

Historic Building Record

Ashill Regen Ltd

**West Hoathly Brickworks, Hamsey Road,
Sharpthorne, East Grinstead**

June 2025



Contents

1.	Introduction.....	04
2.	Written Account.....	06

Appendices

Appendix A: Photographic Record: Historic Building (Level 2)	07
Appendix B: Photographic Record: Wider Site (Level 1)	18



Project

West Hoathly Brickworks

Client

Ashill Regen Ltd

Job Number

4352

Date

June 2025

This document should be printed at A3, double sided.
If viewing on screen, this document should be viewed as a
two page spread with 'Show Cover Page in Two Page View'
selected.

1. Introduction

- 1.1.

This part-Level 1, part-Level 2 Building Record has been prepared by Smith Jenkins Planning & Heritage on behalf of Ashill Regen Ltd for the former West Hoathly Brickworks (hereafter also referred to as 'the Site').

The document has been prepared in order to meet the requirements of the pre-demolition condition 12 (Historic Building Recording) attached to planning permission for the redevelopment of the Site to provide 108 residential dwellings, landscaping, parking and associated works (application reference: DM/23/0827). Condition 12 states:

No demolition, development or conversion works shall take place until the satisfactory completion of the historic building recording fieldwork in accordance with the submitted and approved Written Scheme of Investigation.

The Building Record set out in Section 2 should be read in conjunction with the accompanying Photographic Record within Appendices B and C. In preparing this record, regard has been had to the guidance set out within the National Planning Policy Framework (NPPF) 2024, which provides the policy basis for undertaking historic building recordings in development management contexts. Paragraph 218 states:

'Local Planning authorities 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 importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.'

Further specific guidance has also been referred to, in particular the following best practice documents:

 - Understanding Historic Buildings: A guide to good recording practice (Historic England, 2016);
 - Understanding Historic Buildings Policy and Guidance for Local Authorities (HELM, 2008); and
 - Standards and Guidance for the archaeological investigation and recording of standing buildings or structures (Institutes of Archaeologists, published 1996, revised 2008).

The historic portion of the former 'Old Workshop' will be recorded to Level 2 detail, with the surrounding buildngs recorded to Level 1, providing context for the historic building.
- 1.6

As defined by Historic England, a Level 2 record:

'...is a descriptive record, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.' (HE 2016).

And a Level 1 record:

'...is essentially a basic visual record, supplemented by the minimum of information needed to identify the building's location, age and type. This is the simplest record, and it will not normally be an end in itself, but will be contributory to a wider study. Typically it will be undertaken when the objective is to gather basic information about a large number of buildings – for statistical sampling, for area assessments to identify buildings for planning purposes, and whenever resources are limited and much ground has to be covered in a short time. It may also serve to identify buildings requiring more detailed attention at a later date... Level 1 surveys will generally be of exteriors only, though the interior of a building may sometimes be seen in order to make a superficial inspection and to note significant features. Only if circumstances and objectives allow will any drawings be produced, and these are likely to take the form of sketches.' (HE 2016).

The methodology for the part-Level 1 and part-Level 2 Historic Building Recording was carried out in accordance with Understanding Historic Buildings: A Guide to Good Recording Practice (Historic England 2016) and the Chartered Institute for Archaeologists (CIfA) document Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (CIfA 2014).

In addition, the scope and methodology of this record has been closely informed by the Written Scheme of Investigation (February 2025), approved by Mid Sussex Council under the discharge of planning condition 11.

Section 2 provides a written account of the Site which has been prepared with reference to historic maps, desk-based research and on-site visual inspection. It should be read in conjunction with the accompanying floorplans and photographic record of the Site found in Appendices B and C.
- 1.11

The photographic record includes general photographs of external elevations and the interior of the 'Old Workshop' (taken on the 22nd May 2025), together with photographs of any specific details of note. The exteriors of the buildings across the wider site have also been included within the photographic record to provide context for the historic building. The photos have been linked back to the accompanying plans shown in Appendix A, with appropriate terminology, to identify the location of the photographer and the direction of view.

The 'Old Workshop' building has undergone substantial external and internal changes over time, as the needs and production methods of the brickworks changed. These changes included substantial modern extensions and the creation of new openings, and as a result limited features of interest remain.

