

Historic Environment Record Consultation Report

Appendix 1

Please see **further information** at the end of this document which covers the requirements for this report and what your next steps are.

HER Search No.

202425-026

Date completed

01/07/2024

Address of site

Lingworth, 17 Oathall Road, Haywards Heath,
West Sussex, RH16 3EG

Grid Reference

Centre Point NGR 533366 124258

Development type

Householder

1. Scheduled Monument (SM)

The site is: Please see below

Description of the Scheduled Monument

There are no Scheduled Monuments within 250m of the site.

Scheduled Monument Consent (SMC) is required for any works that are within the boundary of a Scheduled Monument. Before submitting an application for SMC the applicant should seek the advice of Historic England. Where the application site is adjacent to or within 100m of a Scheduled Monument or is further than 100m from a Scheduled Monument, but could be considered to be within its setting, the applicant should visit the Historic England website to establish when to seek pre-application advice from them:

www.historicengland.org.uk/services-skills/our-planning-services/

2. Listed Building

Please choose the most appropriate option: Please see below

Description of the Listed Building(s)

There is one listed building within 150m of the site.

1192580 Rook Cottage

Grade II. No 26c (Rook Cottage) (formerly Middle Farm) II Cottage, formerly farmhouse. Early C16 timber framed 2 bay house refronted in C19 and now sandwiched between a Victorian House and a post war property neither of which are of special interest. Ground floor red brick, first floor tile hung with modillioned band between floors. Tiled roof with end chimney stack. 2 storeys 2 windows, 3 light C19 casements. Simple C20 doorcase to left side with plank door. Interior contains moulded beam and large bressummer over inglenook fireplaces. Roof has 2 crownposts.

Where a listed building has been identified (above) the applicant should familiarise themselves with any information the LPA may hold, and seek the advice* of the local planning authority before submitting a planning application or listed building consent (LBC) application.

Where a listed building has been identified outside the boundaries to the site, the impact of the proposal on the setting of the listed building should be considered.

Where works will affect a Grade I or II* listed building or its setting the applicant should visit the Historic England website to establish when to seek pre-application advice from them:

www.historicengland.org.uk/services-skills/our-planning-services/

*Please note that some Local Planning Authorities charge for pre-application advice and information can be found on the relevant planning websites.

3. Conservation Area

The site is: Inside a Conservation Area

Description of the Conservation Area

The site lies within The Heath Conservation Area.

Where a Conservation Area has been identified (above) the applicant should familiarise themselves with any Conservation Area Appraisal or other information the LPA may hold*, in order to consider any impact on the Conservation Area or its setting, prior to submitting the application. Historic England should be consulted on proposals that affect the

character or appearance of a Conservation Area and which involves the erection of a new building or the extension to an existing building where the area of land in respect of which the application is made is more than 1000 square metres. Please see: www.historicengland.org.uk/services-skills/our-planning-services/

*Information can be found on the relevant planning websites

4. Registered Park and/or Garden (RP&G)

The site is: Please see below

Description of the Registered Park and / or Garden

There are no Registered Parks and / or Gardens within 250m of the site.

Where a Registered Park and / or Garden has been identified (above) the applicant should familiarise themselves with any information the LPA may hold*, in order to consider any impact on the Registered Park and / or Garden or its setting, prior to submitting the application.

Where the works are within or could affect the setting of a Grade I or II* Registered Park and / or Garden the applicant should visit the Historic England website to establish when to seek pre-application advice from them: www.historicengland.org.uk/services-skills/our-planning-services/

*Information can be found on the relevant planning websites

5. Archaeological Notification Area (ANA)

The site is: Please see below

Description of and reason for the ANA

There are no Archaeological Notification Areas within 250m of the site.

For further information about the ANA please contact the West Sussex HER Team: HER@westsussex.gov.uk.

