

Rampion 2 Wind Farm

Category 6:

Environmental Statement

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1. Introduction

1.1 Purpose and structure of this Appendix

- 1.1.1 This Appendix has been prepared following the Settings Assessment Scoping Report **Appendix 25.7: Settings assessment scoping report, Volume 4** of the Environmental Statement (ES) (Document Reference: 6.4.25.7), which identified those heritage assets which could potentially be affected by the Proposed Development as a result in changes to their settings. This Appendix therefore presents a Step 2 Settings Assessment, as identified in Historic England guidance (Historic England, 2017).
- 1.1.2 This Step 2 Assessment has been undertaken in accordance with the Historic England guidance to identify the key attributes of each heritage asset and then assess the degree to which these settings contribute to the significance of the heritage asset(s) or allow significance to be appreciated.
- 1.1.3 This appendix supports the assessment of effects undertaken within **Chapter 25: Historic environment, Volume 2** of the ES (Document Reference: 6.2.25) and should be read in conjunction with **Appendix 25.7: Settings assessment scoping report, Volume 4** of the ES (Document Reference: 6.4.25.7).
- 1.1.4 The relevant framework of legislation, policy and guidance in which Step 2 Assessment has been completed is described in **Section 2** in **Appendix 25.7: Settings assessment scoping report, Volume 4** of the ES (Document Reference: 6.4.25.7).
- 1.1.5 **Sections 2 to 4** of this Appendix detail the Step 2 Assessment, which includes the baseline information of heritage assets (as identified in **Appendix 25.7: Settings assessment scoping report, Volume 4** (Application Document Reference: 6.4.25.7), including key attributes, setting and contribution of setting to heritage significance. The heritage assets described within this document have principally been organised according to whether effects may result from the construction and operation of onshore elements (landfall and onshore cable corridor) of the proposed development, the onshore substation, and offshore elements of the proposed development. Where a heritage asset has been scoped in for both onshore and offshore elements, the Step 2 Assessment is described only once.

1.2 Proposed Development background

- 1.2.1 Rampion Extension Development Limited (hereafter referred to as 'RED') (the Applicant) is developing the Rampion 2 Offshore Wind Farm Project (Rampion 2) located adjacent to the existing Rampion Offshore Wind Farm Project ('Rampion 1') in the English Channel.
- 1.2.2 Rampion 2 will be located between 13km and 26km from the Sussex Coast in the English Channel and the offshore array area will occupy an area of approximately 160km².
- 1.2.3 The key offshore elements of the Proposed Development will be as follows:

- up to 90 offshore wind turbine generators (WTGs) and associated foundations;
- blade tip of the WTGs will be up to 325m above Lowest Astronomical Tide (LAT) and will have a 22m minimum air gap above Mean High Water Springs (MHWS);
- inter-array cables connecting the WTGs to up to three offshore substations;
- up to two offshore interconnector export cables between the offshore substations;
- up to four offshore export cables each in its own trench, will be buried under the seabed within the final cable corridor; and
- the export cable circuits will be High Voltage Alternating Current (HVAC), with a voltage of up to 275kV.

1.2.4 The key onshore elements of the Proposed Development will be as follows:

- a single landfall site near Climping, Arun District, connecting offshore and onshore cables using Horizontal Directional Drilling (HDD) installation techniques;
- buried onshore cables in a single corridor for the maximum route length of up to 38.8km using:
 - ▶ trenching and backfilling installation techniques; and
 - ▶ trenchless and open cut crossings.
- a new onshore substation, proposed near Cowfold, Horsham District, which will connect to an extension to the existing National Grid Bolney substation, Mid Sussex, via buried onshore cables; and
- extension to and additional infrastructure at the existing National Grid Bolney substation, Mid Sussex District to connect Rampion 2 to the national grid electrical network.

1.2.5 A full description of the Proposed Development is provided in **Chapter 4: The Proposed Development, Volume 2** of the ES (Document Reference: 6.2.4) and summarised in **Section 1.2 in Appendix 25.7: Settings assessment scoping report, Volume 4** of the ES (Document Reference: 6.4.25.7).

1.2.6 As the Proposed Development will have a capacity greater than 100MW it is defined as a Nationally Significant Infrastructure Project (NSIP) under Section 15(3) of the Planning Act 2008. It, therefore, requires an application for a Development Consent Order (DCO) to be submitted to the Planning Inspectorate under the Planning Act 2008.

2. Step 2 Assessment: Landfall and onshore cable corridor

2.1 Poling Conservation Area and Grade I and II listed buildings

- 2.1.1 Poling is a small village in West Sussex with medieval origins. It contains Poling Conservation Area, which is split into two distinct parts, separated by approximately 110m. The eastern section comprising the medieval core of the settlement and encompasses two listed buildings, the grade I listed The Parish Church of St Nicholas (NHLE¹ 1275560) and grade II listed The Manor House (NHLE 1353891).² The sections are of roughly the same size and both front onto Poling Street. There are four listed buildings within the western part of the conservation area, which are scoped in (Appendix 25.7, Volume 4), including:
- Little Oak, the Thatches and Waysend (NHLE 1353892);
 - Thorn Tree Cottage (NHLE 1275562);
 - Bacon Hall (NHLE 1027588); and
 - Christmas Cottage and Woodpecker Cottage (NHLE 1217134).
- 2.1.2 The listed buildings and the conservation area are of high heritage significance for architectural and historic interest. Most date to the 17th century, except for The Manor House (NHLE 1353891) and Christmas Cottage and Woodpecker Cottage (NHLE 1217134) which belong to the 18th century and the church (NHLE 1275560), which is Saxon with later, medieval, additions. Due to the range of construction periods, architecture varies.
- 2.1.3 There is no available up-to-date character appraisal for the conservation area³, although its setting can generally be characterised as semi-rural, with an unplanned layout. The conservation area largely contains one and two-storey residential properties. Houses are set back from Poling Street, which is bound by mature planting and building types lend it an informal character. Both parts of the conservation area are ringed by trees and hedgerows, with a series of small, enclosed paddocks immediately around the village providing an enclosed experience that excludes many views in and out to the larger ploughed fields which surrounds it. However, in some instances, glimpsed views of ploughed fields are possible looking out from some of the assets. For example, long glimpsed views looking north through planting at the rear of the back gardens of three

¹ National Heritage List for England reference number

² These listed buildings are not scoped into the assessment (Appendix 25.7, Volume 4) but information on these assets is included within this section, where it is relevant to the interests of Poling Conservation Area or other listed building therein.

³ Only a statement of character is available for Poling Conservation Area (Arun District Council 2000, 37)

assets in the north-western extent of the western conservation area (NHLE1353892, NHLE 1275562 and NHLE 1027588).

- 2.1.4 The western part of Poling Conservation Area is more focused on postmedieval development. This part of the conservation area's character can be summarised as the appearance and experience of a quiet country lane, flanked by mature trees and an informal arrangement of houses of a traditional appearance. The church, tennis court and higher incidence of open space in the eastern part provides a contrast to the greater compactness of the western part with houses fronting on Poling Street.
- 2.1.5 The architectural interest of the listed buildings comprises the quality of their built features, design, and materials, in addition to their relationship with their setting. An interesting variety of local materials have been used, including clay, flint, thatch, and tiles. Thorn Tree and the three contiguous buildings at (NHLE 1353892) possess thatched hipped roofs. Stucco render has been used on Woodpecker House (NHLE 1217134) and The Manor (NHLE 1353891) has a tiled and slated catslide roof. The church (NHLE 1275560) is unrestored and has a particularly good tower. The architecture of most of the listed buildings are appreciated in short views from Poling Street; however, The Manor (NHLE 1353891) can be viewed in longer views from a public footpath connected to Poling Street.
- 2.1.6 The historic interest of the buildings comprises their associations with the past, their illustration of historical developments in the village and through contributions made by their setting. Particularly, the 17th and 18th century listed buildings illustrate the earlier, post medieval, development of Poling. The church is evocative of earlier, Saxon, development in the village, creating a sense of time depth. Ordnance Survey (OS) mapping dating to the late 19th and early 20th centuries shows that more modern residential developments have appeared in the village, particularly in the gap between the two portions of the conservation area. These form a contrast with the more historical buildings, emphasising the historic interest of the listed buildings.
- 2.1.7 The setting of the listed buildings within Poling Conservation enhances their historic interest by providing context for their development and usage. Specifically, the long, glimpsed views of the surrounding to the north farmland from the listed buildings, discussed above, illustrate the historical relationship between the assets and their rural setting. The semi-rural nature of the conservation area and the wider rural setting also contributes a sense of peaceful tranquillity and concealment to the setting of the listed buildings, further strengthening their historical rural context and relationship with Poling Street.
- 2.1.8 The Parish Church of St Nicholas (NHLE 1275560) is grade I listed and features a nave of early medieval origin, though it has undergone subsequent alteration, but has not been restored. The church consists of chancel, nave with south aisle, south porch, and west tower. The south aisle is c. 1190-1220, the chancel c. 1380, the tower c.1420, and the south porch is dated 1830. Its architecture can be appreciated in short views from a public footpath and from its graveyard and in longer views from ploughed fields to the south.
- 2.1.9 The church's historic interest derives from the insight the church provides into religious developments in the region during the early medieval period and during

periods concurrent with later alterations. It is also associated with the historic, pre-Norman Conquest core of the village. The height of the church's tower gives it dominance over its surroundings and vistas through gaps in the tress to the south provide context for its rural setting, enhancing its historic interest.

- 2.1.10 Increases in residential development in the conservation area, and development in the surrounding area, including many structures associated with farming, detracts from the historic character of the assets to an extent. While these developments do not necessarily significantly detract from the semi-rural and rural settings of the assets, the historical setting was more rural and thus the rural relationship would have been stronger. As a result of expansion in Poling, a greater number of utility wires have appeared in close views to and from the assets, consequently detracting from their visual relationships with their setting.

2.2 Sullington Conservation Area and Grade I and II listed buildings

- 2.2.1 Sullington is a small village in the Horsham District of West Sussex, which is part of the civil parish of Storrington and Sullington. The conservation area comprises the medieval core of the village and is centred on The Parish Church of St Mary (NHLE 1354077). In total, the conservation area contains a grade I listed church and two grade II listed buildings, Sullington Manor (NHLE 1285147) and Barn at Sullington Farm to the northeast of Sullington Manor House (NHLE 1027240). Another grade II listed building, The Old Rectory (NHLE 1181126), is located approximately 100m northwest of the conservation area and is included within this grouping because of the similarity of the setting and association with Sullington. The conservation area is a designated heritage asset and derives its high heritage significance from the heritage assets it contains.
- 2.2.2 The conservation area is centred on Sullington Farm and manor and St Mary's Church. The snaking Sullington Lane forms the core of the conservation area, and along this there are agricultural buildings set around a farmyard and the church with its associated graveyard. Trees, hedgerows, walls, and buildings bound Sullington Road, creating a sense of enclosure, though there are unfolding views of distant hills and farmland beyond the village. The conservation area dominates land to the south due to its prominence on a hill, however, larger hills dominate views looking south. The wider setting is defined by open farmland, including ploughed fields and some grouping of trees. The setting of the Old Rectory is similar, with the enclosure by tress and long views south of nearby farmland and distant hills, as well as proximity to farm buildings.
- 2.2.3 The listed buildings are also of high heritage significance for their historical and architectural interests. The Manor, originally Manor Farmhouse, is not given provenance in its list entry, although a gabled wing of higher elevation was added in the early 19th century. The Barn dates to 1685 and The Old Rectory to 1824. The Barn (NHLE 1027240) is an unusually long building faced with stone rubble and tarred weatherboarding. It has a half-hipped tiled roof with tie-beams and arched braces and a waggon entrance on the north side. The Manor, a two-storey building that was originally L-shaped, possesses visual similarities with the church and its sides of stone rubble form a connection with the materials used in the Barn.

The Old Rectory is also two-storey and utilises materials such as ashlar with long and short quoins and stringcourse of Roman cement.

- 2.2.4 The indivisibility of the views between the assets in the conservation area enhances their architectural interest and creates stronger aesthetic value. Their architecture can be appreciated in short views from Sullington Lane, their gardens and the church cemetery. The Old Rectory is less visible from the other assets due to intervening trees and because it is lower on the hill. It is also not visible from Sullington Lane, although, short views from its associated and surrounding gardens create a space for it to be appreciated.
- 2.2.5 The Historic interest of the assets comprises their illustration of historical developments in the village and through contributions made by their setting. Principally, the non-church assets illustrate the growth of Sullington during the medieval and post medieval periods around Sullington Lane and St Mary's as focal points. Long views of farmland and short views of the enclosure around Sullington Lane provide context for the historical nature of the agricultural setting the buildings inhabit.
- 2.2.6 The Parish Church of St Mary (NHLE 1354077) is grade I listed and therefore of particularly high heritage significance. The church has a chancel, a nave with a north aisle and a west tower. The nave is early medieval, whilst the chancel and tower are 13th century and were restored in 1873. The church's architecture can be appreciated in short views from Sullington Lane and its graveyard and gaps in trees present opportunities for vistas. Visual links with Manor enhance architectural interest through the similarity in design and materials. The church is the most dominant element of the conservation area due to its height and siting on a high point of the hill.
- 2.2.7 The historic interest of the church derives from the insight it provides into the religious development of Sullington during the medieval and post medieval periods. The church's setting enhances its historic interest by reinforcing its historical context as a dominant focal point through views from the surrounding locality. Its setting also places it firmly within a rural and agricultural context and visual links with ancient yew trees in the graveyard evoke the sense of time.
- 2.2.8 The setting of the assets, including narrow lanes and surrounding trees, creates an experience of quiet rural seclusion in-keeping with their historic character. A café and hotel in the farmyard, however, have introduced a commercial and touristic element not consistent with the asset's historical setting. This detracts from its historical interest to an extent but also marks an evolution in usage and new ways for the farm to remain viable.

2.3 Lyminster Conservation Area and Grade I and II listed buildings

- 2.3.1 Lyminster Conservation Area covers the village of Lyminster, a small rural settlement located between Littlehampton and Arundel. The conservation area is characterised by buildings of varying scale, style, layout, and materials. The informal layout is enhanced by mature landscaping and verges. Flint walling is present throughout the conservation area and is defined in supplementary

planning guidance as an important feature of the area (Arun District Council, 2000).

- 2.3.2 The conservation area contains a single grade I listed building (The Parish Church of St Mary Magdalen, (NHLE 1027604), a non-designated historic farmstead (Church Farm Historic Farmstead, Lyminster and Crossbush) (MWS9758) and six grade II listed buildings, all of which are scoped into the assessment. The grade II listed buildings include:
- Old Granary (NHLE 1237922);
 - Lyminster Cottage (NHLE 1276262);
 - Flint Cottage Paigles (NHLE 1276263);
 - Church Farmhouse (NHLE 1276284);
 - Lyminster House Old Lyminster House (NHLE 1353898); and
 - The Corner Cottage (NHLE 1027605).
- 2.3.3 The listed buildings are of high heritage significance for architectural and historic interest, and many of these buildings have contributing elements of archaeological interest. The conservation area is of high heritage significance, primarily for architectural and historic interests, but also holds archaeological interest.
- 2.3.4 The settings of the listed buildings within Lyminster are defined largely by their immediate surroundings. Few of the buildings have longer views in or out of the conservation area. Most views from within the conservation area and its immediate surroundings relate to close-distance views along or across the streets and open spaces within the town, and do not include any more distant elements. The exception to this is “fine, long-distance views” to Arundel Castle and park looking north from the conservation area, noted in Arun District Council’s appraisal (Arun District Council 2000, 34).
- 2.3.5 The setting of the Church of Mary Magdalen (NHLE 1027604) contributes primarily to its historic interest, surrounded on three sides by its graveyard and with east facing into the village. Surrounding structures permit close views of the church, allowing appreciation of the architectural details of the building, particularly the tower of 13th century construction up to the second stage and 15th century construction in the bell chamber. The church (NHLE 1027604) is largely screened in views from the centre of Lyminster at ground level and is observed at a close distance, where it juxtaposes with modern farm buildings to the south. This setting is effectively one of the church’s positions creating a sense of importance through being “set apart” from the core of the historic village and may also carry archaeological interest through past spatial association with a former nunnery, closed in the 15th century.
- 2.3.6 Church Farm Historic Farmstead, Lyminster and Crossbush was identified as a 19th century historic farmstead through the ‘Historic Farmsteads and Landscape Character in West Sussex’ (Forum Heritage Services, 2006). It is situated at the southwestern fringe of Lyminster and the Lyminster Conservation Area. Church Farm Historic Farmstead (MWS9758) is a 19th century dispersed multi-yard farmstead with a detached farmhouse set away from the yard. It has suffered significant loss (more than 50% alteration) and large modern sheds are on the site

of the historic farmstead and may have destroyed or obscured historic buildings. There were three L-Plan yards with one detached and set near the Church, however, almost all are lost (MWS9758). The historic farmstead is of medium heritage significance primarily for historic interests.

- 2.3.7 Flint Cottage Paigles (NHLE 1276263) setting contributes mainly to its historic interest and is more closely tied with its position in relation to the A284 Lyminster Road and its relationship to neighbouring houses and associated plots. In this sense it can be taken as illustrative of the relatively dense concentration of historic buildings in this eastern part of Lyminster. Late 19th century historic OS mapping shows Flint Cottage, prior to the addition of Paigles situated within the Lyminster settlement on the south side of the road. The building's curtilage incorporates original property boundary walls with matching facing material separating it from Corner Cottage to the west and Lyminster Court to the east. This continues to the south, with two gardens reflecting the property's subdivision projecting for c. 40m. These are largely enclosed from the road by the massing of the main building to the north, with mature trees creating a barrier to land associated with Lyminster Court to the east and other properties to the south. To the west, walls separate these gardens from adjacent properties. This presents an illustration of a key aspect of the character of Lyminster Conservation Area, namely a relative informality of layout and varying building styles, scale, and materials. The northern elevation's appearance evokes a sense of early stages of the village development using red brick and flint facing. The relationship of the northern elevation to the road gained through observing this building in passing and in relation to its surroundings communicates a sense of being in a centre of a historic settlement with visual cues pointing towards an antique rural character. Views from the building look over the road but also take in the other adjacent property plots, tree cover and general, relatively dense, varied development of this village, creating a sense of historic arrangement in tandem with a busy, modern thoroughfare.
- 2.3.8 Lyminster Cottage (NHLE 1276262) is a grade II listed house of early 19th century date. The building is two-storeys with three casement windows on each floor. The building is faced with flints with white brick dressings and quoins. The roof is hipped and slate tiled. The house has a porch of modern date. The building is set back to the east a busy road in the form of A284 Lyminster Road by 30m. This 30m is taken up by a narrow garden enclosed from the public road and path by a short wall and including a small single-storey outbuilding, each with the same flint-facing as the main house. Mature trees are present on the north and south flanks of this entrance, the tree at the south flank growing from an adjoining property. This creates the impression of the main building being screened from / sheltered from / enclosed from the road and its connection to the busier coastal town environment of Littlehampton to the south. The flint facing of the main building, western garden wall and outbuilding are distinctive to the brickwork and plaster of its nearest neighbours, creating a setting relationship through contrast. The general impression of concealment and enclosure from the road gained through observing this building in passing and in relation to its surroundings communicates a sense of a building "out of time" and one can see the impression forming of entering or leaving a quieter, characteristically rural settlement in contrast to busier or more overtly agricultural surroundings.
- 2.3.9 The Corner Cottage is a grade II listed, two storey house of early 19th century date. The listing entry records a stuccoed façade, three windows, glazing bars

intact, eaves cornice and a hipped slate tiled roof. The building includes a round-headed doorway with semi-circular fanlight and six panel doors. The building borders the grade II listed Flint Cottage Paigles property boundary to the east and a non-designated house that contributes to the conservation area's character to the south (Arun District Council, 2000). The asset occupies a plot of land enclosed to the east, west and south by flint-faced walls, with a driveway to the east of the main building and garden to the west. The western boundary of the plot follows the bend of the A284 Lyminster Road. This forms a part of the relatively dense patchwork of houses and associated garden plots adjacent to Lyminster Court in the east of the conservation area that is also heavily tied to the setting of Flint Cottage Paigles and Lyminster Cottage. The arrangement of the plot surrounding the building is consistent with the layout visible in the 19th century, in addition to its spatial relationship to other adjacent houses. Views from the building look over the road but also take in the other adjacent property plots, tree cover and general, relatively dense, varied development of this village, creating a sense of historic arrangement in tandem with a busy, modern thoroughfare.

- 2.3.10 The Old Granary's (NHLE 1237922) setting is chiefly defined by its position as part of a range of farm buildings north of the A284 Lyminster Road and south of a private track. The granary's initial construction is thought to be around the 1830s, as it appears in a parish Tithe map of 1837 though not in the preceding map of 1824. The dormer and roof are dated to the late 19th century, and the listing description notes the building was re-roofed in the late 19th/early 20th century. The construction is partly of red brick and partly weatherboard, supported partly on staddle stones and red brick arches. The roof is hipped and tiled. The south side has wooden steps up to a timber planked door in a weatherboarded wall over brick arches. The east side is part brick, part weatherboarded and has a gabled dormer window with tile-hung cheeks. The east side stands on staddle stones, and the interior has some wooden grain divisions. The Granary seems to be experienced primarily as a constituent building of this range, enclosing a yard with a general impression of "enclosed farm area" in contrast with the domestic form of much of the rest of the village. In addition, views out from the building to the south and east take in a walled garden with heavy screening to the south via the presence of mature tree cover. The A284 Lyminster Road passes 40m south of the Old Granary. Being a busy road, this introduces effects to the setting of the building via traffic pollution (noise and air quality), mitigated against by the garden's southern wall and mature tree presence.
- 2.3.11 Lyminster House Old Lyminster House's (NHLE 1353898) setting contributes primarily to its historic interest. The house occupies the approximate centre of a block of land enclosed by Church Lane to the south, The Paddock to the west and north and a farm track to the east. Two other non-listed dwellings and associated outbuildings are located to the east of the asset. Except for driveways opening out the block of land is enclosed from surrounding roads via flint-faced walls at the south and fences with mature landscaping at the north. The house's centrality to this patch of land and the presence of landscaped gardens projecting northward to the rear of the building creates a sense of prominence over its immediate surroundings viewed directly from Church Lane and glimpsed in passing from the A284 as it bends eastward. The asset's setting can be broadly categorised as contiguous with the conservation area, with a particular emphasis on the block of land described its relationship to buildings of lesser scale and to Church Lane and

the Lyminster Road. The asset forms part of an “attractive entrance” to Church Lane as noted in the conservation area summary (Arun District Council, 2000), communicating its part in a “village environment” with its presence in these views enroute to the church. The enclosure and concealment of the building and its associated gardens through flint-faced walls, hedges, mature trees and being set back from the street by 25m create a sense of the house’s part in this phase of Lyminster’s development, with rural quietude as experienced in association with a prominent, high-status dwelling being a key setting contribution.

2.4 Washington Conservation Area

- 2.4.1 Washington Conservation Area is located within the small village of Washington in West Sussex. The village has early medieval origins and was a major estate in the 10th century (Milner-Gulland, 2013). It is situated at the northern end of a ‘wind gap’ that provides passage through the South Downs to the coastal plain around Worthing (Milner-Gulland, 2013). The conservation area contains many historic assets, including eighteen grade II Listed buildings; one grade II* listed church; a historic farmstead; and a war memorial. Washington Conservation Area is a designated heritage asset and is of high heritage significance for architectural and historic interests.
- 2.4.2 There is no character appraisal for the conservation area available on the Horsham District Council website, but it can generally be characterised by its relationship with two narrow winding streets, wider enclosure by trees, A-roads to the west and north and its distinct groupings of assets. The conservation area also slopes upwards towards its southwest extent and this element, combined with the winding nature of the roads, precludes uniformity in frontage or skyline and creates many unfolding views of its assets.
- 2.4.3 The settings of the listed buildings within Washington Conservation Area are largely defined by their immediate surroundings due either to intervening built forms and their topography or because the mature planting that rings the village prevents it. Few assets possess longer views, apart from several which are situated upon an eminence at the western extent of the conservation area, such as The Parish Church of St Mary’s (NHLE 1027198) and the Old Vicarage (NHLE1284693).
- 2.4.4 The setting of the five northern assets is largely constricted by narrow lanes and the outer enclosure that rings the village. Their setting is characterised by their relationship with School Lane and with one another. There are some open spaces at the southern and southwestern extents of the conservation area. For example, The Parish Church of St Mary’s churchyard and land in front of Rose Cottage (NHLE 1027201) create green open space.
- 2.4.5 The principal contributions of the setting of the assets within Washington Conservation Area derive from the visual links between the historic buildings, the frequent opportunities to appreciate their architecture and the wider semi-rural context that illustrates their historical setting.
- 2.4.6 The settings of the assets within Washington Conservation Area also derive historic interest from their setting. For example, visual links with other buildings of historic interest, occasional views of farmland outside the village and the relative

quite generated by their semi-rural setting enhance the understanding of their historical setting.

- 2.4.7 Their setting also introduces negative contributions. For example, OS mapping dating to the late 19th/early 20th century demonstrates that although the area within the conservation area has developed little in the intervening years, residential developments have appeared in the area immediately surrounding the conservation area. It also shows that the A24, which bounds the conservation area only 20m to the west at its southwestern fringe and the A23, which is located approximately 100m northeast of its north-eastern extent, have since been constructed.
- 2.4.8 These recent developments have severed some of the relationships between the conservation area and its heritage assets with the wider rural setting, harming their interests. They achieve this either through the severance of visual links with distant farmland or by introducing traffic noise incongruous with the medieval and post medieval setting of the assets.

2.5 Grade II Listed Twineham Court Farmhouse (NHLE 1025579)

- 2.5.1 Twineham Court Farmhouse (NHLE 1025579) is a grade II listed farmhouse located approximately 1km west of Twineham Green and 1km northeast of Wineham. It is situated adjacent to the medieval Twineham Court Farm Historic Farmstead, Twineham (MWS12965). The farmhouse is of high heritage significance for historic and architectural interests.
- 2.5.2 Twineham Court Farmhouse is situated within a rural context and bound by unnamed roads to the east and Bob Lane to the south. It is immediately surrounded by large associated farm buildings to the north and east, by planted woodland to the west and north and a thin row of trees to the south. These elements create a major sense of enclosure that restricts longer views from the asset. Rampion 1 Wind Farm Onshore Substation is situated approximately 150m to the north and is largely screened by mature trees; however, tall overhead line towers associated with the substation maybe partially visible from the asset to the north and east. Bolney Substation is located approximately 320m to the west but is screened from the asset by woodland.
- 2.5.3 The farmhouse (NHLE 1025579) is of architectural interest for the quality and design of its features. It is a two-storey L-shaped building. The North wing, 17th century or earlier, is constructed from a timber frame with plaster infilling and has a tiled roof, and one casement window. The ground floor was rebuilt in painted brick. The Southwest wing is mid-19th century, is constructed from red brick, with stone dressings, quoins, and flush stringcourse, and has a tiled roof and two casement windows.
- 2.5.4 The farmhouse's historic interest is derived from the insight it provides into agricultural developments in the area. The setting of the asset enhances its historic interest by creating visual links with adjacent fields and farm buildings, placing it firmly within a rural context in keeping with its agricultural history.

- 2.5.5 Views of the towers and cables associated with the Rampion 1 Wind Farm Onshore Substation may be possible in longer filtered views from the asset, above and through gaps in trees and farm buildings, to the north and east. If visible in these views, these elements represent a negative contribution of the asset's setting to its interests by introducing industrial and urbanising features that harm the asset's historical relationship with its historic farming context.

2.6 Grade II Listed Coombe House and attached terrace wall, steps, ha-ha, north wall, Gate, and pond of sunken garden (NHLE 1025752)

- 2.6.1 Coombe House (NHLE 1025752) is a grade II listed house that has a 15th century core and was restored and greatly extended around 1919 in an Arts and Crafts style by the architect Granville Streatfeild for Theophilus Davies. Coombe House is situated at the southern extent of Coombe House Historic Farmstead, Bolney (MWS9891), a 19th century farmstead identified as a Historic Farmstead through the 'Historic Farmsteads and Landscape Character in West Sussex' Project (Forum Heritage Services, 2006). Coombe House (NHLE 1025752) is of high heritage significance for historic and architectural interests.
- 2.6.2 The setting of Coombe House is defined by its surrounding gardens to the south within which the house and associated garden features are set and the historic farmstead to the north, including a pond. The wider setting of the asset is rural and contains ploughed fields, into which views are limited by the tree planting that encloses the estate. Coombe House is connected to an unnamed road to the north, which links to Wine ham Lane and Cowfold Road (A272).
- 2.6.3 The house's architectural interest stems from its architecture, the interplay between elements of the house and the contribution of its setting. For example, the vernacular timber-framed building successfully integrates with the surviving 15th century open hall bay and 17th century four-bay parlour wing, extended by asymmetrical well-articulated circa 1919 wings in varied good quality materials (NHLE 1025752). The gardens provide formal opportunities to appreciate the house's architecture in short views.
- 2.6.4 Coombe House's historic interest derives from its historic associations with a notable architect and the insight it provides into the development of large estates in the area. Later additions to the estate also illustrate the changes that the house underwent and can perhaps enhance the understanding of other estates in the region. For example, the presence of the ha-ha to the south of the house implies the utilisation of grazing animals within the estate to keep the lawn trimmed.
- 2.6.5 The principal contribution of setting to the interests of the house is provided by the gardens in which it is set. Short visual links between the garden and the house provide context for the architectural design intentions of Granville Streatfeild to manipulate the land to increase its aesthetics. The ha-ha wall facilitates vistas looking south from Coombe House that would otherwise be blocked by more traditional walls. Limited views of farmland in the house's wider setting and views north into the historic farmstead enhance the understanding of Coombe House's historical rural context.

2.7 Grade II Listed Dawe's Farmhouse (NHLE 1025759)

- 2.7.1 Dawe's Farmhouse (NHLE 1025759) is a 16th century grade II listed farmhouse situated within a rural setting and at the northern extent of Dawe's Farm Historic Farmstead, Bolney (MWS10031). It is located approximately 1.5km from both the villages of Wineham and Twineham Green. The farmhouse's setting is defined by their relationship with adjacent farm buildings and association with the surrounding agricultural landscape. Dawe's Farmhouse is of high heritage significance for historic and architectural interest.
- 2.7.2 Architecturally, the farmhouse is of interest because of the nature and quality of its features. It is a small house, with an L-shaped plan and timber-framed walls with plaster infilling on a base of red brick. It has a hipped roof of Horsham slabs. The east wing has a gable oversailing on brackets and contains an attic window. The north front has a stone chimney breast with a crow-stepped brick gable. At the angle of the L is a small gabled tower of three storeys which contains the contemporary staircase. The farmhouse also has casement windows (NHLE 1025759).
- 2.7.3 The farmhouse's historic interest is derived from the insight it provides into agricultural developments in the area. For example, Dawe's Farm Historic Farmstead was identified as a historic farmstead through the 'Historic Farmsteads and Landscape Character in West Sussex' Project (Forum Heritage Services, 2006). It is a medieval L-Plan regular courtyard farmstead with additional detached elements to the main plan that has suffered less than 50 percent loss. The farmhouse detached and set away from the yard (MWS10031).
- 2.7.4 Vistas and short views of surrounding farmland and views from the farmhouse into the historic farmstead place the assets firmly within a rural context and illustrate its rich associations with farming. This enhances the understanding of the asset and its role within wider agricultural developments in the area. The setting of the farmhouse enhances its architectural interest through visual links between surrounding associated buildings within the historic farmstead, providing context for its architectural features.

2.8 Grade II Listed Farmgate House (NHLE 1026866)

- 2.8.1 Farmgate House (NHLE 1026866) is a grade II listed farmhouse situated within a wider rural, agricultural setting and in close proximity to associated farm buildings. It is also situated within the north-eastern extent of the 19th century Homelands Historic Farmstead, West Grinstead (MWS11752) identified as a Historic Farmstead through the 'Historic Farmsteads and Landscape Character in West Sussex' Project (Forum Heritage Services, 2006). Farmgate House is of high heritage significance for architectural and historic interests.
- 2.8.2 The farmhouse is located approximately 750m south of the village of Partridge Green and 3km northwest of the larger village of Henfield. Farmgate House is accessed by an access road that connects with the B2135, situated approximately 300 to the west. Whilst views of surrounding ploughed farmland from the farmhouse are largely restricted by the trees and buildings which enclose it, views are possible from the fringes of the historic farmstead, particularly looking west and east.

- 2.8.3 Farmgate House's architectural interest is derived from the asset's features, design, materials, and relationship with its setting. Farmgate House (NHLE 1026866) is of two storeys, constructed from red brick and its front elevation dates to the early 19th century, probably covering an older building. It possesses three windows, predominantly sash with glazing bars intact, but some casements behind, cornices, a slate roof, and a modern porch. The setting of the asset contributes to its architectural interest through indivisible visual links between the asset and associated farmyard buildings.
- 2.8.4 The assets' historic interest is derived from the insight it provides into agricultural developments of the area and through its relationship with its rural setting. For example, the plan of Homelands Farm Historic Farmstead comprises a four-sided loose courtyard farmstead with additional detached elements to the main plan, with the farmhouse detached and set away from the yard. Regarding the contribution of its setting, short views from the farmhouse to its gardens and associated buildings within the historic farmstead capture its rural isolation and enhance the understanding of its historical farming associations.

2.9 Grade II Listed Bines Farmhouse (NHLE 1026867)

- 2.9.1 Bines Farmhouse is a grade II listed farmhouse situated within the medieval Bines Farm Historic Farmstead (MWS9409). Its setting is characterised by contiguous rural and agricultural land, and the asset is close to associated farmyard buildings. Access to the farmhouse is provided by an unnamed access road connected to the B2135, approximately 180m northwest of the asset. The small village of Partridge Green is located approximately 1.5km to the north and the larger village of Henfield is approximately 2.5km to the southeast. Bines Farmhouse is of high heritage significance for architectural and historic interests.
- 2.9.2 The farmhouse's architectural interest is derived from the asset's features, design, materials, and relationship with its setting. Bines Farmhouse (NHLE 1026867) is two storeys and occupies an L-shaped plan. It dates to the 17th century and was constructed using a timber frame and plaster infilling. The west wing has been refaced with modern red brick and the north front possesses hung tiles. It also has three casement windows. The setting of the asset makes some contribution to architectural interest through visual links to surrounding, associated farm buildings.
- 2.9.3 The historic interest of the asset is derived from the insight it provides into agricultural developments within the area and through its relationship with its rural setting, including the historic farmstead. For example, the layout of the medieval historic farmstead comprises a U-Plan regular courtyard with additional elements to the main plan, whereby the farmhouse is detached and set away from the yard (MWS9409).
- 2.9.4 The visual relationship between the asset and its rural setting, including southern and western vistas and short views of farmland, places it firmly within a rural context. The historic farmstead is enclosed by trees at its northern elevation, although, its western and southern fringes provide longer and more frequent views of surrounding farmland than are possible from the farmhouse. This is because the farmhouse is largely surrounded by trees, hedges and intervening farm buildings which specifically restrict views looking east and north. The views which are

possible enhance the understanding of the farmhouse as belonging to a rural farming context.

2.10 Grade II Listed Old Priors (NHLE 1026871)

- 2.10.1 Old Priors (NHLE 1026871) is a grade II listed 17th century, two-story building set within a surrounding garden with associated buildings, located adjacent to the B2116 immediately to the south. The asset is situated at the eastern extent of the village of Partridge Green, along Sherman bury Road. Old Priors is of high heritage significance for architectural and historic interests.
- 2.10.2 The asset's architectural interest is derived from the quality of its architecture and it's the relationship with its setting, whereby short views from its front garden and the road create opportunities for the architecture at its south elevation to be appreciated. 17th century Old Priors (NHLE 1026871) possesses casement windows, red brick, and grey headers on the ground floor with tile-hung above, a hipped tiled roof, two chimney stacks and a modern porch.
- 2.10.3 Old Priors relationship with its garden, through short visual links, provides the key contribution of its setting to its interest by helping to place it in a semi-rural context on the edge of the village. Visual links from the asset to a timber-framed brick gateway with a tiled roof, providing access to the B2116, also enhance its architectural interest.
- 2.10.4 The B2116 is a relatively quiet road, but it does form something of a negative element to the setting of the asset deriving from the traffic, therefore, impacting its historic interest to a degree. This is due to the traffic noise and visual links to traffic though screening by the row of trees that intervenes between the asset and the road negates this element slightly. A utility pole and associated wires along the road also form an element of the contribution of setting to the asset's interests, detracting from the semi-rural context and harming aesthetic value in views from main elevation windows.

2.11 Grade II Listed Oakendene Manor (NHLE 1027074)

- 2.11.1 Oakendene Manor (NHLE 1027074) is a two-storey grade II listed 17th century or earlier house associated with post medieval parkland (MWS96). It is located approximately 1.5km east of the village of Cowfold and approximately 2.5km northwest of Wineham. Oakendene Manor is of high heritage significance for architectural and historic interests.
- 2.11.2 The manor is situated immediately within a surrounding garden. Its wider setting is characterised by fields to the south and east, dense groupings of planted trees. Oakendene industrial estate is located approximately 150m to the southwest but is screened from the asset by woodland. The A272 bounds Oakendene Manor's gardens to the north and west and the manor gains access to the road through a long access road that joins at the gates of the industrial estate to the southwest, a short distance from the A272.
- 2.11.3 Oakendene Manor's architectural interest is derived from the quality of the asset's features, design, and materials. Oakendene Manor (NHLE 1027074) was refronted around 1820. It possesses five windows with keystones over and glazing

bars, is stuccoed and rusticated, has a dentilled cornice and parapet and a slate roof. The porch is of solid type with a dentilled cornice and parapet. There is an attic, with two attic windows in gable ends with casement windows and old glass. The wing behind consists of four windows and a lower elevation to the west.

- 2.11.4 The asset's historic interest primarily comprises its association with historic parkland **Appendix 25.5 Oakendene parkland: historic landscape assessment, Volume 4** of the ES (Document Reference: 6.4.25.5) and the insight the asset provides into developments in the area from the early 18th century. There is evidence that the land at Oakendene was inhabited from the late 13th century and that there was a farmstead known at Oakendene in the early 14th century. The Ditchling OS Drawing of 1798 identifies Oakendene Farm within a rural landscape characterised by isolated farmsteads and small villages and hamlets **Appendix 25.5 Oakendene parkland: historic landscape assessment, Volume 4** of the ES (Document Reference: 6.4.25.5).
- 2.11.5 In the early 19th century land at Oakendene Manor included a “park” containing a large reverse L-shaped area of pasture immediately southwest of the manor, as well as plantations. Before the end of the 19th century, the parkland appears to have reduced in size, coinciding with the appearance of a new lake and boathouse and formal gardens, including the erection of new buildings **Appendix 25.5 Oakendene parkland: historic landscape assessment, Volume 4** of the ES (Document Reference: 6.4.25.5).
- 2.11.6 OS mapping dating to the late 19th and early 20th centuries shows that Oakendene's surrounding land exists in much the same form, except for some encroachment into former parkland by the industrial estate and some smaller developments at its southwestern extent.
- 2.11.7 Visual relationships between the manor and aspects of its setting enhance its historic and architectural interests. Short, visual intervisibility between the manor and its ancillary buildings contributes towards its architectural interest and highlights the historic importance of the manor through its visual dominance. The gardens in which the manor is set, are an important element of its setting providing a designed space from which there is an appreciation of the manor's architectural interests, as well as providing seclusion and privacy to the asset from the adjacent industrial park and A272. The gardens may include historic features and elements of design which would illustrate historic activities and changes in occupation of the manor, further contributing to its historic interest. The rural parkland character of the asset's wider setting contribute to its historic and architectural interest, where longer filtered views south from the asset are permitted across pasture fields toward the lake Viewpoint (VP) HE01, **Figures 25.5h and 25.7, Volume 3** of the ES (Document Reference: 6.3.25), and glimpsed views of the asset from the south can be appreciated (LVIA VP SA3, **Figure 18.12, Volume 3** of the ES (Document Reference: 6.3.18).
- 2.11.8 Elements of the asset's setting which negatively contribute towards its heritage significance, include the proximity of Oakendene industrial estate, which illustrates the alterations and loss to the historic parkland associated with the manor and have changed the historic rural character of land to the southwest, though the visual impacts of this are limited due to the substantial tall tree planting.

2.12 Grade II Listed King's Barn (NHLE 1027089)

- 2.12.1 King's Barn (NHLE 1027089) is a two-storey grade II listed 15th century timber-framed house, that has since been restored and enlarged. It is located approximately 2km southeast of Cowfold and 1.5km northwest of Twineham Green. King's Barn is of high heritage significance for architectural and historic interests.
- 2.12.2 The house is set within sculpted gardens and trees and hedgerows surround much of the boundary of the curtilage of the property. The wider setting contains short and longer vista views of surrounding, open, rural land. Kent Road, a small one-lane Road, is located immediately adjacent and the western elevation of the house glimpses it through a gap in the hedge incorporating a fence.
- 2.12.3 King's Barn's architectural interest is derived from the quality of its features, design, materials, and its relationship with its setting. The first floor is close studded with curved braces and plaster infilling. The ground floor is rebuilt in red brick and contains south front tile-hung, a Horsham slab roof and casement windows. The modern wing possesses imitation timbering added to the north and is at an L-shaped angle.
- 2.12.4 Close visual links with the surrounding garden, including the pond to the southwest, contribute to the aesthetic value and enhance the historic rural context of the house. A sense of enclosure and isolation is created by the surrounding trees and hedges, and the lack of other built forms in views from the house, again enhances its rural context. Due to Kent Road's small size, it is unlikely to contribute much traffic pollution to the setting of King's Barn, including little in the way of noise.

2.13 Grade II Listed Guessgate Farmhouse (NHLE1027154)

- 2.13.1 Guessgate Farmhouse (NHLE 1027154) is a grade II listed two-storey 17th century or earlier farmhouse situated at the centre of the 19th century Guessgate Farm Historic Farmstead, Wiston (MWS11042). Guessgate Farmhouse is of high heritage significance for architectural and historic interests.
- 2.13.2 The setting of the farmhouse is defined by the agricultural buildings and farmland associated with the historic farmstead and characterised by rural isolation and ploughed farmland in their wider setting. The farmhouse is located approximately 4km northwest of the town of Steyning and approximately 6km southwest of the large village of Henfield. Access to the farmstead is gained through a small, unnamed, road which joins Spithandle Lane a couple of hundred metres to the north. Long western and southern views are possible from the farmhouse and from the fringes of the historic farmstead. The farmhouse also overlooks the unnamed road adjacent to the east.
- 2.13.3 The architectural interest of the farmhouse comprises its architecture and visual connections with surrounding farmyard buildings. The farmhouse is 17th century (or earlier), of two storeys with timber-framed walls with red brick infilling and curved braces on the first floor. It also possesses a hipped Horsham slab roof and a mix of casement and sash windows. The visual links between the farmhouse and adjacent farm buildings provide context for its architecture.

- 2.13.4 The assets' historic interest is derived from the insight they provide into agricultural developments within the area and through their relationship with their rural and agricultural setting. Guessgate Farm Historic Farmstead is a three-sided L-Plan loose courtyard farmstead with a detached farmhouse that has undergone more than 50% alteration (MWS11042). The visual relationship with their rural setting, including vistas and composite views of surrounding farmland, situates Guessgate Farmhouse firmly within a rural context. Longer views, looking east and west, are possible from the asset across longer swathes of agricultural land. This enhances the understanding of its historical context and its role within wider agricultural developments in the area.
- 2.13.5 While there are three listed buildings within a 1km radius of the farmhouse, topography, alongside intervening planted trees make views between them impossible. Traffic noise is also very low at the asset due to the distances between the farmhouse and busy roads. The setting of the asset, therefore, is peaceful, precluding much of the noise associated with built-up areas, enhancing the understanding of its historical relationship with its rural setting.

2.14 Grade II Listed 1-4, Stocks Hill (NHLE 1027155)

- 2.14.1 1-4, Stocks Hill (NHLE 1027154) is mid-19th century and currently comprising two houses, and is set in quiet, semi-rural, countryside. The houses are within the scattered village of Winston, approximately 2km southeast of the village of Ashington and 5km northwest of the town of Steyning. It is located within a 300m radius of three other grade II listed buildings and approximately 350m north of the grade I listed Buncton Chapel of All Saints. 1-4, Stocks Hill is of high heritage significance for architectural and historic interests.
- 2.14.2 The houses architectural interest derives from the quality of its features, materials, and design. 1-4, Stocks Hill (NHLE 1027155) is faced with flints with red brick dressings and quoins, with a tiled roof. It has a gable at each end and two gabled dormers between. The south-facing front elevation possesses eleven casement windows with visual links to the opposite, non-designated, house with some historic character.
- 2.14.3 The houses historic interest is derived from the insight it provides into the historic development of Winston and the semi-rural context in which it resides. OS maps dating to the late 19th/early 20th century show 1-4, Stocks Hill occupying a focal point between Abbott's Farmhouse and farm (NHLE 1027152), Fair Oak Farmhouse and farm (NHLE 1354112), and Buncton Chapel. The smithy is also shown to have been close by, along Spithandle Lane. Therefore, historically, 1-4, Stocks Hill likely occupied an important position within the scattered village of Winston. While listed buildings are near the house, intervening topography and trees negate any clear visual links.
- 2.14.4 The asset's setting also contributes towards its interests. The houses are surrounded by large green, open and maintained gardens, which are bordered by low hedges. Visual links between the houses and gardens enhance architectural interest by creating aesthetic value. The front gardens front onto Spithandle Lane, and views of the houses are also possible over the hedges from the lane. The undulating topography of Spithandle Lane allows the houses to be experienced in

longer, unfolding, views through trees and over hedges, contributing to their sense of place within a serene semi-rural context.

