

EAST COTTAGE, CHURCH LANE, ARDINGLY, WEST SUSSEX

HERITAGE STATEMENT

NGR: 533775 129409

Commissioned by: Ms Gail Jansen



EAST COTTAGE, CHURCH LANE,
ARDINGLY, WEST SUSSEX

HERITAGE STATEMENT

(NGR 533775 129409)

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Prepared by:	Katya Harrow	Senior Specialist (Historic Buildings)	
Reviewed and approved by:	Ron Humphrey	Project Manager	
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Archaeology South-East
Units 1 & 2
2 Chapel Place
Portslade
East Sussex
BN41 1DR

SUMMARY

This heritage assessment has been undertaken by ASE in relation to the proposed development at East Cottage. It considers the significance of relevant heritage assets and makes a preliminary assessment of the potential effects of any proposed development upon their setting and significance, in line with the requirements of the National Planning Policy Framework.

This study identified five heritage assets which may be impacted by the proposed development. The probable impact of the proposed development upon the setting of these heritage assets has been considered, as has the resultant impact upon the assets' heritage significance.

The results of this assessment can be summarised as follows:

- The proposed development has the potential to impact the setting of the Ardingly Conservation Area and four other heritage assets*
 - Overall, the impact on the heritage significance of the Ardingly Conservation area is judged to be very low*
 - In NPPF terms, a very low impact equates to less than substantial harm, but as this impact is negligible it falls firmly at the bottom end of that category*
 - It has been judged that the proposed development would have a neutral impact upon the significance of the other four identified heritage assets.*
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1.0 INTRODUCTION

- 1.1 Archaeology South-East (ASE, a division of the UCL Institute of Archaeology) has been commissioned by Ms G Jansen to prepare a heritage statement in relation to a proposed extension at East Cottage, Church Lane, Ardingly, West Sussex, RH17 6UR (NGR: 533775 129409; Figures 1 & 2). The focus of this report is to assess the impact of the proposed development on the significance and setting of heritage assets.
- 1.2 This report outlines the statutory designations relevant to the assessment, offers brief descriptions and statements as to the significance of the relevant heritage assets, assesses the contribution of setting to the significance of those heritage assets, and then assesses how the setting and significance of the relevant heritage assets may be affected by the proposed development.
- 1.3 This heritage statement has been compiled in line with the policies set out in the National Planning Policy Framework (revised December 2024). The Government's aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. To achieve this, the Government's objectives for planning for the historic environment are to conserve England's heritage assets in a manner appropriate to their significance by ensuring that decisions are based on the nature, extent and level of that significance, investigated to a degree proportionate to the importance of the heritage asset.
- 1.4 Reference is also made to Conservation Principles: For the Sustainable Management of the Historic Environment Consultation Draft (Historic England 2017a), The Setting of Heritage Assets (Historic England 2017b) and Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015) which are the standard guidance documents for such assessment.
- 1.5 The site was visited by Katya Harrow on 3rd October 2025 in order to assess the proposed development site and potentially affected heritage assets. Data on designated and non-designated heritage assets was acquired from Historic England (National Heritage List), Mid Sussex District Council and other databases and resources cited in the text.

2.0 THE SITE

- 2.1 East Cottage lies at the southern end of Church Lane, in the western part of the village of Ardingly, approximately 460m south-west of the village church. Church Lane runs southwards from the main thoroughfare of Street Lane, which runs broadly east – west, linking the two parts of the village. At its southern end, Church Lane becomes a private, single-lane track, which bears eastwards then northwards, leading to the former Townhouse Farm. East Cottage stands on the northern edge of the farmstead, and to the north-west of Townhouse Farmhouse.
 - 2.2 The cottage is the eastern of a pair of mid-20th century, semi-detached cottages, likely built as accommodation for farmworkers. The cottages are aligned broadly east – west, with their principal elevation facing south. They are of two storeys, constructed in brown stock brick with a hipped, tiled roof which partly extends in a catslide to the rear and a projecting mansard to the front (south), and have central and end chimneys (Plates 1 & 2). Both cottages have UPVC windows and East Cottage has a brick-built,
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flat-roofed front porch, for which planning permission was granted in 1980¹, and rooflights. To the rear of the cottages is a contemporaneous, brick-built outhouse with gabled, clay-tiled roof.

- 2.3 East Cottage stands within a garden plot and is accessed from the south via a driveway, leading off an informal track which loops through the farmstead from Church Lane. The site is bordered to the east by the garden of Townhouse Farmhouse and its former farm buildings, to the north by a field, and to the west by West Cottage and its garden. The boundaries of the site are enclosed by a combination of close-boarded fencing, and post-and-rail fencing with hedges. The wider surroundings comprise fields and woodland to the north, west and south, where the land falls away towards Ardingly Reservoir and scattered development along Church Lane to the east.

3.0 HISTORICAL BACKGROUND

- 3.1 Although at too small a scale to allow for detailed interpretation, the Ordnance Survey draft of c.1800 shows a concentration of buildings at Town House, clustered to the west and north of a bend in Church Lane, south of Ardingly village, with Old Knowle's Farm to its north (Figure 3). The lane then proceeded south-westwards to a fulling mill in the valley (now occupied by Ardingly Reservoir), beyond which it joined the road to Haywards Heath at Stonehall Farm.
- 3.2 The 1840 Ardingly tithe map is the first to depict the site in detail (Figure 4). The L-shaped farmhouse of Townhouse Farm can easily be identified on the north side of the farmstead, with its farm buildings, including a large barn, mostly ranged around yards to its west. Two ponds are shown to the south/south-west of the yards. The accompanying apportionment records the farm as owned by William Saunders Robinson, and occupied by Thomas Coomber, and the main plot (484) as 'House Building, Yard, Garden and Orchard'. The site of East Cottage was once part of a field to the north-west of the farmstead, identified as plot 480, 'Great Orchard Wood and Rough', which at this time was recorded as a meadow. The farm holdings amounted to over 128 acres, and had a mixed regime of arable land, pasture, meadows and woodland.
- 3.3 The Ordnance Survey map published in 1874-1875 shows broadly the same picture, although the footprint of the barn had been reduced on its north-west side, and a couple of further buildings had been added to the farm complex (Figure 5). The map also shows more detail of the garden and orchards to the north and east of the farmhouse. The subsequent map of 1897 presents a similar picture, with some minor additions and further subdivision/enclosure of the yards west of the farmhouse (Figure 6). The subsequent map of 1910 shows little notable change beyond the removal of a building on the western side of the farmstead and the construction of a new one to the south of the westward stretch of the farm track (Edina Digimap, not reproduced).
- 3.4 By 1937, the farmstead and its surroundings had undergone more significant changes (Figure 7). The yards to the west of the house were reconfigured, with the westernmost yard expanded northwards, and the field to the north-west of the farmstead was subdivided. A pair of farm cottages had been built a short distance to the south of the farmstead. The wider area to the east and north had seen residential development with the addition of several large, detached dwellings within sizeable

¹ MSCD planning ref. AR/026/80

garden plots off Church Lane. No significant changes can be identified on the subsequent map of 1957 (Edina Digimap, not reproduced).

- 3.5 The mid-20th century saw further significant change to both the farmstead and the wider area. The map of 1968-1972 shows that by this time, a pair of semi-detached cottages (East Cottage and West Cottage) had been constructed in the field to the north-west of the farmstead, with an outbuilding to the north (Figure 8). Several large farm buildings had been built to the south-west of the farmhouse, replacing the yards and some of the earlier farm buildings, along with the western of the two ponds. The means of accessing the cottages was also laid out at this time, winding through the farmstead from the track to Townhouse Farmhouse.
- 3.6 More recently, the large mid-20th century farm buildings in the south-western part of the farmstead, along with the early 20th century cottages to the south, have been demolished as part of a redevelopment to provide two new dwellings with outbuildings (MSDC planning ref. DM/21/3536).

4.0 PROPOSED DEVELOPMENT

- 4.1 The proposed development is outlined in Appendix 1. It is proposed to extend East Cottage with a two-storey side extension, plus a rear extension at first-floor level only. A non-original brick porch to the front (south) elevation would also be removed, and a pair of French doors inserted in lieu of an existing ground-floor front window.
- 4.2 The side extension would be constructed in brickwork at ground-floor level, to match the existing house, with plain clay hanging tiles at first-floor level, to echo the existing mansard roof slope to the front elevation. The roof would be hipped and covered with clay tiles, with a glazed gablet to the east, a gabled lucarne to the front first-floor window, and two rooflights to the rear pitch.
- 4.3 The rear first-floor extension would be constructed in brick to match the existing house and would have a hipped, clay-tiled roof.

5.0 PLANNING BACKGROUND

5.1 National Planning Policy Framework

- 5.1.1 Government policies relating to planning are given in the National Planning Policy Framework (revised December 2024).² Section 16 (paragraphs 202 – 221) of the Framework (*Conserving and enhancing the historic environment*) outlines policies relating to the historic environment and the key role it plays in the Government's definition of sustainable development, the principle which underpins the document.
- 5.1.2 The Framework requires that local planning authorities should set out in their Local Plan 'a positive strategy for the conservation and enjoyment of the historic environment', recognising that 'heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance' (Section 16, paragraph 202). The NPPF is supported by historic environment Planning Practice Guidance, published in April 2014, and updated in July 2019.³ In specific relation to

² <https://www.gov.uk/guidance/national-planning-policy-framework>

³ <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

historic environment issues, further guidance is provided by Historic Environment Good Practice Advice notes and Historic England Advice Notes, issued by Historic England and the Historic Environment Forum.⁴

- 5.1.3 The Framework requires that planning applicants should ‘describe the significance of any heritage assets affected’ by their application, ‘including any contribution made by their setting’ (see below, Section 5).

5.2 Local Planning Policy

- 5.2.1 The Mid Sussex District Plan 2014-2031 was adopted in 2018.⁵ It is the main planning document used by the Council when considering planning applications and includes the strategy, proposed level of development and planning policies. The District Council has commenced a review of the District Plan; the new District Plan 2021 – 2039 will replace the current adopted District Plan.
- 5.2.2 The following policies of the adopted District Plan 2014-2031 relate to the historic environment and are of relevance to the current site:

DP34: Listed Buildings and Other Heritage Assets

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.

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.*

⁴ <http://historicengland.org.uk/advice/planning/planning-system/>

⁵ <https://www.midsussex.gov.uk/planning-building/mid-sussex-district-plan/>

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.

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.

DP35: Conservation Areas

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.

Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:

- New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;*
- Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;*
- Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;*
- Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;*
- Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;*
- New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.*

Development will also protect the setting of the conservation area and in particular views into and out of the area.

New buildings of outstanding or innovative design may be acceptable in conservation areas provided that their impact would not cause material harm to the area.

- 5.2.3 The adopted Mid Sussex Local Plan (adopted 2004) is part of the development plan for Mid Sussex. Although it was replaced by the Mid Sussex District Plan, it contains
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a number of saved policies relevant to development within Mid Sussex District.⁶ However, none of the saved policies are relevant to this assessment.

- 5.2.4 The Ardingly Neighbourhood Plan was 'made' (adopted) in March 2015 and is taken into account when decisions on future planning applications are made.⁷ It contains the following objective relevant to this assessment: *to protect the historic fabric and environment, including the Conservation Area and its setting*. It also contains the following specific policy relating to the historic environment:

Policy ARD 9: Heritage Assets

The Neighbourhood Plan requires development proposals affecting a listed building or conservation area or their setting to conserve or enhance the special quality and distinctive character of Ardingly.

