6. By the time of the First Edition OS map surveyed in 1873-4 and published in 1879 the farmhouse is shown as a largely square building though with little detail and certainly not enough to read any development changes. Given the style of what is now the main façade, one might expect this change to have occurred prior to 1874.



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

- 3.7. The Second Edition map revised in 1895 however is more detailed and shows the building with a squarer plan but what appears to be an addition or separate element to the south which is also demarcated with a line. Whilst one must be very careful not to read too much into the detail, there is perhaps enough here to suggest that what we now consider to be the western range was originally part of the earlier building and then redeveloped with an extension to allow the face of the building to be orientated towards the west and facing the road.
- 3.8. In more recent times the building has been extended to the north-east with a single-storey range that helps to enclose the courtyard and make for a more intimate space.



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

4. Significance

- 4.1. Shepherds Farm is a grade II listed building and therefore a designated heritage asset. Buildings considered of national importance are designated and thus protected under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This stipulates that: *'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'*¹

LIST ENTRY

- 4.2. Shepherds Farm was designated on 11 May 1983. The list entry number is 1284412 and reads as follows:
- 4.3. *WORTH TURNERS HILL ROAD 1. 5405 Crawley Down Shepherd Farmhouse TQ 33 NW 2/549*
II
2. Early C19. Two storeys. Three winow. Painted brick. Ripped tiled roof. Glazing bars missing. Two bays on ground floor. Trellised porch with later gable.
Listing NGR: TQ3362538711

THE VALUES OF SIGNIFICANCE

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

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

¹ Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990;
<https://www.legislation.gov.uk/ukpga/1990/9/section/66> [accessed 29 November 2023].

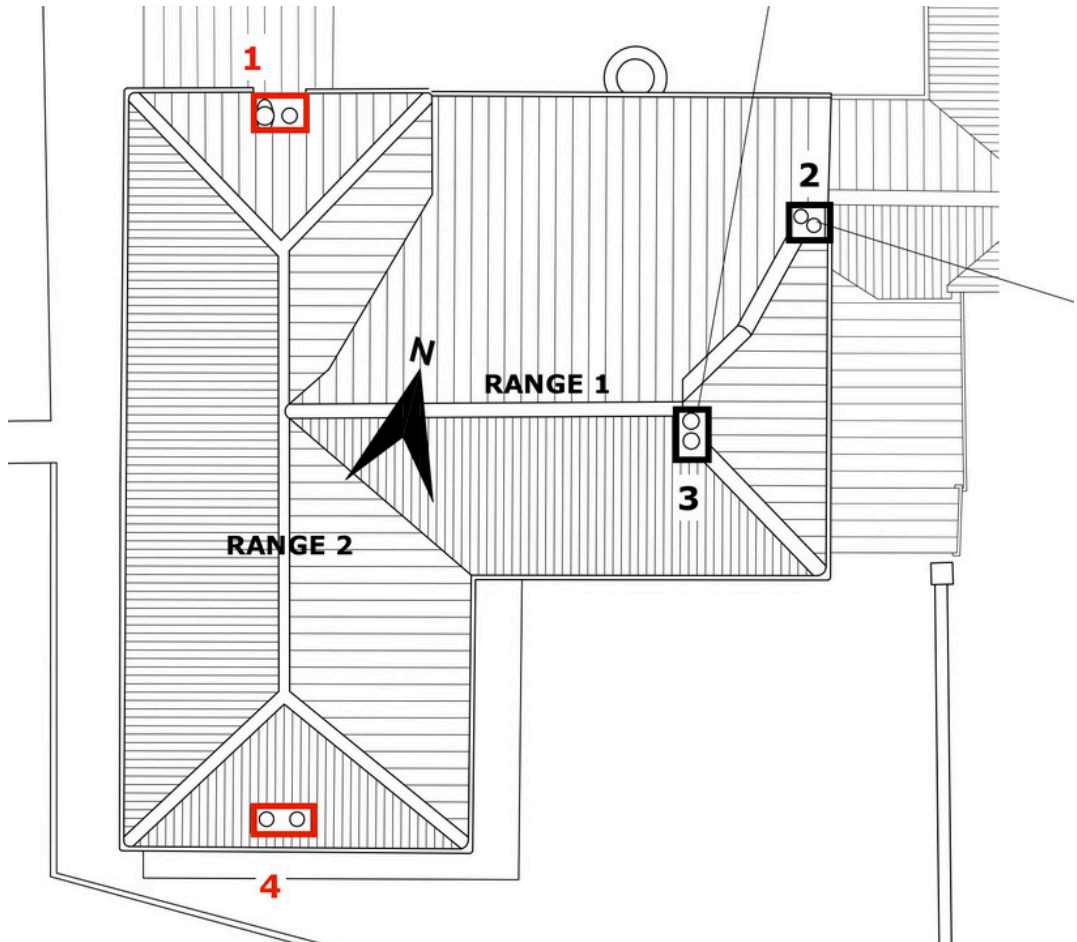
- 4.5. Historic England's Advice Note 12 - '*Statements of Heritage Significance: Analysing Significance in Heritage Assets*' (2019), describes these different interests as follows:
- 4.6. **Archaeological interest:** *There will be archaeological interest in a heritage asset if it holds, or potentially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