In accordance with Historic England Guidance, 'Understanding Historic Buildings: A Guide to Good Recording Practice' (2016), an electronic version of this record will be made available and deposited with the West Hoathly Local History Archive, or any other archive requested by Mid Sussex District Council.



Figure 1.1. The site, with The Old Workshop highlighted in yellow

2. Written Account

Introduction

2.1 In accordance with Historic England guidance, the written account underpins all other elements of the record by providing locational information, together with context, description, analysis and interpretation. The contents of the written account are set out below:

- The precise location of the buildings as an address and in the form of National Grid References;
- A note of any statutory or non-statutory designations;
- The date the record was made and the details of the recorders;
- A summary of the sequence of development of the buildings as well as a description of their form, function and date.

Location

2.2 The former West Hoathly Brickworks (NGR TQ373330) is located in Sharpthorne, approximately 10.5 km to the south-east of Crawley, east of the former East Grinstead to Lewes railway line, and is accessed through Hamsey Road.

Statutory and Non-Statutory Designations

2.3 The Site contains no listed buildings and is not within a conservation area. It is included in the West Sussex HER as a non-designated heritage asset, and is considered to be of some interest as an example of a locally important industry.

Date of Record

2.4 This part-Level 1, part-Level 2 Building Record was prepared by Smith Jenkins Planning & Heritage in May 2025. The photographic record is based on a site survey undertaken on 22nd May 2025.

Sequence of Development

2.5 The Brickworks opened in 1880 and is illustrated on mapping from 1909 as “Combe Brick Field”. The ‘Old Workshop’ is visible on mapping from 1909 shown in Figure 2.1 and highlighted in blue in Figure 2.2 as likely to be one of the two structures.

2.6 The arrival of the Brickworks was closely linked to the coming of the railways, in which the Lewes and East Grinstead Railway Act of 1877 allowed for the construction of a line by the London Brighton and South Coast Railway Act of 1887. The new line opened in 1882, running until 1958, followed by the demolition of the station building in 1967.

2.7 Bricks made at The Site were used in the construction of the West Hoathly Tunnel through the Sharpthorne Ridge, and it is likely that this project was the initial driver for the opening of the brickworks.

2.8 The arrival of the railway facilitated the vast distribution of fired bricks, resulting in a demand for brick manufacturing in Sussex, with reports of 128 brickmakers advertising in 1882, peaking at 194 in 1894. A goodsyard at West Hoathly station allowed for the distribution of The Site's products.

2.9 The complex was bought by W. Hudson in 1899, and the firm of Hudson's Ltd was founded in 1913. Hudson's produced multi-coloured stock bricks fired in outside clamps, and a small amount of hand-moulded ‘specials’ which were fired in a kiln.

2.10 From the mid-1960s considerable investment was made into The Site, with new buildings erected at the northern edge, including covered clamp sheds, workshops, a canteen, a clay preparation shed, a setting shed and drier facilities.

2.11 The brickworks were purchased by Istock in 1976 who subsequently closed the engineering side of the Sharpthorne premises in 1983. The traditional clamp-fired brick facility was retained in responses to the continued demand for bricks used in repairing historic buildings.

2.12 The Site ceased production and finally closed in c.2020.



Figure 2.1. OS Map 1909 (Source – National Library of Scotland [NLS])

Form and Function

2.13 The 'Old Workshop' dates from 1880 and is a single-storey double height rectangular structure with a pitched roof. It features two gable ends that face north and south, with the main elevation facing west into the rest of the The Site. A number of modern ancillary structures have been built around the original building, which partly obscure its southern and eastern elevations, and fenestration has been heavily altered.

2.14 The building is brick built using local stocks, with some modest red and blue brick detailing around windows, as well as a red brick hoodmould running the length of the west elevation. The roof structure is a modern asbestos sheet replacement. Windows, where not blocked up, are mostly modern replacements, although some timber windows survive inside.

2.15 The main west elevation features six bays at ground level, consisting of two infilled arched openings, a modern uPVC door in place of an original arched opening, a large square off-centre opening that was until recently rollershutter access, and two further infilled arched openings. Three glazed windows are located above, but these bear no relationship to the alignment of the openings below.

