



ET Planning

Heritage Statement

Client:

DevTec Properties

Firs Farm

Copthorne Common Road, Copthorne, Crawley, RH10 3LF

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CIL | Enforcement | Land Promotion | Planning | Sequential Tests | Viability

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1. Introduction

- 1.1 This heritage statement has been produced to accompany application reference. DM/25/0708 for the "*redevelopment of the site to provide 5 dwellinghouses with associated amenity space and parking; hard and soft landscaping; cycle and refuse storage; change of use of land to residential garden for existing dwellinghouse and associated access works*" at Firs Farm, Copthorne Common, Crawley, RH10 3LF.
- 1.2 The purpose of this statement is to assist the LPA in their decision making in discharging their duty under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended). For the avoidance of doubt the duty is as follows:

"In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

- 1.3 For completeness, Policy DP34 of the Mid-Sussex Local Plan carries over this duty which states:

"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".*

1.4 The application site is not within a Conservation Area and does not contain any Listed Buildings, Ancient Monuments, Registered Park and Gardens nor any other non-designated heritage assets however, the LPAs conservation officer has requested a heritage statement in relation to the setting of The Firs (a Grade II listed building to the north-east of the site – see Figure 1).

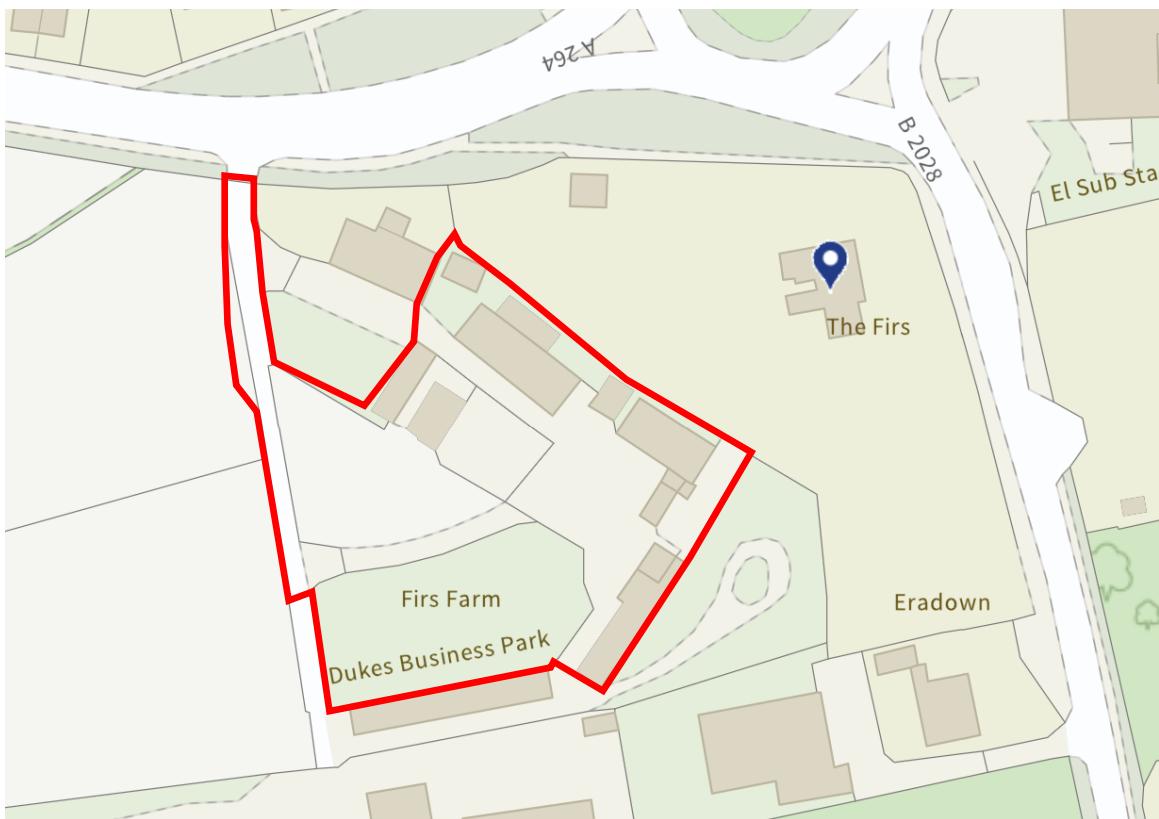


Figure 1. Application Site (Red Outline) and The Firs (Blue Pin) (Map from Heritage England)