- 2.14.5 Spithandle Lane, due to its small scale, is unlikely to introduce much traffic intrusion to the setting of the houses and actively maintains positive visual links. A utility pole, however, encroaches into the front garden of no.1 Stocks Hill and alongside its associated overhead utility cables, slightly harms the calm visual links between the asset and its surroundings.

2.15 Grade II Listed Brook House (NHLE 1027161)

- 2.15.1 Brook House (NHLE 1027161) is a grade II listed, two-storey, house, dating to c.1830. It is situated at the north-eastern extent of the village of Washington and within Washington Conservation Area. It is in close proximity to several other grade II listed buildings and the wider area, including the conservation area, contains dozens more listed buildings. The house is bound by Washington Bostal to the east, which it fronts onto, and School Lane to the south. Its setting is generally characterised by low-density residential housing associated with the village and rural, agricultural land to the east. Brook House is of high heritage significance for historical and architectural interests.
- 2.15.2 The asset's architectural interest is primarily derived from its architectural features and its relationship to its setting. Brook House (NHLE 1027161) is rendered in stucco and possesses a hipped slate roof, sash windows with intact glazing bars and a round-headed doorway with semi-circular fanlight and door of five moulded panels.
- 2.15.3 The asset's setting contributes towards its architectural interest through its visual relationship with surrounding characterful buildings of similar style and age, within Washington Conservation Area, including the grade II listed Frankland Arms (NHLE 1027162) and Clematis Cottage (NHLE 1182071). These visual links increase aesthetic value and provide points from which greater context is given to the asset.
- 2.15.4 Historic interest is derived from the insight the asset provides into built development in Washington, specifically during the late Georgian and early Victorian periods. Historic OS mapping demonstrates that Washington was smaller and much less dense around the turn of the 20th century. The asset, therefore, has lost some of its semi-rural setting, however, the asset still occupies the north-eastern reach of the village.
- 2.15.5 Its setting contributes to the historic interest of Brook House, with visual links between nearby heritage assets consolidating Brook House's place within the period it was constructed and illustrating Washington's expansion. Agricultural land currently exists to the east of the asset and the asset still occupies the edge of an almost liminal zone between a built-up village and open space. Trees encircle the village at its eastern extent, further contributing to the experience of the asset occupying a liminal zone at the fringes of Washington village. Some changes to its setting have also had a negative influence on its historical and architectural interests. For example, Washington Bostal has grown in scale / busyness and traffic noise will have some negative effect on historic character of the asset. Intervening trees also block the relationship between the asset and

open, agricultural, land most of the year. More modern road bollards, placed close to the house's front elevation, provide another reminder of the changing nature of its setting.

2.16 Grade II Listed the Frankland Arms Public House (NHLE 1027162)

- 2.16.1 Frankland Arms (NHLE 1027162) is an early 19th century grade II listed public house. It is situated at the north-eastern extent of the village of Washington and within Washington Conservation Area. It is in close proximity to several other grade II listed buildings and the wider area, including the conservation area, contains dozens more listed buildings. The public house is bound by Washington Bostal to the east, which it fronts onto, and School Lane to the north. Its setting is generally characterised by low-density residential housing associated with the village and rural, agricultural land to the east. The Frankland Arms Public House is of high heritage significance for historical and architectural interests.
- 2.16.2 The asset's architectural interest is primarily derived from its architectural features and its relationship with its setting. The public house is constructed from painted brick and possesses a tiled roof, modillion eave cornice, sash windows, and a doorway with a rectangular fanlight up eight steps. There is also a ground-floor wing adjoined to the west of the main building.
- 2.16.3 Visual links to surrounding characterful buildings of similar style and age, within Washington Conservation Area, including the grade II Listed Brook House (NHLE 1027161) contribute towards its architectural interest. For example, the short, indivisible, links between nearby heritage assets increase aesthetic value and provide points from which greater context is given to the asset.
- 2.16.4 Historic interest is derived from the insight the asset provides into built developments in Washington, specifically during the late Georgian / early Victorian periods. Historic OS mapping demonstrates that Washington was smaller and much less dense around the turn of the 20th century. The asset, therefore, has lost some of the semi-rural setting, however, the asset still occupies the north-eastern reach of the village.
- 2.16.5 The asset's setting also enhances the historic interest of Frankland Arms. For example, the short visual links between nearby heritage assets consolidate its place within the period it was constructed and help to illustrate Washington's expansion at the time. Agricultural land currently exists to the east of the asset, however, trees and hedges block views most of the year. The trees and hedges act to encircle the village at its north-eastern extent, contributing to the experience of the asset occupying a liminal zone at the fringes of Washington village, along Washington Bostal. They also act as a reminder of the asset's wider, rural, setting.
- 2.16.6 Some changes to its setting have also had a negative influence on its historical and architectural interests. For example, Washington Bostal has grown in scale / busyness and traffic noise will have some negative effect on historic character of the asset. Intervening trees also block the relationship between the asset and open, agricultural, land most of the year.

2.17 Grade II listed Tilley's Cottage (NHLE 1027163)

- 2.17.1 Tilley's Cottage (NHLE 1027163) is a two-storey grade II listed 17th century (or earlier) farm cottage. It is situated just under 100m east of the village of Washington and Washington Conservation Area. The cottage is situated within a rural, agricultural landscape and views to Washington are largely blocked by intervening trees and hedges. Access to the cottage is provided by a small, unnamed, road which joins The Pike approximately 150, to the north. The cottage is associated with and detached from the 19th century Tilleys Cottage Historic Farmstead, Washington (MWS13774). Tilleys Cottage is of high heritage significance for architectural and historic interests.
- 2.17.2 Architecturally, Tilleys Cottage receives its interest from its features, materials, and design. The cottage is a two-storey timber-framed building, containing casement windows, a more recent hipped tiled roof and a north elevation that has been jettied and refaced with flints.
- 2.17.3 Tilleys Cottage's setting contributes towards its historic character. For example, views of its garden, as well as composite visual links through foliage to the surrounding trees and open fields illustrate and consolidate the asset's historical rural context. Views, largely from the asset's curtilage, of nearby associated farm buildings, also enhance its architectural and historic interests by associating it more closely with farming activities. Surrounding gently undulating hills, alongside encompassing trees, create a sense of isolation.
- 2.17.4 While the busy A road (The Pike) is approximately 200m to the north and Washington Bostal 80m to the west, it is unlikely that traffic noise has much of an effect on Tilley Cottage's setting due to the density of intervening trees and built structures.

2.18 Grade II Listed Green Farmhouse (NHLE 1027190)

- 2.18.1 Green Farmhouse (NHLE 1027190) is a two-storey farmhouse consisting of two parallel ranges, where the east range dates to the 18th century and the west range to the 19th century. The farmhouse is situated towards the southern extent of the 18th century Green Farm Historic Farmstead, Washington (MWS10987). Green Farmhouse is of high heritage significance for historic and architectural interests.
- 2.18.2 The asset is located approximately 900m northeast of the village of Washington, under 700m from Washington Conservation Area and less than 100m east of Rock Common Quarry, an active sand quarry. Green Farmhouse's setting is defined by the enclosure created by planting on all sides, with short views possible across a small garden and driveway. Access to the farmhouse is gained directly from the A238, which runs south to north and approximately 50m to the east.
- 2.18.3 Architectural interest in the farmhouse is derived from its features, materials and design and through its relationship to its surroundings. Green Farmhouse's (NHLE 1027190) east range is constructed from ironstone with red brick dressings, quoins and stringcourse and possesses a tiled roof and casement windows. The west range possesses hung tiles. The farmhouse's main south elevation architecture can be appreciated in short views from its driveway, and despite intervening planning, from the A283 in glimpsed views through gaps in the trees.

- 2.18.4 Green Farmhouse's historic interest arises from the insight that the asset provides into the farming and agricultural development of the surrounding area, particularly during the 18th and 19th centuries. Later, 20th century development is overshadowed by the growth of the quarry. As an example of 18th century development, the historic farmstead layout is a U-Plan regular courtyard with additional detached elements to the main plan, whereby the farmhouse is detached and set away from the yard. Short, visual, links between Green Farmhouse and its enclosure create a sense of isolation in keeping with its historical rural setting. Views of the U-plan farm buildings from the northern section of the historic farmstead further strengthen the understanding of both assets' historic interest by illustrating their farming history.
- 2.18.5 Green Farmhouse's setting also contributes negatively to its historic interest because it has been heavily altered by modern anthropogenic activity in the form of sand quarrying at Rock Common Quarry, which dominates the land immediately to the west. Historical OS mapping dating between 1888 and 1913 shows Green Farm extending c. 150m to the west, land currently occupied by the quarry. The quarry has severed the farmhouse's relationship with associated farmland, and it is consequently slightly more difficult to associate the farmhouse with its historical farming context. Visual links that once existed have been destroyed and now only short views exist of surrounding trees and a small garden. The quarry may also contribute noise to the setting of Green Farmhouse.
- 2.18.6 The Pike (A238) appears to be a relatively busy road, with lorries and busses utilising it (Green Farm Barn Bus Stop is located at the entrance of Green Farmhouse's access road). Despite intervening planting, traffic noise is likely to be high within the setting of Green Farmhouse, particularly during the winter months and rush hour.

2.19 Grade II Listed Old Forge (NHLE 1027195)

- 2.19.1 Old Forge (NHLE 1027162), dated 1732, is a two-storey grade II listed house that was once the village forge. It is situated towards the northern extent of the village of Washington and within Washington Conservation Area. It is in close proximity to several other grade II listed buildings and the wider area, including the conservation area, contains over a dozen more listed buildings. Old Forge is of high heritage significance for historical and architectural interests.
- 2.19.2 Old Forge is bound by two roads, School Lane to the north, which it fronts onto and The Holt to the east. Its setting is generally characterised by low-density residential housing, predominantly one or two storeys, and green, open space, trees and hedgerows which ring the village and beyond. The house fronts a garden and driveway and is enclosed by large-scale hedges and trees. Access to School Lane is through a gate.
- 2.19.3 The asset's architectural interest is primarily derived from its architectural features and its relationship with its setting. Old Forge (NHLE 1027195) is constructed from stone rubble and flint white-washed with red brick quoins surrounding casement windows. The roof is tiled and there are multiple chimney stacks.
- 2.19.4 Historic interest is derived through its setting and from the insight the asset provides into the development of Washington, specifically during the early

Georgian period. This contrasts with the grade II listed Brook House (NHLE 1027161) and The Frankland Arms (NHLE 1027162) which both provide insight into developments within the village during the later Georgian era. Historical OS mapping demonstrates that Washington was smaller and much less dense around the turn of the 20th century.

- 2.19.5 Positive elements of its setting include visual links to its surroundings, where in a couple of positions glimpsed or sequential views of a few surrounding listed buildings are visible from Old Forge through intervening roofs and trees. For example, the west elevation of Brook House and roofs of Clematis Cottage (NHLE 1182071) and The Frankland Arms could be visible from the upper storey windows of Old Forge. These visual links help to place the asset within its historic and architectural context and increase its aesthetic connection with these assets as well as the wider conservation area.
- 2.19.6 Old Forge's setting has evolved, harming its interests to a degree through the loss of original associations and relationships that would have existed with its setting. For example, residential developments constructed in surrounding empty plots, since the turn of the 20th century, has led to a loss in semi-rural setting, defined by close views of open land and longer views of hills to the east. Utility poles and associated cables, no doubt made more prevalent by further development, also detract from the asset's historical relationship with its semi-rural setting.

2.20 Grade II Listed Fern Cottage (NHLE 1027196)

- 2.20.1 Fern Cottage (NHLE 1027196) is a 17th century or earlier cottage. It is situated towards the centre of the village of Washington, also within the centre of the conservation area. It is also central to a southern grouping of listed buildings. Fern Cottage overlooks the small, single lane, School Lane to the east. Its setting is characterised by the enclosure of large trees, surrounding low-density residential properties and a large garden to the back of the asset. It is sited upon a hill that slopes downwards to the north. Fern Cottage is of high heritage significance for historical and architectural interests.
- 2.20.2 The asset's architectural interest is primarily derived from its architectural features and its relationship with its setting. Fern Cottage (NHLE 1027196) is a timber-framed cottage constructed from painted brick infilling and plaster. Its eastern gable elevation is refaced with ironstone rubble on the ground floor with stucco above. It has a Horsham slab roof with a pentice to the western half of the front. There is a brick chimney breast at the west elevation and the cottage has casement windows.
- 2.20.3 Historic interest results from setting and from the illustrative insight the asset provides into the development of Washington, specifically the 17th century core of the village. Historical OS mapping demonstrates that Washington was smaller and slightly less dense around the turn of the 20th century, however, the asset's garden exists in much the same form.
- 2.20.4 Positive elements of Fern Cottage's setting include its semi-rural and historic village context and visual links to its surroundings. For example, short views are possible from the upper storey windows of the asset looking towards other buildings within the conservation area. Specifically, there are visual and aesthetic

links between Fern Cottage and grade II listed South Cottage (NHLE 1182076) located approximately 20m downhill to the north. Fern Cottage's topographical dominance over the northern valley grants longer views of faraway trees associated with a rural setting, reinforcing the semi-rural experience.

- 2.20.5 Fern Cottage's setting has evolved, harming its interests to an extent through the loss of original associations and relationships that would have historically existed with its setting. For example, residential developments of limited heritage significance to the east and a school to the north, constructed predominantly during the 20th century, detract from long northern views by decreasing the valley's visual dominance. Utility poles and associated cables, no doubt made more prevalent by further development, also detract from the asset's historical relationship with its semi-rural setting by appearing in previously unadulterated views.

2.21 Grade II* The Parish Church of St Mary (NHLE 1027198)

- 2.21.1 The Parish of St Mary (NHLE 1027198) is a grade II* listed church which was largely rebuilt in the late 19th century but contains a 15th century tower and a 12th century arcade. It is situated towards the western extent of the village of Washington, and also to the western extent of the conservation area. The church is surrounded by six nearby grade II listed buildings and there is a further dozen listed buildings located throughout the remaining conservation area. The Parish Church of St Mary is of high heritage significance for architectural and historical significance.
- 2.21.2 The church's setting is characterised by its graveyard, which presents a large, open space containing trees and gravestones adjacent to the east and north. The Street, a narrow, one-lane street, bounds the church to the south, with the church scale dominating. Access to the churchyard is gained from The Street. The church is enclosed by large trees on many sides; however, it is visible from much of the western portion of the conservation area and village. The church's setting is tranquil, and it is sited towards the highest point of the village.
- 2.21.3 The asset's architectural interest is primarily derived from its architectural features, its construction materials and through its aesthetic relationship with its setting. The Parish of St Mary (NHLE 1027198) possesses a chancel, nave with aisles, south porch, and west tower. The tower is 15th century, but the church was otherwise largely rebuilt by Gordon Hills in 1866-7, except for the north arcade of the nave, which dates to the 12th century.
- 2.21.4 The church's historic interest derives from the insight it provides into ecclesiastical developments in the area and the historical development of Washington, more generally. The 12th century arcade illustrates the Norman imposition of power in the region. Later additions and re-buildings of the church track the ecclesiastical evolutions in the area and tie into wider changes in the village.
- 2.21.5 The church's setting makes a positive contribution to its heritage significance through visual links with surrounding listed buildings, for example, Church House (NHLE 1027200), Church Farmhouse (NHLE 1354096) and The Old Vicarage (NHLE 1284693), enhance understanding of its historical context and increases aesthetic value. Long views of green open space to the north and south reaffirm its

semi-rural historical context. The lack of traffic along The Street further reinforces this context and ensures that the church, which is a place of prayer and reflection, remains quiet and serene.

- 2.21.6 Elements of setting also damage these visual relationships as well as the wider experience. Utility poles and associated cables, which run in parallel along either side of The Street, harm short indivisible views between the church and surrounding heritage assets and long views of agricultural land further afield. These elements are more modern additions and growth in the village in the 20th century has likely added to their prevalence. The hum of traffic from the London Road (A24) dual carriageway, approximately 150m to the west, may disturb the tranquillity of the church's setting; although, the low-lying nature of the A road, combined with intervening trees, may dampen its impact.

2.22 Grade II Church House (NHLE 1027200)

- 2.22.1 Church House (NHLE 1027200) is a two-storey, early 19th century, grade II listed house with associations with St Mary's Church and surrounding farm buildings. It is situated towards the western extent of the village of Washington and to the western extent of Washington Conservation Area. The Street bounds it to the north and the A24 passes south to the north approximately 150m to the west. Church House is surrounded by five nearby grade II listed buildings, a grade II* listed church and there is a further dozen listed buildings located throughout the remaining conservation area. Church House is of high heritage significance for architectural and historical significance.
- 2.22.2 Church House's architectural interest arises from its association with surrounding heritage assets, including The Parish Church of St Mary (NHLE 1027198), and through the quality of its materials and architectural features. The house is paced with roughcast and possesses overhanging eaves, a hipped slate roof, casement windows with intact glazing bars and a doorway with engaged columns, pediment, and semi-circular fanlight. Short, indivisible, links with Church Farmhouse (NHLE 1354096) and Barn at Church Farm (NHLE 1182122) enhance architectural interest by creating aesthetic links. Short views of the gardens to the south also enhance architectural interest.
- 2.22.3 Historic interest derives from its setting and from the contribution Church House makes towards the understanding of the development of Washington. Church House illustrates the early 19th century development of buildings around St Mary's Church. For example, Church House's subservient spatial relationship to the dominance of the church provides insight into the church's historical importance to the village.
- 2.22.4 Short views of surrounding heritage assets and the wider conservation area enhance the understanding of the context in which Church House was built. Vistas from the house's southern elevation towards open, green, and agricultural land, up towards hills sloping upwards and topped with trees, contribute to the sense of the house existing within a semi-rural setting. Views south towards the valley are blocked by large trees and an intervention by the church. The low-density character of its immediate setting further consolidates this element of the wider setting, contributing to an experience of tranquillity.

- 2.22.5 Elements of the asset's setting also damage these relationships. Utility poles and associated cables, which run in parallel along either side of The Street, harm short views between the Church Farmhouse and surrounding heritage assets, such as the church. These elements are more modern additions and growth in the village in the 20th century has likely added to their prevalence. The hum of traffic from the London Road (A24) dual carriageway, approximately 150m to the west, may disturb the tranquillity of the house's setting; although, the low-lying nature of the A road, combined with intervening trees, may dampen its impact.

2.23 Grade II Listed Rose Cottage (NHLE 1027201)

- 2.23.1 Rose Cottage (NHLE 1027201) is a two-storey, grade II listed, 18th century cottage. It is situated towards the central-eastern section of the village of Washington and to the south-eastern extent of Washington Conservation Area. The Street bounds the cottage to the north. Church House is surrounded by four nearby grade II listed buildings and there is a further dozen listed buildings located throughout the remaining conservation area. Rose Cottage is of high heritage significance for architectural and historical interests.
- 2.23.2 Rose Cottage's architectural interest arises from its association with surrounding heritage assets and through the quality of its materials and architectural features. Rose Cottage (NHLE 1027200) is rendered in stucco and possesses a tiled roof, horizontally sliding sash windows and a doorway with five moulded panels. There is also an added window bay to the west with a coach-house with double doors on the ground floor and faced with weatherboarding.
- 2.23.3 Historic interest derives from its setting and from the contribution Rose Cottage makes towards the understanding of the development of Washington. Rose Cottage illustrates the 18th century development of a village in the eastern section of Washington. Historical OS mapping demonstrates that Washington was smaller and slightly less dense around the turn of the 20th century, however, the asset's garden exists in much the same form. The large residential cul-de-sac to the south illustrates the 20th century growth of Washington.
- 2.23.4 Short views of surrounding heritage assets and the wider conservation area enhance the understanding of the context in which Rose Cottage was built. Visual links to nearby heritage assets, such as Corner House How Man the Old Cottage (NHLE 1182115), which is contemporaneous to the 18th century, and other buildings of some historic character, further consolidate the cottage's historical context. Surrounding low-density residential housing containing large, open gardens, contributes to the semi-rural context and an experience of village peacefulness. The Street is narrow and traffic levels are low, reinforcing the experience of a peaceful semi-rural setting.
- 2.23.5 Changes to its setting have detracted from the historical relationship between the cottage and its semi-rural, village, setting. For example, the 20th century cul-de-sac has interfered with long, oblique views looking towards the south; although, the upper reaches of the sloping hills topped with trees may still be visible. Further development in the north of the village does not disrupt visual relationships because older built forms historically intervened. Utility poles and associated cables, which run in all directions surrounding the cottage, harm short views between the Rose Cottage, surrounding heritage assets, open green spaces, and

distant agricultural and rural land. The low hum of traffic from the London Road (A24) dual carriageway, approximately 350m to the west, may disturb the peacefulness of the house's setting; although, the low-lying nature of the A road, combined with intervening trees and built forms, may dampen the road's impact.

2.24 Grade II Chanctonbury Lodge (NHLE 1027239)

- 2.24.1 Chanctonbury Lodge (NHLE 1027239) is a two-storey, grade II listed, restored 17th century (or earlier) lodge. It is located along Washington Road (A283), approximately 1.5km northwest of the village of Washington. The lodge fronts onto the A283, which bounds it to the north and runs east to west. The lodge's setting is defined by its proximity to the A283, as well as its relative isolation and sense of enclosure arising from the planted trees and hedges surrounding much of the asset's garden. Chanctonbury Lodge is of high heritage significance for architectural and historical significance.
- 2.24.2 Chanctonbury Lodge's architectural interest derives from its architecture as a restored 17th century (or earlier) timber-framed building with modern red brick filling. The ground floor has been rebuilt in brick and stone. The centre of the first floor over sails but the ends have been underbuilt. It has a hipped tiled roof, casement windows and a central chimney. The lodge's garden contributes to architectural interest by creating close views in which its architectural design and siting can be appreciated.
- 2.24.3 Historic interest arises through the lodge's associations with the past, its illustration of historical development in the region and its relationship with its setting. The lodge illustrates the development of the area around the 17th century, providing insight into land usage in the area. Close views of the garden and longer vistas looking south towards agricultural land and hills, through gaps in the trees, enhance the lodge's historic interest by firmly placing it within a rural context. Views of livestock to the south further consolidate this theme.
- 2.24.4 The setting also detracts from historic and architectural interests. The lodge's proximity to the A283 introduces lots of traffic pollution not contemporaneous with its history. Traffic noise within the lodge and garden is further compounded by the lack of planting to create a barrier between the lodge and the road. Historical OS mapping dating to the turn of the twentieth century demonstrates that Chanctonbury Lodge's wider setting has changed dramatically in the intervening years. For example, there has been residential development and a loss of forests and plantations, detracting from the rural context. CEMEX Sandgate Quarry, once agricultural land, beginning less than 100m to the northwest, has introduced an industrial quality to the asset's setting. These factors compound and degrade the lodge's historic relationship with its setting.

2.25 Grade II Listed Horsebrook Cottage (NHLE 1027261)

- 2.25.1 Horsebrook Cottage (NHLE 1027261) is a two-storey, grade II listed, 16th century cottage. It is situated approximately 250m northeast of Steyning Road, 3km northwest of the town of Steyning and 2km southeast of the scattered village of Winston. The cottage is situated within a rural, agricultural landscape and is generally enclosed by trees. Access to the cottage is provided by a small,

unnamed, road which joins Steyning Road approximately 250m to the west. Horsebrook Cottage is of high heritage significance for architectural and historic interests.

- 2.25.2 Architecturally, the cottage receives its interest from its architecture, materials, and design and through its relationship with its setting. Horsebrook Cottage is a timber-framed building with cement-faced infilling, a hipped-tiled roof and casement windows. Its setting enhances the architectural interest by placing its cottage design within a rural context.
- 2.25.3 Historic interest is derived from its associations with the past, its illustration of historical development in the area and the contribution of its setting. Composite views, including vistas, through the foliage to the surrounding trees and open fields illustrate and consolidate the asset's historical rural context. Visual links to farmland containing livestock and buildings associated with agriculture reinforce this connection. Enclosure by trees and a general lack of development in the area create a sense of peaceful isolation and connection with nature.
- 2.25.4 However, Steyning Road is a relatively busy dual carriageway and its proximity to the cottage introduces the low hum of passing traffic. Intervening trees may have a dampening effect on noise pollution within the cottage's immediate setting. This factor harms the historic relationship between asset and setting by introducing modern anthropogenic activity not contemporaneous with its earlier history.

2.26 Grade II Listed Pooks Farmhouse (NHLE 1027290) and Cottage In the grounds of Pooks Farmhouse to the southwest of the house (NHLE 1027291)

- 2.26.1 This asset grouping consists of two 17th century grade II listed, two-storey dwellings with historical associations with farming. They are situated to the southeast of the medieval Pooks Farm Historic Farmstead, Shermanbury (MWS12879). Pooks Farmhouse and the Cottage are of high heritage significance for architectural and historic interests.
- 2.26.2 The assets are located approximately 3km east of the village of Partridge Green and 1.2km west of the village of Wineham. Access to the assets is gained through a track which joins Fryland Lane approximately 50m to the north. The setting of the listed buildings is characterised by visual links between them, their adjacent gardens, enclosing planting and large-scale farm buildings and ploughed fields in the wider setting. They are situated approximately 15m from one another.
- 2.26.3 The architectural interest of both assets is derived from their architecture and their visual relationships with their setting. They share an architectural commonality that enhances their architectural interest and strengthens their context through visual links between the two. For example, both are timber-framed buildings with red brick infilling and casement windows.
- 2.26.4 Their historic interest is derived from their associations with the past, illustration of historical development in the area and the contribution of its setting. They provide insight into agricultural developments within the local area and the ways the land was utilised since the 17th century. The listed buildings also illustrate the 17th century evolution of the medieval farmstead that once operated in the area.

- 2.26.5 Composite views of surrounding farmland place the assets firmly within a rural context, enhancing their historic interest. Longer vistas of distant farmland are possible looking south and west, consolidating the rural context. The rural setting of the assets is peaceful as it precludes much of the noise associated with built-up areas, enhancing our understanding of the experience of those who utilised the assets in the past.

2.27 Grade II Listed Potts Farmhouse (NHLE 1027292)

- 2.27.1 Potts Farmhouse (NHLE 1027292) is a small two-storey, grade II listed, 17th century farmhouse. It is situated to the southwest of the 19th century Potts Farm Historic Farmstead, Shermanbury (MWS13356). The Farmhouse is located approximately 1km northwest of the village of Wineham and 2km southeast of the village of Cowfold. Kent Street, a single-lane road, bounds the asset's garden to the east, running south to north. The asset's setting is predominantly characterised by agricultural land, its garden, surrounding trees and Kent Street. Potts Farmhouse is of high heritage significance for architectural and historic interests.
- 2.27.2 The architectural interest of the farmhouse is contributed to by the quality of its features and materials. Potts Farmhouse (NHLE 1027292) is a small timber-framed cottage with plaster infilling, a steeply pitched roof, casement windows, a chimney breast on the east wall and a modern L-shaped wing behind in imitation timbering. The ground floor has been rebuilt in red brick.
- 2.27.3 Historic interest is derived from it's the farmhouse's associations with the past, its illustration of historical developments in the area and the contribution of its setting. Potts Farmhouse provides insight into agricultural developments within the local area and the utilisation of land from the 17th century.
- 2.27.4 Visual links with setting mainly place the farmhouse in a rural context and large trees encompass the house and block potential views of the agricultural land beyond the bounds of its garden. The rural setting of the asset is peaceful and serene, enhancing understanding of the farmhouse's 17th century origins. Kent Road introduces little traffic intrusion to setting, retaining the rural context. Proximity to a farmyard (c.30m to the north) introduces noise and smells associated with modern farming, maintaining the farmhouse's historical farming context despite the evolution of farming techniques since the 17th century.

2.28 Grade II Listed Vadgers (NHLE 1027293)

- 2.28.1 Vadgers (NHLE 1027293) is a two-storey, grade II listed, 17th century cottage situated immediately southeast of the 19th century Wilcox Farm (Willcocks Farm) Historic Farmstead, Cowfold (MWS14003). Vadgers is of high heritage significance for architectural and historic interests and Wilcox Fam Historic Farmstead is of medium heritage significance for historic interest.
- 2.28.2 The asset is located approximately 1.2km northwest of the village of Wineham and 1.8km southeast of the village of Cowfold. It occupies the triangular space between a fork in two roads. Kent Street, a single-lane road, bounds the cottage's garden to the east, running south to north and the smaller Buckhatch Lane bounds to the northwest. Both assets immediate setting is characterised by surrounding

gardens and proximity to other residential buildings of some historic and architectural character. Their wider setting is defined by agricultural land, surrounding trees and Kent Street.

- 2.28.3 The architectural interest of the cottage derives from the quality of its features, design and materials and its visual relationship with its setting. Vadgers (NHLE 1027293) is a timber-framed cottage with painted brick infilling. The ground floor has been rebuilt in red brick and is now painted. The cottage possesses a Horsham slab roof, common throughout the area, casement windows and a chimney breast at the south elevation. Indivisible visual links with its rural setting and garden enhance its architectural interest by providing context for its architectural design and increase its aesthetic value.
- 2.28.4 Historic interest is derived from the cottage's associations with the past, its illustration of historical developments in the area and through contributions made by its setting. The cottage provides insight into developments within the local, rural, area and the utilisation of land from the 17th century. Specifically, it illustrates 17th century post medieval residential growth along Kent Street.
- 2.28.5 Visual links with the asset's setting enhance its historic interest by placing the cottage in the rural context it historically occupied. Large trees and hedgerows encompass much of the cottage and its gardens, potentially intervening in longer views of wider agricultural lands and the sculpted gardens to the northeast. The cottage's rural isolation likely grants its setting a measure of peace, precluding the noise and activity associated with built-up areas. This enhances historic interest by increasing the understanding of its 17th century rural context and the experience of those who once occupied it.

2.29 Grade II Listed Morley (NHLE 1027330)

- 2.29.1 Morley (NHLE 1027330) is a two-storey, grade II listed, 17th century (or earlier) manor, with a modern addition to the north. Morley is situated along Brighton Road (A281), which bounds its front garden to the east. It is located just under 1km northeast of the village of Shermanbury. Its immediate setting is defined by its close association with its wider estate, including gardens, associated buildings, a gatehouse, and horse-riding paddocks. Its wider setting is characterised by agricultural land, a grouping of trees and a wetland bird habitat to the south. Morley is of high heritage significance for architectural and historic interests.
- 2.29.2 The architectural interest of the manor derives from the quality of its features, design and materials and its visual relationship with its setting. Morley's (NHLE 1027330) earlier L-shaped range, which has been restored and enlarged, is timber-framed. The ground floor has been rebuilt in red brick and the first floor has roughcast. The roof is Horsham slab, common for the region. The windows are casement and possess latticed panes. The north addition to the house is modern. Visual links with its associated buildings and its gardens provide opportune viewpoints from which the manor's architecture can be enjoyed, enhancing its architectural interest.
- 2.29.3 Historic interest is derived from the asset's associations with the past, its illustration of historical developments in the area and through contributions made by its setting. The manor provides insight into developments within the local, semi-

rural, area and into the utilisation of land from the 17th century. Specifically, the asset illustrates 17th century post medieval residential growth along Brighton Road. Historical OS mapping from the turn of the 20th century demonstrates the growth of the modern Morley estate as Morley farm once existed to the manor's rear.

- 2.29.4 Visual links with the asset's wider agricultural and rural setting enhance its historic interest by placing the manor within a rural context in keeping with its historical development and origins. The manor's relative rural isolation, along with being set back from the A281 and contained behind fences, likely grants its setting a degree of quiet, precluding the noise associated with built-up areas.
- 2.29.5 However, while the manor is set back from the road and largely surrounded by trees, hedges and fences, noise from the A238 no doubt impacts the manor's setting, therefore, detracting from the asset's historical association with its quiet rural context.

2.30 Grade II Listed Eatons Farmhouse (NHLE 1027436) and Granary at Eatons Farm to south east of the house (NHLE 1192196)

- 2.30.1 This asset grouping consists of two related grade II listed buildings associated with farming and situated within the Eatons Farm Historic Farmstead, Ashurst (MWS10159). Eatons Farmhouse (NHLE 1027436) is a two-storey 17th century farmhouse and Granary at Eatons Farm to southeast of the house (NHLE 1192196) is an 18th century (or earlier) historic granary. The farmstead is located approximately 750m east of the village of Ashurst and 1.5km west of the western extent of the large village of Henfield. Both assets are of high heritage significance for architectural and historic interests.
- 2.30.2 The setting of both assets is primarily characterised by the historic farmstead in which they reside and the surrounding ploughed farmland. Both assets are situated at the northern centre of the historic farmstead, and they are surrounded in every direction, apart from the north, by agricultural buildings also associated with the farmstead. Long views of farmland and short views of gardens behind Eatons Farmhouse likely characterise the assets' visual links to the north. Due to the separation between the farmstead and neighbouring villages, and the farming setting, the asset's setting is also quite isolated. The assets are also separated to the east of the B2135 by approximately 700m.
- 2.30.3 The architectural interest of the assets is contributed to by their architecture and through their visual relationship with their setting. There is some similarity between the architectural materials of both assets that reflects their similar origins. For example, both possess Horsham slab roofs which creates a grouping between the two. While the farmhouse (NHLE 1027436) is timber-framed, the granary (NHLE 1192196) is constructed from tarred weatherboarding on a base of red brick and stone, however. The farmhouse also has gables at each end, casement windows and an attic in the gables.
- 2.30.4 Viewpoints from the farmstead and visual links from the assets with associated farm buildings, specifically between the two listed buildings, provide many

opportunities to appreciate their architecture and create a strong agricultural grouping reflected in their shared architecture. These elements enhance both assets' architectural interests.

- 2.30.5 These views also enhance the assets' historic interests by illustrating their farming origins and associations. Distant views of the assets when travelling towards the farmstead, partly illustrated in **Figure 18.54, Volume 3** of the ES (Document Reference: 6.3.18) along the unnamed access road enhance the understanding that the assets occupy an agricultural context that captures their historic associations.
- 2.30.6 The historic farmstead is recorded in the Historic Farmsteads and Landscape Character in West Sussex Project (Forum Heritage Services, 2006) as a medieval dispersed multi-yard farmstead in an isolated location and has suffered a partial loss (less than 50% loss). Therefore, the assets can also provide insight into the post medieval evolution of the farm, enhancing their historic interest further.

2.31 Grade II Listed Binesfield (NHLE 1027451)

- 2.31.1 Binesfield (NHLE 1027451) is a two-storey, grade II listed, 17th century (or earlier) house. Binesfield is located approximately 2km southwest of the village of Partridge Green and 1.2km northeast of the village of Ashurst. Binesfield is situated along the B2135, which bounds it to the east. The house fronts onto its garden and is set back from the road by approximately 30m. The asset's immediate setting is generally semi-rural and characterised by sporadic low-density residential plots along the road, enclosure by trees and hedgerows and wider agricultural fields. Binesfield is of high heritage significance for architectural and historic interests.
- 2.31.2 The architectural interest of the house derives from the quality of its features, design, and materials and through its visual relationship with its setting. Binesfield (NHLE 1027451) is a restored timber-framed house with red brick infilling, a hipped tiled roof, and modern casement windows. Key views when travelling south along the B2135 allow the architecture of the house to be appreciated, enhancing its interest.
- 2.31.3 Historic interest is derived from the asset's associations with the past, its illustration of historical developments in the area and through contributions made by its setting. Binesfield provides insight into developments within the local, semi-rural, area and into the utilisation of land from the 17th century. Specifically, the asset illustrates 17th century post medieval residential growth along Bines Green Road (B2135). Views of the rear garden, and surrounding agricultural and rural land, form the key contribution of its setting to the historic interest of the asset. These views, including farm buildings, open space, and trees, consolidate Binesfield's historical rural and agricultural context.
- 2.31.4 Historic OS mapping dating to the turn of the 20th century demonstrates growth in agricultural buildings to the west of the asset and within its wider setting. This change in setting does not detract from the historic interest of the asset to a large degree because it reflects an evolution of the farming communities that were present approximately 100 years ago; however, it is possible that the original setting contained greater concentrations of trees and woodland.

- 2.31.5 While the B2135 is not a busy road, the traffic it introduces to the asset's setting reflects a more modern change. This detracts from historic interest because traffic noise negates the peaceful, agricultural setting.

2.32 Grade II Listed Southblows Farmhouse (NHLE 1027452)

- 2.32.1 Southblows Farmhouse (NHLE 1027452) is a two-storey, grade II listed, 17th century (or earlier) farmhouse located approximately 2km southeast of the village of Partridge Green and 1.3km northeast of the village of Ashurst. The farmhouse is situated along the B2135, which bounds it to the east. The house fronts onto a small front garden and is set back from the road by approximately 40m, but visual links with the road are possible over open grass and a driveway. The asset's immediate setting is generally rural and characterised by sporadic low-density residential plots along the road, a garden enclosed by trees and hedgerows and wider agricultural fields. Southblows Farmhouse is of high heritage significance for architectural and historic interests.
- 2.32.2 The architectural interest of the farmhouse derives from the quality of its features, design, and materials and its visual relationship with its setting. Southblows Farmhouse (NHLE 1027452) ground floor is now faced with red brick with tile-hung above. It possesses a hipped slate roof, casement and horizontally sliding sash windows and Flemish brick bond. Key views of the front and side elevation of the asset when travelling along the B2135 allow the architecture of the house to be appreciated, enhancing its interest. The green, open, space to the front of the house facilitates these views.
- 2.32.3 Historic interest is derived from the asset's associations with the past, its illustration of historical developments in the area and through contributions made by its setting. Southblows Farmhouse provides insight into developments and utilisation of land within the local, rural, area. Specifically, the asset illustrates 17th century post medieval residential growth along Bines Green Road (B2135). Views of the rear garden, and surrounding agricultural and rural land, form the key contribution of the asset's setting to the historic interest of the asset. These views, including farm buildings, open space, and trees, consolidate Southblows Farmhouse's historical rural and agricultural context.
- 2.32.4 Historic OS mapping dating to the turn of the 20th century demonstrates growth in agricultural buildings to the west of the asset and within its wider setting. This change in setting does not detract from the historic interest of the asset to a large degree because it reflects an evolution of the farming communities that were present approximately 100 years ago; however, it is possible that the original setting contained greater concentrations of trees, forests etc.
- 2.32.5 While the B2135 is not a busy road, the traffic pollution it introduces to the asset's setting reflects a more modern change. This detracts from historic interest because traffic noise negates the peaceful, agricultural setting.

2.33 Grade II Listed Horsebridge House (NHLE 1027454)

- 2.33.1 Horsebridge House (NHLE 1027454) is a two-storey, grade II listed, house with an 18th century front (but the rest of the house may be older). It is located

approximately 4km north of the town of Steyning and 1km south of the village of Ashurst. The asset is situated at the junction between the B2135 and smaller Spithandle Lane. The house fronts onto a small, fenced, front garden, driveway, and semi-circular patch of grass with some trees, placing c.40m of open space between the road and the asset. The asset's immediate setting is generally rural and characterised by agricultural farm buildings yards and associated buildings along Steyning Road, and open agricultural land and planted forests to the north and west. Horsebridge House is of high heritage significance for architectural and historic interests.

- 2.33.2 The architectural interest of the house derives from the quality of its features, design and materials and its visual relationship with its setting. Horsebridge House (NHLE 1027454) is constructed in painted brick and possesses stringcourse, a hipped tiled roof, sash windows with intact glazing bars, a doorway with a flat hood on brackets and a door with a rectangular fanlight and six fielded panels. Aesthetic interest is enhanced by key views of the asset, including, vistas from B2135 and close views from the rear garden.
- 2.33.3 Historic interest is derived from the asset's associations with the past, its illustration of historical developments in the area and through contributions made by its setting. Horsebridge House provides insight into developments within the local, rural, area and into the utilisation of land from the 18th century. Specifically, the asset illustrates 18th century post medieval residential growth along the B2135. Short views of the rear garden and longer vistas and glimpsed views of surrounding agricultural and rural land, form the key contribution of the house's setting to the historic interest of the asset. These views consolidate Benefield's historical rural and agricultural context. The isolated setting also creates an experience of quiet, further reinforcing the rural context.
- 2.33.4 Elements of the asset's setting also detract from its interests to an extent. For example, historic OS mapping dating to the turn of the 20th century demonstrates a growth in agricultural buildings to the east of the asset, across the B2135 and to the south. This change in setting detracts minimally from historic interest because the surrounding land is now more developed, but intervening trees minimise the impact on visual links with its setting. Also, while the B2135 is not a busy road, the traffic noise it introduces to the asset's setting reflects a more modern change. This detracts from historic interest because traffic noise negates the peaceful, agricultural setting.

2.34 Grade II Listed The Fountain Inn (NHLE 1027457)

- 2.34.1 The Fountain Inn (NHLE 1027457) is a two-storey, grade II listed, 17th century (or earlier) inn, currently a public house. It is located towards the northern core of the small village of Ashurst. The inn is bound 20m to the west by the B2135. It fronts onto a small paved front garden seating area and overlooks the road. The inn's immediate setting is characterised by surrounding low-density residential plots, associated gardens and a pond enclosed by trees, and agricultural farmland to the rear. The Fountain Inn is of high heritage significance for architectural and historic interests.
- 2.34.2 The architectural interest of the inn derives from the quality of its features, design, and materials and its visual relationship with its setting. The Fountain Inn (NHLE

1027457) is an L-shaped building. The east wing is 17th century (or earlier), timber-framed with a steeply pitched roof, but now faced with cement on the ground floor with tile-hanging above. The north wing is early 19th century and is constructed from painted brick, a slate roof and contains sash windows with intact glazing bars. The asset's gardens create short views from which its architecture can be appreciated, enhancing its architectural interest. Key vistas can be experienced from the road, barnyard, and fields opposite.

- 2.34.3 Historic interest is derived from the asset's associations with the past, its illustration of historical developments in the area, and contributions made by its setting. The inn provides insight into developments and utilisation of land within the village of Ashurst. Specifically, the asset illustrates 17th century post medieval commercial growth within Ashurst. Insight can also be gained into the historical importance of the B2135, considering that the inn is sited along it and would have relied upon the patronage of travellers.
- 2.34.4 Views of the rear garden enclosed by trees, agricultural land opposite and surrounding structures, form the key contribution of the inn's setting to the historic interest of the asset. These views consolidate The Fountain Inn's historical semi-rural context set within Ashurst. The inn's location towards the outskirts of the core of the village, within a semi-rural setting, likely grants it a sense of peace, further reinforcing its semi-rural historical context.
- 2.34.5 Elements of the asset's setting also detract from its interests to an extent. For example, the B2135 is not particularly busy, it is undoubtedly busier than during the preceding centuries. It also introduces vehicular pollution to the asset's setting. Associated traffic noise, vibration and smells harm the historical relationship between asset and setting and therefore contribute negatively to its interests and proximity and lack of intervening planning exacerbates the issue. Utility poles and cables also detract from its interests because their height and scale detract from views of the asset and harm the historical relationship with setting.

2.35 **Grade II Listed Barn at Newhouse Buildings (NHLE 1027589)**

- 2.35.1 Barn at Newhouse Buildings (NHLE 1027589) is a large, grade II listed, early 19th century barn situated within a semi-rural, agricultural, and farming setting. It is located to the northern extent of the village of Poling, approximately 3km northeast of the seaside resort town of Littlehampton. It is also located north of the eastern Poling Conservation Area. It is bound to the east by the quiet, single-lane Poling Street. Barn at Newhouse is of high heritage significance for architectural and historical significance.
- 2.35.2 Architectural interest derives from the barn's unique design and its relationship with setting. Barn at Newhouse Buildings (NHLE 1027589) is faced with cobbles with red brick quoins and possesses a slate roof, blocked slit windows edged with brick and a central wagon entrance. Architectural interest is enhanced through visual links with surrounding farmyard buildings and the wider farmyard, and through the appreciation of its architecture facilitated by short views from Poling Street.

- 2.35.3 The barn's historic interest originates through its associations with the past, its illustration of historical agricultural development in the area and the contribution of setting. The Barn is a building associated with farming and agriculture and as such can provide insight into land usage in the local area and into developments in farm buildings during the early 19th century. It is also illustrative of the region's long farming history. The barn appears to still be used for farming purposes, strengthening its historic interest by clearly illustrating its past use.
- 2.35.4 The Barn's setting, including the bounding narrow street, trees to the south and surrounding farmyard, create an experience of hushed rural seclusion in keeping with its historic setting. The visual and wider experience of the farmyard, including associated noise and smells, serve to provide context for the barn's historical context, enhancing interest.

2.36 Grade II St John's Cottage (NHLE 1027590)

- 2.36.1 St John's Cottage (NHLE 1027590) is a two-storey, grade II listed, cottage probably dating to the 17th century. It is situated within a semi-rural, agricultural, and farming setting, within the northern extent of the small village of Poling, approximately 3km northeast of the seaside resort town of Littlehampton. It is also situated approximately 500m north of the eastern portion of Poling Conservation Area. St John's Cottage is of high heritage significance for architectural and historic interest.
- 2.36.2 Architectural interest derives from the quality of the cottage's architectural features, design, and materials and through its relationship with its setting. St John's Cottage (NHLE 1027590) is faced with flints and red brick and has a hipped thatched roof with a pentice on the north elevation, a small chimney, and casement windows. The cottage's architectural interest is enhanced through short views from Poling Street and from its front and back gardens, which allow its architecture to be appreciated.
- 2.36.3 St John's Cottage's historic interest originates from its associations with the past, its illustration of historical residential development in the area and the contribution of setting. The cottage is associated with country living and illustrates residential developments in and around Poling during the 17th century. Its modern usage as a dwelling reflects its historical usage, enhancing interest through a clear illustration of the past.
- 2.36.4 Vistas looking south and east, from the property, of farmland consolidate the rural context of the cottage. The cottage's setting, including the narrow bounding road, trees to the south and surrounding agricultural land, creates an experience of quiet rural seclusion in keeping with its historical setting, further strengthening the rural context. Surrounding farmland introduces smells and noise associated with agriculture.
- 2.36.5 Historical OS mapping dating to the turn of the 20th century demonstrates that two residential houses, situated less than 30m from its curtilage, are more modern additions to setting. More development has also occurred in the wider setting, including many structures associated with farming. While these developments do not necessarily significantly detract from the rural setting of the cottage, they do harm the experience of seclusion and quiet the cottage would otherwise

experience on the outskirts of Poling. Consequently, a greater number of utility wires and a transformer, have appeared in close views from the house, forming a negative contribution of the asset's setting to its historic interest.