2.16 The north elevation is brick faced with a single large opening running floor to ceiling, with the pitched gable end clad in timber. The east elevation is largely obscured by later additions, with only the roof visible. The south elevation is partially obscured at ground level, but an arched window opening is visible above, framed by two brick pilasters running the height of the building.

2.17 Internally the building consists of a single rectangular room, with exposed brickwork and a variety of window and door openings, many of which have been blocked up. The floor is a concrete slab, and a timber roof is visible above with purlins and cross bracing detail. An opening on the eastern wall leads into the modern ancillary buildings via a top-lit lean-to space, that affords views of what would have originally been the outside elevation, and which includes examples of the original windows.

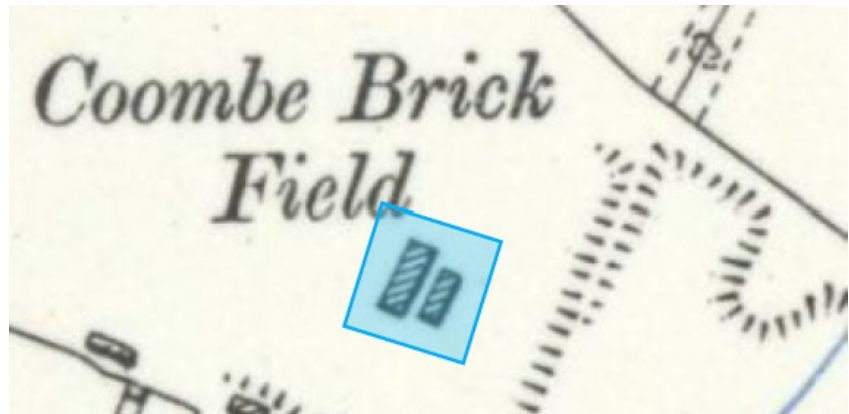


Figure 2.2. OS Map 1909 (Source – NLS)

Appendix A: Photographic Record: Historic Building (Level 2)





Photo Ref. 1

Details Viewing the historic building looking north-east from the centre of the site.

The building stands in open space, showing unobstructed views of its primary west-facing frontage.

Modern buildings are seen, attached to the southern elevation of the historic building, and also forming part of its setting to the north-east.

Photo Ref. 2

Details Viewing the historic building looking north.

The gable end of the historic building is visible, but the foreground and lower level is obscured by modern ancillary structures that developed as the brickworks grew overtime.

Photo Ref. 3

Details Viewing the modern ancillary buildings looking north.

The gable end of the historic building remains visible behind modern ancillary structures that developed as the brickworks grew overtime.



Photo Ref. 4

Details Viewing the modern ancillary buildings looking north-east.

The modern ancillary structures show a range of different building materials, including brick, concrete, metal sheeting, timber windows, and uPVC pipework.



Photo Ref. 5

Details Viewing the historic buildings looking north-east, at closer range than photo ref.1.

At this closer range more detail can be seen in respect of features and material finishes.

The juxtaposition between the historic building and the modern ancillary additions are more pronounced.



Photo Ref. 6

Details Viewing the historic buildings looking east, revealing its full primary elevation.

The various alterations to the building's fenestration can be seen, including the creation of a large opening that was most recently a roller-shutter access point.

Blocked up openings are seen close to the ground, whilst three openings with modern windows are seen above.



Photo Ref. 7a

Details Detail showing the use of different brick colours to create a characterful chequerboard window header.