1.5 For clarity the listed building itself is not affected by the development, and this statement therefore seeks to only address the impact to its 'setting'. The NPPF defines the setting of a Heritage Asset 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".

1.6 This statement has been created following the guidance of the PPG and:

- Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets;
- Historic England Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) The Setting of Heritage Assets.

2. Heritage Asset and Significance

2.1 Paragraph: 006 Reference ID: 18a-006-20190723 of the PPG elaborates upon the NPPF definition of significance in the planning context where this may be archaeological, architectural, artistic or historic. Explicitly this paragraph states these can be interpreted as follows:

“archaeological interest: As defined in the Glossary to the National Planning Policy Framework, 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 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 prehistoric). 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".

2.2 The Heritage Asset relevant to this submission is The Firs, a Grade II Listed Building to the north-east of the site. The full listing of the site is provided as Appendix 1 to this statement however, the details of the listing are as follows:

"Worth Turners Hill Road, 1.5405 Crawley Down The Firs TQ 33 NW 2/547 II

2. Mid C19. Two Storeys. Three window. Stuccoed. Long and short quoins. Eaves bracket cornice. Hipped slate roof. No glazing bars. Two bays on ground floor. Porch between with Doric columns".

2.3 Historical records from the National Library of Scotland detail the footprint of The Firs as early as 1898. Historical maps from 1898, 1912, 1938, 1959, 1963, 1975 have been provided below detailing the original curtilage and introduction of Firs Farm.