2.37 Grade II Calceto (NHLE 1027606)

- 2.37.1 Calceto (NHLE 1027606) is a two-storey, grade II listed farmhouse, situated to the northwestern extent of Calceto Farm Historic Farmstead, a post medieval farmstead dated from 1800 to 1899. Calceto is located approximately 1km northeast of the village of Lyminster. The setting of Calceto is characterised by the immediate historic farmstead in which it resides, large farmyard buildings, partial enclosure by trees and wider rural land, including ploughed fields. Calceto is of high heritage significance for architectural and historical significance.
- 2.37.2 The architectural interest of the farmhouse derives from its architecture and its relationship with setting. Calceto (NHLE 1027606) is faced with flints with yellow brick dressings and has quoins and modillion eaves cornice. The first floor of the centre window bay is red brick. The farmhouse has a hipped slate roof, intact glazing bars and a round-headed doorway with a semi-circular fanlight. Visual links with surrounding buildings within the Calceto Historic Farmstead provide context, forming a cohesive and complementary group in keeping with the asset's farming history. The architecture of the farmhouse's south elevation can be appreciated in long views from fields to the south and conversely, its north elevation architecture can be appreciated in short views from the road it fronts onto.
- 2.37.3 Calceto Farmhouse's historic interest comprises its associations with the past, illustration of historical agricultural development in the area and the contribution of its setting. Specifically, the farmhouse provides insight into the development of Calceto Farm and farmstead during the early 19th century. Calceto Farm is a dispersed regular multi-yard farmstead with a detached farmhouse set away from the yard and large modern sheds on the site of the historic farmstead may have destroyed or obscured historic buildings (MWS9624). Views of the surrounding historic farmstead and southern vistas of ploughed fields place Calceto Farmhouse clearly within a rural and agricultural setting, enhancing its historic interest.
- 2.37.4 The rural setting contributes to a sense of rural semi-isolation and calm. This evokes the quiet agricultural setting which the farmhouse historically occupied in the 19th century. Whilst the immediate setting contributes calm and quiet, the A27, a relatively busy A road running west to east approximately 250m north of Calceto, may contribute to the low hum of traffic noise. This has the potential to harm the historical experiential relationship between Calceto and its rural setting.

2.38 Grade II Listed Buildings at Kent's Farm (NHLE 1027674, NHLE 1233446, NHLE 1233447)

- 2.38.1 This asset grouping comprises two two-storey 18th century, grade II listed, dwellings and one grade II listed barn of unknown provenance, at Kent Farm, situated within the later 19th century Kents Farm Historic Farmstead, Climping (MWS11869). These are Kent's Farmhouse (NHLE 1027674), Kents Dairy

Cottages (NHLE 1233446) and Barn at Kent's Farm to the Southeast of the Farmhouse and to the South of Nos 1 And 2 Brookpits Manor Cottages (NHLE 1233447).

- 2.38.2 The asset's setting is rural and defined by the historic farmstead in which they are situated. The form of the historic farmstead is delineated through the sense of enclosure that trees and hedges bordering its boundary create. This border also creates a separation from surrounding ploughed fields and a sense of isolation from nearby settlements. Their immediate setting is characterised by large gardens dotted with trees and ancillary buildings. The coast is located approximately 700m to the south. Views from the assets through to their wider surroundings are largely restricted by the enclosure and intervening built forms.
- 2.38.3 The asset group's architectural interest derives from the quality of their architectural features, design, and materials and through their relationship with their setting. The assets share elements of commonality across design and materials. For example, both historic dwellings possess some form of flint facing and all three contain some element of red brick. The farmhouse and the barn both have thatched roofs, although the cottage's roof is tiled. Views from the assets of surrounding structures and glimpsed views of farmland help to place the assets within their architectural farming context by illustrating their historical association with agriculture. While views are restricted from public roads, their extensive gardens provide many opportunities for the architecture of the assets to be appreciated in short views. Views between the assets are largely blocked by intervening elements.
- 2.38.4 The historic interest of the assets encompasses their associations with the past, their illustration of agricultural developments in the area during the 18th century and the contribution of their setting. The rural setting of the assets enhances their historic interest primarily through visual relationships and by contributing to a wider experience. For example, both short views of their gardens and enclosing planting, which creates a sense of isolation, and glimpsed vistas of farmland, consolidate the historical rural and farming context of the assets. The rural setting and enclosure create a sense of tranquillity and the noise and smells associated with agriculture strengthen their context, forming more elements of setting that enhance their historic interest.

2.39 Listed Buildings at North End (NHLE 1027627, NHLE 1233900, NHLE 1353871)

- 2.39.1 This asset group consists of two grade II listed houses and one grade II listed cottage. These are: Ivy Cottage (NHLE 1027627); North End House (NHLE 1233900); and The Old Well House (NHLE 1353871). The assets either front onto Horsham Road (A24), which runs south to north to the east, or are slightly set back from it. The grouping is situated approximately 500m north of the village of Findon. These assets are of high heritage significance for architectural and historic interests.
- 2.39.2 The Old Well House (NHLE 1353871) is a two-storey early 19th century timber-framed cottage faced with stucco and painted black and white, with a tiled roof and casement windows. North End House (NHLE 1233900) also dates to the early

19th century, is two-storey, and has a slate roof stucco render, intact glazing bars and a doorway with a flat hood over. Ivy Cottage (NHLE 1027627) was constructed earlier than the others and probably dates to the 17th century. It is a two-storey cottage, faced with flints in red brick stringcourse, with dressings, quoins, a half-hipped tiled roof, and casement windows. It also possesses some timber framing at the upper south elevation.

- 2.39.3 Apart from the architecture of the assets, which can be appreciated in short views from surrounding roads and their gardens, indivisible visual links between Ivy Cottage and Old Well House enhance their architectural interest by forming cohesive links. For example, the two assets share features, such as timber-framing and tiled roofs. Visual links with North End House are not possible due to rows of intervening planting.
- 2.39.4 The setting of the assets is primarily defined by their relationship to the A24 to the east and a smaller road which branches from the A24 and provides access to Old Well House and North End House. The assets are generally surrounded by trees and hedgerows. The side access road is flanked by trees and travels west into a small forest. Long vistas of green open land are visible from the south elevation of North End House, contributing an experience of ruralness to the setting of the asset. Historic Farmstead in North End, Findon (MWS10307) is situated approximately 50m east of the assets, over Horsham Road, consolidating the asset's historic rural agricultural setting.
- 2.39.5 Historic OS mapping dating to the end of the 19th century and the beginning of the 20th century demonstrates that large agricultural buildings have since appeared just east of the historic farmstead. Houses have also been constructed to the west, highlighting a general increase in development in setting. OS mapping also shows that Horsham Road has grown in width, reflecting an increase in usage. If it were not for the A24, which adds high levels of traffic noise to the setting of the assets, their setting would likely be tranquil. The A24, therefore, likely harms the historic relationship between the assets and a quiet setting which would have existed when Horsham Road was less busy, particularly when the assets were constructed.

2.40 Grade I Listed The Parish Church of St Mary (NHLE 1027640) and grade II listed The Vicarage (NHLE 1027641)

- 2.40.1 This asset pairing consists of the grade I listed Parish Church of St Mary (NHLE 1027640) and the two-storey, grade II listed The Vicarage (NHLE 1027641), located within the village of Climping. The assets form a historical association and are both set back to the east of Church Lane. Both assets are of high heritage significance for architectural and historic interests.
- 2.40.2 The immediate setting contains tree planting, which restricts views, but also has open areas. The wider setting is characterised by built-up industrial zones and open or ploughed views. They are near one another (c20m) and views between them are possible.
- 2.40.3 The architectural interest of the assets derives from their architecture and their relationship with setting. Parish Church of St Mary (NHLE 1027640) is medieval. It is a cruciform building with a tower to the south of the south transept and a south

porch. The tower and doorway to the west of it date to the 12th century and the remainder to the early 13th century. The Vicarage (NHLE 1027641) is early Victorian (c. 1833) and was designed by the architect W F Pocock. It is designed in a rudimentary Gothic style. The front is cemented, the sides consist of flint, the roof is a hipped slate roof, and its casement windows contain obtusely pointed windows of Gothic type.

- 2.40.4 Short views from the churchyard and the Vicarage's drive and garden allow the asset's architecture to be appreciated fully. Slightly longer views between the assets create a visual association that reflects the historical relationship between the two. The visibility of each asset from ground level at the other is limited by the intervening churchyard boundary wall, however, views of the upper elements are possible.
- 2.40.5 The historic interest of the assets encompasses their associations with the past, their illustration of religious developments in the area and the contribution of their setting. The Church illustrates the evolution of Christianity in the region during the 12th century and subsequent alterations indicate further evolutions. The construction of The Vicarage (NHLE 1027641) in the early 19th century demonstrates that the Church was important during this period and had the resources to construct a large vicarage. Historic OS mapping dating to the end of the 19th century and the beginning of the 20th century demonstrates that the wider setting of the assets has become more industrial, with the appearance of large industrial estates within a 250m radius to the north, east and west.
- 2.40.6 The prevalence of trees, partial enclosure and open green space within the asset's setting contribute to a sense of calm and tranquillity, in keeping with the religious and reflective connotations of the two assets. However, Church Lane contributes traffic pollution to their settings, harming this relationship to an extent. The setting also contributes to their historic interest by providing context for their medieval and post medieval origins. For example, medieval earthworks (NHLE 1005828) associated with a deserted village (MWS3371) are close to the assets. This further reinforces their historic context, particularly that of the Church by suggesting that it was a significant focal point for the deserted village.

2.41 Grade II Listed Barn to the west of nos 1 and 2 Church Farm Cottage (NHLE 1027642) and Church Farmhouse east and Church Farmhouse west (NHLE 1027643)

- 2.41.1 This asset pairing consists of two two-storey, grade II listed, buildings within the village of Climping and the boundary of the historical Church Farm Historic Farmstead (MW MWS9757). To the northwestern extent of the historic farmstead is Barn to the west of nos 1 and 2 Church Farm Cottage (NHLE 1027642) and approximately 150m to the southeast, within the south-eastern extent of the historic farmstead, is Church Farmhouse east and Church Farmhouse west (NHLE 1027643). Both assets are of high heritage significance for architectural and historic interests.
- 2.41.2 The immediate setting of the assets is characterised by residential developments with large gardens enclosed by planting and slightly set back from the road and minor, adjacent roads. The assets are bisected by Horse mere Green Lane, which

runs east to west and connects to Church Lane. The wider setting is defined by large residential development to the west, large industrial developments to the north and ploughed fields to the south. There are open, green fields to the north of the Barn. Large trees and hedges restrict views looking out from the assets into their wider settings.

- 2.41.3 The architectural interest of the assets derives from their architecture and their relationship with setting. Both assets (NHLE 1027642, NHLE 1027643) date to the 18th century. The Barn is faced with flints with red brick quoins. It has a hipped roof of corrugated iron, that is painted green, ventilation holes edged with red brick and a central wagon entrance on the south side (NHLE 1027642). Church Farmhouse (NHLE 1027643) is also constructed from red brick and the first floor of the south front has tile hung. The house also possesses eaves cornices with modillions and brackets, a tiled roof, a modern porch, and intact glazing bars. While the architecture of the assets can be appreciated from their gardens, intervening vegetation restricts views from ground level along the roads.
- 2.41.4 The historic interest of the assets comprises their associations with the past, illustration of agricultural development in the area and the contribution of their setting. Both assets illustrate the agricultural and farming background of the area. Mapping that depicts Church Farm Historic Farmstead, dating to the 19th century, enhances this context and demonstrates the evolution of the farmstead. The partial enclosure of both assets' settings contributes a sense of ruralness congruent with the farming history of the assets. However, Church Lane contributes traffic pollution to their settings, harming this relationship to an extent, primarily through the noise it generates.

2.42 Grade II Listed Decoy Cottage (NHLE 1027713)

- 2.42.1 Decoy Cottage (NHLE 1027713) is a two-storey, grade II listed, 17th century (or earlier) cottage. The cottage is situated within the boundary of Decoy Cottage Historic Farmstead, Angmering (MWS7213), recorded in Ordnance Survey (OS) 2nd Edition 25" mapping of 1895. The asset is located approximately 1.5km northwest of Angmering. Its setting is characterised by a rural landscape, including ploughed fields, and trees associated with farmyard buildings and is further defined by the surrounding historic farmyard. Decoy Cottage (NHLE 1027713) is of high heritage significance for architectural and historic interests.
- 2.42.2 The architectural interest of Decoy Cottage derives from the quality of its architectural features, design and materials and its relationship with setting. Decoy Cottage (NHLE 1027713) is constructed from timber frames and red brick infilling. It has a tiled roof and casement windows. There is a 19th century gabled addition at the south elevation of higher elevation constructed from painted brick. While there are no clear views of the associated farmyard buildings approximately 15m north, short views from the asset's garden and the area of the wider historic farmyard create opportunities to appreciate its architecture and architectural context.
- 2.42.3 The asset's historic interest derives from its association with farming and the historic farmyard, its illustration of the evolution of the farmyard during the 19th century and the contribution of its setting. Decoy Cottage Farmstead (MWS7213) is an L-Plan regular courtyard, with additional attached elements, that is isolated in

location and is extant. Short, indivisible views between the cottage and the surrounding 19th century farmyard enhance its historic interest by providing historical context. Longer views of ploughed fields from the west elevation, over a small hedge, strengthen the association between the cottage and farming activity, providing an illustrative link with the past.

- 2.42.4 Much of the setting has remained unaltered since the late 19th century OS mapping, retaining much the same form. These features include the orchard to the east, Decoy Pond to the south and fields and planted trees to the west and open fields to the north. These elements of setting, some of which is visible from the asset, contribute to a wider experience of tranquillity congruent with the historical farming setting. However, the 20th and 21st century growth of the A27, approximately 300m to the north of the cottage, may harm this relationship by introducing traffic pollution into its setting despite intervening rows of planted trees.

2.43 Grade II Listed The Old Cottage (NHLE 1027714)

- 2.43.1 The Old Cottage (NHLE 1027713) is a two-storey, grade II listed, 18th century or earlier cottage located approximately 1.5km north of Angmering and 100m north of Arundel Road (A27). The cottage's setting is defined by partial enclosure by trees, short views of its garden and associated ancillary buildings and longer views looking north of open fields ringed by trees and forests. Despite its proximity to the busy A27 and more recent intervening residential developments, the asset's enclosure and views create a sense of isolation. The Old Cottage (NHLE 1027714) is of high heritage significance for architectural and historic interests.
- 2.43.2 The architectural interest of the asset derives from the quality of its architectural features, design and materials and its relationship with setting. The Old Cottage (NHLE 1027714) is faced with red brick dressings and quoins and has a thatched roof and casement windows. While intervening trees prevent the cottage's architecture from being appreciated from nearby roads, its relationship with its garden and fields to the north provides such opportunities.
- 2.43.3 The Old Cottage's historic interest derives from its association with the rural landscape and Arundel Road, its illustration of residential development in a rural area and the contribution of its setting. Specifically, the cottage provides insight into residential development during the 18th century. The area also contains the remains of the 17th century (or earlier) Woodman Public House approximately 100m to the southeast, once a listed building, which was destroyed in a 2004 fire. Late 19th/early 20th century OS mapping demonstrates that the assets once occupied a bend in the road where two roads met and were surrounded by large fields and forests. The cottage, therefore, presents an evolution in development in this area.
- 2.43.4 The Old Cottage retains illustrative visual relationships with elements of its historical environment which contribute to its historic interest. Its setting, particularly its enclosure, garden, and views of fields, provide a sense of rural calm, which may have once been punctuated by revelry emanating from the Woodman. Whilst the Woodman is no longer operating as a pub, removing an element of historical activity from the setting, the A27 contributes greater levels of modern anthropogenic bustle in the form of noise pollution. The noise, however, may be offset by the intervening rows of tall trees and built forms, but it may not be

enough to negate the negative effect it has on the asset's relationship with its historic rural setting.

2.44 Grade II Listed The 6 Bells Public House (NHLE 1027819)

- 2.44.1 The 6 Bells Public House (NHLE 1027819) is a two-storey, grade II listed, early 18th century public house currently operating as a pub and restaurant. The pub and its immediate setting are defined by their relationship with the crossroads, off which it is sited. The asset fronts onto Woodcote Lane, which bounds it to the north and the larger Lyminster Road, which bounds it to the west. Old Mead Road joins Lyminster Road at a point adjacent to the pub. Its wider setting is characterised by more modern residential and industrial developments and fields, enclosed by hedges and trees, to the north. Tall trees that bound the surrounding roads are visible in short views from the pub. The 6 Bells Public House is of high heritage significance for architectural and historic interest.
- 2.44.2 The architectural interest of the public house derives from the quality of its features, design, and materials and its visual relationship with its setting. The 6 Bells Public House (NHLE 1027819) is faced with squared-knapped flints with brick dressings and stringcourse. It also possesses a slate roof and casement windows under cambered arches. The asset's gardens create short views from which its architecture can be appreciated, enhancing its architectural interest, and key views of the pub's north and west elevations can be experienced from the adjacent roads.
- 2.44.3 Historic interest is derived from the asset's associations with the past, its illustration of historical developments in the area, and contributions made by its setting. Particularly, the public house illustrates historical development at the crossroads onto which it fronts. It can also provide insight into the historical importance of the crossroads because the pub's positioning in a place where it can be commercially viable would have been crucial at the point of its construction.
- 2.44.4 Historical OS mapping dating to the late 19th/early 20th centuries demonstrates that the asset's setting once contained more agricultural land. While glimpsed views north, through a hedgerow, maintain this relationship to an extent, The 6 Bells Public House has been severed from its historic rural setting. Rural views have instead been replaced by more modern housing, utility poles and a busier crossroads.

2.45 Grade II Listed Old Clayton (NHLE 1039953)

- 2.45.1 Old Clayton (NHLE 1039953) is two-storey, grade II listed, 16th century (or earlier) house currently adjacent to a more modern building occupied by a kennel and cattery. It is located along Washington Road (A283), approximately 1.5km northwest of the village of Washington. Old Clayton is of high heritage significance for architectural and historical significance.
- 2.45.2 The house is situated within the Clayton Farm Historic Farmstead, Washington (MWS9827), which dates to the 19th century. Old Clayton is defined by its associated land, which contains associated buildings and is almost fully ringed by trees, creating a strong sense of enclosure around the asset. Storrington Road

(A283) passes by the south elevation of the asset at an approximate distance of 15m, however, the enclosure precludes a visible relationship. The house's wider setting is characterised by residential development and open fields.

- 2.45.3 Architectural interest derives from the house's architecture and its relationship with setting. Old Clayton Lodge (NHLE 1027239) is a timber-framed building refronted and extended in the 19th century. It has 20th century casement windows, and the front range is rendered on the ground floor and tile hung above. It has a hipped roof and three cemented chimney stacks. Due to intervening buildings and mature hedgerows, only the top of the asset, including its distinctive chimney stacks, is visible from the road; however, the house's garden enables close views in which its architecture can be more wholly appreciated.
- 2.45.4 Historic interest arises through the house's associations with the past, its illustration of agricultural development along Storrington Road and its relationship with its setting. Specifically, it can provide insight into the early post medieval evolution of the area and perhaps forms an early element of the historic farmstead at the site that predates the 19th century farmstead. Close views from the asset, of the surrounding enclosure, enhance the understanding of the asset's rural past to an extent, although visual links to historic farmland linked to the Clayton Farm may have been lost due to the enclosure. Traffic pollution from Storrington Road contributes pollution to Clayton House's setting, particularly noise, harming the historic relationship between the house and its past, agricultural setting.

2.46 Grade II Listed Pinland Farmhouse (NHLE 1181625)

- 2.46.1 Pinland Farmhouse is a two-storey, grade II listed, farmhouse consisting of two parallel ranges. The north range dates to the 18th century and the south range dates to the 19th century. A building survey (MWS13903) carried out in the 2010s (before the asset was converted into a single dwelling) speculates that the asset may have originated in the late 17th century, with the two ranges representing later additions. Pinland Farmhouse (NHLE 1181625) is of high heritage significance for architectural and historic interest.
- 2.46.2 The setting of the asset is primarily characterised by its rural and isolated location and contiguous farmland. It is situated in the Pinland Farm Historic Farmstead (MWS13330), which has been identified as dating to the 18th century. The immediate farmyard and garden are partially enclosed by trees, however, its prominence on a slight hill gives it some dominance over adjacent farmland. Despite its isolated location, the upper portion of the asset is visible in views from the B2135, situated approximately 600m to the east. The River Adur curves around the asset within 250m to the south and east.
- 2.46.3 The principal contribution of the Pinland Farmhouse's setting to its interests is to illustrate the historical context it once inhabited. Short views of the historic farmyard place the asset firmly in a farming context. Longer vistas of surrounding agricultural land, trees, and hills consolidate this theme and create the sense of isolation that the setting imparts to the asset. According to OS mapping, the farmhouse's wider setting has changed little in the last century. These factors, combined with the separation between the asset and other developments, create a sense of tranquillity that enhances the understanding of the Pinland Farmhouse's historic interest and allows its architecture to be fully appreciated.

2.47 Grade II Listed Clematis Cottage (NHLE 1182071) and Rose Cottage (NHLE 1354093)

- 2.47.1 These assets have been grouped because of their proximity and similar setting and interests. Clematis Cottage (NHLE 1182071) and Rose Cottage (NHLE 1354093) are two grade II listed, two-storey, cottages located within the north-eastern extent of the Washington Conservation Area, which is located within the village of Washington. They are both of high heritage significance for architectural and historic interests.
- 2.47.2 The setting of both assets is semi-rural and primarily characterised by short views of surrounding low-density, two-storey, residential developments of mixed character that are largely slightly set back from School Lane. Rose Cottage is defined by its relationship with School Lane, which is slightly set back from, to the north and Clematis Cottage is sited directly behind Rose Cottage. School Lane gently rises to the west and in the winter months long views east from the lane, of distant farmland, are possible through gaps in a hedgerow that borders Washington Bostal.
- 2.47.3 The architectural interest of both assets is derived from their architecture and their visual relationship with their setting. Both assets possess similar features and construction materials that enhance their architectural interests and create aesthetic value. For example, their red tile roofs and chimneys feature in the skyline visible from The Holt Road. Their stucco rendering is also striking and in keeping with surrounding buildings.
- 2.47.4 Their historic interest comprises their associations with the past, illustration of the historical development of Washington in the 18th and early 19th centuries and contributions made by their setting. Historical OS mapping dating to the late 19th/early 20th centuries shows that modern residential developments have appeared within the immediate setting of both assets, detracting from their setting's overall historic character.
- 2.47.5 Views of farmland to the east may be possible from the east elevation of Clematis Cottage, reflecting and illustrating the historical association between both assets and their more rural origins. It is also possible that two busy A roads, the A23 approximately 150m to the northeast and the A24 approximately 400m to the west, introduce perceptible levels of traffic noise into the setting of both assets. This further erodes the historical relationship between the assets and their more rural, and quiet, historical setting.

2.48 Grade II Listed South Cottage (NHLE 1182076)

- 2.48.1 South Cottage (NHLE 1182076) is a two-storey, grade II listed, 18th century cottage constructed from red brick and grey headers with some stonework on the ground floor. It also has a tiled roof, some casement windows and some sash windows with intact glazing bars. The cottage is located within the central portion of Washington Conservation Area, Washington. Its front garden connects to School Lane to the southeast and is bound by Lane to the east. South Cottage is of high heritage significance for architectural and historic interests.

- 2.48.2 The asset's architectural interest is derived from its architectural features and its relationship with its setting. Its setting enhances its architectural interest by providing opportunities to appreciate its architecture. For example, short views of the cottage's main, east, elevation are possible when travelling north down School Lane. Visual links between South Cottage's south elevation gable window and Fern Cottage (NHLE 1027196), approximately 20m to the south, also enhance its architectural interest by fostering aesthetic value between the two historic buildings.
- 2.48.3 South Cottage's historic interest results from its setting and from the illustrative insight the asset provides into the development of Washington, specifically during the 18th-century. Historical OS mapping demonstrates that Washington was smaller and slightly less dense around the turn of the 20th century, however, the asset and its curtilage appear to exist in much the same form. Modern residential developments have appeared immediately to the north of the cottage and a tennis court now occupies land behind its rear garden.
- 2.48.4 Positive elements of Fern Cottage's setting include its semi-rural and historic village context and visual links to its surroundings. Whilst South Cottage's topographical eminence creates a sense of dominance over the valley to the north, its northern elevation does not possess a window to make views from the asset possible; however, the asset's roof is visible from the fields and farmland in the valley. This reinforces the cottage's historical rural context.

2.49 Grade II Listed Corner House How Man the Old Cottage (NHLE 1182115)

- 2.49.1 Corner House How Man the Old Cottage (NHLE 1182115) is a two-storey, grade II listed, block of three cottages under one roof span. The Old Cottage is a medieval former open hall house thought to date to c.1300 and the Corner House and How Man probably date to the 17th century. The cottages are situated at the south-eastern extent of the Washington Conservation Area, Washington. The asset is of high heritage significance for architectural and historic interest.
- 2.49.2 The cottages are defined by their relationship with The Street to the south, which they are slightly set back from, adjacent residential buildings, including some of high interest, and wider rural land outside the village. Their setting is generally semi-rural, as long views of distant hills and trees, looking east from The Street, demonstrate. The Street gains in gradient from east to west and to remain level, the easternmost cottage (Corner House) is constructed above road level.
- 2.49.3 The asset's architectural interest is derived from its architectural features and its relationship with its setting. The asset (NHLE 1182115) is faced with stone rubble, patched with cement, with red brick quoins at the east end of the Corner Cottage. How-man was recently refaced in brown brick. The asset has a steeply pitched hipped tiled roof and five casement windows. Views of surrounding buildings from the asset, particularly the grade II listed Rose Cottage (NHLE 1027201) 10m to the southwest, generate aesthetic value within the cottage's setting and enhance their architectural interest.
- 2.49.4 The asset's historic interest results from its setting and from the illustrative insight it provides into the development of Washington during the medieval and post

medieval periods. Positive elements of Fern Cottage's setting include its semi-rural and historic village context and visual links to its surroundings which enhance its historic interest by illustrating its historical setting.

- 2.49.5 Historical OS mapping demonstrates that Washington was smaller and slightly less dense around the turn of the 20th century. Consequently, modern residential developments of lower historic and architectural interest have appeared in the asset's wider setting, reflected by the area outside of the conservation area boundary. These elements sever some of the historical contexts of the past relationship between the cottages and their historically more rural setting. Utility poles and associated cables have also appeared in the asset's immediate setting, again harming this relationship by introducing modern anthropogenic activity incongruous with their historical setting.

2.50 Grade II Listed The Old Rectory (NHLE 1182442) and The Roundhouse, In The Grounds Of The Old Rectory (NHLE 1354110)

- 2.50.1 This asset grouping consists of two associated assets, situated along Steyning Road (A283). The Old Rectory (NHLE 1354110) is a two-storey, grade II listed, house that dates to about 1800. The Roundhouse, In the grounds Of The Old Rectory (NHLE 1354110) is a small, two-storey, cottage that dates to the 18th century or earlier. While the roundhouse was once situated within the Old Rectory grounds, it is now occupied as a separate dwelling. The assets are sited approximately 50m from one another, with views limited by intervening trees. Both assets are of high heritage significance for architectural and historic interests.
- 2.50.2 The immediate setting of both assets is characterised by the enclosure their gardens impart on them because they are ringed by large trees. This inhibits longer views of the surrounding parkland, which provides grazing land for sheep. Another key element is the A283, an A road carriageway.
- 2.50.3 The road is relatively busy and introduces traffic pollution, primarily noise, into the setting of both assets. This aspect of their setting makes a negative contribution to their interests because it harms the historic relationship with the historic parkland, in which the quiet would have been valued.
- 2.50.4 Both assets are situated on an eminence and as such the roundhouse has a view of parkland to the east through gaps in planting. This illustrates the historic interest of the roundhouse because the cottage was once occupied by the Verder of Winston Park and the views of the park were an important element of its design. These views also enhance the cottage's architectural interest by providing views congruent with its design, as well as a place to appreciate its architecture. Visual links between the assets are minimal or non-existent and the architecture of The Old Rectory can only be appreciated from its garden.

2.51 Grade II Listed Michelgrove Cottages (NHLE 1217075) and The Ruins of Michelgrove (NHLE 1353888)

- 2.51.1 This asset grouping contains two listed buildings, Michelgrove Cottages (NHLE 1217075) and The Ruins of Michelgrove (NHLE 1353888). The original 16th century Michelgrove House, now The Ruins of Michelgrove (NHLE 1353888), was considered to have been one of the largest and most famous houses in the county. The early 19th century Michelgrove Cottages were originally the stables of Michelgrove House. The cottages appear to be delineated into several distinctly occupied dwellings, with each possessing a long, narrow, front garden bordered with fences and hedgerows. Both assets are of high heritage significance for architectural and historic interest and to a lesser degree for archaeological interest.
- 2.51.2 The setting of the assets is characterised by their rural locality, contiguous ploughed farmland, parkland, and relative isolation. Vistas of hilly woodland to the south are possible from the south elevation of the cottage, the scale of which dominates the cottages. Views between the assets are readily available, however, intervening planting may restrict some. Due to the rural isolation and distance from any busy roads, the setting of the assets is peaceful, likely only encroached upon by agricultural activity.
- 2.51.3 The architectural interest of the assets derives predominantly from the intact cottages, through the quality of its architecture and the relationship with its setting, although, some of the ruin's architecture survives. Namely, the only remains of the house (NHLE 1353888) consist of a castellated wall built of red brick faced with Roman cement with three blocked four-centred archways with dripstones over and at the north end a squat octagonal turret with castellated parapet. The cottages are intact, however, they illustrate an evolution in design and usage because they were previously stables. Indivisible visual links between the two assets strengthen their architectural context and illustrate their historical association.
- 2.51.4 The visual links between the two assets also form an element of the contribution of their setting to their historic interest. For example, views of the ruins from the cottage act as an illustrative reminder of their close historical association. Composite views of the surrounding rural landscape, including the parkland to the south, situate the assets within a context that is illustrative of their aristocratic roots.
- 2.51.5 Potential buried archaeological remains at the Ruins of Michelgrove, as well as its setting to a lesser degree, contributes to its archaeological interest. The potential buried archaeology could provide insight into the daily lives and construction of Michelgrove House during the Post medieval Period. Short views from the ruins of the cottages provide a link to the past and provide further context for the ruins and potential buried archaeology.
- 2.51.6 The assets also provide key insight into early medieval to late Georgian activities in the area, which forms a key part of their historic interest. The properties have strong associations with aristocratic families. For example, the house that is now represented by the Ruins of Michelgrove (NHLE 1353888) was probably built by William Shelley in 1540, remaining a family home until 1800. In 1828 it was

purchased by the 12th Duke of Norfolk and soon afterwards demolished (NHLE 1353888).

2.52 Grade II* Listed Peckhams (NHLE 1217152)

- 2.52.1 Peckhams (NHLE 1217152) is a grade II* listed house located north of the village of Poling, along Poling Street. The asset has undergone many evolutions and it was formerly a farmhouse. Its main western elevation has been given a construction date of c.1405, while alterations took place in 1605 and the house was refronted in the 18th century when it was also extended to the east. Peckhams' setting is defined by its ruralness and the asset's relationship with its surrounding enclosed gardens and associated buildings. Peckhams is of high heritage significance for architectural and historic interests.
- 2.52.2 While Peckhams' gardens and estate border Poling Street to the west, its garden enclosure precludes a relationship with the road. Peckhams (NHLE 1217152) is a timber-framed house. The western part has been re-fronted in brick with some tile-hanging above and the eastern part in flint with some brick lacing courses and dressings, and tile-hanging to the upper floor. The house has a hipped roof with Horsham stone slabs to the lower part and plain tiles above. There are three ridge chimney stacks and a flint and stone external chimney stack on the south side, incorporating a sandstone arch and reused Roman tiles. The architecture of the house can be appreciated in composite views from its extensive surrounding gardens, and the north elevation can also be appreciated from Poling Street in opportunistic views over a flint garden wall. Visual links with its associated farming buildings enhance its architectural interest by providing greater context for its historical farmhouse architectural features.
- 2.52.3 The asset's historic interest comprises its association with the past, illustration of the evolution of its plan, materials and usage and the contribution of its setting. Dendrochronology has dated timbers from Peckhams to 1405, highlighting the significant time depth that the asset possesses. A date of 1405 is a comparatively early date for an open hall house. The massive medieval axial stone fireplace, which retains the stone ends for spit racks and a complete bread oven lined with Roman tiles, is a very rare feature outside palaces or monasteries and generally survives rarely. The house is associated with high status, as demonstrated by the thick scantling of the 15th century timbers and five mid-17th century brick and stone fireplaces (NHLE 1217152).
- 2.52.4 The house has associations with many families, and it derives its name from the Peckham family, who probably originated from East or West Peckham in Kent but had a presence in Poling from the 1660s. In 1796 it was described as having two tenements, three barns, two stables and outbuildings with 127 and a half acres. Later OS mapping show Peckhams set in an enclosed garden to the south and surrounded by several farm buildings, including one immediately to the southeast. After 1919 the property became a residence rather than a farmhouse.
- 2.52.5 The primary contribution of Peckhams' setting to its historic interest is derived from visual links, however, its ruralness also contributes. For example, long views of ploughed farmland to the east and north, and views of associated farm buildings, illustrate the historical associations between its past usage as a farmhouse and farming activities. Views of its large gardens and the wider estate illustrate the

asset's past prestige and high status. The rural nature of the asset's setting and the garden's enclosure by planting and walls contribute to a wider sense of seclusion and separation. This imparts serenity and peace illustrative of its historical setting; however, large agricultural buildings, approximately 50m to the west, may introduce noise and pollution incongruous with its historical setting.

2.53 Grade I Listed The Parish Church of St Andrew (NHLE 1233989)

- 2.53.1 The Parish Church of St Andrew (NHLE 1233989) is a small, restored grade I listed church of Norman origin. The church consists of a chancel, later windows and a nave with a south porch and a western bell-turret. It is located within the small village of Ford, West Sussex. The Parish Church of St Andrew is of high heritage significance for architectural and historic interests.
- 2.53.2 The setting of the church is defined by its relatively isolated position at the end of the gravel track and its relationship with the surrounding graveyard. The track runs west to east for approximately 125m from Ford Road/Station Road, which runs north to south. The church is visible in long views from Station Road, glimpsed through trees. The churchyard is largely enclosed by tall mature trees along its boundary wall which restrict views from the church into its wider setting. Immediately adjacent to the churchyard's enclosure are fields and grass lawns. The church's wider setting contains some modern residential and agricultural development, and the river Arun snakes north to west approximately 200m to the east, though the river itself is not visible due to the local topography and raised river embankments. Looking south and east from the asset, partial views through the enclosed churchyard are possible which comprise a low-lying horizon of successive hedgerows and treelines with some distant perception of modern development.
- 2.53.3 The church's architectural interest derives from its architecture and the positive contribution of its setting. The nave is faced with weatherboarding and has a hipped roof. The south porch was added in 1637 and is finished in red brick and has a shaped gable over it. The church's relatively isolated setting creates a situation where it becomes the sole built environment focus as one walks along the gravel track towards it. This draws the eye and presents opportunities to appreciate the architecture of its western nave and bell turret through gaps in the enclosure. Each of the church's elevations can be appreciated from its contiguous yard.
- 2.53.4 The church's historic interest comprises its associations with the past, illustration of ecclesiastical development in the village and positive contribution of its setting. The church illustrates clear historical importance regarding communal value within Ford, through its religious function.
- 2.53.5 OS mapping dating to the late 19th/early 20th centuries demonstrates that the church's setting has undergone alteration in the last 150 years. For example, residential development has increased within Ford and a canal once ran 30m to the north of the church, joining the river Arun approximately 180m to the northeast. The archaeological remains of a Castle or Moated House (MWS3222), adjacent to

the church, towards the eastern extent of the gravel track, reinforces this and further highlight the evolution of the church's setting.

- 2.53.6 The church's setting makes a positive contribution towards its historic interest. For instance, views from the church to the surrounding fields illustrate the church's rural character, situated within a small village. Longer views of the river, evoke the church's historical association with the canal that once ran close by. The church's setting also makes a negative contribution. For example, due to alterations within its setting, the church may have become more isolated and consequently less spatially and communally central to Ford than historically, harming its historical interest to an unknown degree.

2.54 Grade II Listed Brookpits Cottage (NHLE 1276603) and Brookpits Manor (NHLE 1353858)

- 2.54.1 This asset grouping comprises two grade II listed two-storey dwellings, the 18th century Brookpits Cottage (NHLE 1276603), and the restored late 16th century Brookpits Manor (NHLE 1353858). They are located approximately 35m from one another, within a similar setting and within the borders of the 19th century Brookpits Farm Historic Farmstead, Climping (MWS9553). Both assets are bound by and slightly set back from Brookpits Lane to the south, which runs east to west. Both assets are of high heritage significance for architectural and historic interests.
- 2.54.2 While both assets are defined by their position sandwiched between Brookpits Lane, immediately to the south, and the larger and busier A259, approximately 40m to-50m to the north, their setting is subtly different. Brookpits Cottage experiences a greater sense of enclosure imparted by encompassing and tightly spaced trees, whereas Brookpits Manor's larger open garden provides a keen sense of space.
- 2.54.3 The architectural interest of the assets derives from the quality of their architectural features, design, and materials and through their relationship with their setting. Views of open space create a sense of physical dominance over Brookpits Manor's surroundings. The enclosure of the cottage, on the other hand, imbues a sense of isolation. Despite these differences, the architecture of both assets can be appreciated from Brookpits Lane in close views. While views between each asset are restricted by planting, they share architectural commonality through their use of flint, alongside red brick dressings and quoins, enhancing their aesthetic appeal. They also share a flint wall at the southern border of their respective gardens, which creates a contiguous link between them.
- 2.54.4 Their historic interest comprises their associations with the past, illustration of development along Brookpits Lane and the contribution of their setting. Specifically, they illustrate the evolution of residential development along Brookpits Lane during the post medieval period. Their siting, alongside the dimensions of their gardens, also provides insight into the choice of the relative position of the A259, which late 19th/early 20th century OS mapping demonstrates did not exist until more recently.
- 2.54.5 Their setting contributes to their historic interest through experiential links, primarily by illustrating their historic associations. It also makes a negative contribution to their historic interest by imparting modern anthropogenic elements

that harm their relationship with their setting. Long vistas of ploughed farmland to the south from their south elevation windows, filtered through gaps in trees planting, illustrate the historical relationship between the assets and their rural past. Views of the coast are also possible, illustrating their privileged vantage point and the historic wealth associated with the assets, particularly that of the manor. Short views into the manor's large garden also illustrates an association with its past local importance and wealth. These elements create an association with rural peacefulness, which the A259 harms by introducing traffic noise into their setting not congruent with their historic interest.

2.55 Grade II Listed The Old Vicarage (NHLE 1284693) and Stables of the Old Vicarage to the west of the House (NHLE 1027199)

- 2.55.1 The Old Vicarage (NHLE 1284693) and Stables of the Old Vicarage to the west of the House (NHLE 1027199) are two closely associated contemporary, early 19th century, grade II listed, buildings. The stables are situated within the grounds of the Old Vicarage. They are situated towards at the southwestern extent of the Washington Conservation Area, Washington. Both assets are of high heritage significance for architectural and historical interest.
- 2.55.2 The setting of both assets is very similar as both are contained within the curtilage of the Old Vicarage and they are only approximately 5m apart. They are situated on a slight eminence and overlook the valley to the north. This creates opportunities for long views, including vistas framed between trees, of fields, farmland, and trees in the valley. The Parish Church of St Mary (NHLE 1027198), immediately to the west, imposes upon the two assets in short views through its height, however, the vicarage's gardens counteract this element by creating longer views across green open land.
- 2.55.3 Their architectural interest arises through their architecture, their association with one another and the contribution of their setting. The architecture of both assets forms a cohesive group and represents a key element of the contribution of their setting to their architectural interests. For example, both are faced with Roman cement and possess hipped slate roofs, which also represents their contemporaneous origins. Their architecture can be appreciated in tandem in short views from The Street and from the vicarage's gardens.
- 2.55.4 Their historic interest derives from their associations with the past, illustration of historical development in the region and relationship with their setting. They are situated within an historic section of Washington, which contains the medieval, and they illustrate the evolution of this area in the early 19th century. Visual links between the Old Vicarage and the church also illustrate the historic associations between the two buildings. Long vistas looking over the valley to the north highlight the asset's semi-rural setting and reflect its historical setting. The low-density character of its immediate setting further consolidates this element of the wider setting, contributing to an experience of quiet; however, traffic noise from the dual carriageway c.150m to the west may disturb the quiet.

2.56 Grade II Listed Lower Chancton (NHLE 1284780) and Granary at Lower Chancton to southeast of the house (NHLE 1354089)

- 2.56.1 Lower Chancton (NHLE 1284780) and Granary at Lower Chancton to southeast of the house (NHLE 1354089) are both associated with farming and with the Lower Chancton Farm Historic Farmstead, Washington (MWS12195). Both assets are situated within 15m of one another. Their setting is characterised by their relative rural isolation, surrounding contiguous farmland and nearby associated farm buildings, gardens, and farmyards. The Pike (A283) runs east to west approximately 100m north of Lower Chancton but is largely screened from the assets by hedgerows and mature trees. Both assets are of high heritage significance for architectural and historic interests.
- 2.56.2 Their architectural interest derives from the quality of their architecture and their relationship with their setting. Lower Chancton (NHLE 1284780) is a 17th century, two-storey, farmhouse mostly faced with ironstone rubble with some sandstone rubble patched with cement. The sides are tile-hung, and the farmhouse has a half-hipped Horsham slab roof and a brick chimney stack. The Granary (NHLE 1354089) is also two storeys, although, it is a timber-framed building with red brick infilling, a southwest front refaced with flints and a half-hipped tiled roof. Short indivisible views between the two assets enhance the architectural interest of both assets through the context that commonalities between their features provide. Similar relationships between the assets and other associated farm buildings also strengthen the context for architectural features in keeping with their farming setting.
- 2.56.3 Their historic interest comprises their associations with the past, illustration of historical agricultural development in the area and the contribution of their setting. Primarily the buildings provide insight into the post medieval development of Lower Chancton Farmstead in the 17th century and later. OS mapping dating to the late 19th/early 20th centuries demonstrates that large farm buildings south of the asset have appeared in the intervening years.
- 2.56.4 The setting of the assets enhances their historic interest through views and a wider experience of the setting. For example, short views of agricultural buildings and composite views of ploughed farmland, place the buildings firmly within a farming context. The views between the assets also help to consolidate their relationship with post medieval farming origins.
- 2.56.5 The appearance of the large and imposing farm buildings to the south, while illustrative of the farmstead's historic farming association, harm the asset's historic interests by introducing industrial-scale elements into their setting that also sever views of farmland and forests to the south. The noise generated by traffic on the A283 also presents another detrimental contribution of setting to historic interest. The hum of traffic encroaches upon the quiet created by the farming setting and is incongruous with the assets' historical setting.

2.57 Grade II Listed Deans Cottage (NHLE 1284897)

- 2.57.1 Deans Cottage (NHLE 1284897) is a two-storey, grade II listed, 17th century (or earlier) cottage set within a semi-rural setting. The asset is situated along High Street (B2116), which runs east to the west immediately to the north, at the eastern extent of the village of Partridge Green. The asset is defined by its relationship to High Street, which it is slightly set back from, surrounding medium-density residential plots and its front and rear gardens. Its wider setting contains playing fields to the southeast and more residential development associated with the village. Deans Cottage is of high heritage significance for architectural and historic interests.
- 2.57.2 Architectural interest is derived from the quality of Deans Cottage's features, design, materials, and its relationship with its setting. Deans Cottage (NHLE 1284897) is distinct from the surrounding dwellings due to its 17th century character characterised by its timber framing with plaster and painted brick infilling, half-hipped tiled roof, casement windows, distinctive chimney breast at its north-east end and one gabled dormer. The asset's north elevation is wholly visible in short views from High Street and these views, combined with views from its garden provide opportunities for its architecture to be appreciated, enhancing its architectural interest.
- 2.57.3 Old Deans's historic interest comprises its association with the past, illustration of development along High Street and in the eastern extent of Partridge Green and the contribution of its setting. Specifically, the asset provides insight into the growth and evolution of Partridge Green during the 17th century. OS mapping dating to the late 19th/early 20th century shows that the area surrounding the asset has become more densely populated by residential developments in the intervening years as green, open land has been encroached upon.
- 2.57.4 While Old Deans relationship with its garden, through short visual links, illustrates an element of its historical relationship with green, open, space, these visual links have been harmed by development over the centuries. The B2116 is a relatively quiet road, but it does contribute some traffic noise and visual elements to the setting of the asset, therefore, impacting its historic interest to a degree. This is because traffic noise and views of traffic speeding are not congruous with its past setting. Utility poles and associated wires also form an element of the contribution of setting to the asset's interests, detracting from the semi-rural context and harming aesthetic value in views from the asset and its garden.