5.3 Conclusion

- 5.3.1 This heritage statement engages with the above policies by assessing the heritage assets within and/or near the proposed development site and the contribution that their setting makes to their significance, and then by assessing how the setting and significance of these heritage assets may be affected by the proposed development.

6.0 METHODOLOGY

- 6.1 The *National Planning Policy Framework* (Section 16: 'Conserving and Enhancing the Historic Environment') requires that the potential impact of a proposal upon the significance of a heritage asset should be considered as part of the planning process.⁸

207. 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.

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

- 6.2 It also states the following of relevance to this assessment of impact:

210. In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

⁶ <https://www.midsussex.gov.uk/planning-building/local-plan-2004/>

⁷ <https://www.midsussex.gov.uk/planning-building/neighbourhood-plans/>

⁸ Section 16: 'Conserving and Enhancing the Historic Environment', paragraph 207 (updated 12th December 2024).

- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

- 6.3 This assessment report considers the potential impacts arising from the proposed development in relation to designated heritage assets and their setting. Setting is defined by 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 or may be neutral.

- 6.4 Setting is important due to the contribution it makes to the significance of heritage assets. This assessment therefore follows the staged approach set out in the relevant Historic England guidance (2015; 2017b):

Step 1: Identify which heritage assets and their settings are affected by the proposed development.

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

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

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

Step 5: Make and document the decision and monitor outcomes.

- 6.5 The emphasis of this report is on the first three steps of this methodology. Each aspect of these steps is considered within the sections below.

7.0 STEP 1: IDENTIFYING THE HERITAGE ASSETS

- 7.1 Heritage assets comprise a site, building, place, area or landscape of heritage interest and thus include buildings, archaeological sites and landscape features such as ancient woodland and hedgerows. Designated heritage assets are designated by statute, while non-designated heritage assets can be locally listed by the local planning authority and/or listed on county historic environment record databases, although this is not a definitive record of potential heritage assets. Further examples may exist in an unrecognised or unrecorded form and absence from the HER database does not reduce or negate the significance of any potential heritage asset. This document is concerned with built heritage assets (whether designated or non-designated); broader consideration of other heritage assets is included to provide archaeological/historical context as appropriate, but formal assessment of impact on them is beyond the scope of this document.

- 7.2 For the purposes of this assessment, heritage assets in close proximity to the site have been considered; their locations are plotted on Figure 1. A site visit was conducted to determine whether or not a line of sight was present between each individual asset and the proposed development site, whether or not they had visually
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significant attributes, such as designed views or vistas, as well as consider their relationship with the surrounding landscape more broadly. The results of this initial assessment are summarised below and presented in Table 1.

- 7.3 Listed building data has been acquired from the National Heritage List for England (NHLE), and conservation area data obtained from Mid Sussex District Council.

Conservation Areas

- 7.4 The site lies within the western of the two distinct areas which make up the Ardingly Conservation Area; this area centres on the junction of Church Lane and Street Lane. It was designated in 1984 and extended in 1990 to include the southern end of Church Lane. There is no current appraisal document available, although a summary of the conservation area is provided in the document *Conservation Areas in Mid Sussex* (MSDC 2018). This notes that the western section is residential and contains a 14th century church and 19th century school, which are listed, together with several buildings dating to the 17th century or earlier. The eastern section is noted for a number of buildings dating from the 17th century, but has seen considerable expansion and now forms the centre of the village.

Listed Buildings

- 7.5 There are two statutorily listed buildings in close proximity to the site; the walkover survey ascertained the remaining nearby listed buildings were at too great a distance to be affected by the proposed development. The following buildings are given further consideration:

1. Townhouse Farmhouse

- 7.6 The site stands c.45m northwest of Townhouse Farmhouse (Grade II listed). No date is provided by the list description for the building, but its form and appearance suggest it probably has medieval origins; it has been described as dating back at least to the 16th century (Ardingly History Society, undated). East Cottage, as one of a pair of cottages probably built for farmworkers, has a historical relationship with the farmhouse. It holds no intervisibility with the site due to the presence of a large barn which screens it from the latter.
- 7.7 The legislative cover includes the building 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. Thus, farm buildings around the courtyard west of the farmhouse, which are not listed in their own right, could feasibly be considered curtilage listed; they have been identified as such by the Mid Sussex Council Conservation Officer in consultation on a recent planning application to the south of the site⁹, and are thus treated as curtilage listed here (Buildings 2 & 3, below). East Cottage, by virtue of its 1950s date of construction, would not be considered curtilage listed.

2. Barn north-west of Townhouse Farmhouse

- 7.8 The barn (curtilage listed) is an L-shaped building which stands to the north-west of Townhouse Farmhouse, and lies c. 16m south-east of the site. It is an L-shaped

⁹ Planning application ref. DM/21/3536, consultation response dated 7th December 2021

structure which stands on the site of a barn visible from at least the mid-18th century, although it appears to have seen extensive later reworking/rebuilding. It has direct intervisibility with the site and a historical relationship with it as part of the farmstead.

3. Stable west of Townhouse Farmhouse

- 7.9 The stable building (curtilage listed) stands to the west of Townhouse Farmhouse and c. 28m south-east of the site. It is an L-shaped building of probable late 18th to 19th century date, with a dilapidated, modern addition at its north-west end. It has intervisibility with the site and a historical relationship with it as part of the farmstead.

4. Old Knowles

- 7.10 Old Knowles is a timber-framed house of 17th century date or earlier (Grade II listed). It is located c. 100m north-east of the site. Due to the intervening distance and vegetation, the building holds no intervisibility with the site, and has no known historical relationship with it, as Old Knowles was a separate farmstead which stood to the north of Townhouse Farm.

Other Statutorily Designated Heritage Assets

- 7.11 There are no examples of the following within close proximity to the site:

- Registered historic parks and gardens
- Scheduled monuments
- Registered battlefields

Non-designated heritage assets

- 7.12 One building to the south-west of Townhouse Farm is likely to be considered a non-designated heritage asset, rather than a curtilage listed building; the Mid Sussex Council planning register indicates listed building consent was not sought when an application for its change of use was made in 2010¹⁰. It has been identified as potentially being of relevance to the assessment:

5. The Old Dairy

- 7.13 A former farm building, known as The Old Dairy, stands c. 30m south/south-east of the site. It is of mid-19th century date and has been modernised. It has some intervisibility with the site and a historical relationship with it through forming part of the farmstead.

¹⁰ MSDC planning ref. 10/02555/COU

Table 1 – Relevant heritage assets

Heritage asset	National Heritage List No.	Type (grade)	Description	Intervisible with the site?	Significant historical relationship with site?	Potential impact by proposed development?
Ardingly Conservation Area	n/a	Conservation Area	Western part of the conservation area which focuses on Church Lane and Street Lane	Site is within the CA	Y	Y
1 Townhouse Farmhouse	1192346	Listed building (II)	Farmhouse of possible 16 th century date or earlier.	N	Y	Y
2 Barn north-west of Townhouse Farmhouse	n/a	Curtilage listed	Barn on site of building of at least mid-18 th century date; substantially reworked/rebuilt.	Y	Y	Y
3 Stable west of Townhouse Farmhouse	n/a	Curtilage listed	Farm building of likely late 18 th to 19 th century date.	Y	Y	Y
4 Old Knowles	1025793	Listed building (II)	Timber-framed house of 17 th century date or earlier.	N	N	N
5 The Old Dairy	n/a	Non-designated heritage asset	Former farm building of mid-19 th century date	Y	Y	Y

Summary

- 7.14 The proposed development site is one of a semi-detached pair of cottages on the northern edge of the former farmstead of Townhouse Farm. The cottages were built in the mid-20th century, probably as accommodation for farm workers. It lies in the Ardingly Conservation Area, with several heritage assets in its vicinity.
- 7.15 The Ardingly Conservation Area, one statutorily listed building, two curtilage listed buildings, and one non-designated heritage asset have been identified as having a historical or visual relationship with the proposed development site and will be afforded further consideration. One further nearby listed building (Old Knowles) has no intervisibility with the site nor a known historical relationship with it and is thus disregarded from further assessment.

8.0 STEPS 2 & 3: ASSESSMENT OF SIGNIFICANCE AND IMPACT

- 8.1 The preceding section indicates that five heritage assets identified in the vicinity of the site either have an important historical/landscape component to their heritage significance or are directly intervisible with the site. This means that they have the *potential* to be affected by the proposed development, even where they cannot be seen from the proposed development site. Equally, a proposed development can be fully visible from an asset, but its impact will be minimal if the setting does not contribute to the significance of that asset (Historic England 2015; 2017b). This section aims to establish the extent of any such impact: its results are summarised below in Table 2.
- 8.2 In order to consider the potential impact of the proposed development on the significance of the identified heritage assets, this assessment will firstly provide a brief significance statement for each heritage asset and determine to what degree their setting makes a contribution to that significance. This is assessed by examination of a range of sources, such as a site visit, listed building information, cartographic evidence and professional judgement. The assessment is based on observations made from within the site and from public viewpoints only.

Significance Assessment

- 8.3 The foregoing discussion of the assets' significance and setting utilises NPPF terminology and supporting guidance (NPPF Planning Practice Guidance;¹¹ Historic England 2017a; Historic England 2017b; Historic England 2019). The NPPF identifies the following categories of heritage interest: archaeological, architectural and artistic, and historic, which are defined as follows in the Planning Practice Guidance:
- *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.*
 - *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*

¹¹ <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

- *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.*

8.4 Within each of these categories of heritage value, the following degrees of significance are adopted here:

- Exceptional: elements of the place that are of key national or international significance, being among the best or only surviving examples of an important type of monument, or being outstanding representatives of important social or cultural phenomena.
- High: elements that constitute good and representative examples of an important class of monument (or the only example locally), or that have a particular significance through association (although surviving examples may be relatively common on a national scale), or that make major contributions to the overall significance of the site.
- Moderate: elements that have obvious intrinsic value, or make a discernible contribution to the character and understanding of the site. They may provide a historical or cultural context for features of individually greater significance.
- Low: elements that have a limited degree of intrinsic value, or make some contribution to understanding or appreciation of the site.
- Neutral: elements that have no intrinsic value, without being actively intrusive.
- Negative: elements that are actively detrimental to the significance of the site, or which detract from its character, setting or comprehension. Recommendations may be made on their removal or on other methods of mitigation.

Setting

8.5 Closely allied to a site's heritage values is the contribution its landscape setting makes to its significance, and how it is experienced within the context of its wider surroundings. Whilst this is predominantly a visual consideration, it is also influenced by environmental factors such as noise and smell, as well as by a deeper understanding of the historic relationship between places, even where there is no line-of-sight between them (Historic England 2017b).

Impact Assessment

8.6 The NPPF states that impact should be assessed in the following manner:

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

- 8.7 In considering the impact of a proposal upon a non-designated heritage asset, the NPPF states:

216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

- 8.8 Similarly, in relation to curtilage structures, Historic England guidance (2015) notes that:

Whether alteration, extension or demolition of such buildings amounts to harm or substantial harm to the designated heritage asset (ie the listed building together with its curtilage and attached buildings) needs careful consideration. Some curtilage structures are of high significance, which should be taken fully into account in decisions, but some are of little or none. Thus, like other forms of heritage asset, curtilage structures should be considered in proportion to their significance.