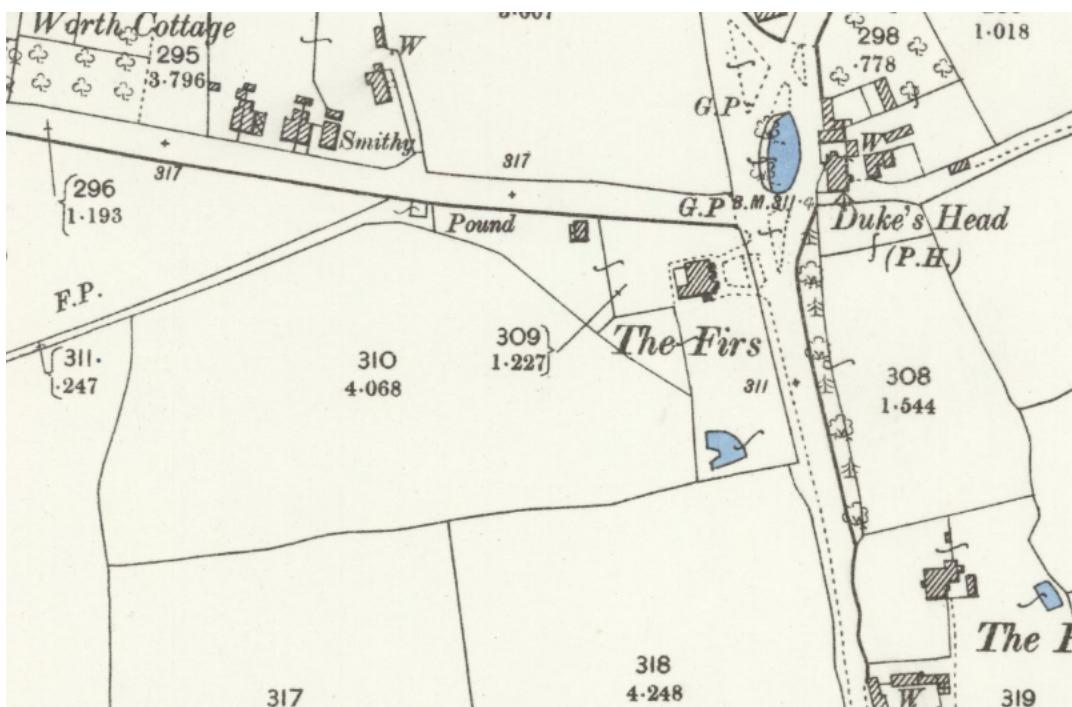


Figure 2. Historical Map from 1898



Figure 3. Historical Map from 1912

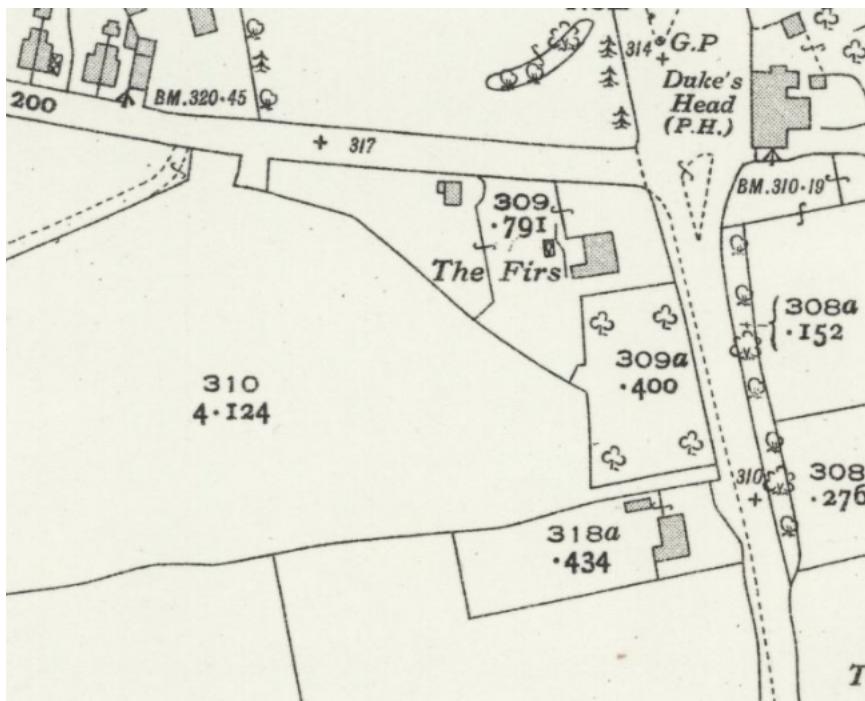


Figure 4. Historical Map from 1938

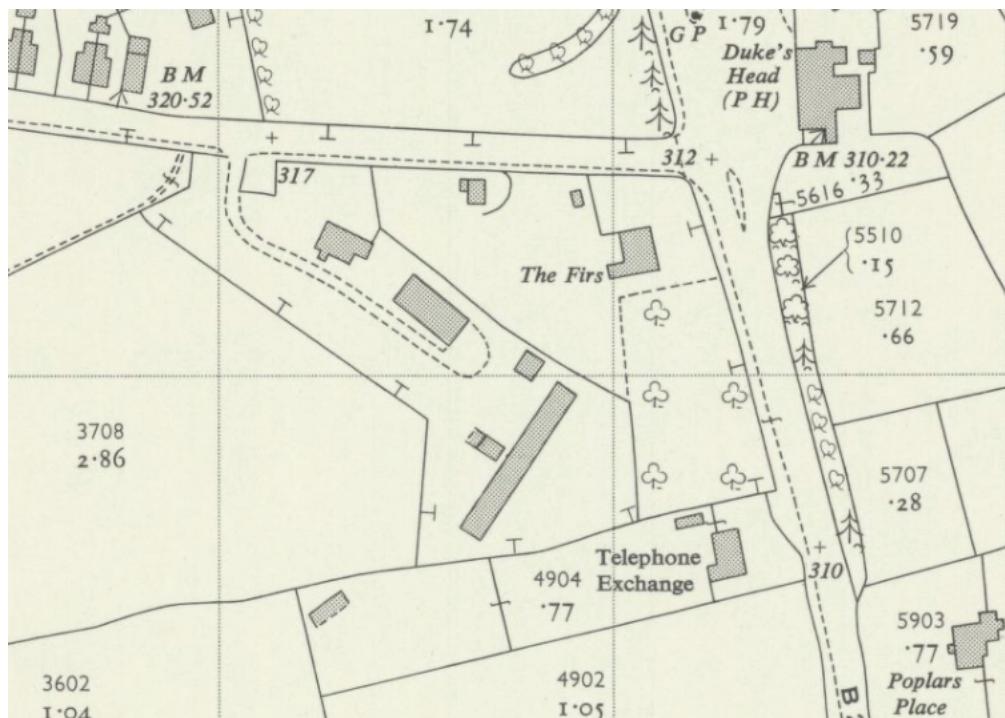


Figure 5. Historical Map from 1959

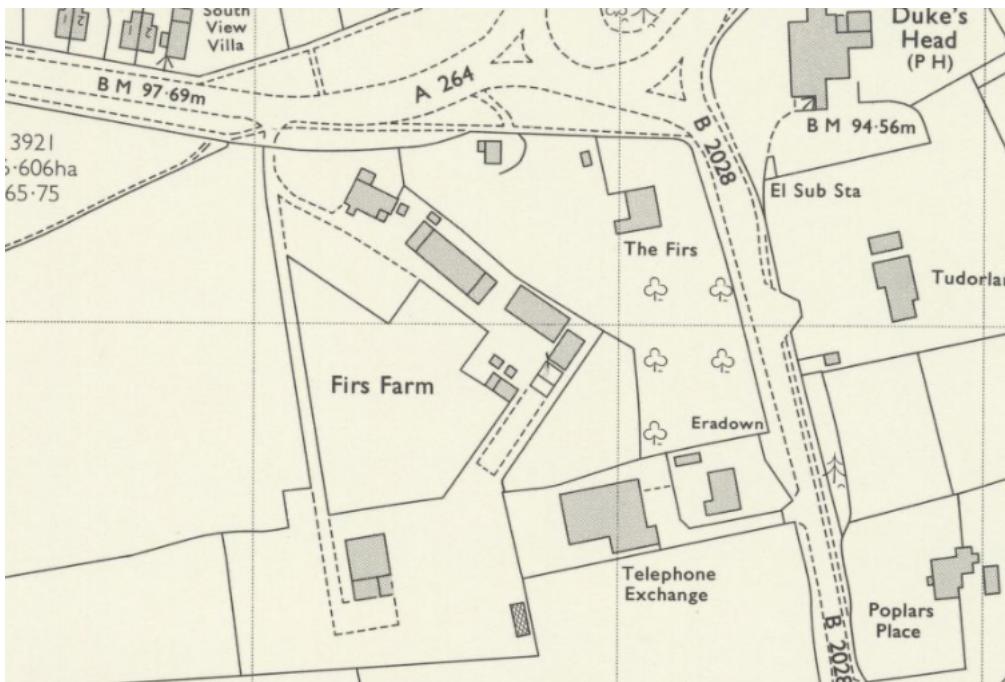


Figure 6. Historical Map from 1963

- 2.4 Based on the listing entry and historical maps it is clear that the 'significance' of the Heritage Asset pertains to its architectural features.
- 2.5 The Firs itself is largely enclosed from public vantages via boundary treatment and established tree/shrub boundaries. The only clear view of the dwelling is a glimpse via the vehicle access to the site when travelling north along Turners Hill Road.