2.58 Grade II Listed Church Farmhouse (NHLE 1354096) and Barn at Church Farm to South of The House (NHLE 1182122)

- 2.58.1 This asset grouping consists of two grade II listed buildings both associated with and situated within the boundary of the 19th century Church Farm Historic Farmstead, Washington (MWS9763). They are the early 19th century Church Farmhouse (NHLE 1354096) and the 18th century (or earlier) Barn at Church Farm to South of The House (NHLE 1182122). The historic farmstead is located within the village of Washington and the Washington Conservation Area, to its

southwestern extent. Both assets are of high heritage significance for architectural and historical interest.

- 2.58.2 The setting of both assets is defined by their relationship to the historic farmstead. The farmstead possesses a three-sided L-Plan, loose courtyard with additional detached elements to the main plan and the farmhouse is detached and set away from the yard. The Parish Church of St Mary (NHLE 1027198) is dominant in views to the northwest because of its large scale relative to the narrow adjacent street and its open churchyard. Church Farmhouse is slightly set back from The Street, which parallelly intersects between the farmstead and the church grounds but overlooks it over a small flint and brick wall. Access to the farmstead is also gained from The Street, through double gates, adjacent to the farmhouse. The A24, a relatively busy road flanked by banking and bridged by The Street, runs south to north approximately 75-100m west of both assets.
- 2.58.3 Both assets' architectural interest derives from their architecture and visual relationship with their setting. There is a level of commonality created by the features of the farmhouse and the barn that forms a grouping between the two, enhancing their architectural interest. For example, both have red-tiled hipped roofs that are visible from the same vantage points along The Street. While the lower portion of the barn is blocked in views from the Street by planting and a wall, its tarred weather-boarding contrasts with the flint facing, set in galletting with dripstones, of the farmhouse. The architectural interest of both assets is also enhanced through visual links with the wider farmstead.
- 2.58.4 Their historic interest is derived from their association with the historic farmstead, illustration of post medieval developments within the farmstead, and Washington more generally, and contributions made by their setting. The predominant contribution of their setting to their historic interest is made through visual links between both assets and the wider farmstead. The farmstead and church create a sense of peaceful ruralness that reflects the semi-isolated farming origins of both assets when Washington was less developed. OS mapping dating to the late 19th/early 20th centuries demonstrates that Washington was once more sparsely populated by residential developments.
- 2.58.5 The A24 introduces modern anthropogenic activity into the setting of both assets incongruous with their historical setting. Namely, noise generated by the vehicles using the road encroach upon the peaceful ruralness that the farmstead and the village church evoke; however, the banking and mature tree planting along the A24 may mitigate some of the noise. The road and associated planting also sever potential historical views of farmland to the west of the assets.

2.59 Grade II Listed Brightham's Farmhouse (NHLE 1354245), Grade II Listed Cart Shed and Granary to East of Brightham's Farmhouse (NHLE 1181633)

- 2.59.1 The assets in this grouping are situated within Brightham's Farm, a dairy farm located between Partridge Green and Henfield, a short distance southwest of a train line. Both assets are also situated within the boundary of the Medieval Brightham's Farm Historic Farmstead, West Grinstead (MWS9503). The Farmhouse (NHLE 1354245) is a two-storey farmhouse and is the principal

building of the pair, with the smaller Granary (NHLE 1181633) located approximately 20m to the east. Both assets are of high heritage significance for architectural and historic interests.

- 2.59.2 The asset's setting is agricultural and rural, with strong elements of farming on an industrial scale. The large modern farmyard to the southeast of the assets currently hosts other industrial and commercial businesses. It consists of large farm buildings, vehicles, trees, hedgerows, and ploughed fields surrounding the farm. Short views of the modern farmyard are possible from the assets, principally of the large-scale buildings to the east, which dominate them due to their height.
- 2.59.3 The archaeological interest of both listed buildings derives from the quality of both assets' architectural features, design, and materials and through their relationship with their setting. Both assets date to the 17th century and are constructed from similar materials and possess similar features. For example, both are timber-framed with red brick infilling, have grey brick headers, stringcourse, and tiled roofs. Visual indivisibility between the two buildings enhances their architectural interest by creating a solid architectural grouping and by asserting a context in which they both exist. Their architecture can be appreciated in short views from the farmyard.
- 2.59.4 Their historic interest comprises their associations with the past, illustration of historical agricultural development in the area and the contribution of their setting. Primarily the buildings provide insight into the early development of Brightham's Farm in the 17th century. While OS mapping dating to the late 19th and early 20th centuries demonstrates that large-scale farm buildings have appeared on the modern Brightham's farm, immediately to the east of the medieval farmstead, in the intervening years, the assets evoke a quieter and less industrial past.
- 2.59.5 The setting of the assets enhances their historic interest through views and a wider experience of the setting. For example, short views of agricultural buildings and longer views, glimpsed through foliage, of ploughed farmland, place the buildings firmly within a farming context. The views between the assets also help to consolidate their relationship with their 17th century farming origins. The setting has also harmed the historic interest of the assets through large-scale industrial farming elements that have destroyed views of the wider farmland and contributed noise that has harmed a historical setting that was likely more peaceful.

2.60 Grade II Listed Upper Bargeham (NHLE 1353838) and Barn to Upper Bargeham to the west of the farmhouse (NHLE 1232897)

- 2.60.1 Upper Bargeham (NHLE 1353838) and Barn to Upper Bargeham to the west of the farmhouse (NHLE 1232897) are two grade II listed buildings. Upper Bargeham is a farmhouse, with a south end that dates to the 17th century and later additions at the north end dating to the 18th and 19th centuries. The Barn is situated approximately 20m to the west of the farmhouse, across a square farmyard. It was constructed in the 18th century, later than the farmhouse's south range and at the approximate time of elements of its later additions. Both assets are of high heritage significance for architectural and historic interests and to a lesser degree, archaeological interest.

- 2.60.2 The assets are defined by their association with Upper Barpham Historic Farmstead, Angmering (MWS13852) and their rural setting. Short views dominate due to topography and are characterised by views between the assets and associated farming buildings and views south and east into pasture that is enclosed by a hedgerow and sporadic mature trees **Figure 18.44, Volume 3** of the ES (Document Reference: 6.3.18) Longer views, extend to the fringes of the enclosure. The Barn is bound to the west by an unnamed lane that provides access to the farmyard.
- 2.60.3 Their architectural interest derives from their architecture, but also from the contribution of their setting. For example, short indivisible views between both assets and composite views of their surroundings enhance their architectural interest by providing context for their rural architecture. A commonality between assets across their architectural features, for example, red brick dressings and quoins and roof tiling, enhance interest by strengthening the visual relationship between the two.
- 2.60.4 Their historic interest comprises their associations with the past, illustration of historical agricultural development in the area and the contribution of their setting. Both assets provide insight into post medieval developments in agriculture across the area of the farmstead. A deserted medieval village (MWS6399), which contains the Early Medieval/Dark Age Site of Upper Barpham Church (MWS3001), is located c.30m northwest of the Barn. The outline of the deserted settlement can be seen in the shape of the adjacent field. These features demonstrate the range and evolution of anthropogenic usage in the setting of the assets and proximity to archaeological features and association with the historic farmstead contributes to archaeological interest.
- 2.60.5 Composite views of the surrounding farmland, farmyard and farm buildings, primarily short views into pasture, are the primary contribution of the asset's setting to their historic interest. These views consolidate their place within a rural and farming context. This, combined with the intervening distance to other settlements, creates a strong sense of isolation and tranquillity within the setting of the assets that enhance their historic interest by illustrating their past relationship to their environment.

2.61 **Grade I Listed Buncton Chapel of All Saints (NHLE 1354113)**

- 2.61.1 Buncton Chapel of All Saints is a grade I listed chapel comprising a chancel and nave with bellcote. The nave and chancel arch are of Norman design (the chancel noted of 13th century date) with remains of Norman arcading outside.
- 2.61.2 The asset is situated 125m east of Water Lane, and 415m north of the A283 Steyning Road. The chapel's setting can be characterised as defined by its associated enclosed graveyard, open fields to the south, east and north and mature trees to the west, visible in **Figure 18.50, Volume 3** of the ES (Document Reference: 6.3.18) southeast of the building. The chapel is effectively screened from Water Lane and its associated houses, with no visibility in passing. Its distance and intervening screening from the A283 provides a similar effect in passing from the south. In a sense its relationship to Water Lane is one of

separation, in physical and perceptual terms – the building is hidden from view and access is via a small footpath from the road, essentially requiring the visitor to “walk the path” to arrive there.

- 2.61.3 The architectural interest of the building comprises the quality of its built features, design and materials as articulated above in addition to its relationship with its setting. In this case the contribution of setting is through the chapel’s seclusion and screening from any intruding-built environment, forcing an appreciation of it as the pre-eminent built feature within its immediate surroundings in spite of its small scale.
- 2.61.4 The historic interest of the building is characterised by its associations with the past, its illustration of historical developments in the area and through contributions made by its setting. The chapel is approached from a small, wooded path off Water Lane, which may create a sense/reflected sense of religiosity/spirituality through procession to a holy site. The chapel’s seclusion and associated graveyard serve to emphasise its early construction and long history of use on encountering the building and moving through its surroundings.

2.62 Grade II listed Buncton Manor Farmhouse (NHLE 1182594)

- 2.62.1 Buncton Manor Farmhouse is a grade II listed T-shaped timber-framed building refronted with flints with red brick dressings and quoins and cornice over each floor, with the south wing cemented. The east-west wing has a half-hipped gable with attic window. The roof is tiled, with pentice of Horsham slabs. Two chimney breasts are present on the north wall. A round-headed entrance to semi-basement cellar. Two storeys, attic, and semi-basement. Five windows. The building is of probable medieval date and would have originally been a moated house.
- 2.62.2 The key aspects of the building’s setting are considered to be its relationship to the farmstead, moat, and surrounding fields. The associated farm has been identified as a Historic Farmstead through the ‘Historic Farmsteads and Landscape Character in West Sussex’ Project (MWS9593). The farmhouse is detached from the main farm complex, which is described as a three-sided loose courtyard farmstead of 19th century date. The sub-circular moat is still extant (MWS) and the house is accessed via a short causeway. The farmhouse is located 130m north of the A283 Steyning Road and largely screened from the road via mature tree planting.
- 2.62.3 The architectural interest of the building comprises the quality of its built features, design and materials as articulated above in addition to its relationship with its setting. This is particularly evident in the two-storey house’s relationship with its approach and moat, shifting focus toward it as a prominent architectural feature with the associated farmstead offset from the house and subservient in scale.
- 2.62.4 The historic interest of the building is characterised by its associations with the past, its illustration of historical developments in the area and through contributions made by its setting. The approach to the house with its associated enclosure from the environment without both through the moat and mature trees providing a screening effect creates a sense of a dwelling central to the workings around it, reinforced by the later adjacent farmstead buildings.

2.63 Grade II Post Office Wiston Stores (NHLE 1182621)

- 2.63.1 Post Office Wiston Stores is a grade II listed two-storey building (now residential) of 17th century or earlier date. The building has three windows on each storey at the western elevation. The ground floor is red brick, with the first-floor tile hung. The roof is tiled. Horizontally sliding sash windows. A massive chimney breast is present at southwest end.
- 2.63.2 The asset is located immediately southeast of Water Lane and has an associated gravel driveway shared with adjacent properties. Its relationship to the road is a key component of its setting, with the building's original apparent function relating to communications having a necessary association with transport infrastructure. Beyond this, the general rural character of its immediate surroundings (open fields, mature trees, farm buildings) ties into the community it would have served.
- 2.63.3 The architectural interest of the building comprises the quality of its built features, design and materials as articulated above. The setting of the asset is not considered to meaningfully contribute to this.
- 2.63.4 The historic interest of the building is characterised by its associations with the past, its illustration of historical developments in the area and through contributions made by its setting. As noted above, the association of former communication infrastructure with roads and tracks in addition to the sense of a rural environment/community being served are illustrated in the asset's location.

2.64 Grade II Butchers Farmhouse Water Lane (NHLE 1182603)

- 2.64.1 Butchers Farmhouse is a grade II listed two-storey timber-framed building of 17th century or earlier date, with plaster and painted brick infilling, partly refaced with Wealden sandstone rubble, now painted, the back refaced with red brick and tile-hanging. The building has a steeply pitched hipped tiled roof. Casement windows. Two windows. Butchers Farm, the associated farmstead, has been identified as a Historic Farmstead through the 'Historic Farmsteads and Landscape Character in West Sussex' Project. Butchers Farm is a medieval double sided loose courtyard farmstead with a detached farmhouse set side on to the yard (MWS9616).
- 2.64.2 The chief components of the asset's setting are considered to be its isolated position relative to Water Lane (the farmhouse is located 50m west of the lane) and the farmstead and surrounding fields. Screening from the road through mixed planting in addition to distance ensure the immediate surroundings of the farmhouse are not dominated by the road as a feature and the scale of the building ensures it is prominent in this immediate area.
- 2.64.3 The architectural interest of the building comprises the quality of its built features, design and materials as articulated above. The setting of the asset is considered to contribute to this primarily through the building's scale in relation to the rest of the farmstead.
- 2.64.4 The historic interest of the building is characterised by its associations with the past, its illustration of historical developments in the area and through contributions made by its setting. This is, as above, tied to the presence of

farmstead outbuildings and the spatial relationship between the building and its associated land, in tandem with a setback location from the road.

2.65 Grade II Listed The Old School (NHLE 1284545)

- 2.65.1 This grade II listed T-shaped building is formerly the parish school of Wiston, with the school-master's house attached. Now a house, the building is of mid-19th century date. The building is faced with flints with long and short stone window surrounds and quoins. The roof is tiled, and the building has casement windows. The school comprised the north end of the building and is one storey high. Brick bell turret above the gable end of the east wing. The school-master's house was the south end of the long wing. This is two storeys. Five windows in all and one gabled dormer facing east.
- 2.65.2 The asset is located 240m north of the A283 Steyning Road and is approached from the south at the end of a track, terminating in a plot of land surrounded by mature trees on the north, east and south with open fields immediately to the west and beyond the planted boundaries. The asset's setting is characterised by this relative isolation from noise and settlement, and rural surroundings.
- 2.65.3 The architectural interest of the building comprises the quality of its built features, design and materials as articulated above. The setting of the asset would contribute to this through the building's isolation focusing the visitor on the architectural character.
- 2.65.4 The historic interest of the building is characterised by its associations with the past, its illustration of historical developments in the area and through contributions made by its setting. This is tied to the sense of relative "tranquillity" the immediate surroundings of the building provide in addition to its situation surrounded by cultivated fields: Unambiguously a rural schoolhouse.

2.66 Grade II Listed Yew Tree Cottage (NHLE 1354114)

- 2.66.1 Yew Tree Cottage is a grade II listed 17th century or earlier timber-framed cottage with plaster infilling, the ground floor rebuilt in Wealden sandstone rubble. The cottage has a tiled roof and casement windows. The building comprises one storey and attic. There are three windows, two modern gabled dormers.
- 2.66.2 The setting of Yew Tree Cottage differs slightly from that of Butchers Farmhouse to the north owing to Yew Tree's closer proximity to Water Lane. The cottage is approached via a driveway opening directly onto the roadside path and is partly screened from the road via planted hedges and a length of wooden fence. The sense this creates is one of quiet domesticity in relation to the constant movement implicit in the road.
- 2.66.3 The architectural interest of the building comprises the quality of its built features, design and materials as articulated above. The setting of the asset is not considered to contribute to this interest substantially.
- 2.66.4 The historic interest of the building is characterised by its associations with the past, its illustration of historical developments in the area and through contributions made by its setting. This is tied to the sense of an "old domestic"

space implicit in the contrast of the road with the cottage's immediate surroundings via the garden and entrance yard/driveway.

2.67 Grade II Listed Polecats (NHLE 1284507)

- 2.67.1 Polecats is a grade II listed L-shaped two-storey timber-framed building of 17th century date, refronted with cement and tile-hanging but some timbering exposed at the back on the east face of the north wing. The roof is tiled with a half-hipped gable. The building has two casement windows.
- 2.67.2 Polecats is located 40m north of the A283 road, and is visible from the road in brief, passing glimpses. The southern elevation of Polecats is almost completely screened from the road by mature planting, with approaches from the road comprising tracks almost immediately leading into partly planted / concealed surroundings. This concealment and set back position from the road creates a sense of domestic / transport contrast that characterises the setting of the asset.
- 2.67.3 The architectural interest of the building comprises the quality of its built features, design and materials as articulated above. The setting of the asset is not considered to contribute to this interest substantially.
- 2.67.4 The historic interest of the building is characterised by its associations with the past, its illustration of historical developments in the area and through contributions made by its setting. As in the case of Yew Tree Cottage (NHLE 1354114), this is tied to the sense of an "old domestic" space implicit in the contrast of the road with the cottage's immediate, relatively enclosed surroundings.

2.68 Grade II Listed College Wood Farmhouse (NHLE 1191847)

- 2.68.1 College Wood Farmhouse is a grade II listed timber-framed building with one storey and attic, three casement windows, one gabled dormer. The building is of 17th century or earlier date and has been refaced with red brick on the ground floor, tile-hung above.
- 2.68.2 The asset's location is isolated. Located 1.4km northeast of the A283 Washington Road and is approached by a single lane track. College Farm has been identified as a Historic Farmstead through the 'Historic Farmsteads and Landscape Character in West Sussex' Project. The farm is identified here as a medieval L-plan regular courtyard farmstead with additional detached elements to the main plan. The farmhouse is detached and set away from the yard. The farmstead is noted as having suffered over 50% loss, parts of the historic farmstead now occupied by modern sheds (MWS9860) (Forum Heritage Services 2000). Effectively the setting of the asset is defined by its close relationship to the farmstead buildings and surrounding of open fields.
- 2.68.3 The architectural interest of the building comprises the quality of its built features, design and materials as articulated above in addition to its relationship with its setting. In this case, the building's offset position relative to the remainder of the farmstead in addition to its isolated position emphasises its status as an architectural feature as one moves through the area.

- 2.68.4 The historic interest of the building is characterised by its associations with the past, its illustration of historical developments in the area and through contributions made by its setting. This is primarily apparent at College Wood Farmhouse through the asset's relationship to remaining pre-modern buildings within the historic farmstead, the surrounding fields, and the track from which it is approached.

2.69 Grade II Listed The Shieling (NHLE 1181595)

- 2.69.1 The Shieling is a grade II listed timber-framed cottage, at a height of one storey with an attic, two casement windows, two gabled dormers. The roof is tiled. The cottage is of 17th century date with some alteration in the form of the ground floor being partially cemented and faced with weatherboarding. In addition, the brick chimney breast at the south end of the building is partly cemented.
- 2.69.2 The asset is located on the east of the B2135 as the road runs north into Partridge Green. The setting is defined largely by the building's immediate surroundings. The Shieling occupies a streetscape that has developed fortuitously since its 17th century construction contemporary with Yew Tree Cottage (NHLE 1181605), with the construction of adjoining properties serving to "infill" the environment as it is moved through. The building's key spatial relationships are with the adjoining house to the north, the road and the property's associated garden plot.
- 2.69.3 The architectural interest of the building comprises the quality of its built features, design and materials as articulated above in addition to its relationship with its setting. In this case, the building's position relative to later developed houses that contrast in scale and style draws attention to its architecturally specific qualities.
- 2.69.4 The historic interest of the building is characterised by its associations with the past, its illustration of historical developments in the area and through contributions made by its setting. This is evident through the asset's contrasting appearance to neighbouring buildings and set back location from the road.

2.70 Grade II Listed Yew Tree Cottage, Partridge Green (NHLE 1181605)

- 2.70.1 Yew Tree Cottage Partridge Green (place name added to distinguish from Yew Tree Cottage at Buncton) is a grade II listed two storey timber-framed building of 17th century date, with four windows. The north half of the building has timbering exposed, mostly with red brick infilling with some plaster along the top. The south half is mostly refaced with red brick and grey headers. The roof is hipped and tiled.
- 2.70.2 The asset is located at the southern edge of a range of residential buildings on the B2135 Bines Road as it runs north into Partridge Green. The building is set back from the road, partly enclosed by hedges with mature trees at the south flank of the associated plot of land. The upper floor, roof and chimney are seen in passing from the road and the surroundings of the building as viewed from the building itself compose the road, adjacent fields, the building's associated garden, and neighbouring buildings to the north.
- 2.70.3 The architectural interest of the building comprises the quality of its built features, design and materials as articulated above in addition to its relationship with its

setting. In this case, the building's set back position from the road and relative scale place focus on its architectural qualities.

- 2.70.4 The historic interest of the building is characterised by its associations with the past, its illustration of historical developments in the area and through contributions made by its setting. This is evident through the asset's contrasting appearance to neighbouring buildings and set back location from the road, a positioning in evidence since OS mapping of the later 19th century emphasising its antiquity through ties to the surrounding rural landscape.

2.71 Grade II Listed Muttons (NHLE 1025758)

- 2.71.1 Muttons is a grade II listed two-storey dwelling of 18th century or earlier date. The listing entry notes the ground floor is of red brick with the above faced with weather boarding, though recent imagery suggests weatherboarding coverage at both levels. The listing entry notes five casement windows and a tiled roof.
- 2.71.2 The asset is located east of Bolney Road, 515m south of the A272. The house is set back from the road with a small garden in front of its western elevation. Hedges flank this garden to the north and south with the south opening into a larger lawn plot that appears to be linked to this building, with an outbuilding 30m south of the asset. A neighbouring property's garden plots are separated from Muttons to the east. The asset's setting is characterised by this set back roadside location, with mature trees flanking the road granting a sense of rural woodland seclusion in passing views.
- 2.71.3 The architectural interest of the building comprises the quality of its built features, design and materials as articulated above in addition to its relationship with its setting. In this case, the building's position relative to the road and lack of neighbouring structures of equivalent placing or scale places an additional focus on its architectural qualities.
- 2.71.4 The historic interest of the building is characterised by its associations with the past, its illustration of historical developments in the area and through contributions made by its setting. The roadside location and presence of mature planting leading to the asset are therefore considered to be contributing factors to its historic interest through setting.

2.72 Grade II Listed Court Wick Park (NHLE 1027813) and Court Wick Park Stables (NHLE 1293605)

- 2.72.1 Court Wick Park is a grade II listed two-storey building of 18th century north wing construction and 19th century south wing construction. The north wing is oriented east west and per the listing entry, features five sash windows, two dormers, grey headers with red brick dressings, quoins, stringcourse, and modillion eaves cornice. The slate roof is of a later date than the original construction, and an early 19th century reeded frame to doors shutters is present. The porch is doric, with flat entablature containing a segmental arch on each side. Heavy mutules are present. The north wing includes a coffered soffit. The East Side is characterised as red brick with grey headers. The south wing projects at a right angle to the north wing. The listing record notes red brick construction, a slate roof and two windows. Two

pairs of sash windows are present under cambered arches. A semi-circular arch to the entrance is present. This is recessed and up steps. A six-panel door with large rectangular fanlight and side lights forms the entrance doorway.

- 2.72.2 Court Wick Park Stables is a grade II listed two storey converted stables building of early 19th century date, built in a gothic style. The building has a hipped slate roof, with a central bell turret having a clock below and a weathervane over. The building is faced with squared knapped flints with stone quoins, cornice, window frames and mullions and door jambs. A central ogee-headed doorway is capped by a pineapple. There are mouldings of three orders and a roll. Ground floor windows are twin lancets and blind quatrefoil under a pointed drip mould. First floor windows are quatrefoils. Side entrances have lean-to roofs and are flanked by vesca-shaped windows.
- 2.72.3 Both assets are located in an area north of Courtwick Lane enclosed on the north, east and west by mature trees. A modern sheltered housing block is located at the southern extent of this area of land, separated from Court Wick Park by 25m of hardstanding in the form of a parking area, and two cottages are present 45m southwest of Court Wick Park. Built areas within the area enclosed by planting (roughly contiguous with the former Court Wick Farm – see below) are separated by lawns. Court Wick Park looks out on such a lawn to the north and Court Wick Park Stables is situated within a walled garden in the northeast corner of the tree-enclosed area.
- 2.72.4 The buildings' respective architectural interests comprise the quality of their built features, design and materials as articulated above in addition to their relationship with their setting. Court Wick Park's centrality to the plot of land in which both assets are located, and relatively large scale creates an emphasis on its architectural qualities, facing the entrance from Courtwick Road as it does. The general sense of localised enclosure and concealment of Court Wick Park Stables focuses attention on its architectural qualities.
- 2.72.5 The buildings' respective historic interests comprise their associations with the past, their illustration of historical developments in the area and through contributions made by their setting. Both buildings are visible on OS mapping of the late 19th century, in which the area of land they are located within is referenced as Courtwick Farm. Some of the outbuildings and landscaping associated with Court Wick Park visible here have survived in the form of an enclosed garden to the west, patches of mature planting and a field immediately to the north. There is some sense here of a high-status house with a small associated designed landscape, though subsequent sheltered housing development to the south has obscured some of this via land take for parking. In the case of Court Wick Park Stables, the subsequent addition of a road north of Courtwick Lane to a small parking area adjacent to this building reduces some of its illustrative quality obtained through setting, though its historic interest is fed by the situation in a concealed, walled off yard of a former stable building.

2.73 Grade II Listed buildings on Climping Street: Virginia Cottage, Dove Cottage, The Cottage, and The Black Horse Public House (NHLE 1027675, NHLE 1233449, NHLE 1353859, NHLE 1353860)

- 2.73.1 This group of assets comprises four grade II listed buildings, three domestic structures and a public house, all facing onto Climping Street, Atherington.
- 2.73.2 Virginia Cottage is a grade II listed two-storey building of 18th century date and red brick construction located 380m west of the proposed DCO Order Limits. The listing entry notes three windows, windows with cambered headings and glazing bars intact, a modern gabled porch and a flush stringcourse of grey headers.
- 2.73.3 Dove Cottage is a grade II listed two-storey building of 18th century date, located 410m west of the proposed DCO Order Limits. The building is faced with cobbles and red brick dressings, quoins, and modillion eaves cornice. The building has two casement windows and a tile roof, with a modern addition in red brick and flints at the north end with two window-bays.
- 2.73.4 The Cottage is a grade II listed two-storey building constructed in 1812, located 540m west of the proposed DCO Order Limits. The listing entry notes the building's facing with flint cobbles with brick dressings, quoins, and modillion eaves cornice all now painted. The roof is tiled, and glazing bars are intact.
- 2.73.5 The Black Horse Inn is a grade II listed two-storey public house of 18th century construction, located 410m west of the proposed DCO Order Limits. The building is faced with flints, now painted. The listing record notes four casement windows, a tiled roof and two gabled porches.
- 2.73.6 The four buildings are all located on Climping Street, the three cottages facing directly onto the street with the public house slightly set back behind a small yard. This reflects the general layout of Climping Street, with 18th-19th century houses present to the west and east backing onto arable fields.
- 2.73.7 The buildings' respective architectural interests comprise the quality of their built features, design and materials as articulated above in addition to their relationship with their setting. Their close proximity to the road as one moves through Climping Street places an emphasis on their built form and architectural qualities through a relationship to their key setting component.
- 2.73.8 The buildings' respective historic interests comprise their associations with the past, their illustration of historical developments in the area and through contributions made by their setting. All buildings are visible on OS mapping of the late 19th century, and Climping Street retains this layout in the present day. The buildings' relationship to the road contributes to their historic interest through setting.

2.74 Grade II Listed The Lodge of St Hugh's Monastery (NHLE 1193051)

- 2.74.1 The Lodge of St Hugh's Monastery is a grade II listed single storey, T-shaped building of 19th century date. This building is located 190m to the north of the

proposed DCO Order Limits. The listing entry notes the building is faced with ashlar, has four casement windows, an eaves cornice and a slate roof, a splayed projection in the centre with two windows and doorway with pediment shaped hood on brackets with three finials over.

- 2.74.2 The asset is located 15m west of the A281 road running north south and is partly screened from this road by mature trees and a fence along the property boundary. The asset faces onto a track running west from the road before turning northwest to the main complex of St Hugh's Carthusian Monastery Charterhouse, a grade II* listed Carthusian Monastery of 19th century gothic construction (NHLE 1027084), out with the scope of this assessment owing to distance from the proposed DCO Order Limits. The Lodge's location adjacent and partly concealed from the main road, facing onto the track to the main monastery complex and functional subservience in scale and location to the Monastery complex characterises the nature of its setting.
- 2.74.3 The building's architectural interest comprises the quality of its built features, design and materials as articulated above in addition to its relationship with its setting. The key architectural quality relating to this Lodge building's setting is its small scale paired with classic functional "lodge-like" appearance. This communicates the entrance to a larger estate serving a larger complex of which the building is an opening architectural component.
- 2.74.4 The building's historic interests comprise its associations with the past, its illustration of historical developments in the area and through contributions made by its setting. Historic OS maps of late 19th century date show the layout of the monastery complex with the lodge at its present road-and-trackside location. The maintenance of this position gives a sense of continuity-of-purpose for the lodge and the monastery, the sole lodge as an entry point from the secular world located 140m southeast of the monastery complex, separated from the road via distance and tree-planting reinforcing the life of solitude at the core of the Carthusian Order.

2.75 Grade II Listed Bankfield Farmhouse (NHLE 1193164)

- 2.75.1 Bankfield Farmhouse is a grade II listed two-storey timber-framed farmhouse of 16th century origin with later modifications, located 175m north of the proposed DCO Order Limits. The ground floor has been rebuilt in mainly red brick and the south frontage tile hung. The timber-framed structure has plaster infilling. The roof is of Horsham slab with pentice behind. There is a gable at the east end of the building and two casement windows.
- 2.75.2 The building is in a relatively isolated position, with the closest main road (the A272) located 750m to the north and the edge of Cowfold village 970m to the northwest. The asset is located immediately east of a farm track and occupies a plot of land partly screened from the track and adjacent properties with mature trees to the east and south and a hedge to the west. The building faces north onto and is accessed through a yard and range of adjacent ancillary farm buildings.
- 2.75.3 The building's architectural interest comprises the quality of its built features, design and materials as articulated above in addition to its relationship with its setting. Being the core domestic building associated with the farm and partly concealed from the initial access track would place focus on this building's

appearance, massing, and style in comparison to its more basic, functional surroundings. The modifications to the building with the addition of brick and tile overhang may make an additional contribution to this quality via contrast.

- 2.75.4 The building's historic interests comprise its associations with the past, its illustration of historical developments in the area and through contributions made by its setting. OS mapping dated to the late 19th century identifies this farmhouse as part of the "Lidford Farm" complex (the original listing record named Bankfield as Lydford Farmhouse). An L-shaped building to the northeast across the yard appears to survive from the layout depicted here. The illustrative quality of this building via setting to historic interest lies chiefly with its spatial relationship to farm outbuildings and the general rural character of the area reflected in the surrounding fields and plots of land.

2.76 Grade II* Listed Newplace Farmhouse (NHLE 1232882)

- 2.76.1 The grade II* listed Newplace Farmhouse, located 100m south of the proposed DCO Order Limits, is the only surviving portion of a large house built by Sir Thomas Palmer in the late 16th/early 17th centuries. The building is three storeys high and has an attic in the gable end. The construction is of red brick with five windows. The lower fringe of the roof is of Horsham slabs the remainder tiled. In the centre is a projection with a doorway and window above. On each side of this are two tall blocked four-centred archways rising to the height of two storeys. On the second floor is an original window of two tiers of six lights with wooden mullions and transom and one tiny lancet window. Other windows are modern casements, and one modern buttress is in place.
- 2.76.2 The asset is located 195m south of the A27 Arundel Road and is accessed via a track at the southern edge of a range of farm buildings. The building's southern elevation is its primary one and garden plots with mature landscaping project northward for 35m, separating the northern elevation from much of the adjacent farm buildings. Small lawns are present to the south of the building overlooking the driveway and mature trees are present to the south and southwest.
- 2.76.3 The building's architectural interest comprises the quality of its built features, design and materials as articulated above in addition to its relationship with its setting. The building's status relative to the rest of the farm is given additional emphasis through its height and relatively extravagant use of material in addition to its associated garden plots and boundary. The visual emphasis is very much focused on this building moving toward and through the farm complex.
- 2.76.4 The building's historic interest comprises its associations with the past, its illustration of historical developments in the area and through contributions made by its setting. OS mapping dated to the late 19th century identifies this farmhouse as part of the "New place Farm" with the core range of farm buildings already showing an approximation of the existing layout. The illustrative quality of this building via setting to historic interest lies chiefly with its spatial relationship to farm outbuildings, lawns, and the setback location from the busy road. This grants a sense of its status as a relatively high-status farmhouse and hints at its more grandiose origins.

2.77 Grade II Listed The Royal Oak Inn (NHLE 1285777)

- 2.77.1 The Royal Oak Inn is a grade II listed building located 395m south of the proposed DCO Order Limits on Wineham Lane. The asset is of 17th century or earlier construction and is a two-storey timber-framed building with plaster infill. The ground floor has been rebuilt in brick or stone and is now painted; the first floor has been partly faced with tarred weatherboarding. The building has a hipped tiled roof and three casement windows.
- 2.77.2 The asset is located 30m west of Wineham Lane Road, set back from the road by a yard with adjacent outbuildings. The building backs onto arable fields from which it is partly screened by mature trees and is partly separated by the same from Royal Oak Country Park to the north.
- 2.77.3 The building's architectural interest comprises the quality of its built features, design and materials as articulated above in addition to its relationship with its setting. The building's positioning with its primary eastern elevation facing onto the road past the yard, and increased height over nearby outbuildings places an emphasis on its architectural qualities through its spatial relationship with its immediate surroundings.
- 2.77.4 The building's historic interests comprise its associations with the past, its illustration of historical developments in the area and through contributions made by its setting. OS mapping dated to the late 19th century identifies this building as an existing, operating public house with two outbuildings to the north in their present layout, though apparently occupying a separate, bounded plot of land. With the exception of the modern Country Park accommodation, this part of Wineham Lane follows similar layout with houses to the south of the asset occupying small plots of land and set back from the Lane. The primary, perceptible contributor through setting to historic interest is the building's enduring relationship to, and visibility from, Wineham Lane in addition to a general sense of rural character in its surroundings through mature landscaping and the relatively sparse density of settlement.

2.78 Grade II Listed Park Farmhouse (NHLE 1285831)

- 2.78.1 Park Farmhouse is a grade II listed two-storey timber framed farmhouse building of 17th century or earlier date, 520m east of the proposed DCO Order Limits. The ground floor has been rebuilt in red brick. The roof is tiled and there are three casement windows, with a chimney breast at the north wall.
- 2.78.2 The asset is located 1.4km east of the A281, immediately west of a relatively remote rural lane. The listed building is 60m south of the Historic Environment Records (HER) record relating to the Park Historic Farmstead (MWS12796), an area occupied by 19th century layout buildings now extended with a horseshoe-shaped courtyard range. The building occupies a plot of land bounded by hedges to the south, mature trees to the west, a pond to the north and the lane to the east. A modern farmhouse is present on the opposite side of the road, partly screened by hedge.
- 2.78.3 The building's architectural interest comprises the quality of its built features, design and materials as articulated above in addition to its relationship with its

setting. The building's positioning in relation to more visibly modern structures and visibility from the road contributes through setting to an emphasis on its architectural qualities.

- 2.78.4 The building's historic interests comprise its associations with the past, its illustration of historical developments in the area and through contributions made by its setting. OS mapping dated to the late 19th century shows this building as present, with landscaping present in the form of the pond to the north. At the opposite end of the pond the historic farmstead is visible in a vice-shaped layout, largely preserved aside from extensions in the present day. The building's setting contributes to its historic interest through the continuation of these spatial relationships in the presence of the pond, remaining historic farmstead outbuildings and the lane.

2.79 Grade II Listed Wineham Cottage (NHLE 1286203)

- 2.79.1 Wineham Cottage is a grade II listed two-storey building of 17th century or earlier date, located 140m northeast of the proposed DCO Order Limits. The building is mostly tile-hung with the lower portion of the ground floor in red brick. The building has three casement windows and a hipped tile roof.
- 2.79.2 Wineham Cottage is located immediately east of Wineham Lane at a junction with a smaller track running west-east. The building occupies a plot of land bounded by hedges to the west, south, east, and north. The building is accessed via an opening in the hedge providing an entrance to a driveway in the northwest of the plot. The remainder of the plot is occupied by a lawn with wooden outbuildings at the southwest corner.
- 2.79.3 The building's architectural interest comprises the quality of its built features, design and materials as articulated above in addition to its relationship with its setting. The building's positioning set back from the adjacent lanes and relative centrality to its plot of land place an emphasis on its architectural qualities through setting.
- 2.79.4 The building's historic interests comprise its associations with the past, its illustration of historical developments in the area and through contributions made by its setting. OS mapping dated to the late 19th century shows this building as present with its location in relation to the lane unchanged and the same approximate extent and layout of its associated plot of land. The building's continuing set back location from Wineham Lane in addition to the distinct, enclosed nature of its surrounding plot of land contribute to its historic interest through setting, creating a sense of an aged dwelling maintaining its original relationship to its surroundings.

2.80 Grade II Listed Gratwicke (NHLE 1286335)

- 2.80.1 Gratwicke is a grade II listed irregularly shaped house of multiple period construction, located 425m southwest of the proposed DCO Order Limits. The main part of the building is of 18th century construction with an "oldest portion" (undated) noted in the listing entry with a crow stepped brick and stone chimney breast on the east side. The main part consists of red brick with grey headers. A

dentilled eaves cornice is present, the building has a Horsham slab roof, a doorway with pilasters with a flat hood overhead and glazing bars are intact within the building's windows. The west wing has a half-hipped gable end. A wing to the northeast is of modern construction.

- 2.80.2 The building is located 270m east of the A281, at an east to south bend on a farm track. The house is set back from the farm track behind some mature planting, a lawn and a pond and is accessed via driveway. The listed building forms part of the Greatwick Farm Historic Farmstead (MWS10972), a 19th century historic farm the extent of which has been recorded from historic OS mapping. The nature of the asset's setting primarily relates to this farm layout.
- 2.80.3 The building's architectural interest comprises the quality of its built features, design and materials as articulated above in addition to its relationship with its setting. The building's positioning set back from the adjacent track, centrality to its plot of land and prominent massing in relation to nearby farm buildings encourages an emphasis on its fortuitous architectural qualities.
- 2.80.4 The asset's historic interests comprise its associations with the past, its illustration of historical developments in the area and through contributions made by its setting. OS mapping dated to the late 19th century shows this building at the northern edge of the Greatwick Farm, with buildings visible in that mapping maintaining much of their layout if not necessarily their form today. A courtyard range of buildings to the northwest of the asset, occupying the same plot of land is still extant though a tree-planted area to the east of the asset and pond on the western side of the driveway are no longer present. The asset's spatial relationship with farm outbuildings flanking the track and its position at a northern "head" of the farmstead, set back from more functional buildings communicate its historic status in relation to the farm.

2.81 Grade II Listed Hill's Farmhouse (NHLE 1353944)

- 2.81.1 Hill's Farmhouse is a grade II listed two-storey farmhouse building of 17th century or earlier date, located 180m northeast of the proposed DCO Order Limits. The house is timber-framed with timbering exposed at the back, while the front is refaced at the ground floor with red brick and the first-floor tile-hung. The roof is half-hipped, originally of Horsham slabs with a pentice behind, but the front replaced with slates. The listing entry notes two casement windows.
- 2.81.2 The asset is located in a plot of land immediately east of the B2135 at a junction with Golden Lane. A small range of outbuildings occupy the southwest corner of the plot through which the asset is reached via a private driveway, running along the plot's southern edge before turning north at the eastern edge of a pond. Mature tree planting is present along the western, northern, eastern, and southern edges of the plot with gaps present allowing entry to an arable field to the south and the outbuildings facing the road at the southwest corner. The historic farmstead for Hill's Farm (MWS11529) is recorded 35m southwest of the asset.
- 2.81.3 The building's architectural interest comprises the quality of its built features, design and materials as articulated above in addition to its relationship with its setting. The building's positioning and approach in a setback, screened plot of land

with movement directed past buildings of subservient scale and an ornamental feature in the form of the pond places a focus on its architectural qualities.

- 2.81.4 The asset's historic interests comprise its associations with the past, its illustration of historical developments in the area and through contributions made by its setting. OS mapping dated to the late 19th century shows this building occupying the centre of the plot with much of the present layout of the outbuildings to the southwest in place, in addition to the pond. The asset's relationship with the historic farmstead buildings is maintained through their preservation and arrangement in spite of later extensions. The setting of the asset as articulated through these immediate surroundings, in addition to visual associations with surrounding cultivated fields and a general quiet, rural character feeds into its illustrative, historic interest.

2.82 Grade II Listed 1 and 2 Corner House (NHLE 1285826) and Toll Cottage (NHLE 1354042)

- 2.82.1 1 and 2 Corner House is a grade II listed, two-storey Timber Framed building with plaster infilling of 17th century date, subdivided and located 170m east of the proposed DCO Order Limits. The first floor of the building is tile-hung and there is a half-hipped tiled roof, and two casement windows are noted in the listing record.
- 2.82.2 Toll Cottage is a grade II listed two storeys building of early 19th century date, located 135m southeast of the proposed DCO Order Limits. The building is faced with red brick and grey headers, with a slate roof and eaves cornice. The listing entry notes two casement windows with latticed panels, two bays on the ground floor and a doorway with pediment, shaped hood on brackets.
- 2.82.3 Both of these assets are located on the A281 Brighton Road roadside, Corner House on the east and Toll Cottage on the west. They are separated by a distance of 110m northeast southwest. Both assets' settings are characterised by this roadside location, with Toll Cottage having greater visibility in passing owing to a greater presence of mature trees around the west and southwest of Corner House, in addition to corner house being set further back behind a small lawn.
- 2.82.4 The buildings' respective architectural interests comprise the quality of their built features, design and materials as articulated above in addition to their relationship with their setting. In the case of Toll Cottage, this is through its primary (eastern) elevation facing onto the road, tying its aesthetic appreciation with its orientation along the thoroughfare. In the case of Corner House, this is through a focus on architectural qualities gained via its set back position in an associated plot of land.
- 2.82.5 The buildings' respective historic interests comprise their associations with the past, their illustration of historical developments in the area and through contributions made by their setting. Both buildings are visible on OS mapping of the late 19th century with the same road layout and alignment as reflected in the present day. A pond, no longer present, is shown north of the Corner House. The assets' historic interest is reflected in their continuing relationship with the road.

2.83 Grade II Listed Allfreys (NHLE 1354152)

- 2.83.1 Allfreys is a grade II listed building of early 19th century date, comprising an early 19th century frontage and a “probably older” building comprising a two storeys Tudor Gothic house with attic. Two gables with pendants and ball finials at angles and apex are present, with a castellated parapet between. The roof is of Horsham slab. Two bays of three windows each are present on both floors, the windows barring pointed heads. Pierced parapets are present overhead with quatrefoils in the parapet. Glazing bars are intact. The listing entry notes two storeys and an attic, five windows, stuccoed facing, and a central porch with five pointed arches and figure of a lion over. The window above the porch has a dripstone overhead and there is a chimney breast on the eastern wall.
- 2.83.2 The asset is located immediately north of the A272 road running east out of Cowfold. Set back from the road behind a hedge and driveway, the asset is bounded by garden plots to the north and east, with further lower-lying buildings to the west. The character of these surrounding’s and the asset’s setting is decidedly rural, evoking a sense of a “country estate” with gardens to the north, a prominent scale overlooking a key route from and to the nearest settlement and arable fields to the south.
- 2.83.3 The building’s architectural interest comprises the quality of its built features, design and materials as articulated above in addition to its relationship with its setting. The building’s prominence in relation to the road and adjacent built environment places an emphasis on its architectural qualities, particularly of the early 19th century southern frontage through setting.
- 2.83.4 The asset’s historic interests comprise its associations with the past, its illustration of historical developments in the area and through contributions made by its setting. OS mapping dated to the late 19th century shows this building, its associated garden plot, and outbuildings with the same relationship toward the road and surrounding fields as in evidence in the present day. The building’s historic interest as an illustrative, ornately presented high status dwelling is contributed to through the character of its setting.

2.84 Grade II Listed Crateman’s Farmhouse (NHLE 1354155)

- 2.84.1 Crateman’s Farmhouse is a grade II listed two-storey house of 17th century date. The listing entry notes three casement windows, the ground floor fronted with red brick and grey headers with the upper floor tile-hung in addition to a tiled roof.
- 2.84.2 The asset is located within the extent of Crateman’s Farm Historic Farmstead (MWS9939), characterised by the Historic Farms and Landscape Character in West Sussex Project (Forum Heritage 2000) as a 17th century three-sided L-Plan loose courtyard farmstead with additional detached elements to the main plan, and has suffered loss. The asset sits at the northern extent of the farmstead, detached from most of the farm outbuildings and set back in a plot of land north of Dragon Lane. Mature trees are present to the northeast and west, flanking the lane in this direction but views are largely open to the arable fields beyond in every direction. The setting of the asset is chiefly associated with its farm location and rural surroundings.

- 2.84.3 The building's architectural interest comprises the quality of its built features, design and materials as articulated above in addition to its relationship with its setting. The building's visible "set apart" status in relation to the farm outbuildings and clear domestic function place an emphasis on its architectural qualities through contrast to the rest of the farm and its isolated location.
- 2.84.4 The asset's historic interests comprise its associations with the past, its illustration of historical developments in the area and through contributions made by its setting. OS mapping dated to the late 19th century shows farm buildings to the southeast and southwest of the asset in place with their layout continuing in the present day, in addition to a pond on the south side of Dragon Lane from the asset. The setting contributes to the historic interest of the asset through illustrative qualities relating to its place within the associated farmstead.