6. Other Non-Designated Heritage Asset

(including buildings, structures, parks and gardens identified from the HER and/or associated sources such as historic mapping or documentary records)

Please choose the most appropriate option: A Non-Designated Heritage Asset has been identified within 100m from the site

Description of non-designated heritage assets

There are no recorded non-designated heritage assets within the site boundary. There has been no recorded below ground archaeological investigation of this site. [1]

Historic mapping for the site records it as heathland from the mid-19th century. The site is recorded as a field during the late 19th century / early 20th century with the surrounding area beginning to develop during this time with the construction of houses along Oathall Road. By the early to mid-20th century, the surrounding area is continuing to develop and there is now a building on a similar footprint to the current Lingworth, 17 Oathall Road. [2]

There has been no recorded below-ground archaeological investigation within 250m of the site. [3]

Rook Cottage (Middle Farm) Historic Farmstead lies approximately 65m south-east of the site boundary. It has been identified as a Historic Farmstead through the 'Historic Farmsteads and Landscape Character in West Sussex' Project. The project aimed to represent all farmsteads shown on the Ordnance Survey 2nd Edition 25" mapping of 1895.

Rook Cottage (Middle Farm) is a medieval L-Plan regular courtyard farmstead with a detached farmhouse set side on to the yard. It is in an isolated location but only the farmhouse survives. [4]

The site lies close to the historic core of Haywards Heath as identified through the Sussex extensive urban survey. The name Haywards Heath has long described the heath on which the core of the town was built. The area to the west of the Site lay east of the early centre of the town. This area was dominated by the largest open area in the town derived from the pre-urban heath. The area also includes late 19th and 20th-century housing abutting the heath, on Sydney Road and Oathall Road. The absence of any known non-urban archaeology and the density of 19th and 20th century development (outside the park) and extent of landscaping and replanting (within the park) suggest limited archaeological potential, although the park may offer some potential for pre-urban (and especially prehistoric) archaeology.

The area to the south of the Site comprises rising land between the commercial nuclei of South Road and The Broadway, and The Heath. It developed in the 1860s with large, scattered villas and the church of St Wilfrid (1863-5). The church is listed Grade II* and is a restrained Gothic Revival building of sandstone. Peter's Cottage, New England Road, is also listed (Grade II) and is a timber-framed house of the 16th century, recorded as part of a small holding in the late 16th and early 17th centuries. In the late 20th century, the predominant late 19th-century character of the area has experienced significant change with demolition of some large villas and replacement with blocks of flats. There has also been significant residential infill and redevelopment (flats and houses) at the west end of Heath Road and along the east side of Perrymount Road.[5]

Within the wider 250m, two 17th century houses are recorded. Mr Abraham Pelhams House and Land lies approximately 70m south-east of the site boundary and Mr Boards House and Land lies approximately 185m north-east of the site boundary. Both houses are shown on a 1638 map of Haywards Heath. Parts of the original building of Mr Abraham Pelhams House are still in place today. [6]

7. HER data sources

- [1] West Sussex Historic Environment Record database
- [2] Tithe map and OS historic mapping (WSRO)
- [3] West Sussex Historic Environment Record database
- [4] Edwards, R. (2004) West Sussex Farmstead Characterisation Project
- [5] Bannister, N (2008) Historic Landscape Characterisation of Sussex Report
- [6] Ford, Wyn K, and Gabe A. C (1981) The Metropolis of Mid Sussex – A History of Haywards Heath