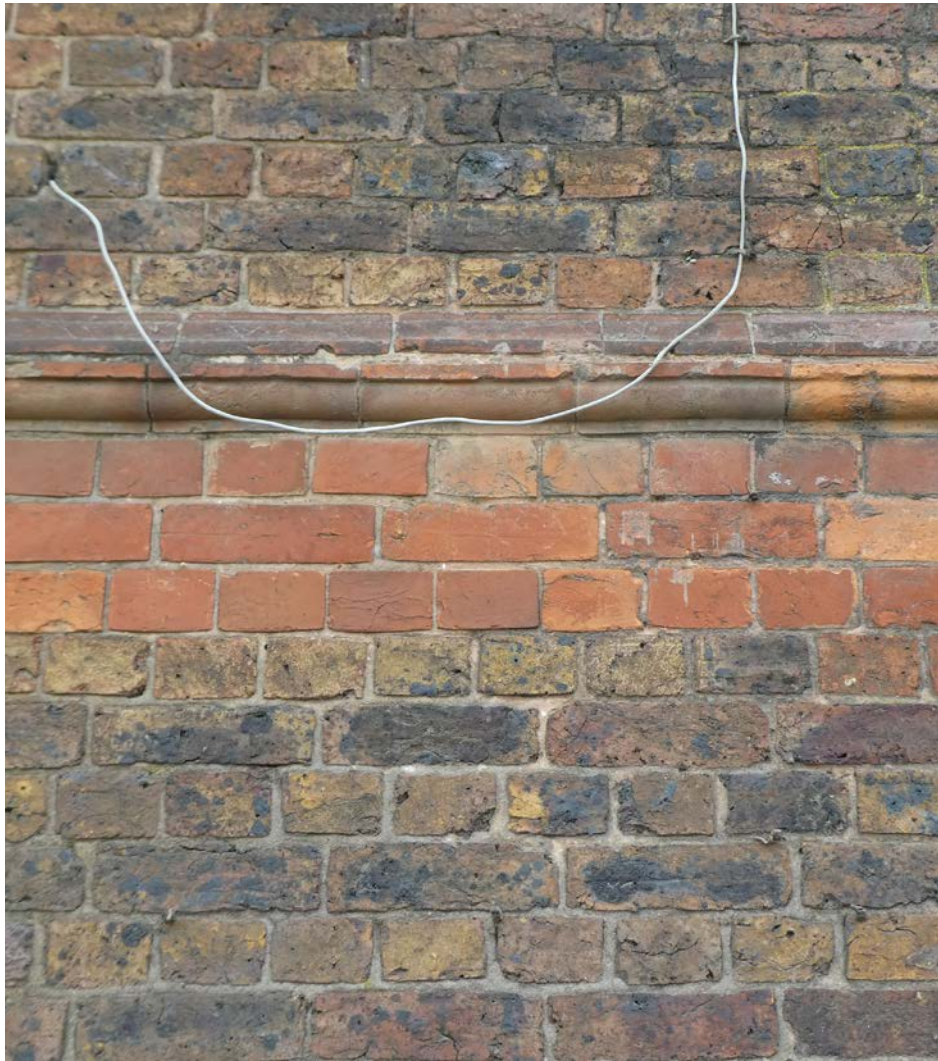


Photo Ref. 8

Details Detail showing a red brick hoodmould feature, with three brick high red brick banding feature, which runs the length of the west elevation.



Photo Ref. 9

Details Detail showing a timber lintel, beneath a blocked up window opening where the header has been retained. Above this timber eaves are seen.



Photo Ref. 10

Details A close-up photo showing a modern uPVC door inserting into a blocked up opening. This opening includes a timber lintel.

Above this can be seen more of the red brick banding feature, beneath a modern window.