2.85 Grade II Listed Eastlands Farm (NHLE 1381153)

- 2.85.1 Eastlands is a grade II listed building comprising a house constructed c. 1374 and later converted into a barn. The structure is a four bay open hall house with a two-bay hall, converted to a barn c. 1585. The building was extended by one bay to the west in the 17th century with a lean-to added to the east in the 18th century. The building is timber framed, clad in weatherboarding but the southeast side is now covered in corrugated iron. There is a steeply pitched roof with gablet (formerly smoke hole) to the east and half-hip to the west. A central cart entrance has double doors. The top of the wall plate above the north cart doors retains triangular mullion holes to original hall window. A frame is visible to the north with midrail and arched braces. The 18th century lean-to to the east is also timber framed, covered in corrugated iron with a 20th century brick east wall.
- 2.85.2 The asset is located in the Eastlands Historic Farmstead (MWS10156), a medieval four-sided L-Plan loose courtyard farmstead with a detached farmhouse set away from the yard (Forum Heritage Services, 2000). The farmstead is recorded as having undergone significant loss through over 50% alteration. The asset is at the southern fringe of the farm complex and is bounded by adjacent farm buildings to the north and east, an open field to the south and Eastlands wood beyond a pastoral field and lane to the west. The setting of this building is characterised by its relationship with the wider farm complex and rural character of the area beyond.
- 2.85.3 The building's architectural interest comprises the quality of its built features, design and materials as articulated above in addition to its relationship with its setting. The building's positioning at the edge of the farmstead overlooking the road may contribute to architectural interest by maximising its presence in passing views from the road.
- 2.85.4 The asset's historic interests comprise its associations with the past, its illustration of historical developments in the area and through contributions made by its setting. Late 19th century OS mapping shows the range of farm buildings of which the asset forms part at the eastern end of a lane surrounded by enclosed fields. The farm layout is largely consistent in the present day, though the addition of buildings to the north in the intervening period and a lane running north to south does alter the previous surroundings of the asset. Historic interest is primarily contributed to through the general rural character of the asset's setting.

2.86 Grade II listed Doves Cottages (NHLE 1191816)

- 2.86.1 Doves Cottages is a grade II listed single-storey timber framed building of 17th century date, located 240m west of the proposed DCO Order Limits. The listing entry notes plaster infilling and that the ground floor has been rebuilt in red brick. The building has a steeply pitched roof, hipped and with tile as the material. Three windows (casement) are recorded in addition to two hipped dormers.
- 2.86.2 The asset is located 35m southeast of the B2135 road, set back behind a lawn verge and mature planting. The southern corner of the building, with timber frames, chimney, and roof structure visible is glimpsed in passing from the road. The property is accessed via a gated driveway.
- 2.86.3 The building's architectural interest comprises the quality of its built features, design and materials as articulated above in addition to its relationship with its setting. The building's positioning set back from the road places an emphasis on its architectural quality when within the property boundary.
- 2.86.4 The asset's historic interests comprise its associations with the past, its illustration of historical developments in the area and through contributions made by its setting. OS mapping dated to the late 19th century shows the asset in place with an associated outbuilding at the northwest boundary between the property and the road, with a path leading from the building to the road placed more centrally as opposed to the present offset driveway. The outbuilding no longer appears to be extant. Historic interest is primarily contributed to through the general rural character of the asset's setting.

2.87 Grade II listed Blakes Farmhouse (NHLE 1353943)

- 2.87.1 Blakes Farmhouse is a grade II listed two-storey building of 17th century date, located 65m east of the proposed DCO Order Limits. The building is L-shaped, and timber framed. The west wing is now fronted with red brick, with the timbering exposed with plaster infilling on the east and north faces of the north wing. The roof is tiled and is hipped and steeply pitched at the west wing. Two casement windows facing west and two facing south are recorded in the listing entry.
- 2.87.2 The asset is located on the eastern side of the B2135 road. It is situated to the east of a range of farm buildings, paddocks to the east, gardens to the east and south, yards to the north and west with the boundary to the road enclosed by mature trees and fences with the exception of the gated entrance to the property. The surroundings of the building give the sense of a small, clustered farm environment with the road and agricultural fields beyond. From the road in the west and south of the asset are glimpsed in passing. The building is located within the Blakes Farm Historic Farmstead (MSW9444), as characterised in the Historic Farmsteads and Landscape Character in West Sussex Project (Forum Heritage Services 2000). Blakes Farm is described as an extant medieval L-Plan regular courtyard farmstead with a detached farmhouse set away from the yard, with no alteration apparent.
- 2.87.3 The building's architectural interest comprises the quality of its built features, design and materials as articulated above in addition to its relationship with its setting. The building's relationship to roughly contemporary buildings in the same

plot of land and scale comparative to them places an emphasis on its individual architectural qualities and the extent to which they form part of a consistent whole.

- 2.87.4 The asset's historic interests comprise its associations with the past, its illustration of historical developments in the area and through contributions made by its setting. OS mapping dated to the late 19th century shows the asset in place with a still extant range of buildings present to the northwest. The upturned L-shaped range of barn buildings at the western limit of the property boundary and their reflection of the house's architectural period and the farm's historic function form a key part of the setting's contribution to the asset's historic interest, communicating the historic farm's character among later additions.

2.88 Grade II listed Bergen-Op-Zoom Cottage (NHLE 1393335)

- 2.88.1 Bergen-op-Zoom Cottage is a grade II listed two-storey house of late 17th or early 18th century date, with windows replaced in the 19th and 20th centuries and a small outbuilding to the west constructed in the 20th century. This asset is located 50m east of the proposed DCO Order Limits. Mainly timber-framed except for the south front which is tile-hung over brick, the east side timber-frame has been weatherboarded over a brick base, the west wall has been rendered over the front and clad in brick to the rear and the north outshot has a brick wall. Pegtiled roof, hipped to the east, gabled to the west and with catslide to the rear and external brick chimneystack with English bond brickwork to the west. A smaller external chimneystack in the outshot is 20th century in date. The south front has two irregularly spaced 20th century metal-framed casements and no doorcase survives on this side. The north side has two 19th century wooden casements and an early 20th century plank door. A significant amount of original fabric survives, including timber-frame with midrail and curved braces to the north, east and west walls, internal partitions, and original brickwork to the chimneystack.
- 2.88.2 The asset is located at the northern edge of Horsebridge Common, a location suggestive of its construction being tied into the process of commons encroachment. Set back from the road by 20m, the associated plot of land is largely screened from the road via hedge plantation, with the structure visible in passing glimpses.
- 2.88.3 The building's architectural interest comprises the quality of its built features, design and materials as articulated above in addition to its relationship with its setting. The building's setting is thought to contribute to this interest primarily through its relatively isolated position, with much of the architectural interest deriving from form and the survival of original materials.
- 2.88.4 The asset's historic interests comprise its associations with the past, its illustration of historical developments in the area and through contributions made by its setting. OS mapping dated to the late 19th century shows the asset in place with a westward projection (seemingly no longer extant) to the road and an associated outbuilding at the northwest. This outbuilding was replaced in the 20th century, but the layout of the asset's associated plot remains essentially the same. Its roadside position at the northern extent of an open area of former Common land contributes to its historic interest through creating a sense of the "first" encroachment on this area.

2.89 Grade I listed St John's Priory (NHLE 1217172)

- 2.89.1 St John's Priory is a grade I listed two-storey building consisting of the standing remains of a 13th century chapel, adapted into a dwelling in the 16th century and subsequently altered around 1830. The asset is located 255m north of the proposed DCO Order Limits. It is built of stone rubble, flints and red brick with some timber-framing exposed at the back. Four stone buttresses are present to the front. Horsham slab is the roof material. Casement windows are present in deep reveals. A pointed stone doorway with archivolt and dripstone is present. The listing record notes four windows. The east wall has flanked buttresses and a blocked pointed window. To the west is an extension of two window bays in red brick dating from about 1830.
- 2.89.2 The building originated as a Preceptory or Commandery of the Knights Hospitallers of St John of Jerusalem, founded in Poling in the 12th century. Following the Order's suppression 1541, the building was granted to Arundel College, later suppressed in 1546. The building was later converted to a dwelling and was at one point named Fairplace Farmhouse. The asset is located west of Poling Street as it runs south from Arundel Road. It is approached from the east via a driveway from Poling Street and is enclosed from the Street at its eastern extent by a brick-built wall and mature trees. The building overlooks a lawn to the south, and lower lying buildings to the west. A general sense of "concealment" and rural quietude is granted through the approach and planted verges of Poling Street, in addition to the setback, partly screened location of the asset.
- 2.89.3 The building's architectural interest comprises the quality of its built features, design and materials as articulated above in addition to its relationship with its setting. The building's marked contrast in style and form to its surrounding structures and later extensions serves to place emphasis on the specific architectural qualities it exhibits.
- 2.89.4 The asset's historic interests comprise its associations with the past, its illustration of historical developments in the area and through contributions made by its setting. OS mapping dated to the late 19th century shows the asset in place with associated grounds and outbuildings retaining the same layout in the present day. The setting of this asset contributes to its historic interest through reinforcing the illustrative aspects of the building as a former part of the infrastructure serving a militant religious order, and a sense of an aged dwelling situated in characteristically "tranquil" rural surroundings embodied in Poling Street, associated tree cover at the same and the building's immediate surroundings within its associated set back plot of land.

2.90 Grade II listed Keepers Mead (NHLE 1354279)

- 2.90.1 Keepers Mead is a grade II listed two storey houses dated to around 1620, located 440m north of the proposed DCO Order Limits. The building was refronted in the 19th century and extended by two bays in a matching style in the late 20th century. The original part is timber framed, refronted in render to the ground floor with some framing visible on the rear elevation and tile hung above with alternate series of courses of plain and curved tiles. The right-side elevation is of sandstone blocks. A renewed tiled roof is present with a red brick chimney stack and two later

brick chimney stacks. There are two windows to the original part. The first-floor windows are gabled dormers with 20th century casements. The ground floor windows are also 20th century casement with a four-light bay to right side. A gabled weather porch is of 20th century date.

- 2.90.2 The asset is located at a northwestern corner of Greentree Lane as it turns east, 380m north of Shermanbury Road. The building is perpendicular to the eastern alignment of the road and is accessed via a driveway. Some screening is evident via mature trees and hedge planting, and a lawn surrounds the asset and driveway on all sides but south. The lawn is further enclosed by mature trees to the east, south and northeast with the west and northwest boundaries with open fields apparently under pasture.
- 2.90.3 The building's architectural interest comprises the quality of its built features, design and materials as articulated above in addition to its relationship with its setting. The building's isolated position and enclosed, "private" surroundings, serve to emphasise these qualities on entry to the property.
- 2.90.4 The asset's historic interests comprise its associations with the past, its illustration of historical developments in the area and through contributions made by its setting. OS mapping dated to the late 19th century shows the asset in place with associated grounds and outbuildings retaining a similar layout in the present day, save for the addition of outbuildings immediately north of the building and at the northern treeline. The setting of this asset contributes to its historic interest through its prominence in relation to nearby buildings of lesser scale, position in relation to surrounding fields, and a general sense of an aged dwelling situated in characteristically rural surroundings, conferring high "manorial" status through scale and situation.

2.91 Grade II Listed Northblows Farmhouse (NHLE 1191818)

- 2.91.1 Northblows Farmhouse (NHLE 1191818) is a two-storey, grade II listed, 17th century (or earlier) farmhouse located approximately 2km southwest of the village of Partridge Green and 1.5km northeast of the village of Ashurst. Northblows Farmhouse is of high heritage significance for architectural and historic interests.
- 2.91.2 The farmhouse is situated along the B2135, which bounds it to the east. The house fronts onto a small front garden and is set back from the road by approximately 40m, but visual links with the road are possible over open grass and a makeshift grass driveway. The asset's immediate setting is generally rural and characterised by sporadic low-density residential plots along the road, a garden enclosed by trees and hedgerows and surrounding ploughed fields.
- 2.91.3 The architectural interest of the farmhouse derives from architecture and its visual relationship with its setting. Northblows Farmhouse's (NHLE 1191818) ground floor is finished in red brick and the upper floor is faced with weatherboarding. The farmhouse also has a tiled roof, casement windows and a 19th century wing behind the main elevation, to the southeast. Key views of the asset's main, east elevation, when travelling along the B2135 allow the architecture of the house to be appreciated, enhancing its interest. The green, open, space to the front of the farmhouse facilitates these views.

- 2.91.4 Northblows Farmhouse's historic interest is derived from its associations with the past, its illustration of historical developments in the area and contributions made by its setting. Specifically, the asset illustrates 17th century medieval residential growth along Bines Green Road (B2135) and the evolution of farming in the area. Historic OS mapping dating to the turn of the 20th century demonstrates growth in agricultural buildings within the vicinity of the asset.
- 2.91.5 Views of the rear garden, and surrounding agricultural and rural land, form the key contribution of the asset's setting to the historic interest of the asset. These views, including farm buildings, open space, and trees, consolidate Northblows Farmhouse's historical rural and agricultural context.
- 2.91.6 Changes to the asset's setting in the modern period make a mixed contribution to the historic interest of the asset. The growth of agricultural buildings reflects an evolution of the farming communities that were present approximately 100 years ago; however, it is possible that the original setting contained greater concentrations of woodland or parkland. While the B2135 is not a busy road, the traffic pollution it introduces to the asset's setting reflects a modern anthropogenic change. This detracts from historic interest because traffic noise negates the peaceful, agricultural setting.

2.92 Grade II Listed Hollybush Cottage (NHLE 1191821)

- 2.92.1 Hollybush Cottage (NHLE 1191821) is a two-storey, grade II listed, 18th century (or earlier) cottage. The cottage is located approximately 2km southwest of the village of Partridge Green and 1.2km northeast of the village of Ashurst. Hollybush Cottage is of high heritage significance for architectural and historic interests.
- 2.92.2 The asset's immediate setting is rural. The cottage is situated along Bines Green Road (B2135), which bounds its front driveway approximately 80m to the west. The house fronts onto a front garden and visual links with the road are possible across an expanse of open grass. Its setting is further characterised by sporadic low-density residential plots on the other side of the road, enclosure by mature planting, particularly to the south and east, and ploughed fields in the wider surrounds.
- 2.92.3 The asset's architectural interest derives from its architecture and visual relationship with its setting. Hollybush Cottage (NHLE 1191821) ground floor is constructed from red brick and its upper floor is faced with hung tiles. It also has a tile roof and casement windows. The asset's architectural interest is enhanced through glimpsed views of its main, west, elevation from the road and short views from its surrounding gardens.
- 2.92.4 Hollybush Cottage's historic interest is derived from its associations with the past, its illustration of historical developments in the area and the contributions made by its setting. Specifically, the asset illustrates 18th century medieval residential growth along Bines Green Road (B2135). Views of open farmland to the north, enclosure to the south and east and distance to the road, imparts an experience of isolation and tranquillity into the setting of the asset. This element of the asset's setting enhances its historic interest by illustrating its historical rural context.

2.93 Grade II Listed Granary Cottage (NHLE 1191885)

- 2.93.1 Granary Cottage (NHLE 1191885) is a grade II listed, two-storey, 17th century (or earlier) cottage that may previously have been occupied by a shop. The cottage is defined by its close relationship to the B2135, which it overlooks and is only slightly set back from, and its garden, which is enclosed by mature planting. It is located within the small village of Ashurst, and its setting is generally semi-rural due to the proximity of low-density residential development accolated with the village and farmland in its wider setting. Granary Cottage is of high heritage significance for architectural and historic interests.
- 2.93.2 The asset's architectural interest derives from its architecture and visual relationship with its setting. Granary Cottage (NHLE 1191885) is a timber-framed building that has been refaced with brick which has since been painted. Some timber is exposed at the north gable end. The cottage also possesses a modillion eaves cornice, a slate roof, casement windows and two small bays (or former shop windows) on the ground floor with their glazing bars intext. There is also a small chimney breast on the north wall with a pentice portion built over it.
- 2.93.3 The cottage's setting enhances its architectural interest through visual links with nearby buildings and by providing opportunities to appreciate its architecture. For example, its painted brick and timber provide a stark contrast to the red brick of other properties along the road and visual links with its rear garage, which also possesses timber beams, creating an aesthetic grouping. The winding road also provides the opportunity for the asset's architecture to be appreciated in unfolding short and long views.
- 2.93.4 The cottage's historic interest is derived from its associations with the past, its illustration of historical developments in Ashurst and the contribution made by its setting. The asset provides insight into the 17th century evolution of Ashurst and the development of the B2135. Its setting enhances its historic interest by illustrating its close relationship with the road through short views and by consolidating its semi-rural context due to views of trees and hedgerows. During the winter months, longer views of farmland and open land may be possible through intervening planting that has lost its leaves, reinforcing a semi-rural context.

2.94 Grade II Listed Bloques Farmhouse (NHLE 1191892)

- 2.94.1 Bloques Farmhouse (NHLE 1191892) is a two-storey, grade II listed, 16th century timber-framed farmhouse located within the small village of Ashurst. It is also situated at the southern extent of the 19th century Bloques (Blocks) Farm Historic Farmstead, Ashurst (MWS9446), identified through the 'Historic Farmsteads and Landscape Character in West Sussex' project. Bloques Farmhouse is of high heritage significance for architectural and historic interests.
- 2.94.2 The farmhouse's setting is semi-rural and largely characterised by the asset's relationship with the historic farmstead and its garden. Mature tree planting encloses its garden and restricts views in and out. The B2135 bounds its garden approximately 40m to the west of the farmhouse and the enclosure screens the house from the road.

- 2.94.3 Bloques Farmhouse's architectural interest derives from its architecture and visual relationship with its setting. Bloques Farmhouse (NHLE 1191892) is constructed from a timber frame with plaster and red brick infilling. The south front was rebuilt in brick on the ground floor and tile-hung above. The farmhouse also possesses a tiled roof, casement windows and a chimney breast at the west end of the east wing. While the enclosure restricts a visual relationship with the surrounding village, including the Grade II listed The Fountain Inn (NHLE 1027457) 30m to the southwest, short views from the garden create opportunities for the asset to be appreciated.
- 2.94.4 The farmhouse's historic interest is derived from its associations with the past, its illustration of historical developments in the area and the contributions made by its setting. For example, visual links from the asset to the surrounding garden encompassing the historic farmstead illustrate the farmhouse's historical association with farming. The enclosure reinforces its ruralness and screens the asset from anthropogenic activities represented by modern surrounding residential developments and traffic pollution. These elements also have the effect of creating a sense of peace congruous with its historical rural setting, perhaps only interrupted by busy periods of traffic and revellers leaving the nearby inn.

2.95 Grade II Listed Martinsland (NHLE 1353980)

- 2.41.1 Martinsland (NHLE 1353980) is a two-storey, grade II listed, 17th century (or earlier) house located approximately 2km southwest of the village of Partridge Green and 1.5km northeast of the village of Ashurst. It is situated within the Martinsland Farm Historic Farmstead, Ashurst (MWS12345) which belongs to the 19th century. Martinsland is of high heritage significance for architectural and historic interests.
- 2.41.2 The house is situated along the B2135, which bounds it to the east. The house fronts onto a small front garden and is set back from the road by approximately 40m. Visual links with the road are largely obscured by mature trees and boundary hedgerows. The asset's setting is generally rural and characterised by its relationship to the B2135, surrounding ploughed fields, a large agricultural farmyard to the north and front and rear gardens enclosed by trees and hedgerows.
- 2.95.1 The asset's architectural interest derives from its architecture and visual relationship with its setting. Martinsland (NHLE 1353980) is timber-framed with plaster and brick infilling. It has a hipped tiled roof, casement windows, central chimney and there is also a ground-floor addition to the north. While views of the asset from the road are generally restricted to glimpsed views of its hipped roof and upper floor of its south elevation, short views from its surrounding gardens allow the architecture of the house to be fully appreciated.
- 2.95.2 The house's historic interest is derived from its associations with the past, its illustration of historical developments in the area and contributions made by its setting. Specifically, the asset illustrates 17th century post medieval residential growth along Bines Green Road (B2135) and the evolution of post medieval farming activities in the area. Historic OS mapping dating to the turn of the 20th century demonstrates growth in agricultural buildings within the setting of the asset, particularly a large farmyard approximately 25m to the north.

- 2.95.3 Views of its gardens, surrounding ploughed farmland and the farmyard to the north, form the key contributions of the asset's setting to the historic interest of the asset. These views consolidate the asset's historical rural and agricultural context by illustrating its historical farming associations.
- 2.95.4 Changes to the asset's setting in the modern period make a mixed contribution to the historic interest of the asset. The growth of agricultural buildings reflects an evolution of the farming communities that were present approximately 100 years ago; however, it is possible that the original setting was more isolated. While the B2135 is not a busy road, the traffic pollution it introduces to the asset's setting reflects a modern anthropogenic change. This detracts from historic interest because traffic noise negates the peaceful, agricultural setting and is incongruous with the historic setting.

2.96 Grade II Listed Tilleys Farmhouse (NHLE 1354090)

- 2.96.1 Tilleys Farmhouse (NHLE 1354090) is a grade II listed, two-storey, 17th century timber-framed farmhouse. It is situated approximately 350m east of the village of Washington and the Washington Conservation Area. Access to the cottage is provided by a small, unnamed, road which joins The Pike (A283) approximately 250m to the north. The farmhouse is of high heritage significance for architectural and historic interests.
- 2.96.2 The setting of the asset is quite rural and primarily characterised by its relationship to its gardens, a historic farmstead to the south and surrounding ploughed farmland. The gardens are mostly enclosed by medium hedgerows and trees, however, a very tall cluster of trees immediately to the north tower over the farmhouse. Long views of farmland are possible from the asset's south elevation windows. Long views in other directions are restricted by intervening trees and in the case of views east, by a lack of windows at the east elevation.
- 2.96.3 The asset's architectural interest derives from its architecture and visual relationship with its setting. Tilleys Farmhouse (NHLE 1354090) timber frame is infilled with plaster. The farmhouse also has a tiled roof, casement windows and a 19th-century window bay with a gable over its east end.
- 2.96.4 Tilleys Farmhouse's historic interest is derived from its associations with the past, illustration of 17th century farming developments and contributions made by its setting. The farmhouse is situated at the northern extent of Tilleys Farm (Lily Farm) Historic Farmstead, Washington (MWS12953), a medieval farmstead. Visual links with this farmstead enhance Tilleys Farmhouse's historic interest by illustrating the asset's historical farming associations. On the approach to the farmstead, it is noticeable that the farmhouse is detached from the associated farm buildings, highlighting its historic importance.
- 2.96.5 Further to this, the enclosure screening and the distance to the road and Washington contribute towards an experience of rural isolation that enhances its historic interest by illustrating its historical context. Traffic noise, in the form of the low hum of vehicles passing along the A283, may encroach on the setting of the farmhouse and harm its historical association with rural farming.

2.97 Grade II Listed Green Common Farmhouse (NHLE 1284745)

- 2.97.1 Green Common Farmhouse (NHLE 1284745) is a two-storey, grade II listed, 17th century (or earlier) timber-framed farmhouse, with an 18th century L-wing addition. It is situated approximately 500m east of the village of Washington and the Washington Conservation Area. Access to the cottage is provided by a small, unnamed, road which joins The Pike (A283) approximately 200m to the north. The farmhouse is of high heritage significance for architectural and historic interests.
- 2.97.2 The farmhouse is defined by its relationship with its rural setting and the medieval Green Common Farm Historic Farmstead, Washington (MWS10974), in which it resides. Its rural setting is characterised by contiguous ploughed farmland, the partial enclosure of its garden by trees and hedgerows and long views looking south from the asset.
- 2.97.3 The asset's architectural interest derives from its architecture and visual relationship with its setting. Green Common Farmhouse (NHLE 1284745) is an L-shaped building. The original 17th century portion is constructed from a timber frame with red brick infilling and its ground floor is rebuilt with flints. The 18th century L-wing addition is constructed from stone rubble with a pentice on its west side. More generally, the farmhouse has a hipped tiled roof and casement windows. Indivisible views between the asset and farmyard buildings associated with the historic farmstead enhance its architectural interest by providing context for its farming origins and architecture.
- 2.97.4 Green Common Farmhouse's historic interest is derived from its association with the past, illustration of 17th century farming developments and contributions made by its setting. The farmhouse is detached and set away from the yard associated with the historic farmstead. Of the historic farmstead only Green Common Farmhouse survives, demonstrating the asset's high levels of historic interest. Views between the asset and its historic farmstead are therefore one of the most predominant contributions of the asset's setting to its historic interest and its architectural interest as noted above.
- 2.97.5 The garden enclosure, and the asset's wider rural setting, create a sense of isolation and tranquillity which is interrupted by traffic noise associated with the A283. Mature planting to the north of the farmhouse, along the A283 and at the boundary of its garden, creates a noise barrier and also screens views of vehicles passing by. Whilst this acts to negate some of the impacts of the road, the low hum of vehicles encroaches upon the farmhouse's isolated setting, harming its historic relationship with its farming setting to an extent.

2.98 Grade II Listed Fair Oak Farmhouse (NHLE 1354112)

- 2.98.1 Fair Oak Farmhouse (NHLE 1354112) is a two-storey, grade II listed, early 19th century farmhouse located within the scattered village of Winston. It is situated within the late 19th century three-sided L-Plan loose courtyard farmstead of Fair oak Farm Historic Farmstead, Wiston (MWS10195), which now appears to host a campsite. The asset is slightly set back from Spithandle Lane, a quiet Broad, that

bounds its garden approximately 20m to the south. The farmhouse is of high heritage significance for architectural and historic interests.

- 2.98.2 The farmhouse is defined by its relationship with its rural setting, Spithandle Road, the partial enclosure of its garden and the late 19th century historic farmstead in which it resides, including the associated agricultural buildings. Its rural setting is characterised by surrounding ploughed farmland, rows of planted trees and long vistas looking south over fields to distant wooded hills.
- 2.98.3 The asset's architectural interest derives from its architecture and visual relationship with its setting. Fair Oak Farmhouse (NHLE 1354112) is faced with Roman cement and possesses an eaves cornice, a hipped slate roof, a round-headed doorway with a semi-circular fanlight and a later porch added over the door with the fanlight appearing above the porch. These architectural features can be appreciated in short views from Spithandle Road and the surrounding gardens, enhancing its architectural interest. Views to and from buildings associated with the historic farmstead also enhance the asset's architectural interest by providing context for its features.
- 2.98.4 The farmhouse's historic interest is derived from its association with the past, illustration of 19th century developments on the historic farmstead and contributions made by its setting. The principal contribution of its setting to the asset's historic interest is provided by visual links and a wider experience of rural isolation. For example, visual links with the rest of the historic farmstead illustrate the farmhouse's historical farming origins. The long views looking south, as mentioned above, from its south elevation, reinforce the experience of quiet rural isolation that the farmhouse historically inhabited.

2.99 Grade II Listed Church Farmhouse (NHLE 1354096) and Barn at Church Farm to South of The House (NHLE 1182122)

- 2.99.1 This asset grouping consists of two grade II listed buildings both associated with and situated within the boundary of the 19th century Church Farm Historic Farmstead, Washington (MWS9763). They are the early 19th century Church Farmhouse (NHLE 134096) and the 18th century (or earlier) Barn at Church Farm to South of The House (NHLE 1182122). The historic farmstead is located within the village of Washington and the Washington Conservation Area, to its southwestern most extent. Both assets are of high heritage significance for architectural and historical interest.
- 2.99.2 The setting of both assets is defined by their relationship to the historic farmstead. The farmstead possesses a three-sided L-Plan, loose courtyard with additional detached elements to the main plan and the farmhouse is detached and set away from the yard. The Parish Church of St Mary (NHLE 1027198) is dominant in views to the northwest because of its large scale relative to the narrow adjacent street and its open churchyard. Church Farmhouse is slightly set back from The Street, which parallelly intersects between the farmstead and the church grounds but overlooks it over a small flint and brick wall. Access to the farmstead is also gained from The Street, through double gates, adjacent to the farmhouse. The

A24, a relatively busy road flanked by banking and bridged by The Street, runs south to north approximately 75-100m west of both assets.

- 2.99.3 Both assets' architectural interest derives from their architecture and visual relationship with their setting. There is a level of commonality created by the features of the farmhouse and the barn that forms a grouping between the two, enhancing their architectural interest. For example, both have red-tiled hipped roofs that are visible from the same vantage points along The Street. While the lower portion of the barn is blocked in views from the Street by planting and a wall, its tarred weather-boarding contrasts with the flint facing, set in galletting with dripstones, of the farmhouse. The architectural interest of both assets is also enhanced through visual links with the wider farmstead.
- 2.99.4 Their historic interest is derived from their association with the historic farmstead, illustration of post medieval developments within the farmstead, and Washington more generally, and contributions made by their setting. The predominant contribution of their setting to their historic interest is made through visual links between both assets and the wider farmstead. The farmstead and church create a sense of peaceful ruralness that reflects the semi-isolated farming origins of both assets when Washington was less developed. OS mapping dating to the late 19th/ early 20th centuries demonstrates that Washington was once more sparsely populated by residential developments.
- 2.99.5 The A24 introduces modern anthropogenic activity into the setting of both assets incongruous with their historical setting. Namely, noise generated by the vehicles using the road encroach upon the peaceful ruralness that the farmstead and the village church evoke; however, the banking and mature tree planting along the A24 may mitigate some of the noise. The road and associated planting also sever potential historical views of farmland to the west of the assets.

2.100 Scheduled monument Itford Hill style settlement on Cock Hill (NHLE 1015881)

- 2.100.1 Itford Hill style settlement on Cock Hill (NHLE 1015881) is a scheduled monument that includes an Itford Hill style settlement. It is situated on a chalk hill which forms part of the Sussex Downs. The asset was constructed in, and underwent at least one phase of redevelopment during, the Late Bronze Age (10th to 8th centuries BC (Before Common Era)). The setting of the asset is very rural, with Findon, located approximately 3.5km to the southeast, the nearest village. The asset is of high heritage significance for archaeological and historic interests.
- 2.100.2 The asset (NHLE 1015881) takes the form of a small, northwest-southeast aligned oval enclosure. It is bound by a ditch up to c.6m wide and c.0.75m deep and a bank c.4m wide and up to c.0.5m high, the eastern side of which has been partly levelled by modern ploughing. Modern fences which cross the asset are not included within the scheduling, although, the ground below them is.
- 2.100.3 The asset is situated within an Archaeological Notification Area (ANA) (Multi-Period Archaeological Features on Blackpatch Hill and Cock Hill, Patching) (SDNPA 031), which contains many archaeological features and findspots.

- 2.100.4 The setting of Itford Hill style settlement on Cock Hill (NHLE 1015881) is characterised by contiguous farmland, undulating chalk hills, trackways, and groups of trees. The asset is situated part way down a hill that is gently sloping to the south and consequently, it possesses a level of dominance over the land to the southwest, illustrated in part through [Figure 18.69, Volume 3](#) of the ES (Document Reference: 6.3.18). Long views from the asset are restricted by hills to the east and west and by trees, which block long views to the south and southeast. An unnamed trackway, running south to north, passes through the western fringe of the asset's boundary. Its setting is also peaceful, enhanced by scenic views and a lack of busy modern anthropogenic activity.
- 2.100.5 The archaeological interest of the asset (NHLE 1015881) arises from its below-ground remains, which survive well despite some disturbance, and the contribution of its setting. Part excavation of the enclosure between 1952-57 elucidated some pertinent information about the asset's construction, form, and utilisation.
- 2.100.6 Surrounding archaeological assets provide context for the potential of the below-ground remains at Itford Hill style settlement on Cock Hill, enhancing its archaeological interest. For example, those assets contained within the ANA, mentioned above, and nearby, broadly contemporary monuments, such as a Prehistoric flint mine and a Martin Down style enclosure on Harrow hill, 850m southeast of Lee Farm (NHLE 1015239).
- 2.100.7 The historic interest of the asset comprises its associations with the past, illustration of historical developments in the area and contributions made by its setting. Itford Hill style settlements are rare, with less than twenty examples known nationally, and found in southern England, principally in the chalk downland of Sussex where Itford Hill is located (NHLE 1015881).
- 2.100.8 Views from the asset, looking over lower-lying chalk hills, illustrate the asset's historical relationship with its setting by demonstrating the dominance it possessed over its surroundings. This element of setting would have served the defensive capability of the settlement, although, it is possible its contemporary setting contained fewer open fields and more trees. Views of other broadly contemporary historic assets within 1km, including a flint mine (NHLE 1015239) and another Itford Hill style settlement (NHLE 7446), illustrate the landscape's prehistoric character and provide a richer context for its historic interest. The tranquillity of the asset's setting, mentioned above, also enhances our understanding of the asset, by reflecting its small scale.

2.101 Scheduled monument Itford Hill style settlement and an Anglo-Saxon barrow field at New Barn Down, 850m northwest of Myrtle Grove Farm (NHLE 1017446)

- 2.101.1 Itford Hill style settlement and an early medieval barrow field at New Barn Down, 850m northwest of Myrtle Grove Farm (NHLE 1017446) is a scheduled monument. It comprises an Itford Hill style settlement dating to the Late Bronze Age (10th to 8th centuries BC), part of its associated field system and an overlying early medieval barrow field containing sixteen barrows dating to the early medieval period. The asset is situated within a rural landscape, on a chalk hill which forms part of the Sussex Downs and is located approximately 3.5km to the northeast of

the village of Findon. The scheduled monument is of high heritage significance for archaeological and historic interests.

- 2.101.2 The asset is situated within an ANA (Multi-Period Archaeological Features on Harrow Hill, Angmering) (SDNPA 030), which contains many archaeological features, including a broadly contemporary flint mine (NHLE 1015239), and findspots.
- 2.101.3 The setting of the asset is characterised by its position upon a chalk hill which slopes down from north to south. This positioning allows its northern extent to dominate the land below and provides many opportunities for long views of the undulating hills to the east and south and the coast beyond, illustrated in part via **Figure 18.68, Volume 3** of the ES (Document Reference: 6.3.18) Surrounding the asset is largely contiguous farmland, undulating chalk hills and trackways. An unnamed road runs through its southwestern extent, meeting a smaller trackway which runs through its south-eastern extent. Due to its isolation, its setting is also peaceful, and this is enhanced by scenic views and a lack of busy modern anthropogenic activity.
- 2.101.4 The archaeological interest of the asset (NHLE 1017446) arises from its below-ground remains, and the contribution of its setting. Its below-ground remains survive well despite disturbance by modern cultivation, mainly in the form of buried features visible as crop markers on aerial photographs. Part excavation shows that the asset retains archaeological and environmental evidence relating to human use of this area of downland over c.5,000 years (NHLE 1017446).
- 2.101.5 Nearby archaeological assets provide context and insight into the potential of the below-ground remains at the asset, enhancing its archaeological interest. For example, those assets contained within the ANA, and nearby, broadly contemporary monuments, such as a Prehistoric flint mine including mentioned above and Itford Hill style settlement on Cock Hill (NHLE 1015881).
- 2.101.6 The historic interest of the asset comprises its associations with the past, illustration of historical developments in the area and contributions made by its setting. Itford Hill style settlements are rare, with less than twenty examples known nationally, and found in southern England, principally in the chalk downland of Sussex where Itford Hill is located (NHLE 1017446). Barrow fields are also a rare monument type, with only around 40 examples known nationally.
- 2.101.7 Views from the asset, looking over lower-lying chalk hills, illustrate the asset's historical relationship with its setting by demonstrating the dominance it possessed over its surroundings. This would have allowed the occupants of the settlement vantage points, aiding the defensibility of their home. The tranquillity and isolation of the asset's modern setting aid the understanding of the early medieval barrows because it is reflective of their funerary and religious contexts. Finally, views of other broadly contemporary historic assets within 1km, including the Flint mine (NHLE 1015239) and other Itford Hill style settlements (NHLE 1017446), illustrate the landscape's prehistoric character and provide a richer context for its historic interest.

2.102 Scheduled monument Muntham Court Romano-British Site (NHLE 1005850)

- 2.102.1 Muntham Court is a scheduled monument consisting of an Iron Age defended settlement and later Romano-British shrine, located immediately east of the proposed DCO Order Limits. The two features survive as earthworks and below-ground remains. It is situated on the summit of a hill and on the surrounding slopes, north-west of Finden on the South Downs.
- 2.102.2 The Iron Age defended settlement survives as below-ground remains at the summit of the hill. It includes several hundred postholes, the probable sites of huts and corn drying racks, as well as a storage pit. The settlement was at least part enclosed by a palisade with an external ditch which survives as a buried feature, having become infilled in the past. Partial excavation in 1954-6 recorded the palisade trench fronted by a shallow ditch marking the eastern boundary of the settlement site. The finds included part of a Bronze Age perforated mace head, spindle whorls, loom weights and Iron Age pottery.
- 2.102.3 A Romano-British shrine overlies part of the settlement and survives as an earthwork denoted by a circular depression, about 11m in diameter, as well as below-ground remains. A number of shallow pits containing ox skulls and bones, one of which was accompanied by a Romano-British pot, have been found in association with the shrine. Partial excavation recovered bronze objects, several brooches, three coins, a baked clay model of a human leg and Roman pottery including Samian ware. Many of these finds are likely to have been votive offerings. The finds indicate that the Romano-British site was in use from the first to the fourth century AD.
- 2.102.4 The position of the asset at the summit of a hill and lower slopes creates a sense of dominance that can be associated with the defended settlement and later religious place. The core of the scheduled monument associated with the summit is legible as a small, circular tree-planted area from Long Furlong Road to the south and a farm track immediately to the west, though illustrative, historic interest may not be immediately apparent in the asset as viewed from without. Views from the asset, particularly the core described above may grant a greater sense of deliberate, prominent siting associated with its history and use.
- 2.102.5 The asset's setting contributes to archaeological interest through the proximity of other archaeological remains. The schedule entry notes that further archaeological remains survive in the vicinity of the asset but are not included within the scheduling because they have not been formally assessed. On the southeast facing slope of the hill is a Roman well and associated buildings, to the west of the well, surviving as buried remains (MWS5830). This is to the immediate south of the scheduled area and the buildings, thought to be a Romano-British farmstead, have been identified by soil marks on aerial photographs. Roman pottery and oyster shells have been recorded in a ploughed field to the east and interpreted as indicating an occupation site (MWS1111). A field system within and extending beyond the asset survives in part through lynchets in spite of ploughing, as recorded in Historic England's National Mapping Programme (NMP) (MWS246)e potential for further investigation positioning the asset at the centre of a local Iron Age to Romano-British settled landscape is attested through the setting of the asset and contributes to its archaeological interest, much of which is contiguous

with the ANA assigned to Multi-period features on Church Hill, Muntham Court, Findon (SDNPA 041).

2.103 Scheduled monument Prehistoric flint mine and a Martin Down style enclosure on Harrow hill, 850m southeast of Lee Farm (NHLE 1015239)

- 2.103.1 The asset, situated on a chalk hill which forms part of the Sussex Downs includes a Neolithic flint mine and a later, Martin Down style enclosure dating to the Late Bronze Age-Early Iron Age. Around 245 flint mine shafts and pits were identified by a 1994 survey and earlier investigation, occupying around 8ha of the hilltop. To the north and east is an area of large, partly infilled shafts which survive as roughly circular hollows up to 19.5m in diameter and 1.8m deep. These are surrounded by irregular, overlapping spoil heaps up to 1m high. Part excavation in 1924-25 and 1936 showed that the shafts take the form of bell-shaped pits about 5m deep containing horizontal galleries excavated along the seams of flint. Finds discovered within the shafts included mining tools made from worked flints and animal bones, carved chalk blocks and charcoal. An antler pick from one shaft has been dated by radio-carbon analysis to c.3710 BC. Pictograms, or engraved designs, were found above the entrances to some galleries. These were interpreted by the excavator as miners' tallies. The southern part of the mine survives as an area of hummocky ground which has been interpreted as a slightly later phase of flint extraction utilising different mining techniques, including open-cast mining. Part excavation during the 1980s identified areas used for the initial processing of the mined flint between and around the shafts and pits. The analysis of snail species found within the shaft fills has shown that the hill was under woodland when the mines were in use. The south-eastern part of the asset has been partly levelled and disturbed by modern ploughing.
- 2.103.2 The later, east-west aligned rectangular enclosure is situated on the western side of the asset and partly overlies some of the more westerly flint mine shafts. It is a raised area of c.0.4ha enclosed by a bank up to 6m wide and 0.6m high. This is surrounded by a ditch up to 4.5m wide and 0.5m deep, flanked by a slight counterscarp bank 4.5m wide and 0.4m high. Access to the interior was by way of a centrally placed, inturned entrance 6m wide through the western ramparts. The enclosure was partly excavated in 1936, when pottery sherds dating to c.600 BC were discovered. The excavations also revealed that the enclosure bank had been reinforced with a timber palisade, and that the entrance contained a timber gateway. Around 100 ox skulls were found, indicating that the primary purpose of the enclosure may have been stock rearing, meat processing or feasting. A fenced, covered reservoir built during the 1950s has destroyed part of the western ditch and counterscarp bank of the enclosure, and this area is therefore not included in the scheduling. The modern field fence which crosses the asset is excluded from the scheduling, although the ground beneath it is included.
- 2.103.3 The asset's intrinsic archaeological interest is tied to its status as a flint mine and the overlying Martin Down enclosure. The flint mine is one of only 20 examples known nationally, containing evidence relating to technology and work organisation throughout the Neolithic Period and representing the sources of the most commonly used and widespread material available for making edged tools

and implements. Archaeological interest associated with the potential evidential yield of future investigations of the flint mine is considerable, though the setting of the asset is not considered to contribute to this beyond its location and chosen siting.

- 2.103.4 The overlying Martin Down enclosure is one of fewer than 15 positively identified examples. Named after a type-site at Martin Down, Dorset, these enclosures date to the later Bronze Age and are interpreted as domestic settlements, occurring mainly on the chalk downland of central southern England. These are a rare monument type, specifically associated with the late Bronze Age and are in some cases associated with contemporary field systems. The presence of the enclosure is perceptible at ground level within the scheduled area, and its presence on the western side of a ridge would indicate views to lower land contribute, via setting to the historic interest of this aspect of the asset.
- 2.103.5 The contribution of the asset's setting to the archaeological interest is largely contiguous with the ANA covering Multi-Period Archaeological Features on Harrow Hill, Angmering (SDNPA 030). This incorporates evidence for a field system to the east of the asset which may be contemporary with the Martin Down enclosure (MWS3057).

2.104 Scheduled monument Group of four bowl barrows at the Chantry Post (NHLE 1015713)

- 2.104.1 Group of four bowl barrows at the Chantry Post (NHLE 1015713) is a scheduled monument that comprises a group of four, closely spaced, bowl barrows likely belonging to between the Late Neolithic and Late Bronze Age (2400-1500 BC). The asset is situated within rural farmland, on a chalk ridge which forms part of the Sussex Downs, approximately 1.5km southwest of the Sullington Conservation Area. The scheduled monument is of high heritage significance for archaeological and historical interests.
- 2.104.2 The asset is situated within an ANA (Multi-Period Features on Chantry Bottom, Sullington Hill and Kithurst Hill, Storrington and Sullington) (SDNPA 078), which contains many archaeological features, including scheduled monuments and findspots.
- 2.104.3 The setting of the asset is characterised by its rural surroundings and its positioning upon a grassy chalk ridge that forms a part of wider undulating chalk hills. The asset is bound by Chantry Lane to the west and South Downs Way to the south. Due to its positioning on a slight eminence, views of lower hills, and the coast, to the south are possible from the asset. The hills rise slightly in all other directions. Individual fields are delineated by fences and walls and there appear to be few buildings within the wider setting of the asset.
- 2.104.4 The archaeological interest of the asset (NHLE 1015713) draws from its below-ground remains, which survive comparatively well despite some disturbance, and the contribution of its setting. Primarily, their archaeological remains, including environmental evidence, provide insight into the asset and the wider landscape in which it was formed. Their wider setting enhances their archaeological interest through the scheduled monuments, features and findspots contained within the contiguous ANA in which the scheduled monument is contained (NHLE 1015713).

For example, the scheduled monument forms a part of a group of barrows that are broadly contemporary and situated along the ridge; for example, a group of six bowl barrows 790m southwest of Grey Friars Farm: part of a dispersed round barrow cemetery on Kithurst Hill (NHLE 1016407), which is situated approximately 1km to the northwest.

- 2.104.5 Group of four bowl barrows at the Chantry Post (NHLE 1015713) historic interest comprises its associations with the past, illustration of historical developments in the area and contributions made by its setting. For example, they provide important evidence for the relationship between burial practices, settlement, and land division during the later prehistoric period. There are over 10,000 surviving bowl barrows recorded nationally, however, more have been destroyed. Bowl barrows are a major historic element in the modern landscape, and they provide insight into the diversity of beliefs and social organisations prevalent amongst early prehistoric communities.
- 2.104.6 The primary contribution of the asset's setting to their historic interest is derived from views of the surrounding landscape that contains Late Neolithic and Late Bronze Age features. For example, there are many barrows within 1km, situated in close relation to Chantry Lane and South Downs Way, that illustrate the asset's historical associations and aid the understanding of their historic context. Long vistas south also provide insight into the experience of those who constructed the asset, perhaps helping us to understand why the location was selected.

2.105 Scheduled monument Medieval earthworks E and SE of St Mary's Church (NHLE 1005828)

- 2.105.1 Medieval earthworks E and SE of St Mary's Church (NHLE 1005828) is a scheduled monument that incorporates a deserted medieval village in two separate areas of protection. The medieval village survives as earthworks and below-ground remains and is situated on the flood plain of the river Arun at Church Farm, approximately 2km northwest of Littlehampton, within an ANA. The asset is of high heritage significance for historic and archaeological interest.
- 2.105.2 The earthworks (NHLE 1005828) consist of rectangular house platforms, depressions, and banks up to 1.2m high. An area of flint metalling is considered to be a trackway associated with the village and trial cutting has revealed brick and stone walling of buildings as well as medieval pottery sherds on the site. The asset is near the parish church of St Mary's and is associated with the reduced village of Climping.
- 2.105.3 The setting of the asset is generally semi-rural and largely defined by the extent of its two boundary areas, which predominantly incorporate grassy fields, although there are some roads and agricultural buildings at their fringes. Both fields are almost wholly enclosed by trees and hedgerows, although there are more gaps in the planting in the southwestern field. Both fields are then ringed by either roads or trackways and a farmyard, containing large agricultural buildings occupies the space between the two areas of protection. The wider setting of the asset includes ploughed fields and buildings associated with the village of Climping, including the Grade I listed The Parish Church of St Mary (NHLE 1027640).