ASSESSMENT OF SIGNIFICANCE

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

5. Proposed scheme and impacts

- 5.1. As mentioned above, Shepherds Farm has four brick chimneys, with two in the east range and two larger chimneys in the larger east range, located at the northern and southern ends. These are numbered on the plan below and correspond with the planning drawings, though those to be replaced, here are shown in red.
- 5.2. Chimney 1 is an exposed brick chimney whilst chimney 4 is rendered. The render appears to include ashlar lining suggesting that it was quite an early treatment. Chimney 3 will simply be repointed, and the caps replaced. These are currently too small.



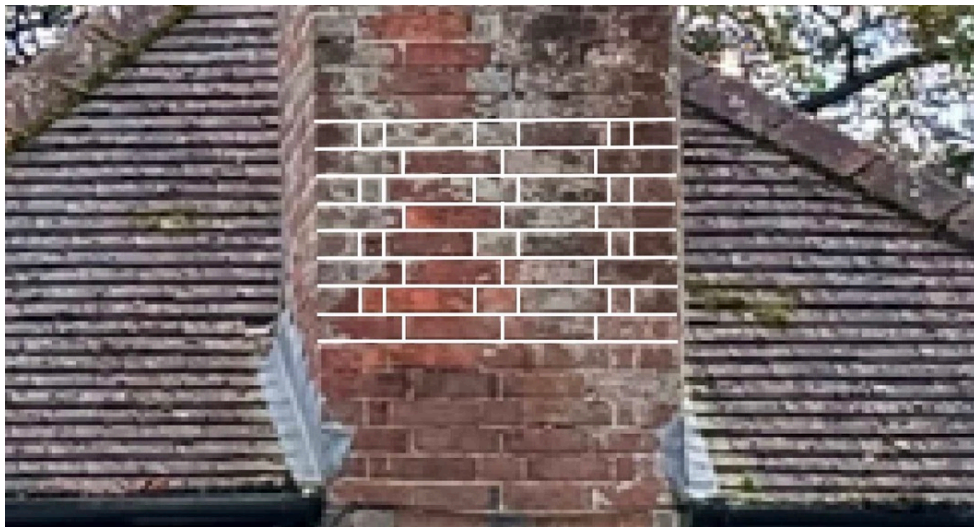
The chimney positions, with those in red to be replaced. © LT Pickering Architects Ltd

- 5.3. The two chimneys in the west range have both failed due to their developing condition. This has been brought about partly by lack of use which has encouraged damp and in the case of the southern chimney stack has been exacerbated by being covered in render which has potentially trapped moisture within the brick substrate.



The south stack coated in render and the northern stack damp with salts.