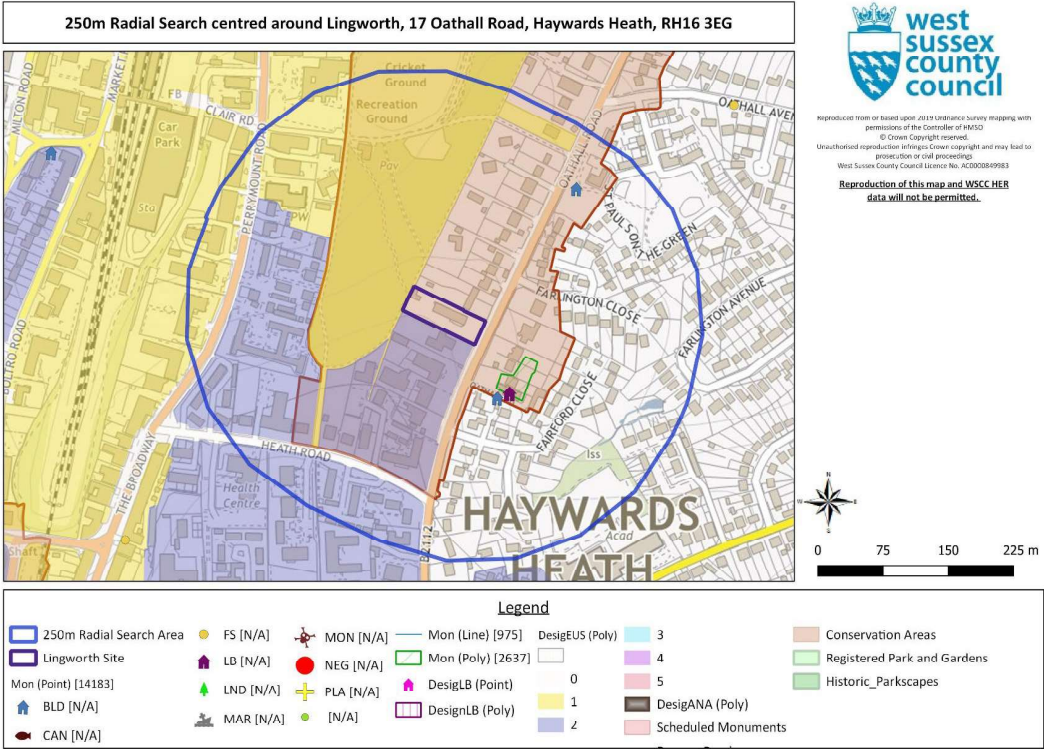
8. Further Information

The local planning authority may apply conditions on any forthcoming planning permission to require appropriate mitigation surveys and recording before and/or during development

Guidance with regard to development and historic farmsteads can be found at: <https://historicengland.org.uk/images-books/publications/south-east-farmsteads-character-statement/> and also by discussion with the LPA.

The information in this report will need to be attached as Appendix 1 to the Heritage Statement. You may be required by the Local Planning Authority to provide additional information or undertake further research to complete the Heritage Statement.

Map of HER Data



Cuckfield Tithe Map dated 1843

250m Radial Search centred around Lingworth, 17 Oathall Road, Haywards Heath, RH16 3EG



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Legend

250m Radial Search Area Lingworth Site

Further information

The **Historic Environment Record Consultation report (Appendix 1)** provides information about designated and non-designated heritage assets on and adjacent to a proposed development site. This information is taken from information recorded in the West Sussex Historic Environment Record (WSHER), including historic maps.

The **Historic Environment Record Consultation report (Appendix 1)** will be completed by the West Sussex Historic Environment Record Team. This report identifies heritage assets recorded in WSHER that are located within the development site or within 250m of the development site.* This information should inform proposals and the production of a **Heritage Statement** required by the Local Planning Authority in accordance with the National Planning Policy Framework.

The **National Planning Policy Framework** (Department for Communities and Local Government, July 2018) **Section 194** states that: *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

Please use the information provided in the **Historic Environment Record Consultation report (Appendix 1)** to aid the completion of the **Heritage Statement**. Both of these documents will need to be completed and submitted to the Local Planning Authority with the planning application.

Description of the term **Heritage Asset**: 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. Heritage Asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**The information in the West Sussex County Council Historic Environment Record although verified as far as possible, is not definitive and WSHER cannot be held responsible for any inaccuracies in the data. The 100m and 250m distances indicated are given as a guide in order to identify heritage assets that may be affected by the proposal. The Local Planning Authority may identify further designated and/or non-designated heritage assets that require further research to determine the impact of the proposed development on these assets and/or their setting*