Figure 7. View of Dwelling when Travelling North Along Turners Hill Road

- 2.6 On the junction of Turners Hill Road and Copthorne Common Road, the presence of the dwelling can be seen through glimpses of vegetation however, these are fleeting views and are not clear enough to discern the architectural features of the dwelling.
- 2.7 The Firs is also enclosed from private vantages of Firs Farm owing to its siting away from the shared boundary and existing trees. As such, the way in which The Firs is experienced is from localised close vantages (likely only by occupiers or guests to the dwelling). The Zone of Visual Influence on the experience of the asset is not considered to go beyond the curtilage of The Firs itself.
- 2.8 It is acknowledged that in seasons when the greenery is not in bloom that the dwelling may have more prominent views it can be experienced however, this is facing towards the north-east adjacent the busy main roads.
- 2.9 In conclusion, when considering the enclosed nature of the heritage asset, being on a road with other dwellings (non-listed), its lack of association with other assets and the way views of the assets and lack of intentional intervisibility. The setting of the Heritage Asset is not considered to contribute towards its significance.

3. Development Impact on Heritage Asset

- 3.1 The proposed development effectively seeks to redevelop the site by demolishing existing buildings adjacent to the boundary with the Firs and constructing new dwellings. The proposed site layout is clear that the proposed dwelling closest to The Firs is sited further away than the existing buildings along the north-eastern boundary.

3.2 The proposed dwellings are designed to be single storey with habitable roofspace and are not likely to be considered intrusive – as such, the assessment of any effects on the setting are limited to the assets immediate surroundings (Paragraph 22 of HE The Setting of Heritage Assets).

3.3 The proposed landscaping plan is clear that the applicant seeks to retain the boundary vegetation which screens the application site from The Firs.

3.4 However, the siting of the buildings (further away than existing buildings on site from the shared boundary) and their unintrusive design would mean that any localised views of The Firs facing south-west (towards the application site) would not be able to experience the built form of the dwellings.



Figure 8. Proposed Site Plan

3.5 As such, the setting of which the Heritage Asset is experienced within remain unchanged. However, having concluded that the setting of The Firs does not contribute to its significance it is not considered the redevelopment of the site would have any impact (harmful or otherwise) to its significance regardless of tree cover.

4. Planning Policy

4.1 Paragraph 207 of the NPPF requires the applicant to describe the significance of any heritage asset affected including any contribution made by their setting.

4.2 This heritage statement has sought to describe this significance however, the applicant's position remains that The Firs is unaffected by the development.