- 5.4. Chimney stack 1 was leaning towards the house and when touched (by others) could be easily moved, while stack 4 was also unstable with slate found bedded into the structure.
- 5.5. Due to the potential danger of both stacks collapsing, they were reduced (as emergency works) to a level where they were stable, with stack 4 having about 6ft of brickwork removed. They are also now surrounded by scaffolding.
- 5.6. The proposals seek to reconstruct both chimneys to the same design, though without the render on the southern stack. Stack 1 is constructed in alternating rows of stretcher bond and Flemish bond with brick spacers running down each side. The use of Flemish bond with spacers is a typical feature of 19th century brickwork that is important to retain and would be lost with stretcher bond applied throughout. The design to be replicated is shown below:



The pattern of brickwork for chimney stack 1 which will be reproduced.

- 5.7. The brick pattern on the southern stack is not visible but will employ a compatible design in accordance with the detailed drawings. The bricks will be a new matching type and laid in a matching lime render. For chimney work this is likely to be a mix using natural hydrated lime - NHL 5, with sharp sand and not standard building sand. NHL 5 is preferable for exposed areas such as chimneys. The string courses at the tops of the chimneys will also be matched according to the detailed drawings.
- 5.8. **Impacts:** the proposed rebuilding of the chimneys will match the existing and over time will weather down to a similar appearance. The use of spacers and lime mortar will help to maintain an authentic character which could otherwise be devalued with standard construction. The main change will be to the southern stack which will be reconstructed without render to allow the chimney to remain fully breathable.
- 5.9. The repointing of chimney 3 will involve the removal of any loose mortar by hand and not with the use of mechanical tools. If the chimney has been repointed in cement and does not come off easily, then an *Arbortech* style brick saw may be employed with the permission of the LPA. This will then be repointed with a matching lime mortar with the joints set back and not flush. This will result in an increased joint depth and unsympathetic appearance. New pointing will be kept to a minimum and not replace healthy mortar. The caps will be replaced for a larger type.
- 5.10. **Impacts:** undertaken carefully this work should have no harmful impacts on the chimney or to the character of the listed building.



Chimney 3 to be repointed (left) and the unaffected chimney (right).

6. Landscaping

- 6.1. The proposals do not involve landscaping.

7. Access

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

8. Conclusion

- 8.1. Shepherds Farm is part of a former historic farmstead and included the neighbouring buildings that were formerly its barns. Shepherds Farm is a grade II listed building.
- 8.2. Despite its outwardly 19th century appearance, the former farmhouse has much earlier origins which align with the evolution of the High Weald. The building was extended on its western side in the mid 19th century. In the early 20th century the building underwent alterations, part of which involved the replacement of historic windows and introduction of new openings. An application to enhance the windows has been approved.
- 8.3. As described above, the proposal here is to replace two chimney stacks which were unstable and posed a threat to the inhabitants and to repoint a third stack.
- 8.4. The new chimney stacks will match the existing in terms of design, brick pattern and material. They will therefore appear as existed (though will of course look new until weathered in). The render appearance of the southern chimney stack will be lost, but it is felt that the reasons for not reinstating this are justified.

- 8.5. The replacement of the stacks will of course result in the loss of historic fabric, some of which has already deteriorated. Given the condition of the chimneys and their former use, we are not recommending the use of salvaged material in this instance.
- 8.6. We believe that the brickwork to be removed is mid-late 19th century and its significance corresponds with the building's remodeling post-1840 when the farmhouse was enlarged.
- 8.7. Notwithstanding the threat of the chimneys to the occupants, under the terms of the NPPF we believe that this loss of historic fabric here would amount to 'less than substantial harm' and within the spectrum of harm would be at the lower end of the scale. This will be mitigated by the quality of the remedial works.
- 8.8. Given this and the health risk of the chimneys, the proposal should be found clearly acceptable in heritage terms.
- 8.9. The works to repoint chimney stack 3 and replace the caps with a larger type, should be found *de minimis* and similarly, capable of support.