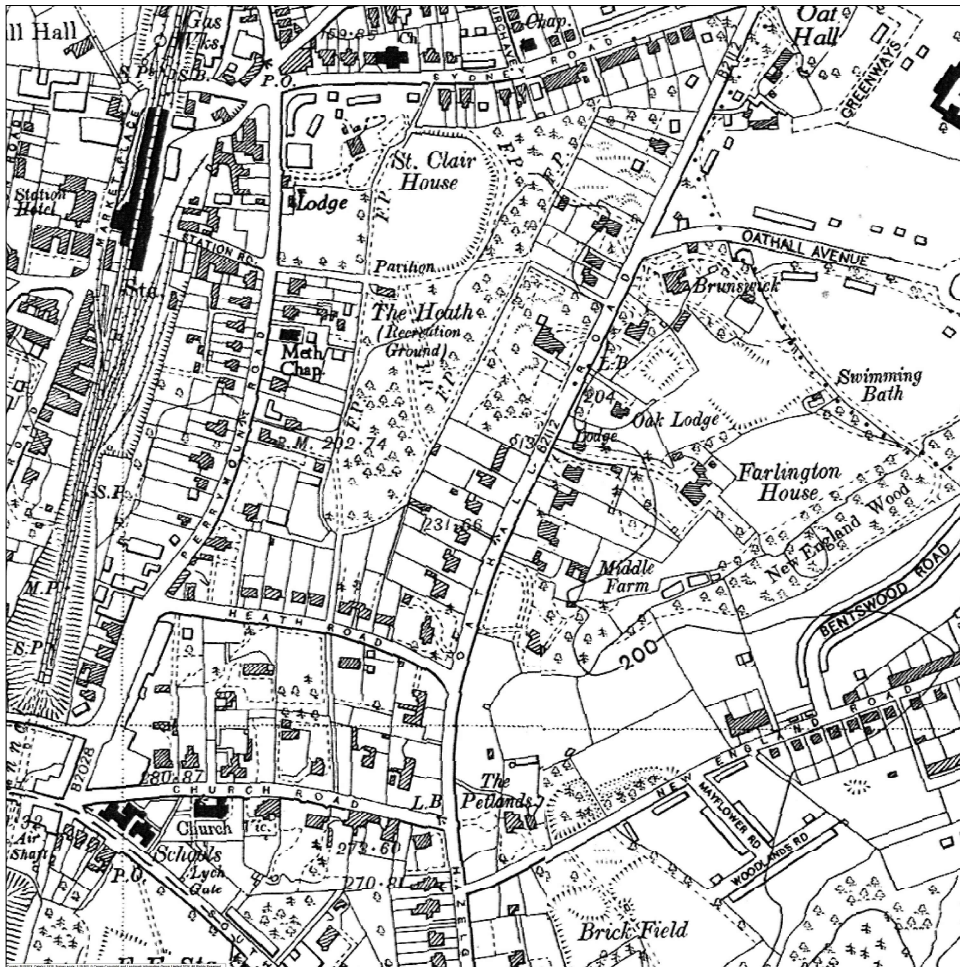
Appendix 2



Landmark
INFORMATION GROUP

Landmark Historical Map
County: SUSSEX
Published Date(s): 1912
Originally plotted at: 1:10,560

Appendix 2



Landmark
INFORMATION GROUP

Landmark Historical Map
County: SUSSEX
Published Date(s): 1938
Originally plotted at: 1:10,560

[illegible]

Landmark Historical Map
County:
Published Date(s): 1969
Originally plotted at: 1:10,560

Lingworth is a substantial unlisted house located within The Heath Conservation Area within Haywards Heath. The building, which dates from the late 19th or early 20th century, retains a number of period features including sash and stained glass windows, but has been altered and extended particularly to the rear. There is a surviving original coach house building to the back, which is visible from The Heath itself. Both buildings make a positive contribution to the character and appearance of the Conservation Area. As is noted in the adopted character appraisal, one of the key features of the Area is 'large Victorian and Edwardian villas set in extensive gardens in Oathall Road and Heath Road'. Lingworth would be a good example of such a property. This appraisal goes on to consider Lingworth in more detail, stating that:

'No.17 Oathall Road (Lingworth) is a grand Late Victorian / Edwardian (1897-1912) two-storey villa with attics. The original building has a symmetrical plan but the central porch has been replaced with an extension that detracts from the appearance of the building. At the rear of the house is an enclosed swimming pool (1983) and a hard tennis court. The tennis court lighting poles erected in 1982 are intrusive. On the western boundary of the garden is a modest Edwardian coach house that has some original internal features.'