- 8.9 The NPPF divides impact as resulting in either *substantial harm* or *less than substantial harm*. In practice, the majority of proposals fall under the latter category, meaning a more nuanced assessment is required to come to a fully rounded decision. The following informal terminology is therefore adopted here:
-

- A *High* impact equates to the category of ‘substantial harm’ set out by the NPPF. The Planning Practice Guidance for the Historic Environment states that the bar for justifying this level of harm is also high.
- A *Moderate* impact equates to the category of ‘less than substantial harm’ set out by the NPPF, but falls within the upper end of that category. The requirement to weigh the proposal against public benefit and the optimum viable use of a site applies, but may need more rigorous justification.
- A *Low* impact also equates to the category of ‘less than substantial harm’ set out by the NPPF, but falls within the lower end of that category. The requirement to weigh the proposal against public benefit and the optimum viable use of a site still applies, but the justification may be more straightforward.
- A *Neutral* impact equates to no potential harm, meaning that the requirement to weigh the proposal against public benefit and the optimum viable use of a site may not apply, although heritage aspects of the proposal may still be a consideration.
- A *Positive* impact is one which is considered to enhance the significance and/or setting of a heritage asset. Identified positive impacts to heritage assets may have public benefit and are likely to be beneficial to the proposal as a whole.

LEVEL OF IMPACT	NPPF EQUIVALENT
<i>High</i>	substantial harm/total loss
<i>Moderate</i>	less than substantial harm
<i>Low</i>	less than substantial harm
<i>Neutral</i>	no potential harm
<i>Positive</i>	enhancement of a heritage asset; possible public benefit

- 8.10 It should be stressed that the following discussion is the considered view of the author based upon the findings of the survey. The assessment is offered based upon knowledge and experience of other such heritage assets and any suggestions offered are intended as advice. Many of the views which inform the conservation of heritage assets are to some extent subjective – and thus it should be stressed that there is no guarantee that the opinions expressed below will be endorsed by the local planning authority.

Ardingly Conservation Area

- 8.11 The western part of the conservation area focuses on St Peter’s Church, which stands prominently at the junction of Church Lane and Street Lane, where there is a small cluster of listed buildings including the village school. To the east, along Street Lane, development is more scattered and comprises dwellings predominantly of 18th and 19th century date, along with former farm buildings of New Knowles Farm. Running southwards from the church, Church Lane is characterised by large dwellings set within spacious plots, several of which date to the early 20th century, with brick walls and mature trees and hedges creating a tranquil and secluded character.
- 8.12 At its southern end, the unmade nature of Church Lane lends it the character of a rural lane or track, which bears west into the former farmstead of Townhouse Farm, of distinct character to the remainder of this part of the conservation area to its north (Plates 3 & 4). The buildings of Townhouse Farm form a historic group of traditional character, arranged around a courtyard with the farmhouse being the principal building, and an outlying building (The Old Dairy) to the south. East Cottage lies on the north-western periphery of the farmstead, close to the western boundary of the
-

conservation area. This part of the conservation area has a more rural feel due to the presence of these former farm buildings and views out across the surrounding countryside.

8.13 The summary statement for the conservation area (MSDC 2018) identifies the following features, relevant to this assessment, which contribute to the character of the conservation area:

- the spacious secluded gardens which include an abundance of mature trees and hedgerows in Church Lane
- the Listed Buildings in the western section
- the views across the countryside

Significance

8.14 The western part of the Ardingly Conservation Area is considered to hold historical value, illustrating a cluster of development around the medieval St Peter's Church, with scattered early development (farmhouses) along both Church Lane and Street Lane. The later development of the settlement is well-illustrated by numerous 18th and 19th century dwellings and the 19th-century Ardingly Primary School building, along with houses of the early 20th century, the latter particularly along Church Lane. Within this context, the buildings of Townhouse Farm illustrate what was once an isolated farmstead, set within a rural landscape, detached from the core of the settlement; despite later development, the farmstead feels distinct and this can still be appreciated. The aesthetically pleasing, varying forms and juxtaposition of the buildings and their materials hold considerable architectural value; this is enhanced by the presence of mature trees and hedgerows. The significance of the conservation area is therefore considered to be *high*.

8.15 Within this context, East Cottage makes a comparatively minor contribution. The cottages are considered to be a fairly typical, semi-detached cottages, characteristic of their date of construction. As a much later addition to the farmstead, they illustrate the more recent development of this part of the conservation area, and the need for housing for farm workers in the mid-20th century; however, the contribution this makes to the heritage significance of the farmstead and conservation area in general is limited. The cottages have some very minor architectural value due to more traditional aspects of their form and their construction in stock brick with clay roof tiles, although this limited value is diminished by later alterations such as the front porch to East Cottage, which sits somewhat awkwardly, the replacement of windows with uPVC, and features such as modern, close-boarded fencing to some of the boundaries. The cottages are reasonably well-screened from view by mature trees and hedging and the large barn to their south-west, which separates them from the remainder of the farmstead, and only become readily perceptible in short views from the entrance to their driveways (Plate 5). In longer views from the south (from the footpath along the southern boundary of the conservation area), the upper floor and roof can be seen in context with the group of historic buildings to their east; yet they are partially screened by trees and are reasonably unobtrusive due to their traditional form and materials (Plate 4). This also lends the cottages a sense of separation from the historic buildings of the farmstead, which are more inward-looking. The contribution that the cottages make to the significance of the conservation area is thus considered to be *very low*.

Impact

- 8.16 The proposed development would see East Cottage extended on its eastern side with a two-storey addition, and a first-floor addition to the rear. The extension would be reasonably large in terms of its footprint; however, it would utilise traditional forms and be set down from the ridge and back from the front elevation of the cottage, and would be constructed in materials to match the main building. The front elevation would have a gabled lucarne to the first-floor window, which echoes late 19th/early 20th century examples elsewhere in the conservation area, on both Church Lane and Street Lane.
- 8.17 It is acknowledged that extending one cottage would unbalance the pair; however, due to the set back of the extension's front elevation and the lower height of its ridge, it is considered that the original building would remain fully appreciable. Furthermore, views of the building from public viewpoints in close proximity are oblique and limited. The form of the building is more readily appreciable in longer views from the south; from here, the proposed extension would be partially obscured by existing mature trees and, due to the use of traditional forms and materials, is unlikely to be obtrusive. The rear extension would not be visible from public viewpoints.
- 8.18 The proposals include the removal of the 1980s brick porch to the front elevation, which would enhance the appearance of the building through removal of an obtrusive, awkward feature.
- 8.19 As noted above, while the conservation area is considered to be of *high* significance, the contribution made by the cottages to this significance is considered to be *very low*. Taking this and the above points into account, it is judged that the effect of the proposed development on this part of the Ardingly Conservation Area would be negligible, equating with a *very low* impact on the heritage significance of the Ardingly Conservation Area.

1. Townhouse Farmhouse

- 8.20 Townhouse Farmhouse is an L-shaped building comprising a main range, aligned north-east – south-west, with apparent later additions at its north-east end. It is a two-storey building; the main range is faced with stone, with the later additions utilising a mix of brick, stone and tile-hanging in their construction, and has a clay-tiled roof (Plate 6). Thought to be of 16th century date or earlier, the main range could feasibly have medieval origins, suggested by its very steeply-pitched roof with gablets.

Significance

- 8.21 The significance of Townhouse Farmhouse lies primarily in its *high* historical value as an example of a farmhouse of probable medieval date, with subsequent phases of development. The building's L-shaped footprint and juxtaposition of forms, and construction in high-quality materials characteristic of the local vernacular lends it *high* architectural value. Its archaeological interest is also likely to be *high*, with its fabric holding potential to elucidate an understanding of its origins and development.
- 8.22 Although the significance of the house is, to a great extent, held within its physical fabric, its setting also makes a contribution. Historically, the principal elements of its setting would have been the buildings of its farmstead and the surrounding rural landscape.
-

- 8.23 The surviving structures of the former farmstead of Townhouse Farm represent what appears to have been a fairly typical Wealden agricultural holding of 18th/19th century date, although the apparent earlier date of the farmhouse suggests the farmstead had earlier origins. Historic maps show how its setting has evolved from the mid-19th century onwards, including the loss of both historic and 20th century farm buildings the construction of East and West Cottage, and removal of several of the yards which stood to the west of the house. However, the buildings directly west/north-west of the farmhouse conserve part of the courtyard arrangement, and, together with the farmhouse, are appreciable as a characterful historic group, which provides a sense of historic context, despite some later alterations to some of the buildings (see below). East and West Cottages make a far lesser contribution to the setting of the farmhouse, by illustrating the more recent development of the farmstead; they have less intrinsic interest, and are spatially and visually distinct from the inward-looking main farmstead group.
- 8.24 The surrounding rural landscape of fields, hedgerows and woodland shaws is indicative of the historical functional relationship between the farmstead and its environs. Although there has been some change through later development, particularly along Church Road, which has reduced the isolation of the farmstead geographically, the farmstead still retains a largely rural setting, particularly to the west and south, which emphasises its position within what was historically a working landscape.
- 8.25 Overall, the contribution setting makes to the significance of the farmhouse is judged to be *moderate*.

Impact

- 8.26 The proposed side extension to East Cottage would amount to a relatively minor alteration to the surroundings of the farmhouse, within the wider extent of the farmstead. The cottages form a much later, less significant part of the farmstead, and are visually distinct from the farmhouse, being screened from it by the large barn to its north-west.
- 8.27 The traditional forms and materials of the proposed development mean any visual impact on this aspect of the building's wider setting would be minor. This would not affect the interrelationship of the buildings in the main historic farmstead group, nor its wider rural surroundings, which are the key aspects of the setting of the farmhouse.
- 8.28 For these reasons, it is judged that the proposed development, in principal, would have a *neutral* impact on the setting of Townhouse Farmhouse, equating with a *neutral* impact on its heritage significance overall.

2. Barn north-west of Townhouse Farmhouse

- 8.29 The barn forms the north-west side of the former yard directly north-west of the farmhouse. The following assessment is limited to external assessment from public viewpoints. The main range of the barn is aligned north-east – south-west with a structure attached to its south-east elevation, at the north-east end. The main range is constructed in brick with weatherboarding above, and has a half-hipped roof covered with profiled metal sheeting, and modern timber doors on its south-west side (Plate 7). It has seen either substantial reworking/modernisation or even rebuilding,
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with its corner posts formed by iron I-girders, with intermediate girders visible in the brickwork of its north-west elevation (Plate 8).

Significance

- 8.30 Although the building appears to have undergone relatively modern reworking/rebuilding, it nonetheless is readily appreciable as a barn. A barn has been located in this position since at least the mid-19th century, which the building conserves and illustrates. Its traditional form and use of some materials typical of the local vernacular lends it some architectural value, although due to its relatively modern appearance this value is more limited. The building may hold some archaeological value if it contains surviving fabric of an earlier building e.g. historic timber-framing. Overall, its significance is judged to be *low to moderate*.
- 8.31 The setting of the building is provided by the historic buildings of the farmstead of Townhouse Farm, and the wider rural landscape. The close interrelationship of the surviving buildings, which enclose a former farmyard identifiable on historic maps, makes an important contribution to an understanding of the farmstead and provides context for the barn. As noted previously, the rural surroundings of the farmstead are indicative of the functional working landscape, and survive well to the south and west of the farmstead group. The site of East Cottage once formed part of a field directly north-west of the barn, which it likely opened onto; the development of the cottages and their separate curtilages has altered this part of the barn's setting and introduced a domestic character to its setting here.
- 8.32 Overall, the setting of the barn is judged to make a *moderate* contribution to its significance.

Impact

- 8.33 Although the proposed development would be in reasonably close proximity to the barn, it would continue the generally modern, domestic character of this part of the building's setting. The development would have no tangible impact on the building's relationship with the other historic buildings of the farmstead or the wider rural surroundings, which form the key aspects of its setting.
- 8.34 As such, it is considered that the proposed development would have a *neutral* impact on the setting of the barn, equating with a *neutral* impact on its heritage significance.