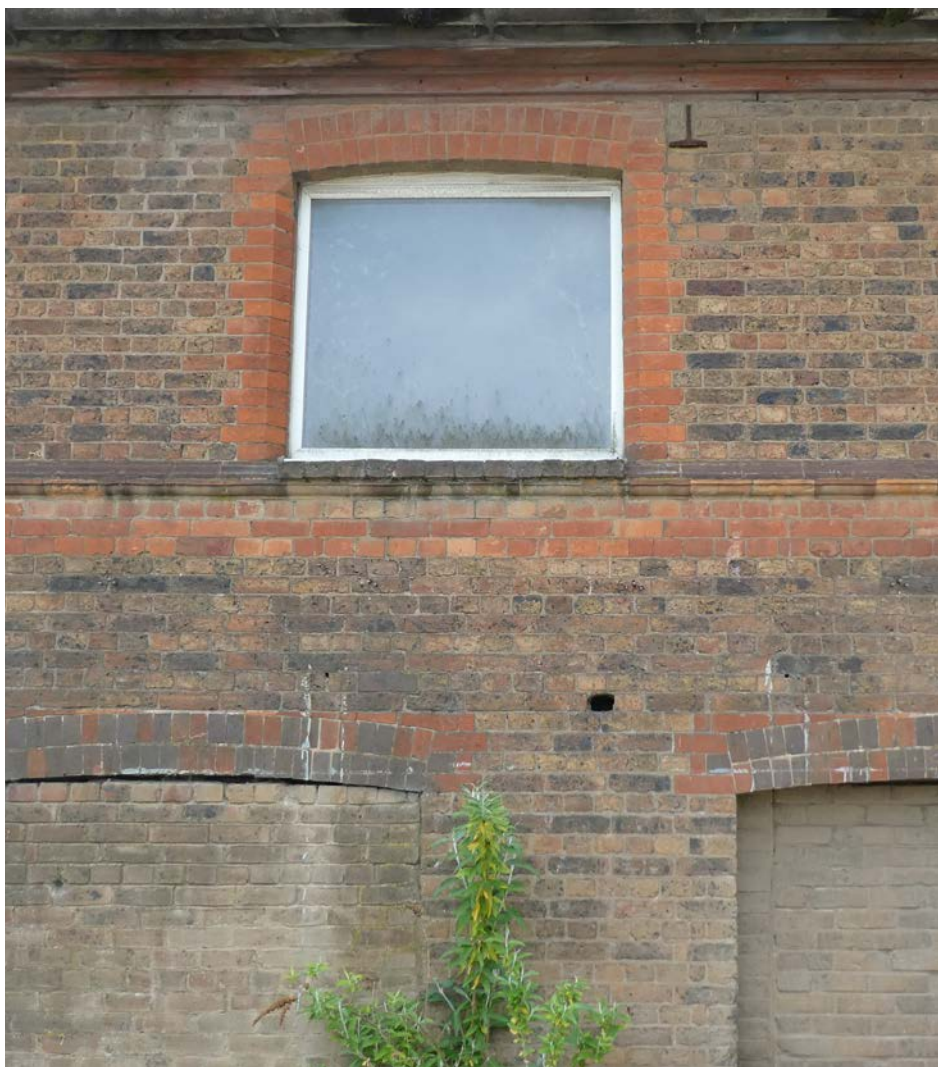


Photo Ref. 7b

Details A close up photo showing two blocked up openings at lower ground level, two curved window headers in blue and red brick, beneath a modern window within a red brick surround.



Photo Ref. 11

Details A detail showing the end of an iron girder projecting through the brickwork. The iron girder can be seen in photo ref. 9, supporting the large opening on the north facing elevation.



Photo Ref.	12
------------	----

Details A view looking north-east, showing the relationship between the historic building and the wider site, including the modern ancillary buildings.

Photo Ref.	13
------------	----

Details A view looking south west, showing the historic building alongside modern ancillary structures.

The gable end of the historic building is timber clad, with a large central open beneath, supported by an iron girder.

The lack of doors allows for glimpses into the main space of the historic building, including through to the window on the southern elevation.

Photo Ref.	14a
------------	-----

Details An interior view of the main space of the historic building, showing the volume of the space.

Walls are whitewashed brick, the floorslab is concrete, and the roof structure above is timber.

The rightside wall (as seen in the photo) features a large opening most recently used for a rollershutter, and two window openings at high level.

The leftside wall (as seen in the photo) features a small but modern opening, with an example of a four panel timber window above, likely to be original to the building.



Photo Ref. 14b

Details A photo showing the underside of the timber roof structure.



Photo Ref. 15a

Details A view of the interior west elevation, showing two open windows and two blocked up openings.



Photo Ref. 15b

Details A view of one of the four-pane timber windows, which are likely original to the building. These windows are now internal, with a modern lean-to-structure enclosing them from the other side of this view.



Photo Ref. 16

Details A view standing in the middle of the main volume of the historic space. The external window in the gable end on the southern elevation can be seen, above a doorway leading into one of the modern ancillary buildings.

Photo Ref. 17

Details A view looking from the main volume of the historic building into the modern ancillary structures. The passageway which separates these spaces is enclosed by a lean-to structure with rooflights.

Photo Ref. 18

Details A view looking down the lean-to structure which now encloses what would have originally been the exterior elevation of the historic building. Two historic timber windows can be seen, above recessed bricked up openings. The ancillary structure is constructed from a mixture of blockwork and concrete panels, with an asbestos roof.