The current proposal is for the change of use of the building from a single family house to C2 use (care home), with alterations and extensions including:

- A two storey side and rear extension wrapping around the rear south west corner of the building;
- Internal alterations to the house at ground and first floor to create ensuite rooms and other facilities;
- Conversion of the existing rear single storey pool house to provide additional bedrooms and a day room;
- Alterations and an extension at first floor level to the coach house;
- Landscaping works including removal of the existing flood lit tennis court.

The proposed two storey side and rear extension is substantial, and wraps around the rear corner of the building extending across the entire rear elevation of the building. This raises a number of concerns:

- The relationship of scale between the house and proposed extension, in particular when viewed cumulatively with the existing rear additions to the building, which already sit across the full width of the building at ground floor and extend back for some distance into the garden.
- The form of the extension in wrapping around the corner of the building exacerbates the impact on the extent to which the original footprint of the building would continue to be appreciable.
- In respect of both of these above points the requirements of the Council's adopted Design Guide will be relevant, in particular Principle DG49 'General Principles for Extensions', which states that 'Extensions should also normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions.' Figure 9E is also relevant and illustrates the point that extensions that wrap around an existing dwelling can undermine the integrity of the original architecture.
- The extension has an adverse impact on surviving features of interest to the building, in particular an existing large decorative stained glass window to the rear stairwell, which would become internalised.
- Two options for a detailed design approach have been given, one (Option 1) replicating the existing aesthetic of the building and one (Option 2) more contemporary. In my opinion, putting to one side the issues of scale and form, the first option is the more sympathetic- the contemporary design shown fails to relate appropriately to either the character of the existing house or that of the wider Conservation Area.

The proposed works to the pool house, which is a modern addition to the property, are not considered contentious subject to detail.

The coach house is an original or early feature of the property, and makes a positive contribution to the setting of the house and the character and appearance of the wider Conservation Area. The proposed first floor addition will add to the bulk of the extensions to the building, but is relatively modest in scale, and will sit above an existing modern garage. In principle, this aspect of the proposal is not considered contentious, however the dormer additions shown to the southern side of the building are overscaled within the roofslope and will require amendment- reference should be made to the Council's Design Guide. The number and scale of the proposed rooflights may also require reconsideration.

The associated landscaping scheme includes the proposed removal of the flood lit tennis court- this represents a large area of hard surfacing which detracts from the generally verdant character of the gardens. The flood lights are tall structures visible from the adjacent Heath, which again detract from the setting of this surviving area of semi-natural landscape at the heart of the Conservation Area. The removal of this feature, returning most of the affected space to garden, would be a positive aspect of the proposal in heritage terms, although it is noted that some of the area would be lowered and resurfaced to create a parking area.

In summary, the proposal raises concerns in terms in particular of the scale and form of the proposed side and rear extension, and associated loss or concealment of original features. Although there are some heritage benefits arising from the relandscaping of the rear garden, these may not be sufficient to outweigh the harm caused by this aspect of the proposal. I would suggest the following in respect of any formal application:

- The scale and footprint of the side and rear extension should be as far as possible minimised.
- Consideration should be given to other potential heritage benefits which could be built into the scheme in order to potentially mitigate the harm caused by this extension. For example:
 - The removal of the existing unattractive black railings from the roof of the building.
 - The removal of the existing two storey front porch extension would be a significant heritage benefit in relation to the character and appearance of this prominent elevation. I note at ground floor this extension is shown as retained as a porch, however I would question whether this is a necessary space given the large entrance hall within the house itself, or whether this could be removed without detriment. At first floor the space is shown as an ensuite, but given the largely glazed nature of the addition this does not appear appropriate or practical; an ensuite might be better accommodated by replanning of rooms within the original house. Were this two storey addition to be removed and the surviving original façade, including the ornate entrance, restored and revealed, this would as above be a significant benefit which would stand to be weighed against the disbenefit of the proposed work to the side and rear of the building.

Any formal application would be considered in the context of District Plan Policy DP35 (Conservation Areas) as well as the Council's adopted Design Guide, and the Heath Conservation Area Appraisal, which includes management proposals.