3. Stable west of Townhouse Farmhouse.

- 8.35 The stable is an L-shaped building which is shown on historic maps from the mid-19th century onwards. It is formed by a low linear range aligned roughly east – west, which is the earlier part of the building, identifiable on the tithe map of 1840, with a perpendicular range running northwards at its eastern end; the latter was constructed in the late 19th century (Plate 9). The main range is enclosed with timber weatherboarding along its southern side, with stable doors; this is a later alteration as the building is shown as open-fronted on the Ordnance Survey map of 1875 meaning it was constructed as an animal shelter shed which opened onto a yard to its south. The later, north range is brick-built and both ranges have clay-tiled roofs. At the western end is a structure that appears to be a small animal pen, built from modern breezeblocks (Plate 10).

Significance

- 8.36 The building is considered to hold some historical value as an animal shelter shed that has been modified and extended. It holds clear aesthetic value due to its traditional form, and construction in typical vernacular materials; this has been slightly diminished by the breezeblock structure at its western end, although this is not entirely out of keeping given the building's functional nature. Overall, its significance is considered to be *moderate to low*.
- 8.37 The position of the building amongst other buildings of the former farmstead, and its wider rural surroundings provides the principal aspect of its setting. Along with the barn and the farmhouse, the building is ranged around a former farmyard, which provides its context, and together with the Old Dairy to its south, it forms part of a characterful historic group of clear agricultural identity. The wider rural setting reinforces the position of the farmstead within an agricultural landscape. Within this context, East Cottage and its garden, while illustrating the more recent development of the farmstead, serve as more modern, domestic elements of the building's setting.
- 8.38 Overall, the setting of the building is considered to make a *moderate* contribution to its significance.

Impact

- 8.39 Although the proposed development would be in reasonably close proximity to the building, it would continue the generally modern, domestic character of this part of its setting. The development would have no tangible impact on the building's relationship with the other historic buildings of the farmstead or the wider rural surroundings.
- 8.40 As such, it is considered that the proposed development would have a *neutral* impact on the setting of the building, equating with a *neutral* impact on its heritage significance.

5. The Old Dairy

- 8.41 The Old Dairy stands to the south-east of the stable range, and historic maps confirm it was constructed between 1840 and 1875. It is a single storey range constructed in orange-red brick laid in Flemish bond with occasional grey headers, and has a half-hipped clay-tiled roof (Plate 11). The brickwork of the building has seen some re-working on account of the building's conversion to office use (c.2010), and it has modern doors and windows.

Significance

- 8.42 The building is judged to hold *low* historical value as a typical farm building of fairly generic character; its original function is not particularly evident from the exterior, and the interior has likely been significantly altered to allow for its conversion. While it holds some aesthetic value, principally on account of its traditional form and construction materials, this value is diminished by reworking and its modern windows and doors which have lessened its agricultural character and is generally *low*.
- 8.43 The position of the building amongst other buildings of the former farmstead, and its wider rural surroundings provides the principal aspect of its setting. The farmhouse, barn and stable buildings to the north provides its immediate context, and it thus forms part of a characterful historic group of clear agricultural identity. The building
-

once stood between two yards, which have been removed and altered its immediate surroundings to the east, west and south. The wider rural setting reinforces the position of the farmstead within an agricultural landscape. Within this context, East Cottage and its garden, while illustrating the later development of the farmstead, serve as minor, more modern domestic elements of the building's setting.

- 8.44 Overall, the setting of the building is considered to make a *moderate to low* contribution to its significance.

Impact

- 8.45 Although the proposed development would be in reasonably close proximity to the barn, it would continue the generally modern, domestic character of this part of the building's setting. The development would have no impact on the building's relationship with the other historic buildings of the farmstead or the wider rural surroundings.
- 8.46 As such, it is considered that the proposed development would have a *neutral* impact on the setting of the building, equating with a *neutral* impact on its heritage significance.
-

Table 2 – Summary of significance and impact

Heritage asset	Grade	Key aspects of significance	Key aspects of setting	Simplified significance	Contribution of setting to heritage significance	Impact of proposal on setting	Overall Impact on heritage significance
Ardingly CA	n/a	Western part of CA: Illustrates clustered development around medieval church; later development of 18th to early 20th centuries; former farmstead at southern end; architectural value.	Rural surroundings and countryside views	High	High	n/a – within CA	Low
1 Townhouse Farmhouse	Listed (II)	Example of farmhouse of probable medieval date; architectural value.	Relationship with wider rural landscape	High	Moderate	Neutral	Neutral
2 Barn north-west of Townhouse Farmhouse	Curtilage listed	Conserves and illustrates the presence of a large barn on north-west side of former farmyard; diminished by later reworking/rebuilding	- Relationship with former farmstead buildings of Townhouse Farm - Relationship with wider rural landscape	Low-Moderate	Moderate	Neutral	Neutral
3 Stable west of Townhouse Farmhouse.	Curtilage listed	Example of animal shelter shed of at least early 19 th century date, latterly converted to a stable; architectural value	- Relationship with former farmstead buildings of Townhouse Farm - Relationship with wider rural landscape	Moderate-Low	Moderate	Neutral	Neutral
5 The Old Dairy	n/a	Example of mid 19 th century farm building; diminished by later conversion	- Relationship with former farmstead buildings of Townhouse Farm - Relationship with wider rural landscape	Low	Moderate - Low	Neutral	Neutral

9.0 CONCLUSIONS

- 9.1 This heritage assessment has been undertaken by ASE in relation to the proposed development at East Cottage. It considers the significance of relevant heritage assets and makes a preliminary assessment of the potential effects of any proposed development upon their setting and significance, in line with the requirements of the National Planning Policy Framework.
- 9.2 This study identified five heritage assets which may be impacted by the proposed development. The probable impact of the proposed development upon the setting of these heritage assets has been considered, as has the resultant impact upon the assets' heritage significance.
- 9.3 The results of this assessment can be summarised as follows:
- The proposed development has the potential to impact the setting of the Ardingly Conservation Area and four other heritage assets
 - Overall, the impact on the heritage significance of the Ardingly Conservation area is judged to be very *low*
 - In NPPF terms, a very *low* impact equates to less than substantial harm, but as this impact is negligible it falls firmly at the bottom end of that category
 - It has been judged that the proposed development would have a *neutral* impact upon the significance of the other four identified heritage assets.

10.0 ACKNOWLEDGEMENTS

- 10.1 Archaeology South-East would like to thank Gail Jansen for commissioning this heritage statement, and Rowena Chalk, Jonathan Sewell-Rutter and Stephanie Channell for their assistance.

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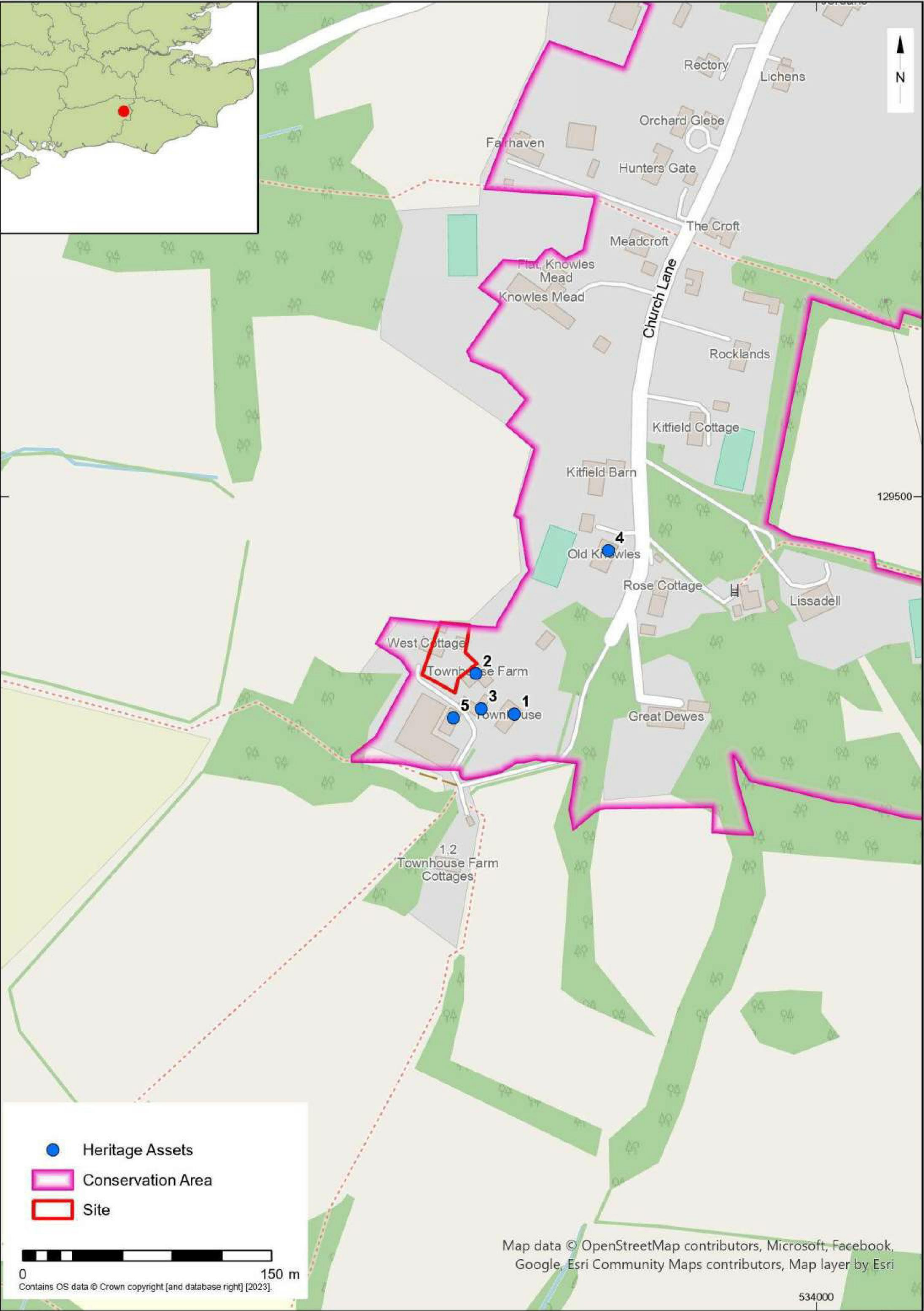
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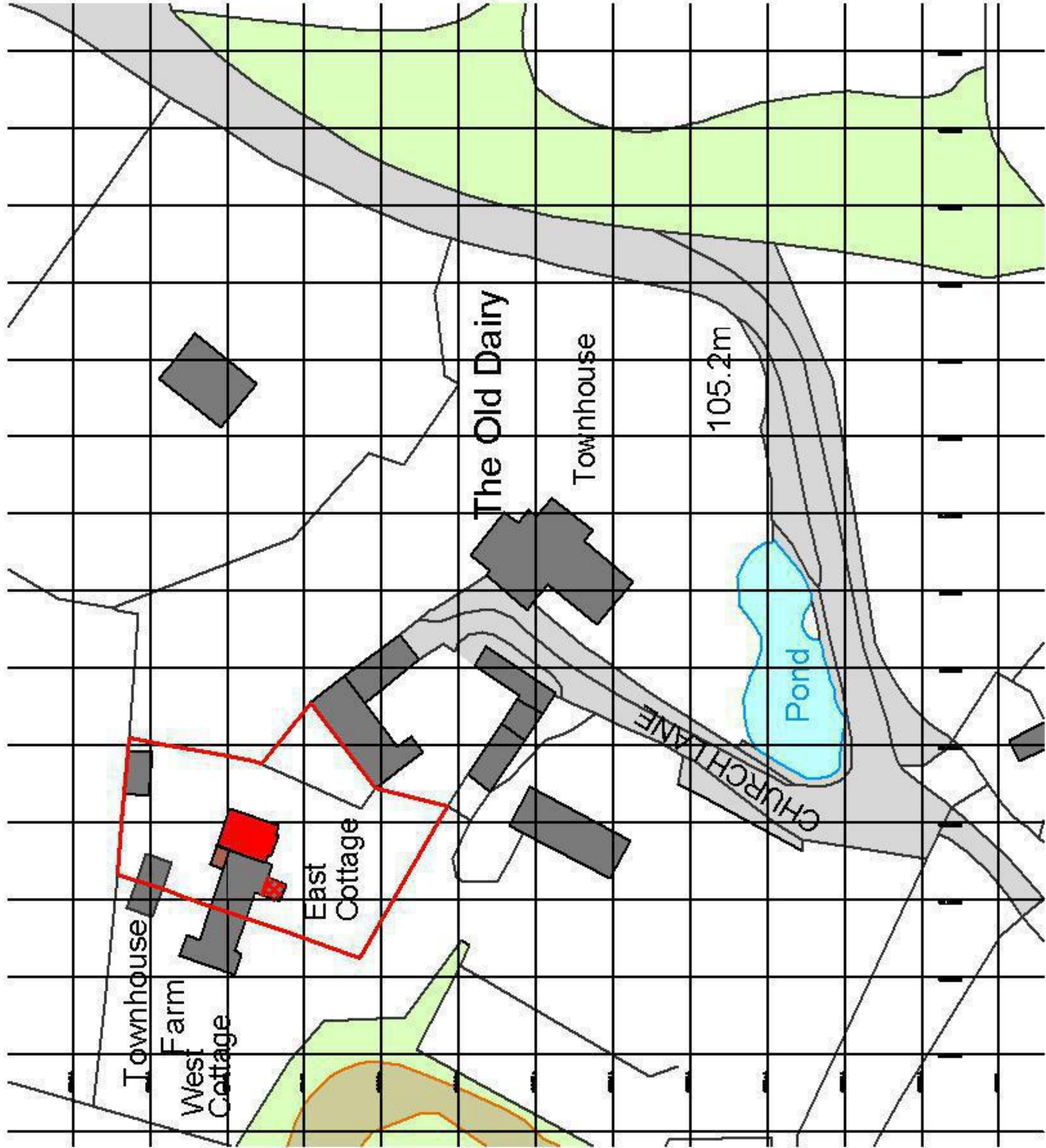
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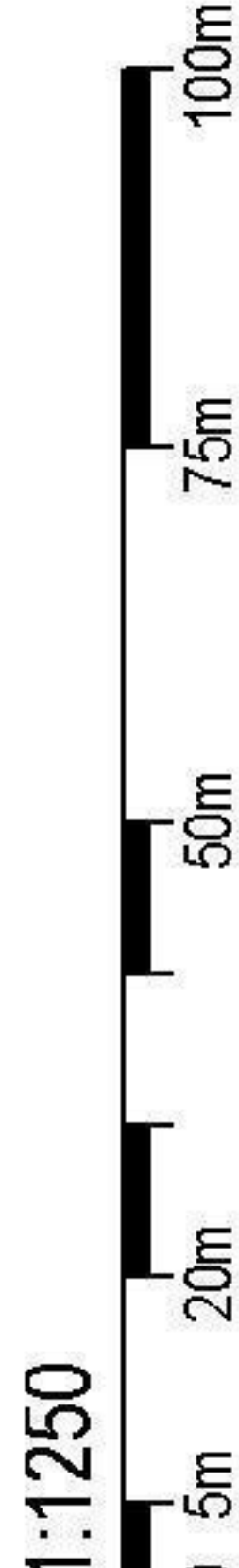
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Block Plan



Location Plan





studio@dwellingarchitecture.com
www.dwellingarchitecture.com
Tel: 01444 831 800
Fax: 01444 220 499

PLANNING

Client
Gail Jansen

Project
Extension and Alterations
East Cottage, Church Lane, Ardingly, RH17 6UR

Title
Location and Block Plan
as proposed

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Job No.
1406

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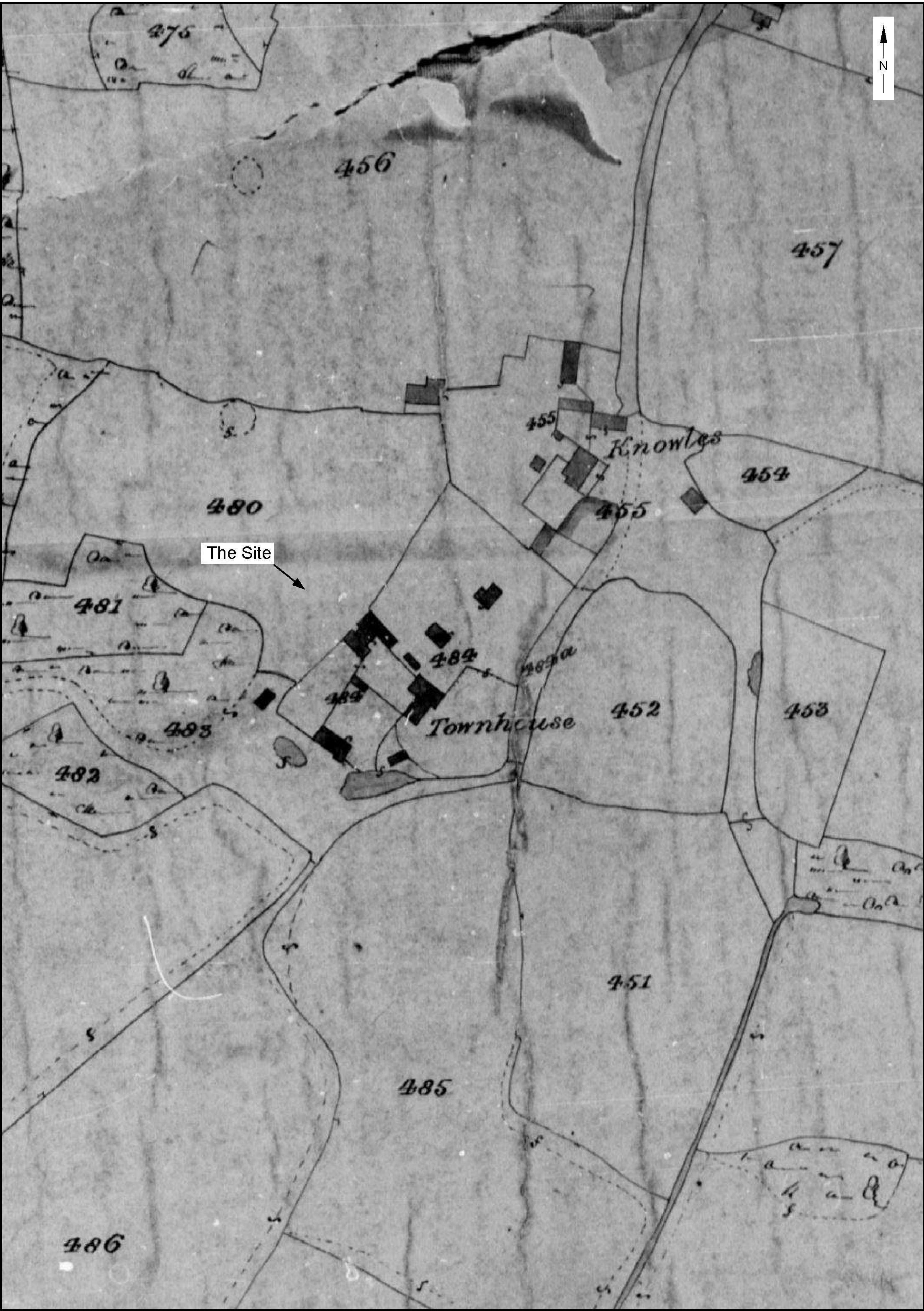
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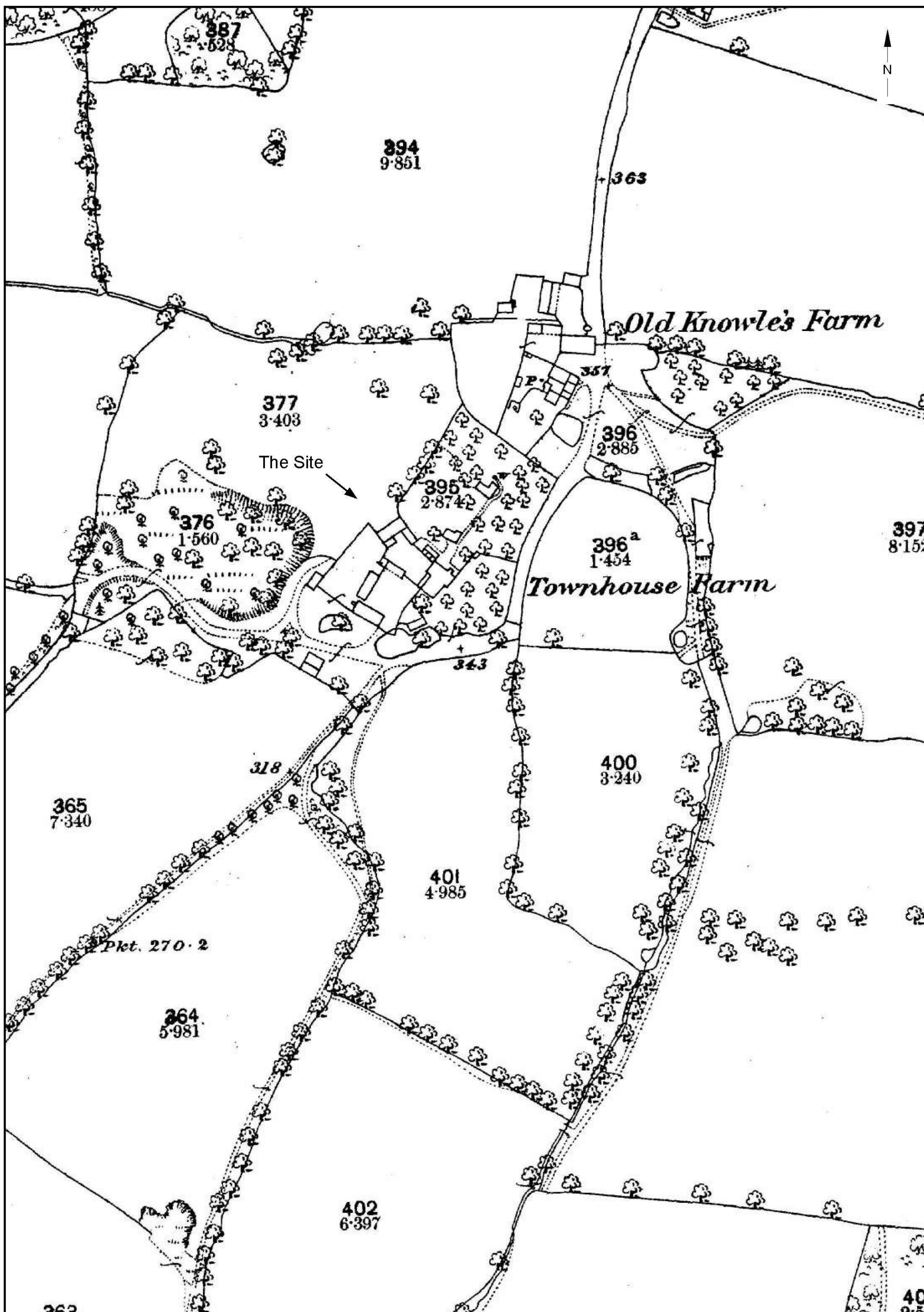
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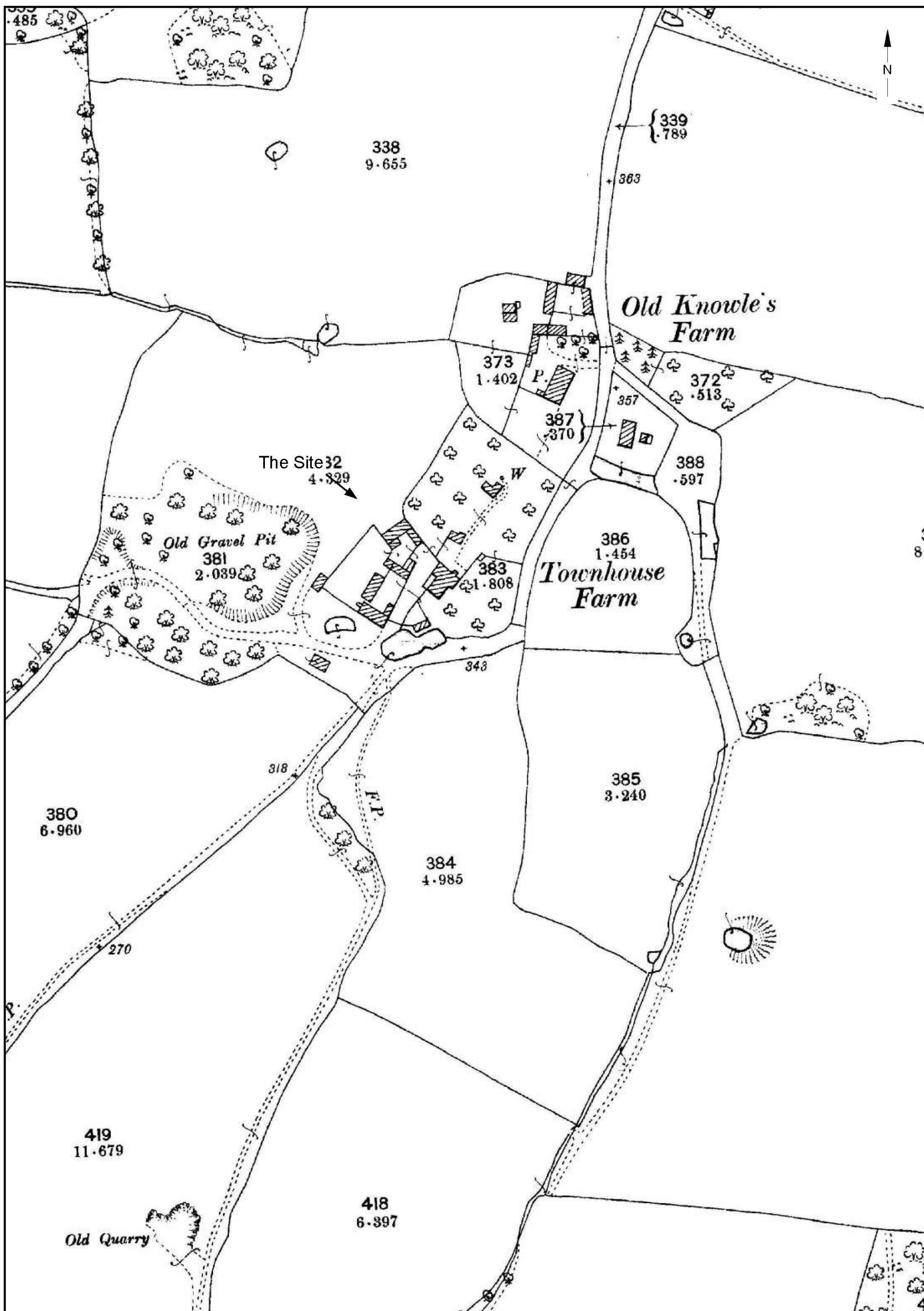
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Project Ref: 250569	Oct 2025	Ordnance Survey draft, c.1800	
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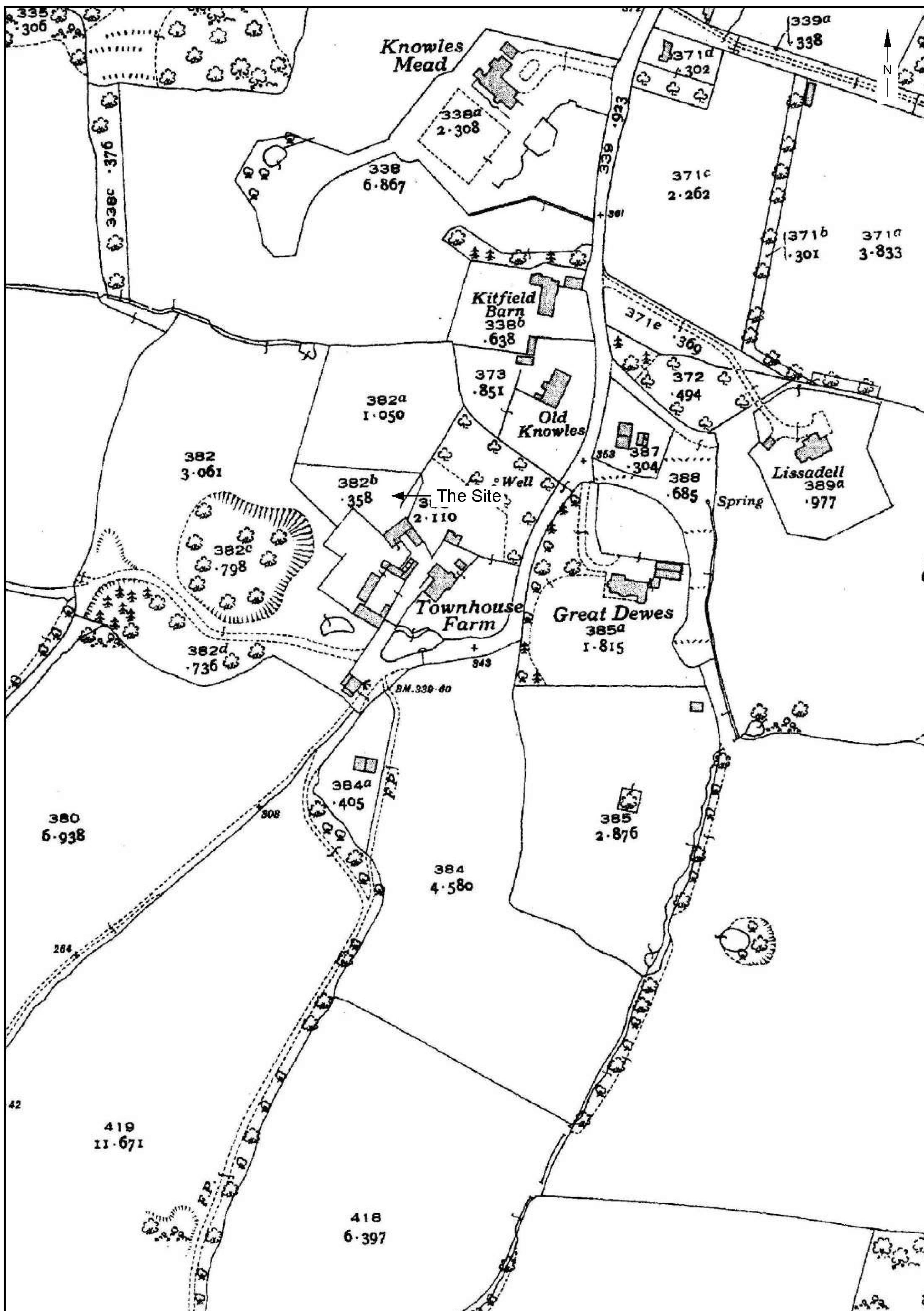
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Project Ref: 250569	Oct 2025	Ardingly tithe map, 1840	
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PLATES



Plate 1: East Cottage, facing north.



Plate 2: East Cottage, facing south-west.



Plate 3: The southern part of the Conservation Area, facing north-west, showing the buildings of Townhouse Farm.



Plate 4: Looking north/north-east across the southern part of the Conservation area, showing the buildings of Townhouse Farm. East Cottage (left) and Townhouse Farmhouse (right) are indicated.



Plate 5: The view of East Cottage and West Cottage looking north-west from their driveway entrances.



Plate 6: Townhouse Farmhouse, facing north-east.



Plate 7: The barn north-west of Townhouse Farmhouse, facing south-east.



Plate 8: The south-west corner of the barn showing iron girders used in its construction.



Plate 9: The stable west of Townhouse Farmhouse, facing north.



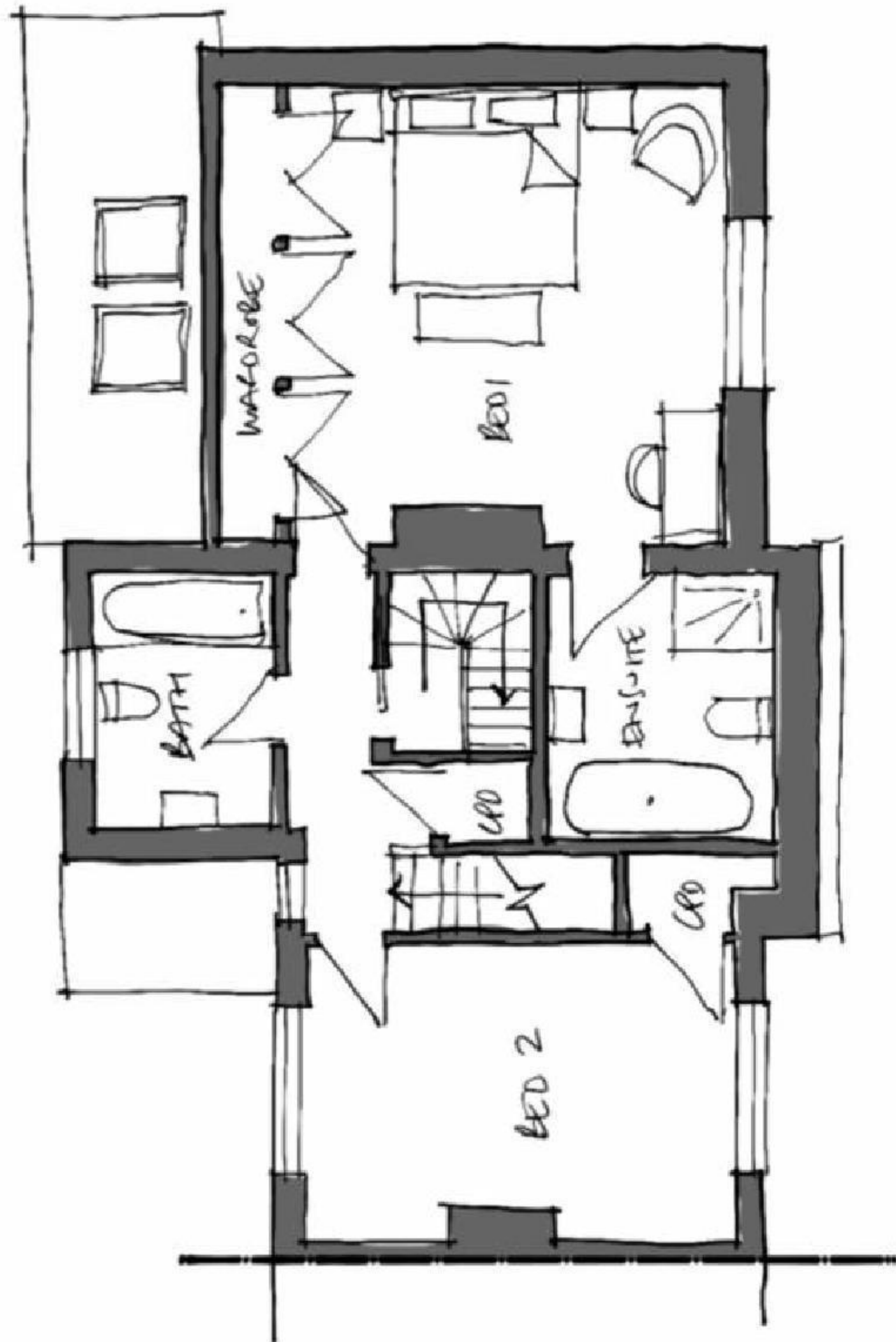
Plate 10: The stable west of Townhouse Farmhouse, facing east. Townhouse Farmhouse is in the background, and The Old Dairy is to the right.



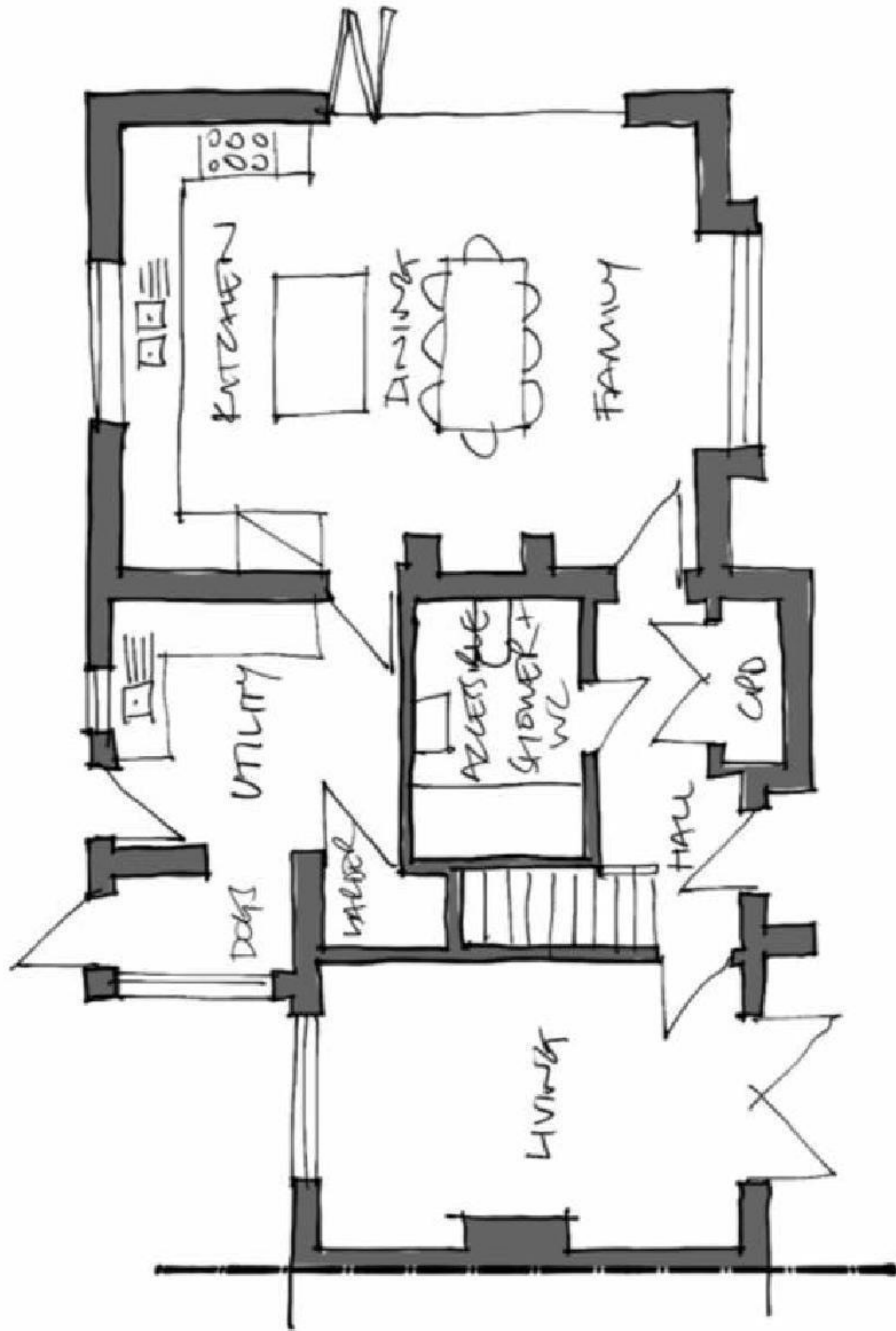
Plate 11: The Old Dairy, facing south-east.

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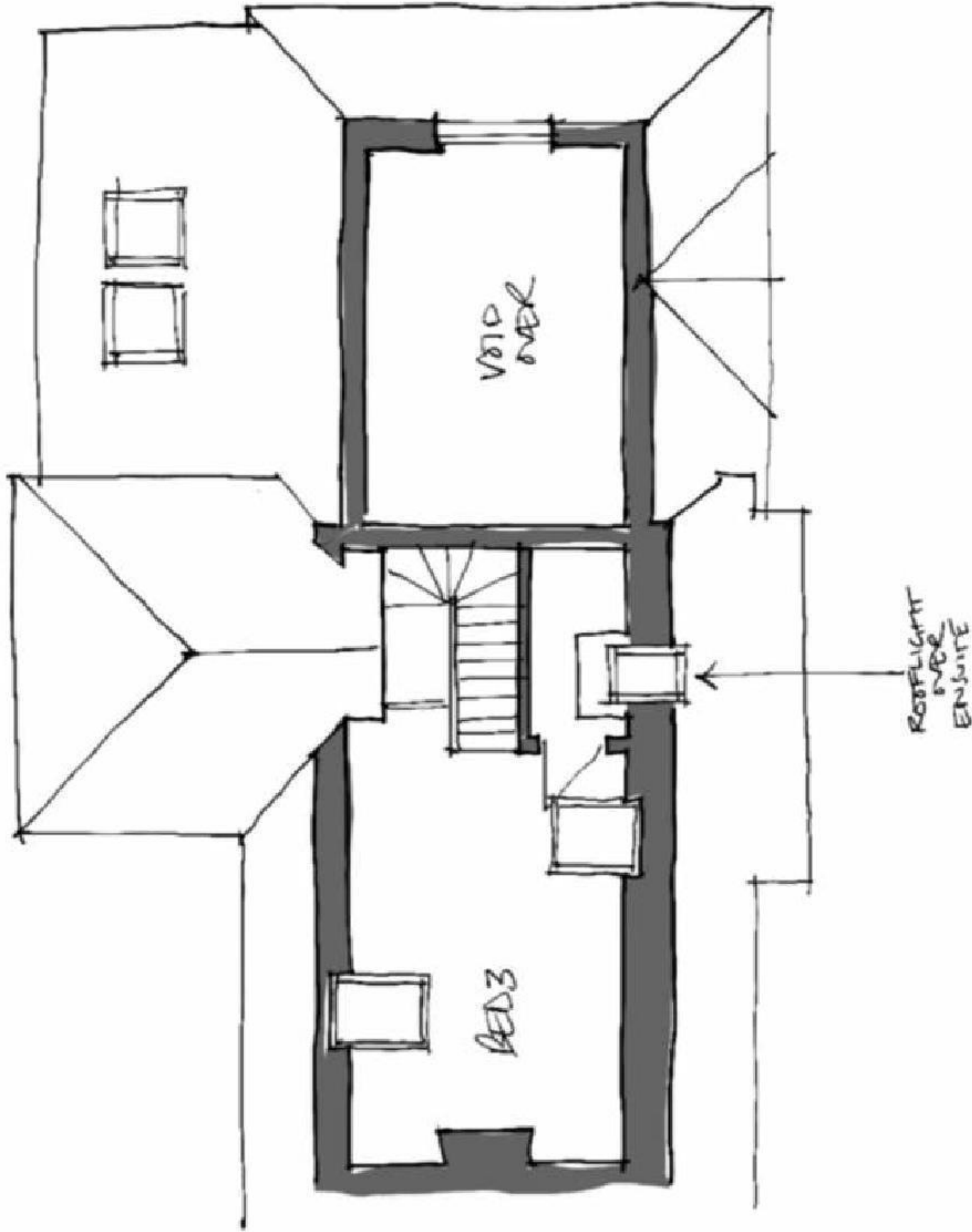
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Dwg. 1406 SK 20		Rev.	
Job No. 1406		Date 5/25	
Scale 1:100		Drawn JSL	
Checked			

NOTES

Do not scale from this drawing.

Any discrepancies should be reported immediately.

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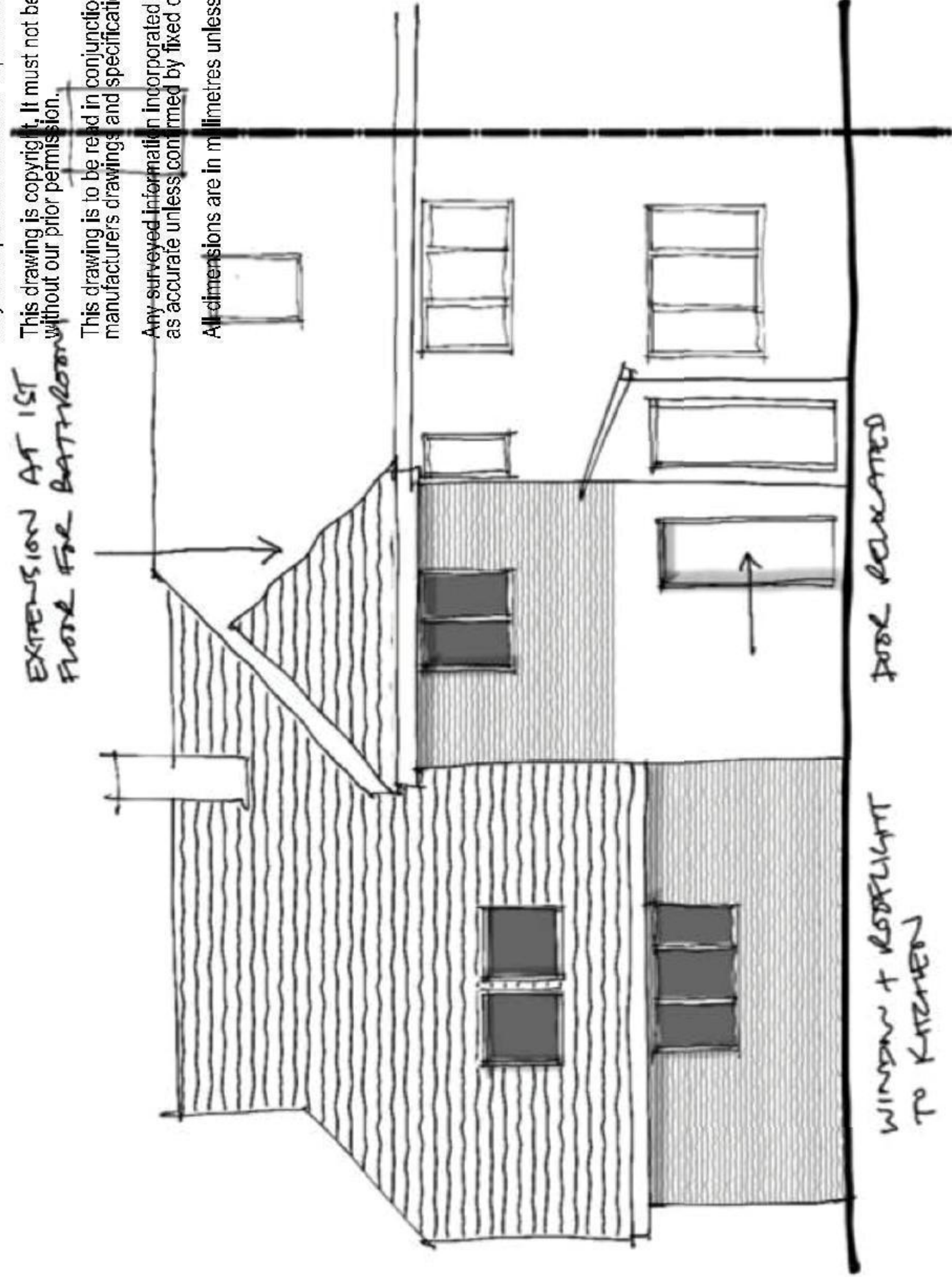
This drawing is to be read in conjunction with all relevant consultants, specialist manufacturer's drawings and specifications.

Any surveyed information incorporated within this drawing cannot be guaranteed as accurate unless confirmed by fixed dimension.

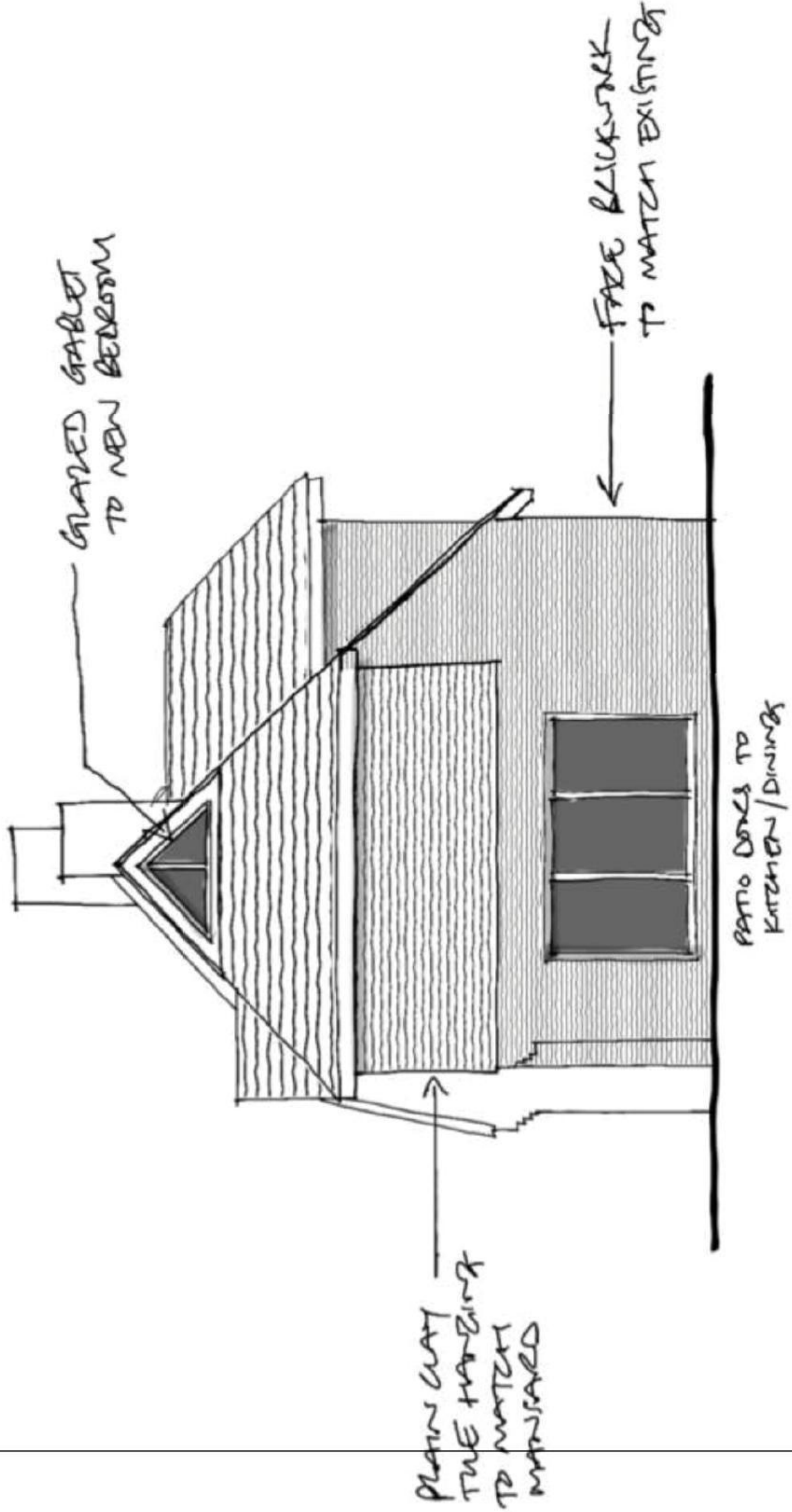
All dimensions are in millimetres unless noted otherwise.



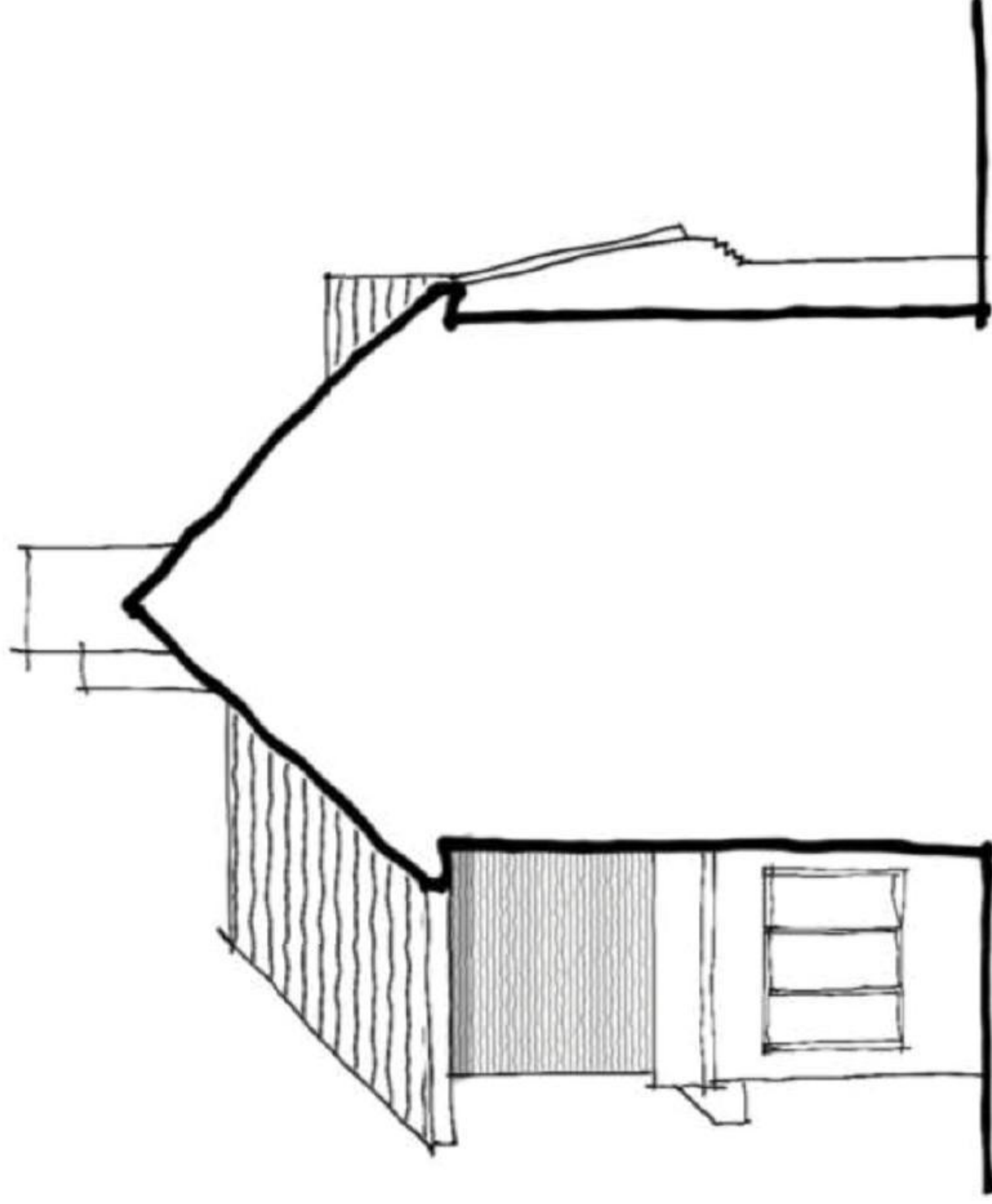
SOUTH WEST



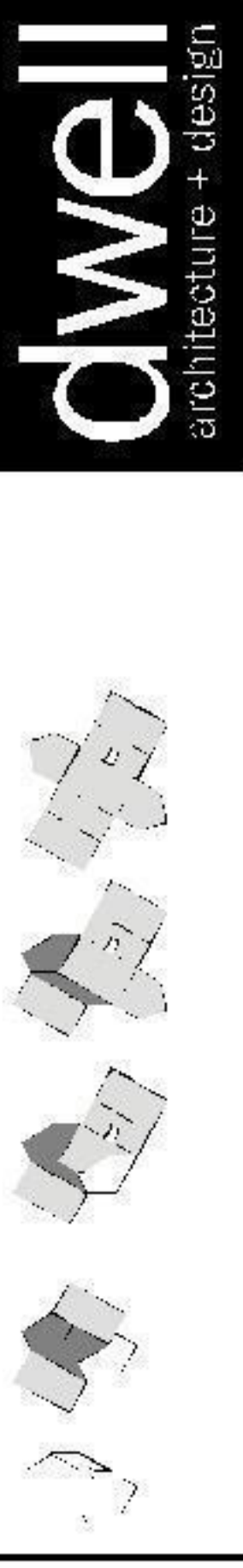
NORTH EAST



SOUTH EAST



NORTH WEST



studio@dwellarchitecture.com
www.dwellarchitecture.com

Tel: 01444 831 800
Fax: 01444 220 499

Drawing Status

SKETCH

Client

GAIL JENSEN

Project

EAST COTTAGE
EXTENSION + ALTERATION
ELEVATIONS AS PROPOSED

Title

Drawn

1406 SK 21

Rev.

Job No.

1406 5/25

Scale

1:100

Drawn

JSR

Checked



Institute of Archaeology

www.ucl.ac.uk/archaeology-south-east

Sussex Office

Units 1 & 2
2 Chapel Place
Portslade
East Sussex BN41 1DR
tel: +44(0)1273 426830
email: ase@ucl.ac.uk

Essex Office

27 Eastways
Witham
Essex
CM8 3YQ
tel: +44(0)1376 331470
email: ase@ucl.ac.uk

London Office

UCL Institute of Archaeology
31-34 Gordon Square
London WC1H 0PY
tel: +44(0)20 7679 4778
email: ase@ucl.ac.uk