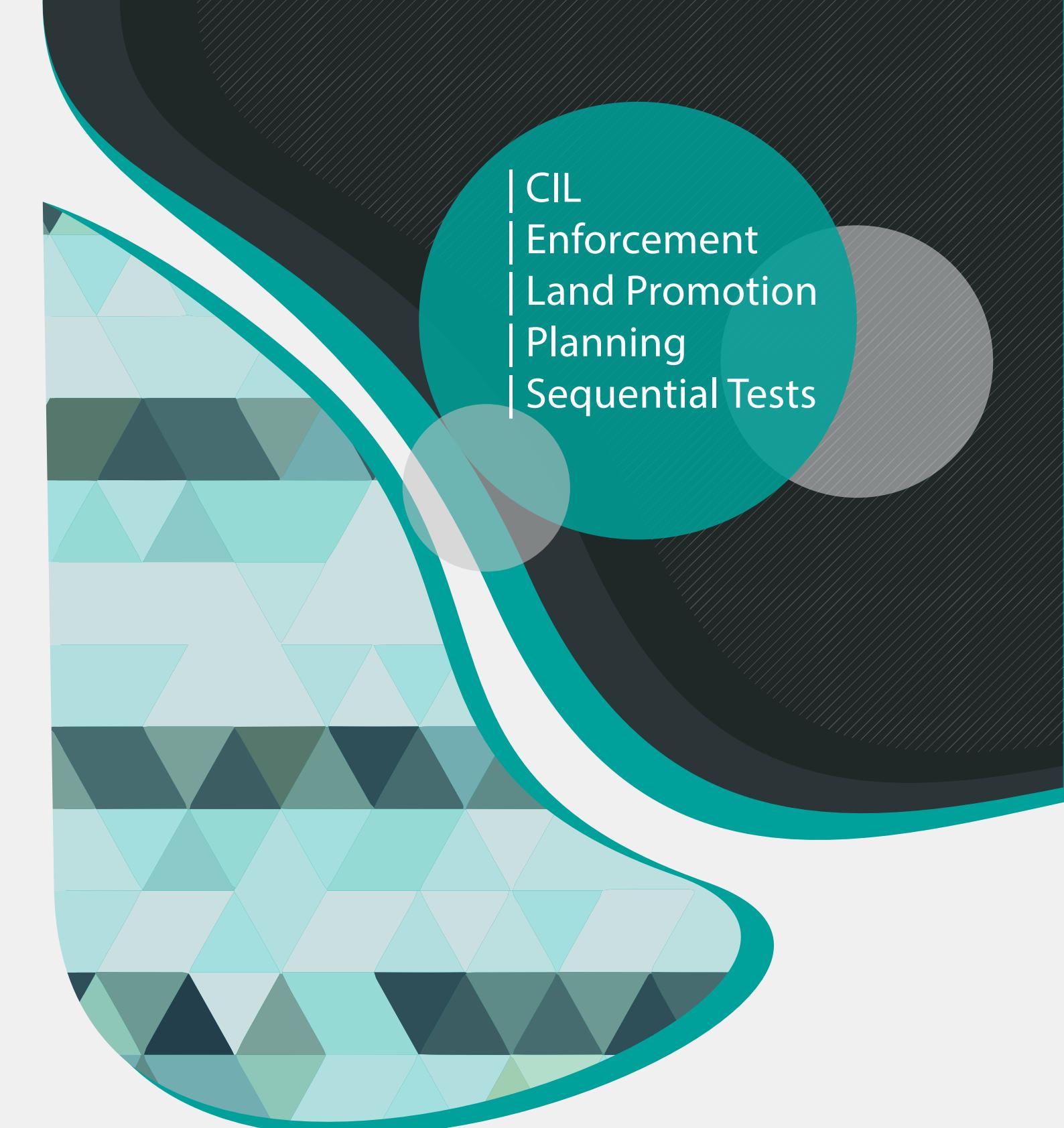
4.3 Having concluded there is no impact to The Firs there is no relevant policy test to consider in relation to paragraphs 213 and 214 of the Framework or DP34 of the Development Plan.

5. Conclusion

5.1 The significance of The Firs would be preserved by the development, and it is considered the general duty of preserving a Listed Building (and its setting) would be able to be discharged by the LPA.



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THE FIRS

THE FIRS, TURNERS HILL ROAD

Listed on the National Heritage List for England.

Search over 400,000 listed places

Official list entry

Heritage **Listed Building**

Category:

Grade: **II**

List Entry **1025539**

Number:

Date first **11-May-1983**

listed:

List Entry **THE FIRS**

Name:

Statutory **THE FIRS, TURNERS HILL**

Address 1: **ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure 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.

[Understanding list entries](#)

[Corrections and minor amendments](#)

Location

Statutory **THE FIRS, TURNERS HILL**

Address: **ROAD**

The building or site itself may lie within the
boundary of more than one authority.

County: **West Sussex**

District: **Mid Sussex (District
Authority)**

Parish: **Worth**

National Grid **TQ 33506 39132**

Reference:

Details

WORTH TURNERS HILL ROAD, 1. 5405 Crawley Down The
Firs TQ 33 NW 2/547 II

2. Mid C19. Two storeys. Three window. Stuccoed. Long and short quoins. Eaves bracket cornice. Hipped slate roof. No glazing bars. Two bays on ground floor. Porch between with Doric columns.

Listing NGR: TQ3350639132

Legacy

The contents of this record have been generated from a legacy data system.