- 2.105.4 The archaeological interest of the asset draws from its surviving below-ground remains, which survive well, and the contribution of its setting. The asset (NHLE 1005828) is undisturbed and consequently, there is a high degree of potential for archaeological investigation. The archaeology it contains relates to environmental information pertaining to the construction, use and occupation of the site and its relationship to the surrounding landscape. The asset's setting contributes towards its archaeological interest through features contained within the wider ANA (The Church of St Mary and the Deserted Medieval Village of Climping) (Arun 040). For example, an archaeological watching brief in 1999 during groundworks to the west of Church Farm (MWS6993) identified medieval archaeological finds that provide insight into the potential archaeology at the asset. Archaeology outside of the deserted village, within the ANA, also has the potential to contribute to an understanding of land use and agricultural regimes utilised during the occupation of the deserted medieval village.
- 2.105.5 The asset's historic interest arises from its associations with the past, illustration of historical developments in the area and contributions made by its setting. The village was a significant component of the medieval landscape, and they provided some services to the local community and as the main focal point of ecclesiastical, and often of manorial, administration within each parish (NHLE 1005828). Many medieval villages were abandoned during the 14th and 15th centuries and this asset represents one of over 2,000 deserted medieval villages recorded nationally. Ultimately, the asset provides insight into the diversity of medieval settlement patterns and regional farming economy over long periods.
- 2.105.6 While the above ground remains of the asset are represented only by earthworks, glimpsed views from the asset to the surrounding farmland illustrate its past farming associations and rural character. Views of buildings associated with the village of Climping to the west also illustrate the asset's historical usage as a village. Particularly representative of this theme is the medieval church, which illustrates the medieval provenance of the asset. While these elements of the asset's setting provide context for and enhance its historic interest, modern features such as paved roads and industrial-scale agricultural buildings represent harmful elements. This is because they introduce views of traffic and noise incongruous with the historical setting of the medieval village now represented by the asset.

2.106 Scheduled monument Settlement site in Chantry Bottom (NHLE 1005823)

- 2.106.1 Settlement site in Chantry Bottom (NHLE 1005823) is a scheduled monument that incorporates both the above-ground earthworks and below-ground archaeology of a Romano-British settlement and a medieval farmstead. It is located approximately 2.5km southwest of the village of Storrington, within the ANA relating to multi-period features on Chantry Bottom, Sullington Hill and Kithurst Hill, Storrington and Sullington (SDNPA 078). The asset is of high heritage significance for historic and archaeological interest.
- 2.106.2 The setting of Settlement site in Chantry Bottom is characterised by its position on south-facing slopes, which form a natural hollow between two ridges south of Kithurst Hill on the South Downs (NHLE 1005823). Long views of farmland to the

south are made possible because the hills generally slope down. Views looking north are shorter because of intervening hills and mature trees. The area of the asset appears relatively uncultivated, as opposed to the ploughed farmland that encompasses it. The asset also appears to be crisscrossed with pathways.

- 2.106.3 The archaeological interest of the asset derives from the below-ground remains that have the potential to be investigated in the future and yield insights. The Romano-British settlement and medieval farmstead contain archaeological and environmental evidence relating to the farmsteads and the landscape in which they were constructed (NHLE 1005823). The medieval farmstead is likely to contain well-preserved archaeological deposits, enhancing the archaeological interest of the asset (NHLE 1005823).
- 2.106.4 The asset's historic interest comprises its association with, and illustration of, past activity, including the evolution of the area from Romano-British settlement to later medieval farmstead, and the contribution of its setting. For example, The Romano-British settlement and the medieval farmstead provide evidence for farming practices and management of the landscape in the South Downs over a significant period (NHLE 1005823). Romano-British settlements are not common in this part of the South Downs (NHLE 1005823), enhancing the historic interest of the asset.
- 2.106.5 The setting of the Settlement site in Chantry Bottom contributes predominantly towards its historical interest and its archaeological interest to a lesser degree. Views of surrounding farmland illustrate the asset's historical usage as a medieval farmstead. The long vistas of the hills and farmland to the south evoke the experiences of those who once occupied the land. Ultimately, the landscape provides context for the asset's historical relationship with its setting and helps us to understand its historic interest.
- 2.106.6 Surrounding archaeological features, and the landscape incorporated by the ANA, are the principal contribution of its setting to the asset's archaeological interest. For example, Roman pottery (MWS2847, MWS2837), amongst over finds and features, have been found near the asset and provide insight and context for the asset's below ground archaeology.

2.107 Scheduled monument Prehistoric flint mine and part of a round barrow cemetery at Blackpatch, 400m northeast of Myrtle Grove Farm (NHLE 1015880)

- 2.107.1 Prehistoric flint mine and part of a round barrow cemetery at Blackpatch, 400m northeast of Myrtle Grove Farm (NHLE 1015880) is a scheduled monument. It includes a prehistoric flint mine, dating to between the Late Neolithic and Early Bronze Age, and part of a round barrow cemetery, with barrows dating to the Bronze Age and three dating to the early medieval period. It is situated on the southwestern slope of a chalk hill which forms part of the Sussex Downs, approximately 2.5km west of the village of Findon. The asset is of high heritage significance for archaeological and historic interests.
- 2.107.2 The asset is situated within an ANA (Multi-Period Archaeological Features on Blackpatch Hill and Cock Hill, Patching) (SDNPA 031), which contains many

archaeological features, including Itford Hill style settlement on Cock Hill (NHLE 1015881), approximately 1.5km to the northwest, and findspots.

- 2.107.3 The asset is defined by its relationship with an unnamed single-lane road, which bounds it along the entirety of its eastern border and its location on a hill that slopes down to the south. Its setting is characterised by contiguous undulating hills, ploughed fields, farming buildings and groupings of mature trees to the south and east. Due to its positioning on the southern face of a hill, long views looking south from the asset are ubiquitous and include views of the coast. Despite several nearby groupings of farm buildings, the asset's setting is relatively isolated and peaceful **Figure 18.46, Volume 3** of the ES (Document Reference: 6.3.18).
- 2.107.4 The archaeological interest of the asset (NHLE 1015880) derives from its below-ground remains, which survive comparatively well despite levelling by modern agricultural operations, and the contribution of its setting. For example, archaeological investigations have shown that it contains archaeological remains and environmental evidence relating to its original use, and it suggests that the barrows were roughly circular mounds covering burials dating to the Bronze Age.
- 2.107.5 Its setting makes a positive contribution towards its archaeological interest. For example, the contiguous ANA contains many archaeological features that are broadly contemporary with the scheduled monument that could yield insight into its archaeological remains.
- 2.107.6 The historic interest of the asset comprises its associations with the past, illustration of historical developments in the area and contributions made by its setting. While the insight the asset provides to the historical understanding of human activity in the region is key, its rarity also underlines its historic interest. There are only around twenty examples of Neolithic flint mines known nationally and are one of few classes of monuments dating to all phases of the Neolithic period. They also contain evidence relating to technology and work organisation in the period and represent the source of the most used and widespread material available for making edged tools and implements (NHLE 1015880).
- 2.107.7 The asset's setting also makes a positive contribution towards its historic interest. Predominantly, this arises through views from the asset to surroundings which contain traces of broadly contemporary human activity and through the wider experience of its setting. For example, the relative isolation and tranquillity of the asset's modern setting aid the understanding of the choice of location and historical experience of the barrows because it is reflective of their funerary and religious contexts.

2.108 Scheduled monument Deserted medieval settlement at Lower Barpham Farm (NHLE 1015883)

- 2.108.1 Deserted medieval settlement at Lower Barpham Farm (NHLE 1015883) is a scheduled monument that comprises a deserted medieval settlement that survives in earthwork form. It is situated on the southeast-facing slope of a chalk hill which forms part of the Sussex Downs. The setting of the settlement is characteristically very rural and isolated, with the small village of Burpham, located approximately 2.5km to the west, representing the nearest notable settlement. The asset is of high heritage significance for archaeological and historic interests.

- 2.108.2 The settlement (NHLE 1015883) is grouped around an east-west aligned sunken trackway which runs across the slope in the northern part of the asset. The trackway is flanked on either side by at least eight roughly square, terraced enclosures bounded by banks up to c.0.5m high. These represent the tofts, or the sites of the houses, outbuildings, and yards of the settlement. Towards the southwest is a larger, rectangular terraced enclosure measuring c.50m by c.30m, interpreted as the curtilage of a manor house, church, or other high-status building. NHLE.
- 2.108.3 The asset is situated within a large ANA (Multi-Period Archaeological Features on Wepham Down, Barpham Hill and Perry Hill, Burpham) (SDNPA 028), which contains archaeology relating to multiple periods of occupation. For example, archaeology relating to the medieval period includes the site of Upper Barpham Church (MWS3001) and the Deserted Medieval Settlement at Upper Barpham Farm (NHLE 1015882), which represents another deserted medieval settlement.
- 2.108.4 The setting of the settlement is largely characterised by its position on the south-facing slope of a chalk hill and the resulting long views to the east. Farm buildings, associated with Lower Barpham Historic Farmstead, Angmering (MWS12189), draw attention at lower elevations, to the eastern extent of the settlement boundary. Views west and south are restricted in distance by the rise in elevation. Trees ring the asset at its western and south boundary, again restricting outward views. Views of northern farmland are restricted by low hedges which enclose the asset's northern boundary.
- 2.108.5 The archaeological interest of the asset (NHLE 1015883) arises from its below-ground remains situated within its surviving earthworks. For example, these will contain archaeological and environmental evidence relating to the initial construction of the asset, its development and subsequent abandonment (NHLE 1015883). The settlement's setting contributes positively to its archaeological interest. Primarily, this is through the insight that surrounding archaeology, within the archaeological area of notification, can provide towards its archaeological potential. For example, Deserted medieval settlement at Upper Barpham Farm (NHLE 1015882), approximately 500m to the southwest, believed to have been a separate but broadly contemporary settlement, could provide such insight.
- 2.108.6 The historic interest of the asset comprises its associations with the past, illustration of historical developments in the area and contributions made by its setting. The deserted medieval settlement at Lower Barpham Farm represents the predominant, nucleated form of medieval rural settlement within the East Wessex sub-province (NHLE 1015883). It is this historical association that most enhances its historic interest.
- 2.108.7 The asset's setting also positively contributes towards its historic interest. For example, views from the asset, overlooking the flatter farmland to the east, illustrate the asset's historical relationship with its setting by demonstrating the dominance, and range of vision, it possessed over its surroundings. Views of surrounding farmland, and the quiet isolation, also illustrate the settlement's medieval setting, providing context that can further understanding of its historical setting and development.

2.109 Additional heritage assets

2.109.1 The following heritage assets are also scoped into the assessment of effects arising through change to setting as a result of the landfall and onshore cable corridor (see [Appendix 25.7 Settings assessment scoping report, Volume 4](#) of the ES (Document Reference: 6.4.25.7) and the baseline information for these assets are provided in **Section 4**:

- Grade II Listed The Gatehouse at Bailiffscourt to the Northeast of the Hotel (NHLE 1027637);
- Grade II Listed Outbuilding at Bailiffscourt to the North of the Chapel and Adjoining the Stables on the Southwest (NHLE 1027638);
- Grade II Listed Climping Mill (NHLE 1027639);
- Grade II* Listed Bailiffscourt Hotel and Country Club (NHLE 1027676);
- Grade II Listed Outbuilding at Bailiffscourt to the North of the Chapel (NHLE 1027677);
- Grade II* Listed Chapel at Bailiffscourt Hotel (NHLE 1233450);
- Grade II* Listed Guest House to Bailiffscourt Hotel and Country Club (NHLE 1274459);
- Grade II Listed Cottage to Bailiffscourt to the Northeast of the Hotel (NHLE 1276596);
- Grade II Listed The Stables at Bailiffscourt to the Northeast of the Chapel (NHLE 1353879); and
- Grade II Listed Dovecote at Bailiffscourt on A Field to the Northeast of the Hotel (NHLE 1353880).

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3. Step 2 Assessment: Onshore substation

3.1.1 The following heritage assets are scoped into the assessment of effects arising through change to setting as a result of the onshore substation [Appendix 25.7 Settings assessment scoping report, Volume 4](#) of the ES (Document Reference: 6.4.25.7) and the baseline information for these assets are provided in **Section 2**:

- Grade II Listed Oakendene Manor (NHLE 1027074);
- Grade II Listed Bankfield Farmhouse (NHLE 1193164);
- Grade II Listed Allfreys (NHLE 1354152); and
- Grade II Listed Eastlands Farm (NHLE 1381153).



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4. Step 2 Assessment: Bolney substation extension

4.1.1 The following heritage asset is scoped into the assessment of effects arising through change to setting as a result of the Bolney substation extension **Appendix 25.7 Settings assessment scoping report, Volume 4** of the ES (Document Reference: 6.4.25.7) and the baseline information for these assets are provided in **Section 2**:

- Grade II Listed Twineham Court Farmhouse (NHLE 1025579).



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5. Step 2 Assessment: Offshore elements of the Proposed Development

5.1 Scheduled monument Napoleonic Barracks 480m south-west of Foxhole Farm Cuckmere Haven (NHLE 1002201)

- 5.1.1 Napoleonic Barracks 480m south-west of Foxhole Farm Cuckmere Haven (NHLE 1002201) is a barracks and a scheduled monument, built in 1804. It comprises a series of very slight earthworks, with some buildings visible as parch marks when conditions allow. The scheduled monument is located on the east side of Cuckmere Valley, situated approximately 10m above sea level and overlooks Cuckmere Haven, a tranquil beach, nestled between two chalk cliffs. The Napoleonic barracks is of high heritage significance for historic and archaeological interests.
- 5.1.2 The asset's setting is defined by the barrack's relationship with its coastal and estuarine location. The asset was situated towards the bottom of a hill that slopes upwards to the north. This factor gives it a degree of dominance over the coast below and allows vessels on the sea to be seen for many miles in long views. Cuckmere River is also visible to the south and east in shorter views.
- 5.1.3 The barrack's historic interest comprises its associations with the Napoleonic Wars, its illustration of the evolution of England's coastal defences and the positive contribution of its setting. Cuckmere Haven has been a long-term focus for strategic defence due to its topography and the perceived vulnerability to an enemy attack on the beach and estuary (NHLE 1002201). Although better known for its Second World War (WWII) defences, there are references to coastal defences within the landscape since the late 16th century. The asset was built as part of defences within this part of the Sussex coast against an anticipated invasion by the French in the early 19th century under Napoleon (NHLE 1002201).
- 5.1.4 The asset's setting contributes positively to its historic interest primarily through views between the asset and the coast. These views reinforce and illustrate the barrack's relationship with the coast, whereby it was vigilant to invasion by French ships. Its slight dominance over the coast below further evokes its historical function as a coastal defence. Visual links with later WWII coastal defences, including the concrete footings of a possible WWII building, while not contemporary, further enhance the understanding of the scheduled monument's remains as having occupied a position of defensive importance.
- 5.1.5 The asset's archaeological interest derives from the potential of its below-ground remains to provide insight into elements such as its construction and use. For example, future archaeological investigation of the scheduled monument may assist with the question of whether a gun battery was present at the barracks. The asset's setting makes a minimal contribution towards its archaeological interest, although, the investigation of nearby WWII defensive assets may contribute more

generally to an understanding of the Napoleonic barrack's historical position within a continuum of defensive solutions around Cuckmere Haven.

- 5.1.6 The asset's setting also slightly negatively contributes towards its interests. For example, an existing water management system, comprising a circular and rectangular trough with linking pipework, first appearing on OS mapping dating to 1909, is located to the southeast of the barracks. These proximity and visibility of these features to the asset marginally impact its historic interest by confusing the understanding of the historical context of the asset as a coastal defence. Also, the existing Rampion 1 Wind Farm is visible in clear weather in very long-range views, from the southwestern fringe of the asset's boundary, when looking southwest over Cuckmere Haven and past the western chalk cliffs. The wind farm represents an element of setting incongruous with the wartime early 19th century setting of the barracks, however, the small scale and limited visibility of the wind farm do very little to harm its relationship with the seascape and coastal defence.

5.2 Scheduled monument Newhaven military fort and lunette battery (NHLE 1002242)

- 5.2.1 Newhaven military fort and lunette battery (NHLE 1002242) is a military fort constructed in the second half of the 19th century. It is located within Newhaven Town, approximately 1,200m from the train station. It is situated on the west bank of the river Ouse, on top of a chalk hill, and overlooks Newhaven Harbour and the sea. It is a scheduled monument and therefore is of high heritage significance, for architectural and historical interests.
- 5.2.2 Construction of Newhaven military fort and lunette battery (NHLE 1002242) began construction in 1862 and it took ten years and six million bricks to complete. It is the largest work of defence ever built in Sussex and is the last of a long series of coastal defences built on the cliffs overlooking Seaford Bay, dating back to the Iron Age. The fort contains a WWII Gun Emplacement that houses a World War I Naval Gun.
- 5.2.3 Newhaven Fort was one of 72 coastal forts to be commissioned by the British Government under Prime Minister Lord Palmerston, following the threatening behaviour of Napoleon III, who was strengthening coastal defences and developing the French navy. The fort was designed by Lieutenant John Charles Ardagh of the Royal Engineers.
- 5.2.4 The fort is situated immediately to the west of the river Ouse and to the north of Newhaven Harbour and Beach. Due to the siting of the fort on the chalk cliffs, there is a palpable sense of dominance over the surrounding setting. Both panoramic and vista views of the surrounding seascape are possible from the gun emplacements along the ridge of the fort.
- 5.2.5 Historical interest is derived from the asset's role as one of the Palmerston forts. This was the largest peacetime programme of construction of fixed defences seen in this country, though the forts quickly became redundant and obsolete as a result of the diminished threat from France and the rapid development of gun technology. The fort is of architectural interest due to several features associated with its construction. It saw the first mass use of concrete in a military fortification,

contained a new type of drawbridge and was constructed to incorporate the contours of the land, rather than being built above ground like a traditional fort.

- 5.2.6 The asset's relationship to its seascape setting is integral to understanding its historical interest. Its dominance over the surrounding seascape, including visual links to the seascape, illustrates its past defensive duties and role within a wider network of defensive fortifications along the southeast coast of England. Marine traffic from the adjacent Newhaven Port contributes to the setting of Newhaven Fort, illustrating views of vessels from the fort to its past maritime usage. Evolving views of the fort from marine vessels are also possible from the harbour and along the Ouse and enhance its sense of dominance over its surroundings.

5.3 Scheduled monument Camp near Belle Tout lighthouse Birling Gap (NHLE 1002288)

- 5.3.1 The Camp near Belle Tout lighthouse Birling Gap (NHLE 1002288) is a scheduled monument and is of high heritage significance, primarily for archaeological and historic interest. The asset is situated on a chalk hilltop next to a cliff edge of chalk headland, approximately 3km west of Beachy Head, 2km South of East Dean and c.200m east of Birling Gap.
- 5.3.2 Despite partial excavation cliff erosion, the defensive enclosure, enclosed settlement, and round barrow at Belle Tout are preserved well. These features represent an area of multi-period occupation, including abandonment and re-occupation over a broad period (NHLE 1002288).
- 5.3.3 The Camp near Belle Tout lighthouse Birling Gap (NHLE 1002288) consists of a defensive enclosure/ Iron Age promontory fort, enclosed settlement and a round barrow surviving as earthworks and below-ground archaeological remains. A small, enclosed settlement of Late Neolithic or Bronze Age date, represented by an L-shaped earthwork 120m by 60m, within a larger defensive enclosure, thought to be an Iron Age promontory fort, currently exists at the asset. The defensive enclosure is denoted by a single bank with an outer ditch, which runs from west to east, arcing to the north, for approximately 1.1km. The bank varies in height from about 1.2m to 4.6m and the ditch is up to 0.9m deep in places.
- 5.3.4 Promontory forts are a type of hillfort in which visible naturally defended sites are adapted as enclosures by the construction of one or more earth or stone ramparts to divide it from the surrounding land. Using coastal topography to create these forts, such as at Belle Tout, was common. Barrows are funerary monuments dating from the Late Neolithic period to the Late Bronze Age, with most examples dating between 2,400-1,500 BC. Barrows were constructed as earthen or rubble mounds, sometimes ditched, which covered single or multiple burials (NHLE 1002288).
- 5.3.5 The immediate setting is dominated by the prominence of the chalk hilltop in which much of the asset is located and by the surrounding undulating hills of the chalk headland, which is covered in patches of tall grass and bushes. The sea is visible from across the asset over the surrounding headland to the south, as is the horizon. Views from across the asset highlight the dominance of the coastal and isolated setting. Views looking towards the south and southwest are dominated by the horizon and include views of the sea, sometimes interrupted by the undulating

headland. To the north, chalk hills extend into the distance and views of the villages of East Dean and Friston are also visible.

- 5.3.6 A high proportion of the asset is visible from the grade II listed Belle Tout Lighthouse (NHLE 1353108), which is located within the eastern extent of the land occupied by the asset and approximately 500m to the southeast of the asset's centre. Multiple pathways, running in parallel, extend from the lighthouse and form long, key, views of the asset. These views incorporate the horizon and views of the sea and are integral to the coastal and secluded nature of the area. These factors contribute to the enjoyment of the asset's setting and link to how people interacted with and experienced the asset across its multiple periods of occupation.
- 5.3.7 Both historic and archaeological interests contribute to the heritage significance of the asset. Archaeological, due to the presence of a range of archaeological features and their associations, which, through extensive archaeological investigation, provide insight into land use and settlement patterns across the area during the neolithic and bronze ages. Historic due to the prominent nature of the barrows and archaeological features within the modern landscape. This contribution includes their links to the diversity of beliefs and rituals that once occupied the landscape, including funerary practice and social organisation.
- 5.3.8 The principal contribution of the setting of the asset is to historic interest, placing it within the context of the surrounding landscape which tracks human development from the neolithic and bronze age, through the medieval, up to the post medieval. The presence of bowl barrows (2,400-1,500 BC) within a 1.5km radius of the asset contributes to its heritage significance and the possibility of related, undiscovered, archaeological features could further increase the archaeological contribution of the setting. The asset's vantage over the sea contributes to its historic interest as a potential defensive enclosure during the Late Neolithic to Late Bronze Age. Rampion 1 Wind Farm turbines minimally negate this contribution because of their small size relative to the horizon to the west and oblique angle of visibility.

5.4 Scheduled monument A 19th century artillery fort known as Littlehampton Fort 317m southwest of the Windmill Theatre (NHLE 1005809)

- 5.4.1 Littlehampton Fort (NHLE 1005809), constructed in 1854, is in Littlehampton, on the west bank of the river Arun, at the entrance to Littlehampton Harbour. The asset bounds West Beach Road and West Beach Car Park which are approximately 50m to the east. It is sited behind a sandy escarpment that fronts onto the pebbly West Beach. Littlehampton Fort is of high heritage significance for historic, architectural, and archaeological interests.
- 5.4.2 Littlehampton Fort (NHLE 1005809) belongs to the class of military installation termed 'batteries' - self-contained positions where guns were mounted for purposes of offensive or defensive action; the objective being primarily to bring guns to bear on a specific area, to provide the appropriate range and to protect the guns (and crew) during action. Ammunition would be usually stored behind the rampart (the area known as the 'gorge') and by the later 19th century, in purpose-built magazines. As a source of information for developments in military

technology and as indications of the ebb and flow of international politics, all examples exhibiting a significant degree of preservation are considered worthy of protection.

- 5.4.3 Architecturally, the asset is of interest due to surviving upstanding fortification structures. Littlehampton Fort (NHLE 1005809) is a good example of a 19th century artillery fort and survives well. The covering of sand has aided the preservation of the fort and associated archaeological deposits, providing some protection from weathering and erosion. It is constructed from red brick and pebble and includes a lunette battery for three 68-pounder guns and two 32-pounder guns, surrounded by a detached Carnot wall with three open bastions defended by musket loops. Littlehampton Fort was constructed to replace a gun battery built in 1764 on the east side of the harbour as a deterrent to French privateers but was dismantled in c.1834, becoming a coastguard station.
- 5.4.4 Historic interest in the asset primarily derives from the illustrative links that the remaining above-ground fort provides to the military and maritime history of Great Britain during the nineteenth and twentieth centuries. The fort was decommissioned in 1873 but was refortified during WWII, highlighting its military development over close to a century. It is also an example of a significant phase of experimental fortification, following 19th century developments in heavy guns with increased range.
- 5.4.5 The archaeological interest of the asset comprises its below-ground archaeological remains, which are covered by shifting dunes. For example, the exterior moat is filled with sand but survives as a buried feature. The remains have the potential to provide insight into lines of research, for example, construction techniques, materials, and life inside a 19th century fort. The barrack block and offices to the rear of the fort were partially demolished c.1965, but the foundations are still visible.
- 5.4.6 The fort's setting contributes greatly to its historic interest, given that its location on the coast is intrinsic to its historical function and design. Modern sea vessel traffic associated with Littlehampton Harbour also helps creates an illustrative link to the asset's historic relationship with the sea and coastal activity. However, clear views between the fort and the sea have been completely blocked by sand dune development. In addition, the grass and sand covered asset blends in with its surroundings, making it difficult to distinguish in views from the sea and coast, therefore its setting is not considered to contribute to its heritage significance.
- 5.4.7 The asset's setting also has the potential to contribute to its archaeological interest, whereby unrecorded archaeological remains associated with the barracks may survive outside the scheduled area.

5.5 Scheduled monument Shoreham Fort 120m SSE of East House (NHLE 1005824)

- 5.5.1 Shoreham Fort (NHLE 1005824), known variously as Shoreham Fort, Kingston Redoubt, and the Old Fort, is a scheduled monument situated on the west bank of the river Adur, in Shoreham-by-Sea. It was completed in 1857 and retains upstanding structures and below-ground archaeology relating to its use and

history. Shoreham Fort is of high heritage significance for historic, architectural and archaeological interest.

- 5.5.2 The fort is located on the eastern extent of a peninsula, overlooking Shoreham Harbour, to the north and the Adur to the east. The asset fronts onto Shoreham Beach to the south and is adjacent to residential properties to the west and an associated car park to the northwest. The mouth of the river Adur and Shoreham Harbour are located to the east. Sea defences associated with Shoreham Harbour are also situated to the southeast of the asset.
- 5.5.3 Shoreham Fort's (NHLE 1005824) surviving upstanding remains demonstrate its architectural interest and it is a good example of a 19th century artillery fort, which survives well. The fort comprises a polygonal bastion facing the sea and is constructed of red brick and pebbles with details in granite. There is a dry moat on the seaward side, a surrounding Carnot wall with three caponiers at the salient angles, sally ports and gun positions. There are mountings for six guns on terreplein's, the rings and rails of which survive, with magazines below. The Carnot wall is up to 3.7m high with rifle slits and a rounded top to make it difficult for assailants to mount. On the northern side of the fort are the foundations of the barracks, which were demolished in 1960.
- 5.5.4 Shoreham Fort (NHLE 1005824) was designed to guard the entrance to Shoreham Harbour. The fort was manned by the 1st Sussex Volunteer Artillery of Eastern Division, Royal Artillery, during the 19th century. During WWII, an emergency coastal battery with a 6-inch ex-naval gun was mounted southwest of the fort. The fort was restored between 1977 and 1979.
- 5.5.5 Shoreham Fort's association with British military history contributes towards its historic interest. It is a rich source of information that provides insight into developments in military technology and the evolution of international politics. Shoreham Fort marks an important stage in the development and represents a significant phase of experimental fortification of 19th century fortification following improvements in heavy guns with increased range. The design of the surrounding Carnot wall, following the principles of the French General Lazare Nicholas Marguerite Carnot (1753-1823) on active defence, is of architectural interest. Archaeological interest is contained within the below-ground remains across the asset, which has the potential to yield more information about British military archaeology.
- 5.5.6 Long and close views of Shoreham Fort are possible from Shoreham Beach and glimpsed, sequential, views are possible from aboard vessels travelling along the river Arun, through gaps in harbour defences. Vessels travelling west from the harbour would have unobstructed views of the fort. Due to the asset's relative scale and elevation within the context of the surrounding built development, sand dunes and harbour infrastructure, it is not perceived as a prominent feature in the coastal landscape.
- 5.5.7 The setting of Shoreham Fort contributes to the historic and architectural interests of the fort to a large degree. Glimpsed views of the surrounding seascape from the fort, over grassy dunes, are integral to understanding its historic usage and the intentions of its designers. The fort existed to defend its portion of the coast from aggressors and views of the seascape and Arun made this possible. The grassy dunes, harbour walls and adjacent modern development intervene between

possible visual links with the sea, harming its historic relationship with the seascape to a large extent.

- 5.5.8 As a busy harbour, Shoreham Harbour contributes high levels of marine traffic to the setting of Shoreham Fort. Views of the surrounding seascape from the asset, therefore, occasionally includes large vessels, illustrating the historic relationship between Shoreham Harbour and its defender, Shoreham Fort. Wind turbines of the Rampion 1 Wind Farm are visible in views of the horizon, from the fort to the south, in clear conditions. However, this is considered to have a minimal impact on the asset's historic and architectural interests because they do not harm the visual relationship between the fort and its seascape setting.

5.6 Scheduled monument Arundel Castle (NHLE 1012500), Grade II* Listed Arundel Castle Registered Park and Garden (NHLE 1000170) and Grade I, II* and II Listed Buildings at Arundel Castle (NHLE 1027926, NHLE 1027928, NHLE 1248038, NHLE 1353747 and NHLE 1414107)

- 5.6.1 These assets have been grouped because they all possess some form of visual relationship with the coast due to their raised elevation. The assets are situated within the southern extent of Arundel Castle Registered Park and Garden (NHLE 1000170), within Arundel, a town in West Sussex, which is located approximately 6km north of the coast and 5km north of Littlehampton.
- 5.6.2 This grouping of assets contains a single scheduled monument (Arundel Castle, NHLE 1012500), a grade II* listed registered park and garden (Arundel Castle, NHLE 1000170), one grade I listed building (Arundel Castle, NHLE 1027926), one grade II* listed building (Hiorns Tower, NHLE 1353747) and three grade II listed buildings. These are:
- St Mary's Gate (NHLE 1027928);
 - Town Gate and Castle Walls (NHLE 1248038); and
 - Arundel Park House, including garden walls and terrace (NHLE 1414107).
- 5.6.3 The listed buildings and the scheduled monument are of high heritage significance for architectural and historic interests. The registered park and garden is of high heritage significance for historic interest. The interests of the grade II* and II listed buildings, including the contribution of their setting, are primarily tied to their relationship with Arun Castle and the historic parkland in which they are situated.
- 5.6.4 The setting of the scheduled monument and listed buildings are defined predominantly by their relationship to the parkland in which they are situated, visual links to one another and views toward the coast. Short views from the assets to the surrounding parkland incorporate a mix of green open space and enclosure created by mature tree planting. The castle overlooks the river Arun and the keep offers panoramic views of the surrounding parkland, wider countryside and Arun.

- 5.6.5 Arundel Castle is represented by two designated heritage assets. The scheduled monument at Arundel Castle (NHLE 1012500) incorporates a motte and bailey castle at its centre, an outer bailey area to the north-east, the square earthwork known as the bowling green and the fishponds on the eastern side of the castle grounds. The grade I listed Arundel Castle relates to the more modern 19th century main structures of the castle. The castle was primarily designed as a defensive structure, in a strategic location that would allow it to dominate the river Arun and surrounding countryside.
- 5.6.6 The historic interest of Arundel Castle (NHLE 1012500, NHLE 1027926) derives from its rich associations with the early Norman conquest of England, strategic location, participation in the English Civil War and restoration by the 11th Duke of Norfolk in the 18th and 19th centuries (NHLE 2500, NHLE 1027926). The castle's setting positively contributes towards its historic interest through outward views that illustrate its strategic dominance over its surroundings and role in the development of Arun and the wider countryside. The castle's high points enable this sense of dominance through long panoramic views, which stretch as far as the coast.
- 5.6.7 The castle's architectural interest comprises its architectural features and the positive contribution of its setting. For example, the oldest part of the castle, the keep, illustrates Norman military architecture. Conversely, the 19th buildings, rebuilt by architect Charles Buckler in Gothic Revival style, display an architectural style that reflects Victorian tastes (NHLE 1027926). The castle's setting includes many opportunities within its gardens and parklands from which to appreciate its architecture in short views. Visual links between the medieval and modern elements create a strong contrast and sense of the evolution of styles.
- 5.6.8 Grade II* listed Arundel Castle park and garden (NHLE 1000170) is an early and mid-19th century partly walled pleasure ground developed from former medieval earthworks. It has surviving 16th and 17th century features, laid out within and around Arundel Castle. On its north side is an extensive late 18th to early 19th walled park. Its historic interest comprises its relationship with Arundel Castle and its illustration of the evolution of uses a land occupied by the current park underwent. For example, in addition to illustrating leisure usage, the steep slopes of its defensive earthworks highlight the gardens defensive practicality. The park's setting contributes positively to its historic interests through its visual relationship with the varied range of listed buildings it contains, the wider countryside and Arun.

5.7 Scheduled monument Long Barrow on Beacon Hill (NHLE 1013067) and Long barrow on Beacon Hill 160m northwest of the windmill (NHLE 1015229)

- 5.7.1 This asset grouping comprises two scheduled monuments; Long Barrow on Beacon Hill (NHLE 1013067); and Long barrow on Beacon Hill 160m northwest of the windmill (NHLE 1015229). Both assets are neolithic long barrows situated on the crown of Beacon Hill, a spur of the South Downs, approximately 500m from the present coastline. They are nestled between Brighton, c.5km to the west and Saltdean, c.2km to the east. The two assets form a strong group and are situated

approximately 125m from one another. Both assets are of high heritage significance for archaeological and historic interest.

- 5.7.2 The immediate setting of the long barrows is characterised by gently undulating hills covered in grasses and wildflowers, long views of the surrounding hills and panoramic views of the seascape to the south. Close and unfolding views of elements of above-ground features associated with the asset are visible from the trackways within the asset's and from the immediate setting.
- 5.7.3 Long barrows were constructed as earthen or drystone mounds with flanking ditches and acted as funerary monuments during the Early and Middle Neolithic periods (3,400-2,400 BC). They represent the burial places of Britain's early farming communities and, as such, are amongst the oldest field monuments surviving visibly in the present landscape. Where investigated, long barrows appear to have been used for communal burial, often with only parts of the human remains having been selected for interment (NHLE 1013067). Certain sites provide evidence for several phases of funerary monuments preceding the barrow and, consequently, long barrows probably acted as important ritual sites for local communities over a considerable period.
- 5.7.4 The most distinctive feature of Long Barrow on Beacon Hill (NHLE 1013067) is the elongated earthen mound, measuring 40m in length and varying in width from 6m to-12m. The mound survives in places to a height of 1.4m above the general ground level. It is oriented approximately north-south, with the broader and higher end to the north. The present form of the long barrow is the result of several episodes of disturbance.
- 5.7.5 Because the asset (NHLE 1013067) survives to a considerable extent, despite past damage, it retains high archaeological potential, particularly for evidence of the neolithic environment in the ditches considered to have survived alongside the asset. This is the principal contribution of below-ground remains to the archaeological interest of the asset. Historically, the long barrow provides insight into early farming communities along the south coast, particularly their social organisation and funerary practices.
- 5.7.6 The scheduled long barrow (NHLE 1015229) is aligned northwest-southeast and situated on a south-facing downland slope, approximately 400m north of the Channel coast. Discovered by the analysis of an aerial photograph taken in the dry summer of 1995, the long barrow is visible in the form of parch marks, or areas of dryer vegetation, which represent a pair of curving ditches cut into the underlying chalk.
- 5.7.7 The asset has been partly disturbed by modern landscaping work associated with the construction of the miniature golf course which now occupies the hillslope (NHLE 1015229). Despite being levelled, the asset retains high archaeological potential, particularly for evidence relating to its environment, construction, and use. This is the principal contribution of below-ground remains to the archaeological interest of the asset.
- 5.7.8 Historically, NHLE 1015229 provides insight into early farming communities along the south coast, particularly their social organisation and funerary practices. The strong association, including similar alignment and proximity, of the two scheduled

long barrows illustrate the use of this area of downland as a focus for funerary rites during the Neolithic period.

- 5.7.9 The visual links between the seascape setting and both assets contribute towards their sense of place and historic interest. Views of the sea from the assets illustrate the relationships between the seascape and the assets and enhances our understanding of how the Neolithic people who used the asset interacted with their environment.
- 5.7.10 Turbines and an offshore substation, belonging to the Rampion 1 Wind Farm, are somewhat visible on the horizon from the asset during clear weather. Owing to their distance from the asset and subsequent small scale, they represent a slightly negative contribution to it's the setting of the assets and do not detract meaningfully from their historic interest. Also, views including smaller vessels associated with Brighton Marina detract to a degree from the historic interest of the asset because they create associations within the seascape that was not present during the neolithic.

5.8 Scheduled monument Hillfort and a bowl barrow on Seaford Head (NHLE 1014523)

- 5.8.1 Hillfort and a bowl barrow on Seaford Head (NHLE 1014523) is a scheduled monument containing three distinct elements. The first, earliest, element is a Bronze Age bowl barrow. The second is a large Iron Age univallate hillfort, of which the interior of earthwork survives. The third element is a WWII reinforced-concrete structure built within the eastern ditch of the hillfort, also included in the scheduling. The asset is situated on a high, clay-capped chalk cliff facing the English Channel and located approximately 1.5km southeast of Seaford. Hillfort and a bowl barrow on Seaford Head (NHLE 4523) is of high heritage significance for archaeological and historic interests.
- 5.8.2 The large univallate hillfort and bowl barrow on Seaford Head (NHLE 1014523) survive comparatively well, despite some damage caused by coastal erosion and modern recreational uses. The ramparts have also been disturbed in several places by WWII activities, landscaping associated with a modern golf course and coastal footpath erosion. The construction of the bunkers, fairways and greens of the golf course has also partly disturbed the interior of the hillfort, although remains relating to the occupation and economy of the fort, such as houses, storage pits and granaries, will survive here in buried form.
- 5.8.3 The discovery of pottery shards at the Hillfort at Seaford Head (NHLE 1014523) indicates that it was likely constructed between 600-400 BC. Later occupation debris dating to the Roman period indicated a later reuse after the fort had fallen into a period of disuse. These enclose a relatively level, U-shaped area of c.4ha. The hillfort's defences interpreted as originally forming a complete circuit around a hilltop --subsequently partly eroded by wave action -- survive to the northeast of the present cliff edge in the form of a large bank and outer ditch.
- 5.8.4 Large univallate hillforts are defined as fortified enclosures of varying shape, ranging in size between 1ha and 10ha, located on hilltops and surrounded by a single boundary comprising earthworks of massive proportions. They date to the Iron Age period, usually between the fourth century BC and the first century AD,

although evidence for earlier use is present at most sites. Large univallate hillforts are rare with between 50 and 100 examples recorded nationally.

- 5.8.5 The earlier bowl barrow (NHLE 1014523) is situated within the ramparts of the hillfort towards its northwestern edge and has a roughly circular mound c.18m in diameter and 0.5m high. The construction of a bunker has partly disturbed the barrow on its south-eastern side. Part excavation by General Pitt Rivers in 1876 led to the discovery of two small pits cut into the subsoil near the centre of the mound. These contained charcoal, finely ground flint axe heads and other tools, and pottery sherds dating to the Early Bronze Age. A barbed and tanged flint arrowhead was also found within the barrow.
- 5.8.6 Bowl barrows are the most numerous forms of round barrow. They are funerary monuments dating from the Late Neolithic period to the Late Bronze Age, with most examples belonging to 2400-1500 BC. They were constructed as earthen or rubble mounds, sometimes ditched, and covered single or multiple burials. They occur either in isolation or grouped as cemeteries and often acted as a focus for burials in later periods. There are over 10,000 surviving bowl barrows recorded nationally (many more have been destroyed), across most of lowland Britain.
- 5.8.7 Historic and archaeological interest in the asset is derived from the many ways in which its elements contribute towards our knowledge and help us understand how the usage of the landscape has changed over time. Excavation has indicated that the hillfort represents an unusually early example of this type of monument and provided evidence for the utilisation of the hilltop (farming) before the fort was constructed.
- 5.8.8 The survival of the earlier bowl barrow as an earthwork throughout and beyond the period in which the later hillfort was occupied illustrates a potential continued recognition and respect for Bronze Age burial practices through the Iron Age. The later, WWII concrete structure provides evidence for the defensive importance of this part of the channel coast during WWII and can be understood within the context of the wider defence networks.
- 5.8.9 Large univallate hillforts are understood to be centres of redistribution, both for subsistence products and items produced by craftsmen. The size of the earthworks reflects the ability of certain social groups to mobilise the labour necessary for works on such a monumental scale, and their function may have had as much to do with display as a defence. They are also a major historic element within the modern landscape and their variation and longevity provide important information on the diversity of beliefs and social organisation amongst prehistoric communities.
- 5.8.10 The immediate setting of the asset is characterised by softly undulating grassland situated on the precipice of sheer chalk cliffs. Views from within the asset are dominated by panoramic views of the seascape to the south. Looking north, raised ridges associated with the hillfort, covered in dense bushes, screen views of distant hills. The asset is not visible from the sea because it is predominantly below ground, but longer views of its ridges can be seen when approaching along coastal pathways to the east.
- 5.8.11 The setting of the asset contributes to its historic interest. It does this predominantly by providing insight into the experiences of the prehistoric people

who once utilised it and by shedding light on how the south coast was used across time. Visual links to the seascape to the south provide an illustrative link to the experiences of the people who once occupied an environment in an area dominated by the sea.

- 5.8.12 The presence of nearby coastal WWII defences, e.g., WWII Anti-Tank Obstacles (NHLE 505514) approximately 2km to the east and Martello tower no 74 on Seaford Esplanade (NHLE 1017359) approximately 1km to the west reinforces the relationship of the hillfort with coastal defence.
- 5.8.13 Turbines associated with the Rampion 1 Wind Farm are faintly visible on the horizon, in clear weather, looking west from the asset. They provide a minor negative contribution of setting to historic interest because they change the seascape setting slightly. The same is largely true of marine traffic associated with Newhaven Port, although it can be argued that one element of the Iron Age hillfort's purpose was to protect the coast from seaborne invasion. Therefore, vessels would have been visible in views of the seascape, although, to a lesser degree and scale.

5.9 Scheduled monument Hillfort, the possible remains of a Romano-Celtic temple and a group of three bowl barrows at Hollingbury (NHLE 1014526)

- 5.9.1 Hillfort, the possible remains of a Romano-Celtic temple and a group of three bowl barrows at Hollingbury (NHLE 1014526), includes a slight univallate hillfort dated to the early sixth century (Early Iron Age), preceded by a slightly earlier Late Bronze Age or Early Iron Age enclosure. It is situated on a clay-capped, chalk hill on the north-eastern edge of the modern town of Brighton, approximately 1km south of Hollingbury. The scheduled monument enjoys excellent views of the Channel coast to the south. The asset possesses high heritage significance for archaeological and historic interests.
- 5.9.2 The hillfort was partly excavated in 1931 and 1967-1969 and the earlier enclosure has been interpreted as a hedged animal pound. There are buried remains of five round houses dating to the early sixth century in the southwestern corner of the asset. These have diameters ranging between c.4.25m and c.12.25m and represent a small village or farmstead which is estimated to have been occupied for around 100 years. A further gap in the western rampart near the northwestern corner of the asset is the result of disturbance by army training activities during First World War (WWI) and WWII (NHLE 1014526)
- 5.9.3 The asset contains both historic and archaeological interests. Historically, univallate hillforts are important because they contribute towards our understanding of the transition between Bronze Age and Iron Age communities. Documentary evidence suggests that the southernmost barrow may have been reused as the site of a beacon during the medieval and post medieval periods, highlighting the evolving usage of the asset through time. The asset also possesses buried remains, which could contribute to archaeological research, including an understanding of the Bronze Age and Iron Age communities in the area (NHLE 1014526).

- 5.9.4 The asset's setting is characterised by its immediate green open spaces, trees, dirt pathways and the surrounding local nature reserve and Hollingbury Golf Course. Due to the higher elevation of the asset when compared to the topography to the south, the seascape is visible from the asset despite the intervening distance. This allows long views of parts of the seascape from the asset, particularly from the southern extent of the asset. Views of the seascape from the centre of the asset unfold through intervening gaps in the trees, reinforcing an experience of the less developed elements of the asset's setting.
- 5.9.5 The seascape setting contributes to the historic interest of the asset. Visual indivisibility illustrates the relationship between the seascape and the people who used and lived within the asset across the Bronze Age, Iron Age and Medieval period, enhancing insight into their experiences.
- 5.9.6 Large vessels may be visible on the horizon, and if so, would detract from this relationship because they represent a modern anthropogenic, transitory, feature of the seascape that would not have existed during the prehistoric periods. However, their small scale on the horizon limits their impact to minimal levels. During clear weather, Rampion 1 Wind Farm turbines are visible on the horizon, but due to their distance and small scale, they do not harm any relationship between the asset and the seascape.

5.10 Scheduled monument Cissbury Ring hillfort, prehistoric flint mine and associated remains (NHLE 1015817)

- 5.10.1 Cissbury Ring hillfort, prehistoric flint mine and associated remains (NHLE 1015817) is a scheduled monument that comprises several distinct features that represent multiple phases of occupation. The asset is situated upon a clay-with-flints capped chalk spur within West Sussex and is located approximately 5km north of the seaside resort town of Worthing. The asset is of high heritage significance for archaeological and historic interests.
- 5.10.2 The scheduled monument contains; a large univallate hillfort and its associated field systems dating to the Iron Age and the Roman period (c.400 -AD 450); an earlier prehistoric flint mine; a Bronze Age bowl barrow; traces of later medieval cultivation; a post medieval beacon; a Napoleonic advanced infantry post; and a WWII anti-aircraft gun position. These survive in earthwork and buried form (NHLE 1015817).
- 5.10.3 The setting of the scheduled monument is characterised by its commanding position upon the chalk spur. The allows panoramic views in all directions that command the surrounding landscape. These include long views looking south towards Worthing and then the coast. The scheduled monument covers a large area, and its surface undulates with small hills and is dotted with trees, long grass, and bushes.
- 5.10.4 The archaeological interest of the asset (NHLE 1015817) arises from its below-ground remains situated within its surviving earthworks. For example, investigation of the large univallate hillfort's earthworks has shown the hillfort to contain information about the historic landscape in which it was constructed and its contemporary and later use (NHLE 1015817). The asset's setting also makes a positive contribution towards its archaeological interest, primarily through the

potential of archaeological investigations into nearby scheduled monuments to yield insight into potential below-ground remains at Cissbury Hill (NHLE1015817).

- 5.10.5 The historic interest of the asset comprises its associations with the past, illustration of historical developments in the area and contributions made by its setting. For instance, large univallate hillforts are rare and consequently, they provide important insight into the organisation and regional structure of Iron Age society (NHLE 1015817). Also, the Earlier Bronze Age barrows provide insight into Bronze Age funerary practices and later defensive archaeology illustrates the asset's strategic position.
- 5.10.6 Panoramic views of the asset's surroundings and long views of the coast represent the primary contribution of its setting to its historic interest. These views illustrate the strategic importance of the chalk spur in which the defensive monuments were constructed and subsequently provide insight into why it was selected as a construction location.

5.11 Scheduled monument Highdown Hill Camp: A Ram's Hill type enclosure an Anglo-Saxon cemetery and associated remains (NHLE 1015877)

- 5.11.1 Highdown Hill Camp: A Ram's Hill type enclosure an Anglo-Saxon cemetery and associated remains (NHLE 1015877) is a scheduled monument comprising a group of features that represent multiple phases of occupation. It is situated on an isolated chalk hill which rises above the West Sussex coastal plain which extends approximately 3km to the south. The hill is nestled between Angmering and Worthing. The asset is of high heritage significance for archaeological and historic interests.
- 5.11.2 The asset includes a Ram's Hill type enclosure and a later Anglo-Saxon mixed-rite cemetery and associated remains, including a medieval post mill (NHLE 1015877). The Ram's Hill type enclosure dates to the Bronze Age (2000-700 BC), is roughly east-west aligned and has a raised sub-oval area of c.1ha (NHLE 1015877). An early medieval cemetery, which includes both cremation and inhumation burials, is centred within an earlier enclosure and over 150 burials have been discovered (NHLE 1015877).
- 5.11.3 The setting of the scheduled monument is characterised by its commanding position upon a chalk hill. This allows panoramic views in most directions from the asset, apart from the north as woodland restricts views, that command the surrounding landscape. These include long views looking south towards Ferring and then the coast. Views over ploughed farmland to the south are also possible.
- 5.11.4 The archaeological interest of the asset (NHLE 1015877) arises from its below-ground remains. The asset can provide insight into the past and investigations have shown that the asset retains important archaeological and environmental evidence relating to its use over at least three thousand years (NHLE 1015877). For instance, early medieval cemeteries are one of the principal sources of information for the early-medieval period and the below-ground remains of the early medieval cemetery at Highdown Hill could contribute knowledge towards this field. The asset's setting contributes minimally towards its archaeological interest.

- 5.11.5 The asset's historic interest comprises its associations with the Bronze Age, Romano-British and early medieval occupation, illustration of the historical evolution of the area and contributions made by its setting. It provides insight into the later prehistoric period as investigations have shown that its defences were remodelled at least once and substantial amounts of pottery fragments reveal intensive activity during the Middle and Late Bronze Ages. Fragments of Romano-British pottery sherds found within the enclosure also suggest that it was also reused after the Roman invasion of AD 43. The early medieval cemetery provides insight into the population, social structure, and ideology in the area during the early medieval period (NHLE 1015877).
- 5.11.6 Panoramic views of the asset's surroundings and long views of the coast represent the primary contribution of its setting to its historic interest. These views illustrate the strategic importance of the hill upon which the monuments were constructed. This is because they offer dominance over land to the south, including the coast, conferring a defensive advantage. Large ships are visible from the asset, further illustrating the defensive capability of the hill through the ability to spot potential threats in long views.

5.12 Scheduled monument Martello tower no 74 on Seaford Esplanade (NHLE 1017359)

- 5.12.1 Martello Tower no 74 on Seaford Esplanade (NHLE 1017359), constructed in 1810, is a former defensive tower that formed the most westerly in a chain of 103 towers along the southeast coast. Seaford Museum is currently housed within the tower. The tower is in Seaford and sited directly between Seaford Beach, to the south and west, and Esplanade Road, to the north and east. The asset is of high heritage significance for historic and architectural interest.
- 5.12.2 Martello towers, including Martello Tower 74 (NHLE 1017359) are gun towers that were constructed to defend the south-eastern coast of England against the threat of ship-borne invasion by Napoleonic forces. They were built in a systematic chain of defence in two phases, between 1805-1810 along the coasts of East Sussex and Kent, and between 1808- 1812 along the coasts of Essex and Suffolk. The towers of the south coast were numbered 1-74 from east to west, while those of the east coast were identified by a system of letters. The Napoleonic invasion attempt did not materialise, meaning the defensive strength of the Martello tower system was never tested, and the tower design was soon rendered obsolete by developments in naval gunnery.
- 5.12.3 The design of Martello towers was based on a fortified tower at Mortella Point in Corsica. The asset's (NHLE 1017359) design incorporates a Martello tower set within a dry moat. The slightly elliptical, brick-built tower measures up to c.13m in diameter and was constructed on three levels. It stands to a height of about 10m, with battered (inwardly sloping) walls, designed to deflect cannon shots, ranging in thickness from 1.6m to 4m, the most substantial section being on the seaward side. The outer surface of the tower is faced in a cement render or stucco. Internally, a thick central column rises from the base to the top of the tower, from which springs the barrel vaulted first-floor ceiling which supports the gun platform on the roof.

- 5.12.4 Martello Tower no 74 (NHLE 1017359) is in good condition and retains many of its original components, as well as a 19th century gun barrel, with the quality of its surviving features representing its architectural interest. Many Martello towers were abandoned and fell into decay or were demolished during the 19th century. Some continued in use into the 20th century as signalling or coastguard stations and a few were used as lookout points or gun emplacements during the two World Wars. Of the original 74 towers on the south coast, 26 now survive, and of the 29 on the east coast, 17 now survive.
- 5.12.5 The asset's historic interest originates from the tower's association with military and political history. It provides insight into relations between Great Britain and France in the early nineteenth century. Specifically, the tower, as a late and isolated contribution to the chain of towers, contributes towards an understanding of the Martello Tower system and its role in the defence of Britain during the nineteenth century. The tower's changing usage over the century highlights the reality that the tower was never used for its intended purpose, however, many of these were associated with its coastal setting.
- 5.12.6 The coastal setting of Martello Tower no 74 (NHLE 1017359) is integral to its historic interest because it provides context for its historic function. For example, the tower provides unabridged, panoramic, views of the seascape to the south, enhancing its relationship with the sea. Views of the top of the tower would also be visible from onboard seaborne traffic that passes near Seaford Beach, to and from Newhaven Port. Views of sea vessels create illustrative links with the asset's historical function as a defensive structure, defending against seaborne invasion. Its coastal setting also helps us to understand its architectural features within the context of the Martello Tower defensive system and coastal defence, more generally.

5.13 Selsey Old Town Conservation Area

- 5.13.1 Selsey Old Town Conservation Area, located on the southern end of the Manhood Peninsula, has associations with the coast and covers an area that was once the focus of a fishing community. Selsey Old Town Conservation Area, which is currently under review, is of high heritage significance for historic and architectural interests.
- 5.13.2 The conservation area encompasses the eastern end of East Street, and Albion Road, formerly known as Fish Lane, and contains a substantial number of listed buildings and two historic pubs, one at each end (Chichester District Council, 2016: 4). The conservation area contains eleven grade II listed buildings, also distributed to each end. The historic fishing community was located between High Street to East Beach and the Lifeboat Station.
- 5.13.3 The historic and architectural interests of the listed buildings within the conservation area, including views between them and through the fabric of the historic buildings and structures that populate it, contribute towards its heritage significance. Associated with the historic fishing industry, many buildings were constructed from local materials, for example, distinctive beach pebbles and Mixon Stone (Chichester District Council, 2016: 4). Some buildings contain associated special features such as tide walls that enclose small front gardens that highlight the character areas association with the sea and the fishing industry. The area's

association with the early fishing community of Selsey enhances the historic interest of the conservation area due to the proximity to and shared historic usage of the listed buildings.

- 5.13.4 There are only two views in the direction of the sea from the streets within the conservation area because the beach is built up higher than the street level at Albion Road, obscuring clear views of the seascape. These views, however, are possible from the upper-storey windows of Fishers Cottage (NHLE 1354552) and other, non-designated residential buildings within the conservation area. Coastal views are also not possible from further inland, for example along East Street, due to intervening built forms.
- 5.13.5 Views looking into the conservation area are possible from the beach and the coastal pathway; however, these are largely confined to a short stretch up the most eastern extent of Albion Road and into the gardens of homes between James Street and Albion Road.
- 5.13.6 The seascape setting provides an important context for the development of Selsey from its maritime past. However, the relationship between the conservation area and the seascape has broken down to an extent on a visual level due to the loss of some visual links. The presence of the lifeboat station, approximately 80m to the northeast, and busy seaborne activity contribute to a more general sense of the conservation area's historic relationship to the fishing industry and the wider seascape.

5.14 Sidlesham Quay Conservation Area

- 5.14.1 Sidlesham Quay Conservation Area encompasses a small linear rural hamlet, separated by a causeway, with associations to a former maritime and industrial past. The conservation area contains twelve grade II listed buildings and is defined by its rural and secluded surroundings and its proximity to Pagham Harbour, which it fronts onto. Sidlesham Quay is located on the Manhood Peninsula, approximately 1.5 km southeast of the slightly larger hamlet of Sidlesham and 7.7km south of the city of Chichester. Sidlesham Quay Conservation Area is a designated heritage asset and is of high heritage significance for architectural and historic interests.
- 5.14.2 The listed buildings primarily consist of 18th and 19th century stock and lie predominantly on the east side of the conservation area. Buildings within the conservation area are defined by a wide range of construction materials, including, handmade clay peg tiles, timber frames, sandstone, or grey stone, red, blue or yellow brick, and Welsh slate. A 19th century railway line bisects the conservation area.
- 5.14.3 The hamlet's coastal proximity likely facilitated the importation of varied building materials across the channel coast, contributing to the varied architectural styles visible today (Chichester District Council, 2006: 15). The architecture, therefore, illustrates the historic development of the area. The area's development was contingent on its setting as its location upon the edge of a natural harbour allowed the construction and utilisation of a tide mill in 1755 (Chichester District Council, 2006: 9). The Crab and Lobster Inn's (NHLE 1276619) name highlights these maritime connections.

- 5.14.4 Key views towards the seascape across Pagham Harbour and from the -eastern field provide some of the greatest contributions of the conservation area's coastal setting to its historic interest, through illustrative visual links to its maritime past. However, maritime activity at Pagham Harbour is much less than it once was. Without the views over Pagham Harbour to the seascape beyond, the contextual maritime relationship of Sidlesham Quay would be damaged. Whilst the sea was an important factor in the development of the hamlet, much of the conservation area is enclosed by dense foliage and built forms making long views out to the sea rare, emphasising the importance of existing key views.

5.15 Aldwick Bay Conservation Area

- 5.15.1 Aldwick Bay Conservation Area contains the Aldwick Bay Estate, which was developed from 1928 as a genteel seaside residential area. The estate is approximately 3km west of Bognor Regis town centre. The estate is residential and is populated by many large-scale properties in varied styles. The conservation area is defined by its low-density layout, landscaped gardens and verges containing many large trees and a variety of detached houses. Aldwick bay Conservation Area is a designated heritage asset and is therefore of high heritage significance, primarily for architectural interest. It contains no designated heritage assets, although, it does possess several locally listed non-designated heritage assets. Aldwick Bay Conservation Area and listed buildings within are of high heritage significance for historic and architectural interests.
- 5.15.2 The immediate setting of the Aldwick bay Conservation Area is coastal and residential. To the west, north and east it is bounded by other, distinct, residential estates. To the south, the conservation area, particularly the large rear gardens of some of the most impressive houses, fronts onto Aldwick Beach and Bay.
- 5.15.3 The architectural interest of the conservation area is derived from high-quality building materials and style and the group value of the buildings in the development. Many buildings are half-timbered in mock Tudor style, some are thatched, and many contain similar intricate brickwork patterns. According to the conservation area appraisal (Arun District Council, 2000: 8) for Aldwick Bay Conservation Area, the development is a "very good example of a 1920s – 1930's planned estate".
- 5.15.4 The principal contribution of the conservation area's setting is made to its architectural interest. Panoramic and vista views of the sea (made possible in some instances by trees) from the upper storey windows and balconies of the houses whose gardens front onto the beach contribute to the area's aesthetic appeal. Shorter views are possible along the beach, revealing interesting architectural features of these houses, and enhancing the connection between the coastal seascape and the conservation area.

5.16 Craigweil House, Aldwick Conservation Area

- 5.16.1 Craigweil House Conservation Area is a residential area, centred around Craigweil Estate, originally designed as a private marine estate by architect Josiah Auty. The conservation area extends onto Aldwick Beach and fronts onto the sea to the south. It is located within Aldwick, approximately 2.5km west of Bognor Regis town

centre and 150m east of Aldwick Bay Conservation Area. It contains three grade II listed designated heritage assets:

- Beach terrace with attached gate piers and gates, Silvergates (NHLE 1434491);
- Silvergates and attached terrace, well-head, and walls (NHLE 134490); and
- Entrance piers and gates to Silvergates (NHLE 1434493).
- Craigweil House Conservation Area, and listed buildings within, are of high heritage significance, for architectural and historic interests.

5.16.2 Craigweil House, originally named “The Pavilion” was built in 1806 for the Countess of Newburgh and therefore the area possesses royal associations with property and the locality, even though Craigweil House was demolished in 1939. George V spent time convalescing at the property and received Stanley Baldwin and the Archbishop of Canterbury. The conservation area also has associations with other notable people, for example, actress, Rita Hayworth; Lord Bernstein of Craigweil, one-time head of Granada Television; and Dorothy Perkins, founder and owner of the synonymous high street brand (Arun District Council, n.d.).

5.16.3 Architectural and aesthetic interest lies in the surviving street layout from Auty’s design, the density, form and group value of residential buildings (notably the listed building) and other features such as original Sussex wrought ironwork can be seen on the gates of many of the properties and traditional Tamarisk hedging is a distinguishing characteristic of many beach frontages. Herringbone and tile creasing are important features of the Auty designs and the traditional construction materials are of local stock bricks and plain clay tiled roofs. There is also a sense of spaciousness throughout, enhanced by a general lack of on-road parking, alongside open or landscaped verges (Arun District Council, n.d.).

5.16.4 The open space within and without the conservation area, as well as the seascape, enhances the interests of the wider conservation area and designated heritage assets within. Vistas of the seascape, framed by trees, are possible from the upper-storey windows of Beach Terrace (NHLE 1434491), enhancing its historic and architectural relationship with the sea. Many other properties surrounding Beach Terrace also possess similar views of the seascape and close views looking into the conservation area from the beach enhance aesthetic appeal.

5.17 Aldwick Road, Bognor Conservation Area

5.17.1 Aldwick Road Conservation Area is a small, largely square, conservation area characterised by early 19th century Victorian and Edwardian terraces illustrative of a westward expansion of Bognor Regis seaside resort. The conservation area contains five listed assets, including two garden walls and three historic properties. Aldwick Road Conservation Area, and listed buildings within, are of high heritage significance for historic and architectural interests.

5.17.2 The conservation area is bounded by the B2166 (Aldwick Road) to the north, Park Road to the west, high-density apartments, and terraces to the east and coastal pavement to the south.

- 5.17.3 Outward views from within the conservation area tend to be short, apart from when looking south, as the lack of intervening built forms allows views towards the coast and the horizon. The historic and architectural character of the conservation area cannot be easily appreciated from outside the area, as most views are short and only offer glimpses of individual elements. Longer views, however, can be appreciated from along the Bognor Regis Promenade when looking north into the conservation area because its southern extent contains open green space.
- 5.17.4 The conservation area's architectural interest derives from the quality of the principal buildings, their features and interplay, the layout of the conservation area and its setting. The imposing nature of the listed terraces 2, Marine Parade (NHLE 1353818) and 3-5 Marine Parade (NHLE 1027754), and the aesthetic quality of the chimneys of the skyline make an impact. As does the interplay of imposing terraces, against green open spaces, flint walls and smaller houses. The terraces largely consist of stucco, lending them a formal appearance, which contrasts well with the slate and flint in the wide conservation area and the soft landscaping. Historically, the conservation area provides insight into the westward advance of Bognor Regis, particularly in the early and mid-19th century.
- 5.17.5 The setting of the conservation area enhances the interest of its heritage assets. The siting of the southern terraces (now listed) parallel to the beach highlights the design intention to provide aesthetically pleasing panoramic views of the coast horizon. Proximity to the sea also illustrates the conservation area's historic development within the context of Bognor Regis' development as a seaside resort town, contributing to historic interest.
- 5.17.6 The Rampion 1 Wind Farm may be visible in sequential views from the conservation area during clear weather conditions. However, due to the distance and perceived scale of the turbines this has limited effect on heritage significance, with the relationship between the conservation area (and listed buildings within) and its coastal setting is unaffected.

5.18 The Steyne, Bognor Conservation Area

- 5.18.1 The Steyne Conservation Area is situated a short distance west of the Bognor Regis town centre. The conservation area is illustrative of the growth of Bognor Regis in the late 18th and early 19th centuries. It contains 19 grade II listed buildings, including a pier. The southern extent of the conservation area fronts of Bognor Regis Beach and grade II listed Bognor Pier (NHLE 1353808) extends into the sea. The Steyne Conservation Area is of high heritage significance for historic and architectural interests.
- 5.18.2 The Steyne Conservation Area primarily consists of two and three-storey terraced houses dating to the 1820s, with bay windows and balconies. The dominant building material on view is stucco, but some consist of brick. Chimneys form a significant part of the skyline. The central area is occupied by a narrow column of paved, landscape park. To the west and east are columns of residential terraces. Further east is Waterloo Square, an open space containing mini golf and a playing field and then another column of residential terraces, as well as a car park. The imposing grade II listed Norfolk Hotel (NHLE 1353767) is situated to the west along with terraces set behind in a similar style and open space in front allowing

views to and from the sea. To the southern end is the grade II listed Bognor Regis Pier (NHLE 1353808).

- 5.18.3 The conservation area derives its historic interest from its links to the development of Bognor Regis as a seaside resort town in the early nineteenth century and to its association with the founder of Bognor and East India Company merchant, Richard Hothman. Hothman built two terraces close to Waterloo Square, which consequently led to the protection of the square from development to allow views of the sea, preserving the area's characteristic openness (Blamires, n.d.). The conservation area's architectural interest is derived from the interplay between itself and the number of listed buildings with interesting architectural features it contains. Finally, the conservation area's artistic interest arises from the craft of grade II listed Jubilee Fountain (NHLE 1191240), along with the fountain's aesthetic relationship with the landscaped park in which it resides.
- 5.18.4 The visual relationship between the seascape to much of the southern extent of the conservation area is the primary contribution of its setting to the area's interests. In particular, the historic interest of the listed pier would be uninterpretable without the context of the sea and the panoramic views possible from the end of the pier. The openness at the centre of Waterloo Square is preserved and can be understood within the context of the desire to retain the relationship between the sea and his terraces on the part of Hothman. This relationship is illustrative of the contribution of the seascape setting to the architectural and historic interest of the conservation area.
- 5.18.5 Wind turbines from the Rampion 1 Wind Farm are visible during clear weather in the far distance from within the conservation area and from the pier. However, this does not harm the relationship between the heritage assets and the seascape due to the unobtrusive scale of the turbines.

5.19 Littlehampton (River Road) Conservation Area

- 5.19.1 The Littlehampton (River Road) Conservation Area is characterised by its proximity to the river Arun, which runs in parallel, with most of its western extent fronting onto the river. The conservation area contains ten grade II listed buildings and is centred on River Road. Littlehampton (River Road) Conservation Area is a designated heritage asset and is of high heritage significance for historic and architectural interests.
- 5.19.2 River Road developed in stages during the first half of the 19th century (Arun District Council 2000: 30) and its southern extent once contained wharves and timber yards that fronted onto the Arun, according to OS mapping. In modern times multiple, narrow, wharves occupy the riverbank that runs parallel with the conservation area and a small beach is located towards its western extent.
- 5.19.3 Historic interest in Littlehampton (River Road) Conservation Area is primarily contained within the eastern extent of River Road, by the junction with Surrey Street. This area, up to Hampton Court, originally named Sea View, contains all the listed buildings within the conservation area, and housed dignitaries and those with associations with the sea and seafaring (Arun District Council 2000: 30). Architectural interest is derived from the high quality of the architectural features of the heritage assets.

- 5.19.4 Views from many listed buildings to the sea are blocked by intervening, more modern, terraces. However, a long vista is possible of the sea, looking along the Arun, from the grade II listed Cairo Club (NHLE 1027797). Views of the sea are possible from the upper-storey balconies and windows of the non-designated riverfront terraces. Views of the river Arun are consequently much more ubiquitous.
- 5.19.5 The conservation area's river and seascape setting contributes to its interests. While the name 'Sea View' explicitly underscores the historical relationship between the conservation area and the seascape, the conservation area has a more direct relationship with the river Arun because of its inland location, as demonstrated by "River Road's" name. The ubiquitous, small, wharves that run along the conservation area consolidate this relationship by providing illustrative links between the area's seafaring past and its current usage. Ultimately, visual links with the river and key views of the sea highlight the historic relationship between the conservation area and its seafaring history.
- 5.19.6 Modern anthropogenic activity, in the form of sea vessel traffic to and from Littlehampton Marina, along the Arun, also contributes to historic interest. This is because views of Seaborne vessels form illustrative links to past activity.

5.20 Littlehampton (Sea Front) Conservation Area

- 5.20.1 Littlehampton (Sea Front) Conservation Area is approximately 700m southeast of Littlehampton Town Centre and approximately 500m southeast of Littlehampton (River Road) Conservation Area. The conservation area comprises a mix of listed residential terraces from multiple periods. There is a relatively high number of listed buildings within the boundary (36 grade II listed). Littlehampton (Sea Front) Conservation Area is a designated heritage asset and is of high heritage significance for historic and architectural interests.
- 5.20.2 The conservation area contains substantial terraces from a range of periods. The western extent contains two groups of imposing Victorian and Edwardian early 20th century buildings, mostly three storeys, with gothic features and since converted into apartments. This includes 1 and 2 Selbourne Place (NHLE 1392230), Gothic Revival semi-detached houses built circa 1865 by architect William White as seaside homes for his family. To the south, along South Terrace, there is a row of three-storey listed Georgian and Regency properties that possess striking iron balconies and later 1860s terraces in stucco render.
- 5.20.3 The architectural interest of the conservation area's heritage assets is contributed to by their architectural features and visual connections between them. For example, original boundary walling, including honeycomb walling, along some of the road frontages is important to the conservation area (Arun District Council, 2000: 32). Chimneys are an important visual component of the skyline for views looking into the conservation area from all directions and views looking out. Aesthetically, stucco and brick dominate, and some buildings are constructed from flint and brick and possess slate roofs. The balconies and gables of some of the terraces contribute to the architectural character.
- 5.20.4 Historically, the presence of substantial early 20th century terraces is illustrative of the growing economic prosperity of the town as a resort during this period. one

and two Selbourne Place (NHLE 1392230) is associated with the architect William White, known for his role in 19th century Gothic Revival architecture, and provides an example of his work.

- 5.20.5 Long, panoramic views of the southern portion of the conservation area are possible from the imposing row of listed terraces along South Terrace from and across open, green, space to the south. This open and relatively undeveloped space also allows views from these terraces of the nearby seascape, approximately 150m to the south. However, views of the sea from the Georgian and Regency terraces along South Terrace are blocked by rows of trees and intervening one-storey buildings.
- 5.20.6 The seascape setting contributes to the interests of the conservation area. Modern anthropogenic activity, in the form of sea vessel activity to and from Littlehampton Maria, along the Arun, forms a contribution of setting to the historic interest of the conservation area. This is because views of Seaborne vessels form illustrative links to past activity during the nineteenth century. Panoramic and vista views of the sea have been preserved through the lack of development of the open, southern, green space and represent the architectural and historic intentions of the terraces designers to incorporate visual links of the seascape.

5.21 Marine Parade and Hinterland Conservation Area

- 5.21.1 Marine Parade and Hinterland Conservation Area is located to the west side of Worthing town centre and extends onto Worthing Beach to the south. It contains several grades II listed designated heritage assets. The conservation area is a designated heritage asset and is of high heritage significance for historic and architectural interests.
- 5.21.2 Development took place within the conservation area in the early 19th century, near where High Street of ancient Heene met the seafront, influenced by the growth of Worthing to the east. By 1839, the proto resort of Little Heene, centred on Brunswick Road and the King & Queen Inn (now Brunswick Hotel) was established and by 1850, building had begun in Heene Lane (now Heene Road). Heene Terrace and The Heene (now Burlington Hotel) were erected in 1865. This was a deliberate attempt to create a built seafront for the new town of West Worthing, a distinct and separate resort and a second pier was envisioned. Public swimming baths and an ice rink were constructed north of Heene Terrace, but by the turn of the century West Worthing had been subsumed within the expansion of Worthing itself (Adur and Worthing Councils, 2001a: 1).
- 5.21.3 Historically, the conservation area has marine links which contributes to the historic interest of the conservation area. For example, 110 Marine Parade was once a coastguard house and behind Brunswick Cottages was the coastguard station. A lifeboat house was opened in 1874, but this, alongside the coastguard station, was demolished in the 20th century (Adur and Worthing Councils, 2001a: 1). The conservation area, therefore, enhances our understanding of the growth of Worthing, particularly west Worthing, as a seaside resort town.
- 5.21.4 The conservation area represents a fine section of the seafront, illustrating the evolution of seafront terraced architecture with examples from the early 19th

century Regency period through the grand Victorian to the art deco treatment of Beach Hotel (Adur and Worthing Councils, 2001a: 1).

- 5.21.5 The setting of the conservation area enhances its historic and architectural interests through the interconnectivity of the designated assets within the area and through its association with the seascape. Views towards the seascape illustrate the area's past association with the sea, including the coastguard's cottage and the seafront architecture. The visual links between these features and the seascape help to maintain that historic relationship, including the panoramas possible from the upper-storey windows of the listed terraces. Sequential views of rows of Rampion 1 Wind Farm turbines on the horizon are possible along Marine Parade and from the listed buildings. However, their small scale does not harm the conservation area's relationship with the seascape.

5.22 Steyne Gardens Conservation Area

- 5.22.1 Steyne Gardens Conservation Area is situated on the east side of Worthing town centre and comprises a seafront, park and streets containing residential terraces. The conservation area represents a mix of uses and its seafront attracts tourists. It developed in the late 18th and early 19th centuries as an expansion of Worthing, which has gained a reputation as a fashionable seaside resort (Adur and Worthing Councils, 2001b: 1). The conservation area contains 14 grade II listed buildings and is of high heritage significance for historic and architectural interests.
- 5.22.2 The conservation area's topography gently slopes down to the seafront to the south, where there an esplanade, shingle beach and sea defences are incorporated into the southern fringe of the conservation area. Steyne Gardens Conservation Area is, therefore, largely defined by its relationship with the coast. Views of the seascape are consequently ubiquitous from within the southern portion of the conservation area.
- 5.22.3 The portion of the conservation area north of the seafront is largely enclosed. Short views are created by its narrow streets, buildings, and mature trees. Elements of openness within Steyne Gardens Park, which is enclosed by trees apart from at its south extent, represent a contrast to more enclosed sections. Views looking out from the conservation are also largely restricted by trees or buildings in every direction apart from the south, where long views of the sea are created due to the layout of the conservation area. Long views of the sea are possible, however, from deep within the conservation area when looking south along its streets and south out of the park.
- 5.22.4 The conservation area's architectural interest comprises the architectural features of its listed buildings and the positive contribution of their setting. For example, grade II listed Georgian Terraces (NHLE 1250621), constructed in c.1806 along the west side of The Steyne, represents a fine example of Georgian architecture. The landscaping within the conservation area further enhances architectural interest by strengthening aesthetic value within the conservation area. Although most of the listed buildings do not possess clear views of the sea and are set back from the seafront, balconies along the south elevation of non-designated buildings situated along Marine Parade were designed to take advantage of sea views.

- 5.22.5 Steyne Gardens' historic interest derives from the insight its heritage assets contribute towards an understanding of the expansion of Worthing and the positive contribution of their setting. Steyne Gardens, probably named in emulation of the Steyne in Brighton, developed in line with Worthing's High Street during rapid expansion which took place in the late 18th century and the first decade of the 19th century (Adur and Worthing Councils, 2001b: 1). The conservation area's visual relationship with the seascape is the primary contribution of setting to historic interest. This relationship illustrates the historic expansion of Worthing and the area's listed buildings' strong associations with Worthing's status as a fashionable seaside resort in the 18th and 19th centuries.
- 5.22.6 The conservation area's setting also negatively contributes towards the interests of its listed buildings to an extent. Rampion 1 Wind Farm turbines are visible on the horizon in long views from Marine Parade and the gardens. However, their small scale limits their adverse impact on the interests of the conservation area's assets by not significantly harming their relationship with the seascape.

5.23 South Street Conservation Area

- 5.23.1 South Street Conservation Area represents the central north-south axis of Worthing town centre and is centred on South Street. It contains two grade II* listed buildings, including The Dome Cinema (NHLE 1250850) and sculptures and Montague Shopping Centre (NHLE 1391960), and a couple dozen grade II listed buildings. The conservation area expanded in the late 18th and early 19th centuries and fully developed later in the 19th century (Adur and Worthing Councils, 2001c: 1). The conservation area is of high heritage significance for historic and architectural interests, and to a lesser degree, artistic interest.
- 5.23.2 The conservation area's topography is highest at its western extent, with a significant steep drop across Liverpool Gardens dropping from west to east. Elsewhere, the land generally slopes gently down to the seafront which contains an esplanade, shingle beach, sea defences and grade II listed Worthing Pier and Worthing Lido (NHLE 1263242 and NHLE 1250795). Worthing Pier (NHLE 1263242) is directly in line with South Street to the north and extends over the beach to mean low water (Adur and Worthing Councils, 2001c: 1).
- 5.23.3 The conservation area's artistic interest derives from the grade II* listed 'Desert Quartet' sculptures at the Montague Shopping Centre. They comprise four cast bronze male heads of monumental scale, approximately 1.5m high, each mounted on 2m high square bronze pedestals. They were sculpted by Dame Elisabeth Frink. Liverpool Gardens, a small park, is overlooked by the sculptures and presents opportunities for their artistic value to be appreciated in short views. On the other hand, their seascape setting makes no meaningful contribution to their artistic interest.
- 5.23.4 The conservation area's architectural interest derives primarily from the quality of the architecture of its listed buildings and the positive contribution of their setting. A variety of architectural detailing is evident on many historic buildings, including string courses, parapets, window dressing, pilasters, and cornices. Views of the sea from some of the buildings within the conservation area reflect the design intentions of the architects to harness views of the sea. A prime example of this

can be seen in the grade II* listed Dome Cinema (NHLE 1250850), where its south elevation balcony provides a viewing point to enjoy vistas of the seascape.

- 5.23.5 South Street Conservation Area's historic interest derives from the insight its heritage assets contribute towards an understanding of Worthing as a seaside resort town and the positive contribution of their setting. They illustrate the rapid expansion which occurred in the late 18th century and the first decade of the 19th century, at a time when Worthing was gaining a reputation as a fashionable genteel seaside resort (Adur and Worthing Councils, 2001c: 1). Due to the built-up nature of the conservation area and surrounding areas of Worthing, views outward of the conservation area are typically limited to streetscapes, whereby topography, street forms, buildings, and street furniture obscure visibility of the wider landscape, including the coast. Emerging views of the sea become possible when moving toward the southern extent of the built area of the conservation area, where sea views include the developed area of Marine Parade and associated street furniture within the foreground. Clearer views of the sea become possible from the area of the beach and Worthing Pier (NHLE 1263242). The physical and visual relationship between the sea and the conservation area illustrates its role in the wider development of Worthing as a seaside resort town, contributing to historic interest. This relationship is particularly evident from Worthing Pier (NHLE 1263242), where the enjoyment of sea views is integral to the function and design of this building.
- 5.23.6 Views of the sea from the conservation area are interrupted by Rampion 1 Wind Farm turbines on the horizon. However, their distance and perceived scale in the context of an expansive sea, limits their adverse impact on the heritage significance of the conservation area and heritage assets within.

5.24 Sackville Gardens Conservation Area

- 5.24.1 Sackville Gardens Conservation Area, comprising Walsingham Road, Sackville Gardens, and Westbourne Villas, lies to the west of the old village of Hove and was until the end of the 19th century used for allotment gardens (Brighton and Hove City Council, 1997e: 1). It currently represents the western limit of the Victorian expansion of Hove. The conservation area is predominantly residential, with some commercial and institutional use. The area does not contain any listed buildings, although it does contain several locally listed columns. The conservation area is a designated heritage asset and is of high heritage significance for historic and architectural interests.
- 5.24.2 The historic development of the area, marking the limit of Victorian expansion, enhances our understanding of the Victorian development of Brighton and Hove. Development of the conservation area took place over approximately thirty years, leading to the styles and materials of the buildings varying immensely (Brighton and Hove City Council, 1997e: 1). This created a mix of interlinked house types along the three roads, united by wide roads and views looking towards the sea. The character area assessment (Brighton and Hove City Council, 1997e: 2) notes that many original architectural features survive unaltered. These elements contribute towards the architectural interest and the aesthetic value of the conservation area and its heritage assets.

- 5.24.3 The interplay between the varying architectural styles on show within the conservation area and their shared views looking towards the seascape to the south are the principal contributions of setting to interests. Panoramic views of the seascape from the upper-storey windows of the southern residential terraces and the associated seafront buildings form key visual links, illustrating the historic leisure associations of the conservation area. Sequential views of the sea, from Kingsway, through gaps between the idiosyncratic saw-edge bathing huts, further enhance the connection between the area and seaside activities associated with the seafront.
- 5.24.4 Views of Rampion 1 Wind Farm turbines on the horizon are possible along Kings Esplanade. However, due to their small scale, their presence does not harm the conservation area's relationship with the seascape.

5.25 Pembroke and Princes Conservation Area

- 5.25.1 Pembroke and Princes Conservation Area built between 1895 and 1900 and then during the interwar years, covers an area of 22.1ha. The conservation area contains three grade II listed buildings. The Pembroke Crescent/Avenue areas were built between 1895 and 1900, with the area representing the only large group of Victorian and Edwardian red brick developments in Hove. The southern area, south of New Church Road, followed the development of the northern extent and was built during the Inter-War years (Brighton and Hove City Council, 1997d). The conservation area is a designated heritage asset and is of high heritage significance for historic and architectural interests.
- 5.25.2 Architectural and historic interests of the listed buildings derive from the uniqueness and interplay of the area's developments within Hove and the features of the listed buildings. For example, No. 157 Kingsway (NHLE 1298639), a grade II Listed Building, is one of the most notable examples of 1930's architectures with art deco features and a fine intact interior. Its high boundary wall (NHLE 1280502) is also grade II listed.
- 5.25.3 The grade II listed Jaipur Gate in Gardens of No 19 (NHLE 1187580) provides the principal example of the artistic interest contained within the conservation area. This is derived from the association between the gate and Museum and Art Gallery, formed by its opening in 1926 and through its artistic features and inscriptions. There is no visual relationship between this asset and the seascape, which is approximately 550m to the south, due to screening by intervening built forms. Therefore, the seascape does not contribute towards the asset's heritage significance.
- 5.25.4 The coastal setting of No. 157 Kingsway (NHLE 1298639) and the associated perimeter wall (NHLE 1280502), on the other hand, does contribute somewhat towards their historic and architectural interests through visual links. The seascape to the south is visible from its upper-storey windows, through narrow vistas created by gaps in the trees that follow the curvature of the perimeter wall; however, these may be limited depending on the time of year. Open, green, spaces at the southern extent of the conservation area allow long views of the seascape from No. 157 and the wider conservation area.

- 5.25.5 The setting of the conservation area also negatively contributes towards the interests of its listed buildings to limited extent by interfering with their relationship with the seascape. For example, large ships are occasionally visible on the horizon, but ultimately do not harm the relationship between the conservation area and the sea because of their transitory nature and illustration of past seaborne activity. Rampion 1 Wind Farm turbines also do not harm this relationship because while they are visible on the horizon in sequential views during clear weather, they are small in scale and a large distance from the assets.

5.26 Old Hove Conservation Area

- 5.26.1 Old Hove Conservation Area, 13.9ha in area, incorporates Hove Street down its western extent. Hove Street was the original village of Hove and once consisted of a manor house and a few fishermen's cottages. The conservation area largely contains late 19th century development, including residential housing to the north and south of Church Road. It contains four listed buildings, including one grade II* listed, three grade II listed buildings and a handful of locally listed buildings. The conservation area is a designated heritage asset and is of high heritage significance for historic and architectural interests.
- 5.26.2 Grade II* listed Church of St Andrew (NHLE 1205303) and grade II listed Hove Public Library (NHLE 1298670) form the core of the conservation area. St Andrew's churchyard provides green space within the otherwise densely packed conservation area; although, the majority of the road is populated with trees.
- 5.26.3 The architecture of the Hove Public Library (NHLE 1298670) library contributes towards the conservation area's architectural interest and aesthetic value. The Historic England Listing (Brighton and Hove City Council, 1997c) claims that "of the many public libraries erected in the years before WWI, this has one of the most attractive facades".
- 5.26.4 The historic interest lies with the associations that listed buildings, along with the residential developments, have with the past. They provide insight into the historic development of the area from the original village of Hove into a densely packed residential area, with mixed commercial usage, centred on a church and a library.
- 5.26.5 Views of the seascape setting from the listed buildings within the conservation area enhance the area's historic relationship with the sea. Substantial views of the seascape are only possible from the grade II listed terraces at nos. 2-6 St Aubyns (NHLE 1292549); however, intervening two and three-storey modern infill and open-air amusements to the south block some views and hinder the visual connection between these buildings and the sea.
- 5.26.6 A very long, glimpsed view of the sea is possible from St Andrew's churchyard, down St Aubyns Road, which is flanked on either side by terraces. The church, however, does not derive its architectural or historic interest from its distant, coastal, setting.
- 5.26.7 The setting of the conservation area also negatively contributes towards the interests of its listed buildings to limited extent by interfering with their relationship with the seascape. For example, large ships are occasionally visible on the horizon, but ultimately do not harm the relationship between the conservation area and the sea because of their transitory nature and illustration of past seaborne

activity. Rampion 1 Wind Farm turbines also do not harm this relationship because while they are visible on the horizon in sequential views during clear weather, they are small in scale and a large distance from the assets.

5.27 Cliftonville Conservation Area

- 5.27.1 Cliftonville Conservation Area developed in the 1850s as a new, independent, suburb following the completion of Brunswick Town, approximately 500m to the east. It contains sixteen grade II listed assets, with the majority located in the southern extent, on either side of Kingsway (A259). The conservation area is a designated heritage asset and is of high heritage significance for historic and architectural interests.
- 5.27.2 Cliftonville continued to possess a separate identity for many years but was absorbed into Hove in 1874. The conservation area is characterised by properties of varying styles and sizes because plots were sold singly and houses built to order, but having been built at similar times, they retain unity (Brighton and Hove City Council, 1997b). Classical stucco facades are common and semi-detached villas dominate. Early terraces are evocative of the Regency period and the later streets have a more varied, less refined classical detail. sometimes called 'Italianate railway architecture' (Brighton and Hove City Council, 1997b).
- 5.27.3 Some of the conservation area's historic interest is derived from the architectural styles of the residential buildings, which illustrate the changing architectural fashion of the period. The area's growth in the 1850s also contributes to an understanding of the overarching development of Hove and the historic relationship between its multiple conservation areas.
- 5.27.4 Long glimpsed views of the sea from the grade II listed Holy Trinity Church (NHLE 1187541), approximately 850m away, may be possible. However, traffic, trees, built forms and the distance all form to restrict the direct association with the sea. Chimneys form an important component of the skyline in views from within the conservation area and from long views looking north, through gaps in built forms, along King's Esplanade.
- 5.27.5 The setting of the conservation area is important and enhances the architectural and historic interests of the listed buildings, as well as the aesthetic value of the conservation area as a whole. The seascape setting is integral to southern views from many of the listed buildings below Kingsway. Vistas of the seascape are possible from the grade II listed terraces at Courtney Terrace, past their long, narrow, gardens and over Hove Beach.
- 5.27.6 The setting of the conservation area also negatively contributes towards the heritage significance of its listed buildings to limited extent by interfering with their relationship with the seascape. For example, large ships are occasionally visible on the horizon, but ultimately do not harm the relationship between the sea and the conservation area, including views from its listed buildings, because of their transitory nature and illustration of past seaborne activity. Rampion 1 Wind Farm turbines also do not harm this relationship because while they are visible on the horizon in sequential views during clear weather, they are small in scale and a large distance from the assets.

5.28 The Avenues Conservation Area

- 5.28.1 The Avenues Conservation Area was developed to the overall street plan of Sir James Knowles and most properties were built between 1871 and 1883. It is characterised by a variety of styles and three or four-storey terraces or semi-detached properties. Its layout extends across five vertical, parallel, avenues, Queen's, and King's Gardens, fronting onto Kingsway (A529) to the south and then King's Esplanade, which fronts onto Hove Beach. The conservation area contains a couple dozen grade II listed buildings and several locally listed structures. The conservation area is a designated heritage asset and is of high heritage significance for historic and architectural interests.
- 5.28.2 The conservation area contains Hove's first block of flats, Grand Avenue Mansions, built in 1883, illustrating the historic interest of the area. The area also provides insight into both the development of Hove and Victorian Sea resort development. For example, whilst it followed Sir Knowles' plan, known then as the West Blatchington Estate, the buildings were generally seen as too expensive and designs by other architects were instead used (Brighton and Hove City Council, 1997a).
- 5.28.3 Architecturally, the area is special because of its varied character which includes features such as fancy brickwork, bays, balconies, large chimney stacks, timber sash windows, panelled doors and tiled entrance paths.
- 5.28.4 The key contributions of setting to the interest of The Avenues Conservation Area are the wide, open roads of the avenues, allowing visual connections between the buildings and views across the open King's Lawns, enabling a strong relationship with the seascape. Visual relationships with the seascape exist for most of the designated heritage assets and the sea is visible over beach huts while walking south down each avenue. Without clear views of the seascape from within the conservation area, this historic relationship would be harmed.
- 5.28.5 The setting of the conservation area also negatively contributes towards the interests of its listed buildings to limited extent by interfering with their relationship with the seascape. For example, large ships are occasionally visible on the horizon, but ultimately do not harm the relationship between the sea and the conservation area, including views from its listed buildings, because of their transitory nature and illustration of past seaborne activity. Rampion 1 Wind Farm turbines also do not harm this relationship because while they are visible on the horizon in sequential views during clear weather, they are small in scale and a large distance from the assets.

5.29 Brunswick Town Conservation Area

- 5.29.1 Brunswick Town Conservation Area is characterised by two, distinct developments. One is the fine late Regency period architecture of Charles Busby's Brunswick Town, an early 19th century 'new town' development erected largely between 1824 and 1834. The other is the early Victorian planned estate of Adelaide Crescent and Palmeira Square to the west, which was erected between 1830 and 1860. It contains many grades I, II* and II listed buildings, the majority being grade II. The conservation area is a designated heritage asset and is of high heritage significance for historic and architectural interests.

- 5.29.2 Brunswick Town Conservation Area covers an area of 38.8ha and is located on the border with Brighton, at the eastern limit of Hove. It was established on the former agricultural and industrial land of the Wick Estate. To the south, the conservation area is flanked by Hove Lawns, Hove Beach, and the English Channel, and to the north by the commercial thoroughfare of Western Road, beyond which lie further Victorian and 20th century residential terraces (Brighton and Hove Council City Council, 2022: 5).
- 5.29.3 The conservation area's architectural and historic interests are largely derived from the quality of the late Georgian, Regency, architectural styling and standard of integrated urban planning, imbuing the area with a large degree of aesthetic value. It is one of the finest examples of this in the United Kingdom (Brighton and Hove Council City Council, 2022: 2). The planned Victorian estates provide a contrast to the Regency developments in the east and illustrate the transition to the Italianate Styles increasingly favoured in the early Victorian period.
- 5.29.4 Historic associations are strong between the Regency architecture and Regency architect, Busby, which, along with Kemp Town to the east, Brunswick Town is regarded as some of his finest work. The area is also associated with other key architects from the Regency and early Victorian periods, including Sir Charles Barry, who designed the grade I listed Church of St Andrew (NHLE 1298653) in Italianate style and Decimus Burton.
- 5.29.5 Open space, spectacle and views of the coastal setting contribute to the interests of many of the listed buildings within the conservation area to a large degree. For example, the most desirable houses, built along Brunswick Terrace, offer panoramic and vista views across a wide promenade to the sea beyond. Brunswick Square, also, occupied mainly by bow-fronted properties, offers the spectacle of a large formal garden coupled with the promenade and sea views to the south. The same is also true for Adelaide Crescent Gardens, Palmeira Square Gardens, the Hove Lawns, and the Floral Clock.
- 5.29.6 The open spaces within Brunswick Town Conservation Area, therefore, enable integral views of the seascape to the south and the design intentions of the architects could not be fully understood if the relationship was damaged through significant alteration of setting.
- 5.29.7 The setting of the conservation area also negatively contributes towards the interests of its listed buildings to limited extent by interfering with their relationship with the seascape. For example, large tankers appear occasionally on the horizon in views from Brunswick Terrace and represent a slight, negative, contribution of setting to their interest. The same is true of the Rampion 1 turbines, which are visible on the horizon from the avenues and southern roads in clear weather, although their small scale in the distance reduces their impact.

5.30 Regency Square Conservation Area

- 5.30.1 Regency Square Conservation Area developed as part of the first expansion of Brighton westwards from Old Town, with growth in the early years of the 19th century (Brighton and Hove Council, 2005, 1). The area is characterised by its stretch of seafront, five formal squares, grand terraces, and Brighton West Pier. The area is mixed-use, with residential housing alongside busy commercial and

leisure activities. It contains over 100 grade II listed buildings, eleven grade II* listed buildings and the grade I listed West Pier (NHLE 482018). The conservation area is a designated heritage asset and is of high heritage significance for historic and architectural interests.

- 5.30.2 Historic interest is derived chiefly from the insight the conservation area provides towards an understanding of the development of Brighton in the early 19th century. It also illustrates how leisure activities have both changed over time and stayed the same. Architectural interest is the result of the quality of the design of the buildings, their features, and the materials they incorporate.
- 5.30.3 The seascape provides context for some of the architectural features in the conservation area, for example, the ammonite capitals at 40-44 Preston Street and at Oriental Place, which are deliberate attempts to replicate the sea. Visual links, for example, the vistas of the seascape when walking down Preston Street enhance this connection. The seascape is intimately wrapped up with the conservation area, namely through the proximity from West Pier and Hove Beach. Views into and out of the conservation area are therefore key to understanding its historic and architectural interests and most streets offer at least glimpsed views of the sea.
- 5.30.4 The setting of the conservation area also negatively contributes towards the interests of its listed buildings to limited extent by interfering with their relationship with the seascape. The occasional large tanker, visible on the horizon, represents a transitory feature within views from heritage assets inside the conservation area. This has little impact on the interests of the heritage assets because the large vessels do not meaningfully alter their relationship with the seascape. The same is true of the Rampion 1 turbines, which are visible on the horizon from the avenues and southern roads in clear weather, because of their small scale.

5.31 Old Town Conservation Area

- 5.31.1 Old Town Conservation Area, located at the heart of Brighton, formed the economic, civic, and social core of Brighton throughout its transition from fishing settlement to city (Brighton and Hove City Council, 2017: 4). The area is characterised by a network of interconnected narrow streets, varied architectural styles and materials, with examples of special architectural interest, the density of entertainment venues and range of religious and public buildings. The area contains three grade II* listed buildings, dozens of grade II listed buildings, and a handful on the local list. Old Town Conservation Area is a designated heritage asset and is of high heritage significance for historic and architectural interests.
- 5.31.2 The conservation area's architecture and the history of its buildings illustrate the area's role in the development of Brighton from a fishing settlement to a city, contributing to the interest of its listed buildings. Hotels were built along the seafront to monopolise sea views and hotel building accelerated after Brighton was connected to the railway network in the mid-19th century (Brighton and Hove City Council, 2017: 21), illustrating the growth in seafront leisure tourism. The range of styles from the 17th century to the present day lends the area a distinctive palette of materials, colours, and textures (Brighton and Hove City Council, 2017: 21) and the quality of the styles, materials and features lends the area its architectural interest.

- 5.31.3 The setting of Old Town Conservation Area contributes to its interests through the illustrative visual links that associate it with the seascape and through the interplay of its heritage assets. Glimpsed views of the sea from heritage assets within the conservation area and fuller views from King's Way (A259), Hove Beach and assets to the south create strong visual relationships between them and the seascape. Visual links with the seascape are important as they enhance historic interest in the conservation area's heritage assets because of the evolving relationship with the sea, from a medieval fishing village to a resort town.
- 5.31.4 The setting of the conservation area also negatively contributes towards the interests of its listed buildings to limited extent by harming their relationship with the seascape. For example, large tankers represent occasional transitory features visible in views from heritage assets on the horizon. This has a very small impact on the interests of the listed buildings within the conservation area because the ships do not meaningfully alter their relationship with the seascape. The same is true of the Rampion 1 turbines, which are visible, in clear weather, on the horizon, particularly from the seafront, because of their small scale and limited intrusiveness.

5.32 Valley Gardens Conservation Area

- 5.32.1 Valley Gardens Conservation Area is thin and extends approximately 2km from The Level Park to the north, down to the grade II* listed Place Pier (NHLE 482063) in the south, which extends into the sea. It contains the junction of three major traffic routes into Brighton, early examples of buildings from the Regency phase and some of Brighton's most important heritage assets and open spaces (Brighton and Hove City Council 1995: 2). The area also contains three highly significant grade I listed, a dozen grade II* listed and substantial numbers of Grade II listed buildings. Valley Gardens Conservation Area is a designated heritage asset and is of high heritage significance for historic and architectural interest.
- 5.32.2 Panoramic views of the sea from Place Pier (NHLE 482063), the seafront and glimpsed/ vista views from assets further north within the conservation area enhance the relationship between the seascape and heritage assets' interests. These views illustrate the historic usage and development of the area in the context of the seaside resort, in which the sea plays a critical role and seascape views were crucial architectural design intentions.
- 5.32.3 Several buildings within the conservation area make a negative contribution to its character and aesthetic value and therefore take away from the interests of the heritage assets. For example, various 20th century buildings further outside the conservation area boundary contribute negatively to long views (Brighton and Hove City Council 1995: 19). Heavy traffic, centred upon the roundabout by the pier also negatively contributes, primarily by severing views at head height of the seascape from listed buildings within Old Steine Gardens. Seaborne traffic and Rampion 1 Wind Farm turbines, which are visible on the horizon in clear weather, negatively contribute to a lesser degree than land borne traffic due to distance and scale involved in long distance views. These factors minimally impact upon the relationship between the conservation area and the seascape.

5.33 East Cliff Conservation Area, including Grade II* Listed Madeira Terrace, Madeira Walk (NHLE 1381696)

- 5.33.1 East Cliff Conservation Area was largely developed between the 1780s and 1880s upon former arable farmland to the east of the original fishing town that is now Old Town (Brighton and Hove City Council, 2002: 2). The area contains numerous grades II and four grade II* listed buildings, as well as many locally listed buildings. Grade II* listed Madeira Terrace, Madeira Walk (NHLE 1381696) is discussed in detail below. East Cliff Conservation Area and Madeira Terrace are of high heritage significance for historic and architectural interests.
- 5.33.2 East Cliff Conservation Area's historic and architectural interests derive from many factors associated with its heritage assets. Historically, East Cliff has a clear association with the development of Brighton as a Regency and Victorian Seaside resort and is associated with the rapid growth of Brighton after 1750 (Brighton and Hove City Council, 2002). The area also has links to royalty and underwent significant development between around 1810 and 1850 under the patronage of Prince Regent (Brighton and Hove City Council, 2002) listed buildings illustrate these changes and contribute towards a historic understanding of wider development along the south coast.
- 5.33.3 Madeira Terrace (NHLE 1381696) is an 865m long, cast-iron covered terrace and walkway, with integral former shelter hall and a three-stage lift tower. It was built between 1890 and 1897 and designed by the Brighton Borough Surveyor, Philip C. Lockwood (1821-1908). The asset is a monolithic structure that incorporates 151 arches supported by columns of a marine order. The lift tower features statues of griffins and a dolphin weathervane. Madeira Terrace is perhaps the only example of a known, land-based, monumentally scaled, iron promenade in England, and possibly worldwide.
- 5.33.4 The asset is currently in a state of disrepair and is at risk of collapse. Consequently, much of the terrace is not safe to use and has therefore been fenced off and closed to the public. Contributing to this, thieves stripped copper from the lift tower's roof in 2019 (Ng, 2019). Work is due to begin in Summer 2023 on a large-scale restoration project that will once again allow the public to utilise key elements of this asset.
- 5.33.5 Madeira Terrace, alongside the wider character of the sub-area in which it is situated, evokes traditional seafront promenading, which represents the key aspect of the terrace's historical and architectural interests. Views of the seascape from the terrace illustrate the historical relationship between the asset and the sea, providing the key positive contribution of its setting to its historic interest. Elements of its architectural features, for instance, the griffin statues and dolphin weathervane on the lift tower, evoke marine associations and views of the seascape, therefore, enhancing architectural interest.
- 5.33.6 Its setting also negatively contributes towards its interests, particularly since disrepair has forced its closure to the public in recent years. For example, lack of access to the asset has damaged its original promenading design intention because views of the seascape are no longer possible from Madeira Terrace. The appearance of safety fencing, and car parking in front of walkways, also detract from this purpose and harm appreciation of the terrace and its architectural

features in views from the seascape. Rampion 1 Wind Farm turbines also appear in long views from the asset's walkway and lift tower, slightly detracting from its historic interest due to some alteration of its relationship with the seascape; however, their small scale on the horizon results in a minor alteration.

- 5.33.7 The conservation area's architecture, particularly that along the seafront is typical of Regency style and the area is generally unified, apart from a few sub-areas. The conservation area retains its historical street pattern and buildings are generally uniform in height along each street, with increased height reflecting the grandness of the development (Brighton and Hove City Council, 2002). Many of the buildings possess features consistent with the Regency style, including stucco render, the presence of chimney stacks and sash windows and balconies. Many of the buildings are designed to form a relationship with the seascape; for example, the marine columns of Madeira Terrace reflect this.
- 5.33.8 The primary positive contributions of its setting to the architectural and historic interests of the conservation area are the unified styles of the designated heritage assets and their relationship with the seascape. The seascape enhances the understanding of the area's historic connection with the sea through views to and from the seascape to its listed buildings and green open spaces enhance and facilitate this. Visual links to the seascape illustrate the area's historic usage as a seaside resort, including the traditional leisure associations.
- 5.33.9 Rampion 1 turbines, as well as seaborne vessels, feature on the horizon in views of the seascape from within the conservation area, particularly from Madeira Terrace. Their presence does not necessarily detract from the relationship between the conservation area's assets and the seascape because of the small scale of the turbines and the transitory nature of the vessels in views. Marine vessels would have also been visible in historical views from the conservation area, particularly from Madeira Terrace; however, the marine traffic has grown in scale as represented by large modern tankers and cargo ships.

5.34 Kemp Town Conservation Area, including Registered Park and Garden (RPG) Kemp Town Enclosures (RPG 1001313)

- 5.34.1 Kemp Town Conservation Area is located in southeast Brighton, approximately 100m west of Brighton Marina. It contains Kemp Town Enclosures (RPG 1001313), a registered park and garden, seven grade I listed buildings and sixteen grade II listed buildings. The conservation area's listed buildings and Kemp Town Enclosures are of high heritage significance for historic and architectural interests.
- 5.34.2 Kemp Town Conservation Area has been described as the best example of Brighton's elegant Regency architecture (Brighton Borough Council, 1992: 1). It is mostly residential, contains green open space and a beach and has strong visual and physical links to the seascape.
- 5.34.3 The conservation area is characterised by many listed Regency residential buildings, including several grades I listed terraces. It also possesses a sense of enclosure, a formal layout and strong links between the listed buildings and the central gardens. Front facades are generally uniform, consistent in height,

symmetrical, stucco rendered and contain deep and strongly projecting cornices (Brighton Borough Council, 1992: Appx 4). Roofs are largely slate and there is a ubiquity of sash windows, balconies, and pilasters (Brighton Borough Council: 1992: Appx 4).

- 5.34.4 Kemp Town Enclosure (RPG 1001313) forms 6ha of enclosed gardens in the Kemp Town Estate. The conservation area slopes steeply southwards from the northern end of the gardens down toward the seafront. The top of Sussex Square, which forms the northern, highest part of the gardens, is almost 40m above sea level and 400m from the mean high-water level. A central path leads down to a tunnel, providing a link between the gardens and Esplanade below. The tunnel provides a physical and historic link between the gardens and the two grade II listed 'cottages' (NHLE 1380994) set into the high brick retaining wall along the front.
- 5.34.5 The historic interest of the assets within the conservation area derives from the nature of their development, associations with well-known individuals and the ways that they can further an understanding of Brighton's development as a sea resort. Originally intended to be a separate 'town' from Brighton, it was eventually absorbed during the later 19th century (Brighton Borough Council, 1992: 5). The current sea walls and Esplanades illustrate how the cliffs on which Kemp Town was built were manipulated to ensure the structural integrity of the houses.
- 5.34.6 Famous and renowned individuals are associated with the listed terraces, including poet and novelist, Lewis Carrol, who often stayed at 11 Sussex Terrace (NHLE 1380970). Kemp Town utilised the skills of renowned Regency architects, Charles Busby, and Amon Wilds, who were responsible for much of the Regency architecture in Brighton. The enclosure also has links to distinguished architects, including Henry Kendall Snr and Henry Kendall Jnr, of which the Esplanade and Tunnel (NHLE 1380997), including the Cottages (NHLE 1380994), were some of their most notable works.
- 5.34.7 The architectural interest of the conservations listed buildings derives from the quality of their features and their visual and aesthetic relationship with their setting. The quality is evident in the uniformity of the terraces and their elegant features, such as the Doric columns at grade I listed nos. 15-28 Lewes Crescent (NHLE 1381659). Architectural interest specifically regarding Kemp Town Enclosures comprises the features of its listed structures and the impressive manipulation of the cliff into a controlled and landscaped environment. The park provides many opportunities for the architecture of the wider conservation area to be appreciated in short views.
- 5.34.8 Short views from the A259, Chichester Terrace, Arundel Terrace, Lewes Crescent and Sussex Square, of the listed terraces create imperious views, which dominate their surroundings. The gardens create a sense of separation from the noise of the surrounding traffic and the dominance of the terraces. The sea is visible in sequential views from within the garden enclosure because intervening trees block some views. Views looking towards the seascape to the south are possible from the upper storeys of the terraces, enabling panoramas and vistas to form. The terraces and gardens are not visible from the beach because of their lower relative elevation.

- 5.34.9 The seascape offers an illustration of Kemp Town Conservation Area's assets' past relationship with the sea and the design intentions of the architects to maintain visual links between the buildings and the seascape. The seascape, therefore, contributes towards the historic interest of the conservation area by enhancing the understanding of this historical relationship (Brighton Borough Council, 1992: 11)
- 5.34.10 The setting of the assets within the conservation area also contributes negatively to their interests. Rampion 1 turbines and the substation are visible on the horizon from many vantage points within the conservation area. For example, from the A259, Madeira Drive, the park gardens, and the upper storeys of some of the listed buildings. However, due to the small scale of the turbines in views, they do not significantly alter the visual relationship between the listed buildings and the seascape and therefore have little impact on their interests.
- 5.34.11 Brighton Marina, however, constructed during the 1970s, represents a greater impact than the Rampion 1 Wind Farm. This is predominantly because its large scale, including high-rise buildings, severs the assets' relationships with the sea by intervening in views looking southeast and contributing marine traffic to seascape views.

5.35 Rottingdean Conservation Area

- 5.35.1 Rottingdean Conservation Area is located in the historic downland village of Rottingdean, approximately 6km east of Brighton. The village is located within a long north-south aligned valley which provides shelter from prevailing south-westerly winds and terminates at the sea to the south (Brighton and Hove City Council, 2012: 1). The conservation area contains 54 listed buildings in total, with five at grade II*, 49 at grade II and eight locally listed buildings. Rottingdean Conservation Area is a designated heritage asset and is of high heritage significance for historic and architectural interests.
- 5.35.2 In the conservation area's immediate setting are three ANAs, two scheduled monuments (both within 250m) and the grade II listed Rottingdean Windmill (NHLE 1380100) (approximately 100m to the west). Long vistas, looking southeast, of the seascape to the south, framed by listed buildings, are possible when walking south down High Street, forming key views. Similar views are possible throughout the conservation area, with the majority looking southeast as clear views of the seascape are blocked by the chalk hills to the west; however, the sea is visible from the upper storeys of some listed buildings in the eastern extent of the conservation area.
- 5.35.3 Rottingdean Conservation Area's special interest derives from its historic and architectural interest. Historically, the core of the village is medieval, with 20th century development on the fringes. The village's development was based on agriculture and several farmsteads and converted agricultural buildings survive (Brighton and Hove City Council, 2012: 1). This provides insight into the medieval development of the area. The village later became popular with artists and writers, who built large houses centred around the green, highlighting the village's historic associations. Architecturally, strong visual links exist within the conservation area generated through the use of traditional building materials, particularly a variety of flint.

- 5.35.4 The conservation area's immediate setting provides context for the village within a rural setting and illustrates its previous agricultural history. Despite its proximity to the sea, the village was primarily agricultural; however, many villagers would have supplemented their wages by fishing (Brighton and Hove City Council, 2012: 5) and therefore visual links with the seascape enhance the historic interest of the conservation area's assets. The vistas create strong visual links with the seascape, enhancing the historic relationship.
- 5.35.5 Marine Drive, a busy road, forms a physical boundary barrier between the conservation area and the sea, eroding their historic relationship (Brighton and Hove City Council, 2012: 12). Traffic also erodes the historic relationship of the village with its rural setting.

5.36 Grade II Listed Band Stand (NHLE 1027780), The Esplanade

- 5.36.1 The Band Stand (NHLE 1027780) was likely built during the Edwardian period. The Band Stand, national grid reference: SZ 9392398950, is situated in Bognor Regis, West Sussex. The setting of the Band Stand is defined by its siting within the Bognor Regis Promenade and its proximity to Bognor Regis beach, onto which it almost fronts. The Band Stand derives its high level of heritage significance from its historic and architectural interests.
- 5.36.2 The Band Stand's (NHLE 1027780) architectural interest is derived from its features. Its structure is octagonal, and it possesses a new plinth of about two feet. Slender iron columns with miniature Corinthian capitals (and linking trelliswork) support a canopy with a flat ceiling. The Band Stand also possesses a wide projection over decorated brackets and a copper-covered roof in two sections and a lower cyma reversa, with the upper convex (over a short vertical stage and rising to a finial), both with decorated cresting at the margin (damaged in part).
- 5.36.3 Long, uninterrupted panoramic views past the pebbly beach, towards the sea, horizon, and sky feature prominently from the Band Stand and are possible when looking in all directions apart from to the north and directly east. The Band Stand features a long, key view when approaching the spacious Promenade from the east, however, intervening built forms block long views of the Band Stand when approaching the Promenade from the west.
- 5.36.4 The principal contribution of the seafront setting of the Band Stand is to its historic interest as it reflects the structures' historic summer holiday and pleasure usage through visual links to the seascape and surrounding seafront buildings. This usage persists today, illustrating its historic function. Public benches immediately to the north of the Band Stand frame views of the structure against the backdrop of its coastal setting, highlighting the context in which entertainment events at the Band Stand were initially designed to be experienced.
- 5.36.5 Turbines from the Rampion 1 Wind Farm are visible on the horizon in views looking southeast from the Band Stand. They do not harm the relationship between the asset and the seascape, however, due to their small scale resulting from intervening distance.

5.37 Grade II* and II Listed Buildings in Bailiffscourt (NHLE 1027676, NHLE 1027637, NHLE 1027638, NHLE 1027677, NHLE 1233450, NHLE 1274459, NHLE 1276596, NHLE 1353879, NHLE 1353880)

- 5.37.1 This asset group consists of nine listed buildings. Three are grade II* listed and include: Chapel at Bailiffscourt Hotel (NHLE 1233450); Bailiffscourt Hotel and Country Club (NHLE 1027676); and Guest House to Bailiffscourt Hotel and Country Club (NHLE 1274459). The six grade II listed buildings consist of outbuildings, for example, stables, a cottage, a gatehouse, and a dovecote.
- 5.37.2 Bailiffscourt is immediately set predominantly within a rural context and is surrounded by farmland and trees. Climping Beach is approximately 250m to the south and visual links between some of the listed buildings and the seascape may be possible in sequential and glimpsed views through intervening trees and hedgerows that form the border of the Bailiffscourt.
- 5.37.3 The heritage assets at Bailiffscourt have architectural and historic interests. Architecturally, similar construction materials and styles form strong, cohesive, bonds between the buildings. High-quality building materials and special features also contribute towards the architectural interests of the assets. According to Bailiffscourt Hotel and Country Club's (NHLE 1027676) list entry, it is the foremost illustration of the inter-war craze of constructing new houses out of old materials. The designated heritage assets also provide insight into the development of the estate and wider developments in the usage of the surrounding area, from primarily agricultural to leisure.
- 5.37.4 The rural setting of the Bailiffscourt estate provides context for the rural functionality of some of the heritage assets. For example, it enhances the historic interest in The Stables at Bailiffscourt to the North East of The Chapel (NHLE 1353879). Low hedges contribute to vista views of the coast, looking southwest, from the upper storeys of Bailiffscourt Hotel and Country Club (NHLE 1027676), enhancing the historic relationship.

5.38 Grade II Listed Climping Mill (NHLE 1027639)

- 5.38.1 The Climping Mill (NHLE 1027639), originally a windmill built in 1799 to replace an earlier mill, is currently grade II listed. The mill (TQ 01582 01233) is located along Climping Street, Climping, Arun, West Sussex, in the parish of Climping. It ceased operating in 1900, was converted into a house in the 1920s and in 1962 was found to be infested with death-watch beetle leading to the top being dismantled (Historic England, n.d.). The Climping Mill derives its high level of heritage significance from its historic and architectural interests.
- 5.38.2 Physically, only the ground and first floors of the Climping Mill (NHLE 1027639), remain as the remainder was demolished in 1954. It is faced with flints and weatherboarding. To the south was a two-storey, mid-19th century mill-house, with four windows, a tiled roof, intact glazing bars and faced with cobbles with red brick dressings, quoins, and flush stringcourse. In 1954 this was joined to the remains of the mill by a curved porch with one storey over.

- 5.38.3 Vista views of the sea and horizon to the south are likely possible from the second and third storeys of the Climping Mill, over the surrounding hedgerows, trees and intervening built forms; however, these factors that serve to frame views may equally limit some views. Long views of the top of the Climping Mill are possible from the beach, although intervening topography may block views from specific angles.
- 5.38.4 The mill provides insight into the historic development of the milling industry in the region and subsequent changes in use enhance its historic interest. It is also an example of a smock mill. Architecturally, its interest is derived from its unique architectural features related to its changing usages.
- 5.38.5 The mill's relationship with the sea is not necessarily important to understanding its historic function as a mill due to its agricultural and rural setting. However, seascape views from the mill may have aesthetic value within the context of its more recent 1920s residential conversion. The mill also may have once acted as a waypoint for seaborne vessels travelling in the area, giving visual links with the seascape the potential to enhance its interest.

5.39 Grade II listed Rustington Convalescent Home (NHLE 1274038) and Ancillary Building at Rustington Convalescent Home (NHLE 1274012)

- 5.39.1 Rustington Convalescent Home (NHLE 1274038) and Ancillary Building at Rustington Convalescent Home (NHLE 1274012) are two assets with historic and modern associations with providing care. They are located to the north of Sea Road, Rustington; National Grid References: TQ 04324 01456 and TQ 04348 01577, respectively. Both assets are of high heritage significance derived from historic and architectural interests.
- 5.39.2 Rustington Convalescent Home is set immediately within landscaped gardens, containing pathways, sculptured hedges and trees that were present in a similar footprint in the late 19th century, as shown by OS mapping. The Ancillary Building is set at the northern extent of the gardens. The wider setting of both buildings is less open and contains more built developments, including apartment buildings, terraces, and roads to the east and west. However, there is a lake to the northwest of Rustington Convalescent Home and the west of the Ancillary Building. The southern setting is dominated by panoramic and vista views of Littlehampton Beach, the sea, and the horizon.
- 5.39.3 Both assets form a complementary group. Each contains views of the other from their upper storey windows and both contribute to the others' architectural and historic interests. Architecturally, both assets are constructed in complementary neo-Caroline styles. Historically, the Ancillary Building housed the staff quarters, showing how closely linked the two buildings were historically. Rustington Convalescent Home (NHLE 1274038) currently operates as a place for respite care, occupying the same role with the community's social sphere as when it was constructed, further contributing to the asset's historic interest through illustrative links to the past.

- 5.39.4 The setting of both assets contributes positively to their architectural and historic interests in different ways. The coastal panoramic views from Rustington Convalescent Home and the glimpsed views of the sea from the Ancillary Building highlight the architectural design intention and the role that scenic views would have played in patient recovery; however, the ancillary building derives most of its heritage significance from its relationship to the convalescent home. Views of the seascape from the south elevation of the home illustrates the historic relationship between the asset and the seascape, contributing towards its historic interest. The surrounding sculpted gardens, including the adjacent lake, also retain associations with patient recovery, further illustrating the assets utilisation in the past.
- 5.39.5 The B2140 represents a physical barrier between the convalescent home and the seascape, severing its historic relationship with the seascape to an extent. During clear weather, Rampion 1 turbines are visible on the horizon, but their detrimental contribution is limited by their small scale, and their impact is subservient to the passing traffic.

5.40 Grade II Listed Vista Point, including Garages and Attached Walls (NHLE 1396577)

- 5.40.1 Vista Point, including Garages and Attached Walls (NHLE 1396577), built between 1969 and 1970 and designed by architect Patrick Gwynne for his quantity surveyor, Ken Monk, is grade II Listed. The Vista Point is located at 21, Tamarisk Way, East Preston, Littlehampton, Arun, West Sussex; National Grid Reference: TQ 06630 01567. The asset's high heritage significance for historic and architectural interests.
- 5.40.2 Vista Point (NHLE 1396577) is a two-storey detached holiday house on a coastal site, possessing an 'hourglass plan', with an adjoined garage fanning to the west and linked brick walls. The house is set back approximately 100m from the beach to the south, with the rear, southern garden backing onto a coastal path.
- 5.40.3 The assets' historic interest is derived from its close association with renowned architect Patrick Gwynne. Gwynne, according to Historic England, produced a series of important and extremely original houses during the post-war period in a playful style that often-utilised unusual materials and emphasised curves. Architectural interest, therefore, derives from the uniqueness of the assets plan and building materials and because it is the only example of a holiday home designed by Gwynne and his least altered surviving works.
- 5.40.4 The greatest contribution of the asset's setting to its architectural and historic interests is created by the visual links to and from the gardens and the seascape. Long, framed, vistas (framed between trees at the rear of the garden) from the house's south-facing balcony provide the biggest contribution of the asset's setting to its architectural interest because it reflects the design intentions of the architect. The coastal setting also contributes towards the historic interest of the asset because its proximity to and views of the seascape illustrate its historic use as a coastal holiday home.
- 5.40.5 Turbines associated with the Rampion 1 Wind Farm may be visible in oblique views of the seascape looking southwest from the asset during clear weather and through planting. However, if they are visible, their small scale, combined with

dominant elements of ridges of sand visible further out to sea, limits their negative contribution to a large degree.

5.41 Grade II Listed Runnymede (NHLE 1419211)

- 5.41.1 Runnymede (NHLE 1419211) is a grade II listed three-storey private house in international modern style, designed by Welles Coates and built by E and L Berg in 1936. Runnymede is located at Coastal Road, Kingston Gorse, Kingston, Angmering on Sea, Arun, West Sussex; National Grid Reference: TQ0842301523. The asset is of high heritage significance due to its historic and architectural interests.
- 5.41.2 Runnymede (NHLE 1419211) possesses a steel frame, clad in steel sheeting, on concrete foundations and with plaster wall finishes. It has flat roofs and a near-diamond-shaped plan of two storeys and a rooftop room. The upper floor is set behind balconies - with curved prow and flanking single-storey wings facing south across the sea. The entrance on the north side facing the road has a two-storey wing. Flat roofs accessed from small room or lobby which incorporates stack. The windows have been replaced within the original surrounds, apart from where they are concealed behind later screens. The balcony is supported by narrow columns. The interior never had features of special interest.
- 5.41.3 The asset's architectural interest is derived from it being a rare example of a Sunspan House, along with its unique international modern style design. Views of the southern elevation's upper storeys of the asset are visible from the beach and the majority of the northern elevations are visible from Coastal Road, allowing opportunities for views to incorporate the architecture.
- 5.41.4 The asset's historic interest is contributed to by its close association with Wells Coates, an architect recognized as one of the developers and instigators of architectural modernity in the UK. The asset also forms a strong group with Sea Lane House (NHLE 1353897), the modern movement house by Yorke and Breuer, which is also listed.
- 5.41.5 The strongest contribution of the setting of the asset is to the architectural interest of Runnymede. Wide and panoramic views of the coast and horizon are possible from the second-storey windows and upper-storey 360-degree balcony, fostering a visual relationship with the seascape. It also illustrates the design intentions of Coates for the coastal setting to be important to the viewing experience. Its setting contributes to historic interest to a lesser degree through Runnymede's strong association with surrounding houses, particularly Sea Lane House. However, the continuation of visual links with the seascape continues this historic relationship.
- 5.41.6 Rampion 1 turbines are likely visible on the horizon from the asset during clear weather, however, their distance and small scale would represent minimal harm to the relationship between the heritage asset and the seascape.

5.42 Grade II Listed 205-211, Brighton Road (NHLE 1025809)

- 5.42.1 205-211 Brighton Road (NHLE 1025809), constructed in 1904, is a grade II listed, three-storey, terrace designed in the style of the early 19th century by Stanley Adshead. The asset is located along Brighton Road, Selden, Worthing, West

Sussex; National Grid Reference: TQ 16168 02807. The asset's high level of heritage significance is principally derived from its architectural and historic interests.

- 5.42.2 205-211 Brighton Road (NHLE 1025809) possesses windows at each storey, a stuccoed exterior frontage and balconies of iron and wood on the first floor with canopies and four slender columns supporting them from the ground floor. The doorways are round-headed and in fluted frames. Numbers 205 and 207 have mansarded roofs and numbers 209 and 211 have a cornice and pediment with moulded panels and swag below between the inner windows. The second-floor windows possess Venetian shutters.
- 5.42.3 Oblique views of the terrace are possible when approaching either from the west or east along Brighton Road, which the asset fronts onto. Views of the upper storeys of the terraces are also possible from along the beach, which begins approximately 25m south of the asset. From the asset, panoramic views of the coast to the south dominate. To the southwest, oblique, and long-distance views of Worthing Pier are possible on the horizon, particularly from the second-storey balconies of the terraces.
- 5.42.4 The asset's distinct architectural features and style contribute towards its architectural interest. The building's historic interest is derived from its association with the architect Stanley Adshead and views from the asset to associated buildings. Adshead was also responsible for the design of various entertainment buildings for seaside resorts, including the Worthing Lido and Worthing Pier.
- 5.42.5 The setting of the asset contributes primarily to its historic interest. The views of Worthing Pier from the asset form a strong historic grouping between them because both were designed by Adshead. Worthing Lido, however, contributes little to historic interest because views from the asset are blocked by intervening development. Panoramic views of the seascape are illustrative of the historic utilisation of the asset as taking advantage of the sea, enhancing its historic interest.
- 5.42.6 To a lesser degree, its setting contributes to the asset's architectural interest. This is because the views of the seascape and Worthing Pier reflect the design intentions of the Adshead to allow panoramic views from the building and to create a visual relationship with the seascape.
- 5.42.7 The asset's setting also negatively contributes towards its interests. For example, wind turbines associated with Rampion 1 Wind Farm are visible on the horizon, but their small-scale causes little to harm this relationship. Also, the A259 intervenes in views from the asset towards the seascape and contributes vehicle traffic that distracts from and severs views of the sea.

5.43 Grade II listed Shelters at TQ 273 044 (NHLE 1292365) and TQ 270 045 (NHLE 1187598)

- 5.43.1 Shelters at TQ 273 044 (NHLE 1292365) and TQ 270 045 (NHLE 1187598) are a collection of four, related, seafront shelters located in semi-regular intervals along Western Esplanade, which fronts onto Hove Beach. They are located at

Promenade, Aldrington, Portslade by Sea, Brighton, and Hove. All of the assets are of high heritage significance for architectural interest and historic interest.

- 5.43.2 The two shelters at TQ 273 044 (NHLE 1292365) and two shelters at TQ 270 045 were built in the mid-19th century by Hove Corporation. They were subsequently restated and restored in the late 20th century and therefore possess late 20th century slatted benches. They are one storey with flat roofs, concealed behind parapets pierced with quatrefoil decoration and carrying ball finials. All are painted cast iron with glazed panels. They occupy an angular U-shaped plan.
- 5.43.3 Interest in these assets is derived from their history and architecture. The shelters are expressions of public seaside architecture and provide insight into the historic and present cultural and social leisure traditions associated with the seaside in England. According to the architect Edwin Heathcote (2017), writing in the Financial Times, the “British seafront shelter is one of the few places where the British have developed a true public architecture better than anyone else”. The typology of the seafront shelter developed in the mid-20th century with the arrival of mass transit railways (Heathcote, 2017). Consequently, seafront shelter design often reflected the architecture of the railway stations, which can be seen in the similarities of the architectural features between Brighton and Hove Station and these assets.
- 5.43.4 The setting of the shelters provides context for and enhances their historic and architectural interests. Their proximity to the coast, along the raised pavement, next to the beach, is deliberate and creates strong visual links with the seascape, enhancing their historic interest. The sea shelters’ south-facing seating areas provide uninterrupted panoramic views over the beach to the horizon and their siting highlights the architectural intention to exploit these views. Nearby similarly painted, cast iron, lampposts and a lido also contribute to the assets’ architectural interest as they form a cohesive group that can be experienced when walking down Western Esplanade.
- 5.43.5 During clear weather, Rampion 1 turbines are visible on the horizon, but due to their distance and small scale, they do not harm the strong visual relationship between the heritage assets and the seascape.

5.44 Grade II Listed Ian Fraser House, St Dunstan’s (NHLE 1380546), Chapel to Ian Fraser House, St Dunstan’s (NHLE 1380547), Walls to Ian Fraser House, St Dunstan’s (NHLE 1380548)

- 5.44.1 Ian Fraser House (NHLE 1380546), Chapel to Ian Fraser House (NHLE 1380547) and Walls to Ian Fraser House (NHLE 1380548) were constructed 1935-8 and designed by architects John Burnet, Thomas Tait, and Francis Lorne. All three listed buildings are located within 100m of one another on the ridge of a grassy chalk hill, approximately 200m from sheer chalk cliffs and their setting is primarily characterised by their eminence on a hill, surrounding open grass lawns and views of the coast. Ian Fraser House is currently occupied by a rehabilitation centre for blinded war veterans. The assets are of high heritage significance for historic and architectural interests.

- 5.44.2 Ian Fraser House, St Dunstan's (NHLE 1380546) is built in steel construction faced with brick laid in stretcher bond and cement. Its roof is obscured by a parapet. The Chapel to Ian Fraser House (NHLE 1380547) is constructed from brown brick and stone and has a pitched roof. The interior of the chapel is distinctly modern in style. Walls to Ian Fraser House (NHLE 1380548) flank the entrance with approximately eight metres of convex wall on either side of the access road to St Dunstan's. The wall is constructed with yellow brick and cement and possesses three low piers with apsidal ends.
- 5.44.3 Ian Fraser House currently serves as a rehabilitation centre for blind war veterans, which reflects its historic usage as a hospital for the blind. This illustrates its historic interest. Architecturally, original features that reflect the needs of the blind are still present within Ian Fraser House (NHLE 1380546), including, guide rails and a simple axial plan. The above-mentioned trio of architects were successful in their field, with Burnet designing the Edward VII Galleries at the British Museum in London and Tait and Lorne achieving distinction in Modern Architecture after Burnet's death. These assets, therefore, illustrate their joint efforts through their association with the architects.
- 5.44.4 The coastal setting contributes positively to the interests of the assets. For example, the seascape features heavily in views from the hospital's south and west elevations and associated assets, illustrating the design intentions of the architects. The hospital building's axial layout and positioning allow views of the seascape to be experienced from three elevations. The hospital building also possesses a balcony and sections with large glass windows that facilitate views of the coast, further consolidating this contribution.
- 5.44.5 The setting of the assets also contributes negatively to their interests. Primarily, Brighton Marina, approximately 1.8km southwest of the assets, is visible from the upper windows of the hospital's west elevation. This element, alongside the associated seaborne traffic, presents a minimal negative contribution to the interests of the assets because it severs visual links between the hospital and long-distance views west along the coast. Also, Rampion 1 turbines are visible on the horizon during clear weather, but due to their distance and small scale, they do not harm the relationship between the assets and the seascape in a meaningful way.

5.45 **Grade II listed Roedean School Main Buildings (NHLE 1380831)**

- 5.45.1 Roedean School Main Buildings (NHLE 1380831), built 1897-98, is a large girls' school set back approximately 200m from sheer chalk cliffs overlooking the coast. Roedean School is located at, Roedean Way, Brighton Marina Village, Roedean, Brighton and Hove; National grid Reference: TQ 35073 03136. The asset derives its high level of heritage significance from its historic and architectural interests.
- 5.45.2 Roedean School Main Buildings (NHLE 1380831) consists of a 150m long range of schoolhouses and boarding houses built in 1897-8 and designed by John W Simpson. There are other buildings of special architectural or historic interest attached to it, particularly the chapel of 1905-6, and the art, music, and library wing of 1910-11 with the headmistress's house, designed by Simpson and Maxwell

Ayrton. According to the list entry, the schoolhouse is loosely Jacobethan in style, while the boarding houses take their character from contemporary Arts and Crafts domestic architecture.

- 5.45.3 The immediate setting of the asset is defined by hilly chalkland topography, covered by short grass in all directions. While tall buildings are visible from the site in the distance, the asset's tall towers dominate the immediate setting. Roads envelop the asset and Roedean Way forms the key access route from the west and an access road coming from Marine Drive (A259) provides access from the south. Brighton Marina is visible to the southwest of Roedean School, forming a dominant focal point in this region of its coastal setting. Panoramic views, looking south and southeast, of the coast are possible from all storeys of south-facing windows of the asset.
- 5.45.4 The asset's architectural features, including the contemporary Arts and Crafts domestic architecture, contribute to its architectural interest. Historic interest is derived from the continuous link of the modern-day usage as a girl's school to the initial, historic, usage for the same purpose.
- 5.45.5 Visual links to the seascape enhance the desolate coastal context in which the school exists, enhancing its architectural interest because it reflects the architectural design of the asset to incorporate views of the seascape from its south elevation. Rampion 1 Wind Farm wind turbines are visible on the horizon, to the southwest, but make a very minimal, negative, contribution to interest. Their contribution is somewhat offset by the already high levels of seaborne traffic associated with Brighton Marina and because Brighton Marina dominates, drawing focus from the wind turbines.

5.46 Grade II Listed French Convalescent Home (NHLE 1380152)

- 5.46.1 French Convalescent Home (NHLE 1380152), a large grade II listed building built in Francois Premier Revival style by Clayton & Black, entered construction in 1895, opened in 1898 and was finished in 1907. Construction was funded by the French government and designed to aid the convalescence of patients from the French Hospital at Shaftesbury Avenue, London. The building was converted into flats in the early 2000s. The home and adjoined garden/ car park are bound on all sides by roads, with the A259 to the south, Arundel Road to the west, Arundel Street to the east and De Courcel Road to the north. The asset derives its high level of heritage significance from the contribution of its historic and architectural interests.
- 5.46.2 French Convalescent Home was constructed piecemeal as money from the French government became available. The foundation stone was laid on 5 October 1895 by the French Ambassador, Baron de Courcel. The building was opened in October 1898, also by Baron de Courcel. The central part of the building was the first to be built, followed by the eastern Gambon pavilion added in 1904 and named after the French ambassador at the time. Finally, the West or Ruffer pavilion, named after the honorary president of the French Hospital, was added in 1907. Late 20th century alterations were made to the asset, including refronting, the addition of a lift shaft and the demolition of chimney stacks.

- 5.46.3 French Convalescent Home (NHLE 1380152) was constructed from Belgian stock bricks (now covered with cement render) with stone dressings, with steeply pitched slate roofs with metal cresting to the pavilion roofs. Secondary glazing, with internal and external wooden frames for most windows on the south, sea-facing side, and many to the North side, was used. The central range is three storeys with dormers in the attic and the eastern and western ranges are four storeys and also possess dormers. There is a rectangular garden and car park to the south of the home enclosed by hedges and a wall at its eastern extent.
- 5.46.4 The setting of French Convalescent Home is primarily defined by its proximity to surrounding built forms, with taller residential apartment buildings to the west and east and smaller, terraces to the north. They contribute short views of the asset. Brighton Mariana dominates views from to the southeast of the asset and introduces heavy seaborne traffic to views in this direction. To the southwest, however, long, open vistas are possible of the coast and horizon from the upper storey windows of the asset, over the grass, trees, and hedges of the garden.
- 5.46.5 The asset derives its historic interest from the history of the building's construction and the development of its usage, contributing to British military history and the study of relations between Britain and France in the 19th and 20th centuries. While the home did not cater exclusively to French nationals at the beginning, it took in British war wounded during WW1 and subsequently received a certificate of appreciation from the War Council as a result. The building is also the only known French Convalescent Home in the country. The asset faced demolition after being sold for redevelopment in the late 20th century but was saved by Historic England after being listed in 2000.
- 5.46.6 Architectural interest is derived from the asset's unique construction materials and design. For example, there are no other known examples of secondary glazing in England dating to the time of construction, although, it was common on the continent. The home's style is also out of place along Brighton's seafront because it is not in keeping with the predominantly stuccoed Regency-style buildings, adding to the asset's striking appearance.
- 5.46.7 Vistas of the beach, sea, and horizon from southern elevation windows, provide a key contribution of setting to the significance of the asset's historic and architectural interests. The visual links that the vistas of the seascape create were design elements likely intended to aid the recovery of patients. Visual links to and from Kemp Town Conservation Area are possible as it is located approximately 25m to the southwest, enhancing the historic relationship with the Victorian development of Brighton.
- 5.46.8 Rampion 1 Wind Farm wind turbines are visible on the horizon, to the southwest, but detract minimally from this contribution to interest. Their contribution is somewhat offset by the already high levels of seaborne traffic associated with Brighton Marina, the severing effect of the A259 and the busyness of surrounding developments.

5.47 Grade II Listed 17th Century House (NHLE 1222778)

- 5.47.1 17th Century House (NHLE 1222778) is a two-storey former farmhouse currently occupied by a restaurant. 17th Century House derives its high level of heritage significance primarily from its architectural and historic interests.
- 5.47.2 According to the 17th Century House's Historic England list entry (NHLE 1222778), the asset does not date to the 17th century and possesses an early 19th century exterior. The asset comprises two parallel ranges. It is faced with cobbles with white brick windows and long and short quoins. The asset retains a tiled roof and horizontally sliding sash windows. There is also a later porch.
- 5.47.3 17th Century House (NHLE 1222778) is situated approximately 60m north of sheer, chalk, cliffs, and the beach below. It is immediately surrounded by slightly undulating grassland to the west and south, a car park to the east and the A259 to the north. Across the A259, and visible from the asset, is a mix of two-storey residential houses and an apartment building. A series of public footpaths enclose it to the west and south.
- 5.47.4 Long and short views of the asset are possible from three, key, roads that intersect at its northern elevation. These are the A259 to the west and east and Highway Road to the north. Long views, when travelling south down Highway Road, of 17th Century House's north elevation, framing vistas against the sea behind. Long and then short views of the asset from the A259 place it within the context of its coastal setting. Close views of the asset are visible from the surrounding public footpaths. Panoramic views of the seascape are visible from the asset's curtilage and glimpsed views of the sea from the upper storey windows of the listed building's southern range.
- 5.47.5 Architectural interest is derived from the quality of its architectural features. Historically, 17th Century House (NHLE 1222778) is an example of post medieval development on Telscombe Cliffs, specifically providing insight into developments in farming in the area.
- 5.47.6 The coastal setting of 17th Century House (NHLE 1222778) contributes to its interests by illustrating its historic relationship with the seascape. The key views from the surrounding roads include the sea as a backdrop for the asset, highlighting its associations with the sea. Its proximity to the sea highlights the intentions of the architect to include visual links to and from the asset of the seascape within its architectural design.
- 5.47.7 During clear weather, turbines, and the substation associated with the Rampion Wind Farm, are visible on the horizon, from the curtilage of the asset and possibly from its upper-storey windows. They contribute minimally to the relationship between the asset and the seascape because of their small scale on the horizon, although, they may be more visible during days when the bright sun reflects on them.

6. Glossary

Term	Definition
ANA	Archaeological Notification Area
BC	Before Common Era
DCO	Development Consent Order
EIA	Environmental Impact Assessment
ES	Environmental Statement
HDD	Horizontal Directional Drilling
HVAC	High Voltage Alternating Current
LAT	Lowest Astronomical Tide
MHWS	Mean High-Water Springs
MLWS	Mean Low-Water Springs
NHLE	National Heritage List for England. The only official, up to date, register of all nationally protected historic buildings and sites in England - listed buildings, scheduled monuments, protected wrecks, registered parks and gardens, and battlefields.
NSIP	Nationally Significant Infrastructure Project
OS	Ordnance Survey
PEIR	Preliminary Environmental Information Report
RED	Rampion Extension Development Limited
RPG	Registered Park & Garden
SDNPA	South Downs National Park Authority
VP	Viewpoint
WTG	Wind Turbine Generators
WWI	World War I
WWII	World War II



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