Photo Ref. 19

Details A more detailed view of one of the historic windows, as it would have appeared when this elevation was external. Like the west facing elevation, red brick is used for the window surround.



Photo Ref. 20a

Details An example of an interior in the modern ancillary structures, showing partitions and small rooms used for office/kitchen/toilets.



Photo Ref. 20b

Details A view of one of the modern ancillary spaces, showing simple construction materials and no features of note.



Photo Ref. 21

Details A view looking north-east from within the historic building. The large opening on the leftside is where the rollershutter entrance was located, whilst the rightside leads into the lean-to structure and the ancillary buildings.

The view north-east looks through to the wider site and the modern complex of structures.

Photo Ref. 22

Details A view from within the southern-most ancillary building, looking through to the main volume of the historic building.

Appendix B: Photographic Record: Wider Site (Level 1)

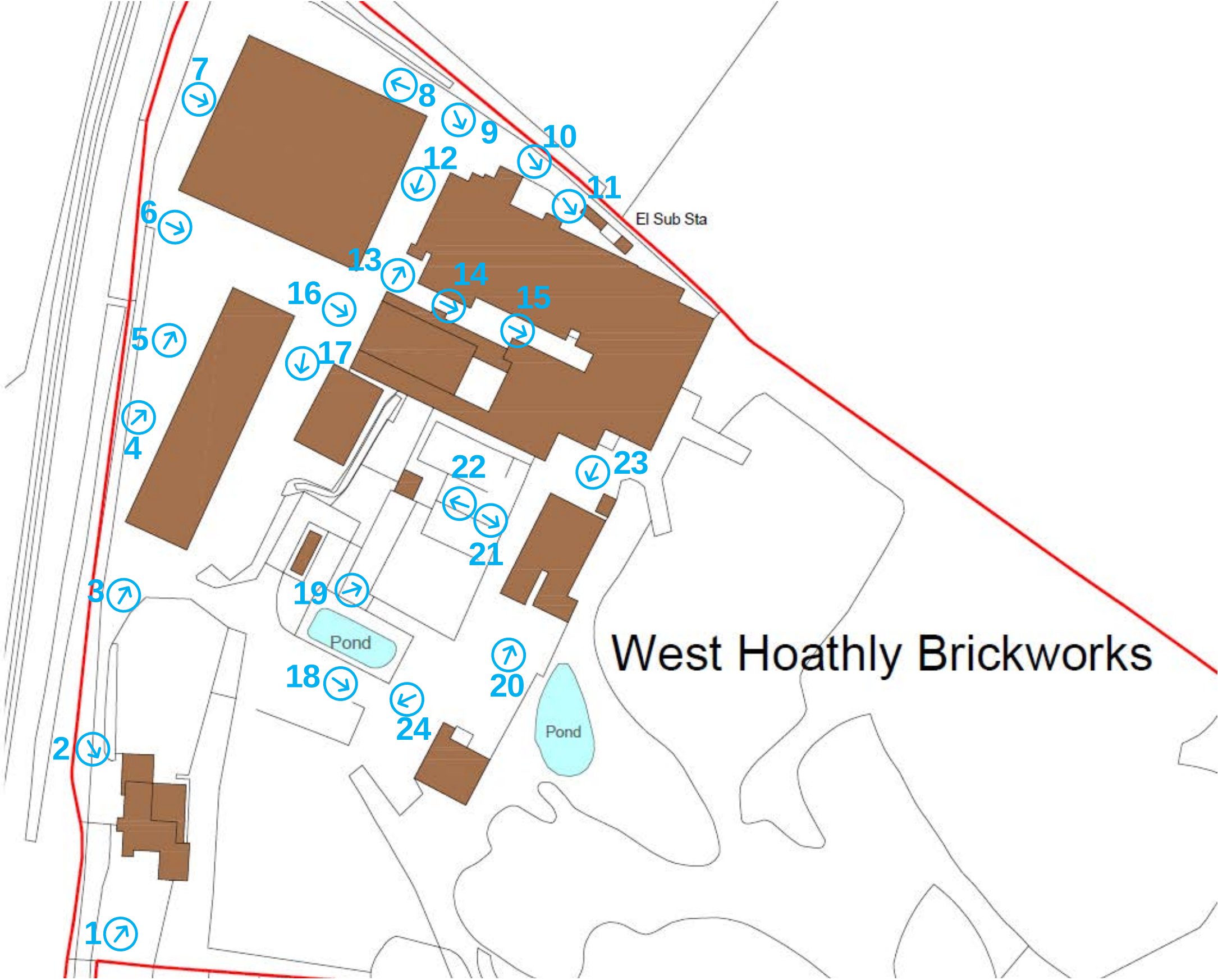




Photo Ref. 1

Details Looking north. A two storey domestic building, with single storey outrigger.