Legacy 302903

System

number:

Legacy LBS

System:

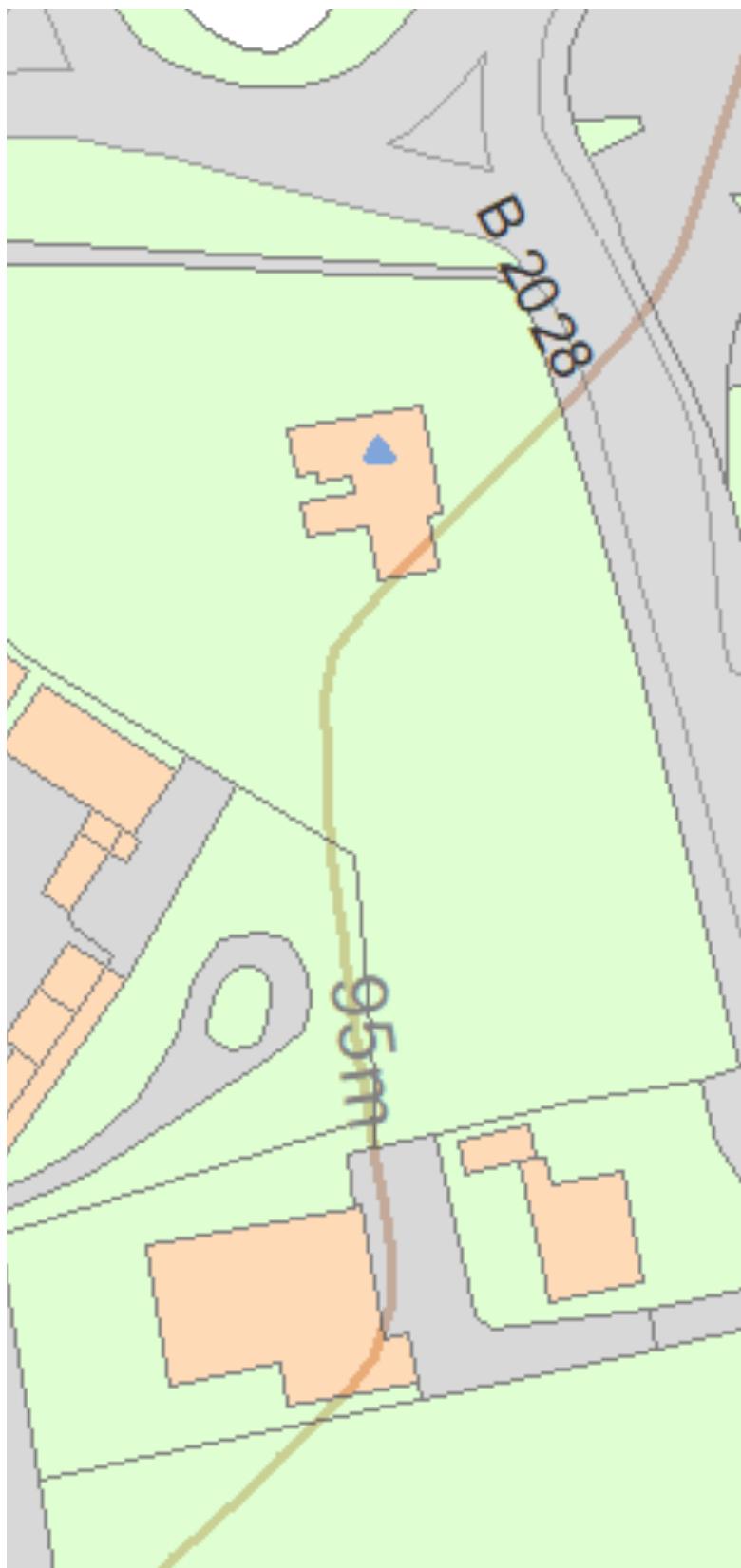
Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be



to scale. This copy shows the entry on 07-May-2025 at 13:11:57.

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