The main site office for the complex, and the first building seen on site after passing through the gates.



Photo Ref. 2

Details A view looking south, showing the main site office building.



Photo Ref. 3

Details A view looking north, towards one of the open sided structures on site. The structure is double-height and timber-framed, with a metal sheet roof.



Photo Ref. 4

Details A view looking northeast along the side of the structure shown in ref. 3. Blockwork is used at lower level.

Photo Ref. 5

Details A view looking north towards other modern structures, with large areas of hardstanding in view.

Photo Ref. 6

Details A view looking east through the site. All structures in view are modern.



Photo Ref. 7

Details A view looking east, showing the interior of the another of the open sided modern structures. This one is concrete frames, with timber slatted screening on the side elevations.

Photo Ref. 8

Details A view looking west along the large open sided structure shown in Ref. 7. This elevation is fully enclosed by timber slats.

Photo Ref. 9

Details A view looking south east towards the centre of the site. Modern buildings of brick constuction frame the view.



Photo Ref. 10

Details A view east along the building shown in Ref. 9.

Photo Ref. 11

Details A further view east along the building shown in Ref 9 and Ref 10.

Photo Ref. 12

Details A view looking southwest through the centre of the site, showing a variety of modern buildings and materials.



Photo Ref. 13

Details A view looking north, showing modern brick buildings with corrugated metal roofs.



Photo Ref. 14

Details A view looking east into the centre of the modern complex of buildings on site. Buildings are constructed from a mix of brick and metal sheet panels.



Photo Ref. 15

Details A similar view to Ref 14, but further into the site.



Photo Ref. 16

Details A view east of a modern warehouse building.

Photo Ref. 17

Details A view south of a modern warehouse building.

Photo Ref. 18

Details A view east of a modern brick industrial building.



Photo Ref. 19

Details Viewing the historic building looking north-east from the centre of the site.

The building stands in open space, showing unobstructed views of its primary west-facing frontage.

Modern buildings are seen, attached to the southern elevation of the historic building, and also forming part of its setting to the north-east.



Photo Ref. 20

Details Viewing the historic building looking north.

The gable end of the historic building is visible, but the foreground and lower level is obscured by modern ancillary structures that developed as the brickworks grew overtime.



Photo Ref. 21

Details Viewing the historic buildings looking east, revealing its full primary elevation.

The various alterations to the building's fenestration can be seen, including the creation of a large opening that was most recently a roller-shutter access point.

Blocked up openings are seen close to the ground, whilst three openings with modern windows are seen above.



Photo Ref. 22

Details A view looking northwest from the historic building, showing modern constructions.



Photo Ref. 23

Details A view looking south west, showing the historic building alongside modern ancillary structures.

The gable end of the historic building is timber clad, with a large central open beneath, supported by an iron girder.

The lack of doors allows for glimpses into the main space of the historic building, including through to the window on the southern elevation.



Photo Ref. 24

Details A view looking southwest towards the modern office block building, and the site entrance.

Studio 11.2.1
The Leather Market
11 13 Weston Street,
London
SE1 3ER

7 Canon Harnett Court
Wolverton Mill
Milton Keynes
MK12 5NF

www.smithjenkins.co.uk

© 2025 Smith Jenkins Ltd. All rights reserved. The information contained in this document is proprietary to Smith Jenkins and shall be used solely for the purposes of evaluating this proposal. All such documentation and information remains the property of Smith Jenkins Ltd and shall be kept confidential. Reproduction of any part of this document is authorized only to the extent necessary for its evaluation. It is not to be shown to any third party without the prior written authorization of Smith Jenkins. All information contained herein is from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof.