Downlands, Uckfield
Heritage Addendum
Edp6170_r008

1. Introduction

1.1 The following heritage addendum has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Gleeson Land. Specifically, it addresses comments made by the Heritage Officer of Wealdon District Council concerning Planning Application No. WD/2022/1637/MEA and its accompanying Archaeological and Heritage Assessment (Ref: EDP6170/r003; hereafter referred to as 'the Assessment').

1.2 This statement will address comments by the Heritage Officer in a topic-based format, including revised photographic and documentary evidence collected in December 2022. It thereafter concludes on whether and to what extent these consultee comments and the issues they raise materially affect the conclusions of the Assessment submitted with the planning application.

1.3 The Heritage Officer's comments are contained within two formal consultation responses, the first dated 13 September 2022 and the second on 5 December 2022.

1.4 The concerns raised in these consultation responses are summarised in the 5 December 2022 response as a requirement for additional assessment in respect of the following:

- The demolition of Chicory Cottage;
- The proposed boardwalk through Fir Grove (associated with the demolition of Chicory Cottage);
- Understanding the importance of Lake Wood (located southwest of the site) and by extension, impacts on the extended setting of Buckswood Grange (the Grade II listed building south of Rocks Road, south of the site);
- Understanding of the setting of Downlands Farm (including the two Grade II listed buildings) beyond just the residential curtilage/gardens, 'particularly in terms of the kinetic and experiential qualities of experiencing the former agricultural buildings within their broader rural setting."

2. Additional Assessment

The Setting of Downlands Farm

1.5 In response to the Heritage Officer's comments, this section begins by providing greater detail on the historic evolution of the group of buildings at the former Downlands Farm with reference to historic maps and archives, before reiterating the contribution of the site to their setting, with reference to the completion of an additional winter site visit in December 2022.

1.6 As set out in the Assessment, the former Downlands Farm complex is located to the east of the site, where the surviving buildings include the Grade II listed Barn at Downlands Farm, the Grade II listed Oast Cottage, and the non-designated Partridges Oast.



Figure 1: Google Earth satellite image dated 2022 showing the former Downlands Farm complex to the east of the site, showing the surrounding buildings, including the two new dwellings southeast of the listed barn that have been constructed since the completion of the Assessment.

1.7 The earliest available maps consulted are the Yeakell and Gardner Survey of 1778-83 and Mudge's map of 1813. These maps each show the presence of buildings in the general location of the farm complex at this time (annotated as *Townland* in 1778-83 and *Downland* in 1813), but do not provide reliable detail on the nature of the buildings. The farmland and woodland character of the site to the west is however indicated on both these maps.



Figure 2: The Yeakell and Gardner Survey of 1778-83 (left) and Mudge's map of 1813 (right).

1.8 There is documentary evidence (Streatfield family records, The Keep: ACC 6497) that indicates 'Downlands' was part of the Rocks Estate acquired by Thomas Streatfield in c.1784, although the nature of the buildings here at that time are not detailed.

1.9 Documentary evidence of 1813 comprising an auction notice from the Sussex Advertiser dated 28 June 1813 (britishnewspaperarchive.co.uk) shows that the 'Downland Estate' was up for auction. The notice describes the main house (assumed to be the present Charlwood Manor) and states that a detached brewhouse, coach house, woodhouse, stable, cow-house, piggery, farm yard and convenient offices are also included albeit the location of these buildings is not confirmed.

1.10 The first detailed plan of the buildings in and around the Downlands Farm group comprises an estate map of 'Downland Farm, Shermanreed and other Lands in the Parishes of Uckfield and Maresfield' by William Figg in 1829 (The Keep Reference ADA 229-02).

1.11 On this plan (Figure 3), the 'house' (i.e. Downlands House, later Charlwood Manor) is identified as in the ownership of Mrs Farncombe, the widow of John Farncombe, who purchased the Downland Estate in 1813. The land in the ownership of the house is shaded light green and extends south to Snatts Road via a wooded enclosure with access, as well as comprising three fields and woodland further south of the road.

1.12 It is clear from this map that the farm buildings west of Downlands House were not part of the same landholding as the house in 1829. These buildings, which include what are now the Grade II listed Barn at Downlands Farm, the Grade II listed Oast Cottage, and the non-designated Partridges Oast, are described as comprising '*Downland Buildings & c.'*. The location of Oast Cottage is apparent in its own enclosed private garden, situated in the south-eastern corner of *Barn Field* (plot 2) which extends northwest from the farm group. An outlying building is also shown a little further to the north, connected to the farm buildings by a short track. This plan indicates the setting of the farm buildings was relatively open to the meadow (*Barn Field*) to the west.

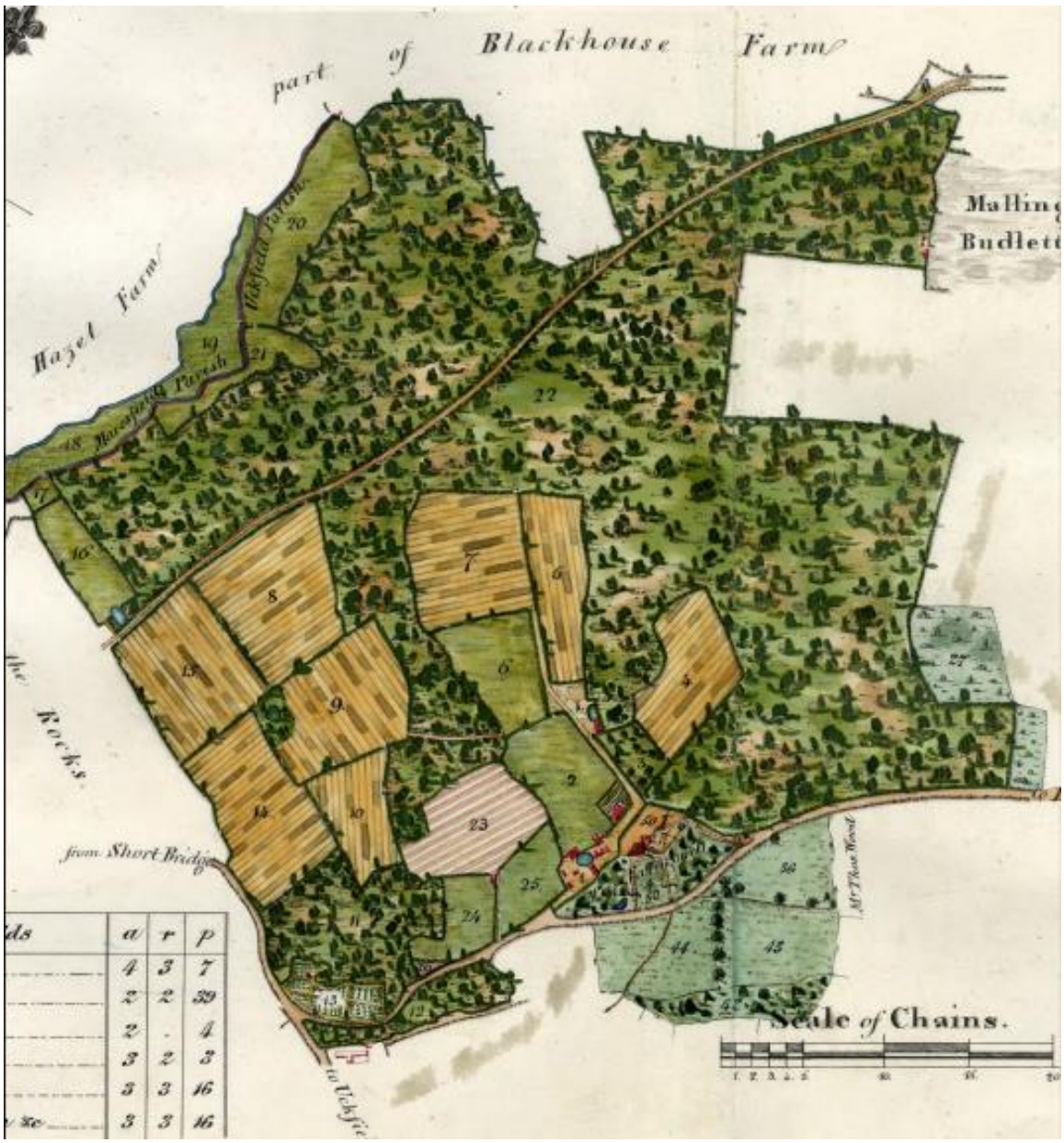


Figure 3: Estate map of 'Downland Farm, Shermanreed and other Lands in the Parishes of Uckfield and Maresfield' by William Figg in 1829 (The Keep Reference ADA 229-02).

1.13 The farm buildings at Downlands Farm and the land within the site are all identified as continuing to be in the ownership of the Streatfield family as part of the wider Rocks Estate on the 1829 map. So too is the cottage and garden (13) in the southern portion of the map, which marks the location of the present-day Chicory Cottage.

1.14 The 1841 Tithe Map of Uckfield shows the whole site in good detail, illustrating how the farmstead appeared little altered from the 1829 map at this time.

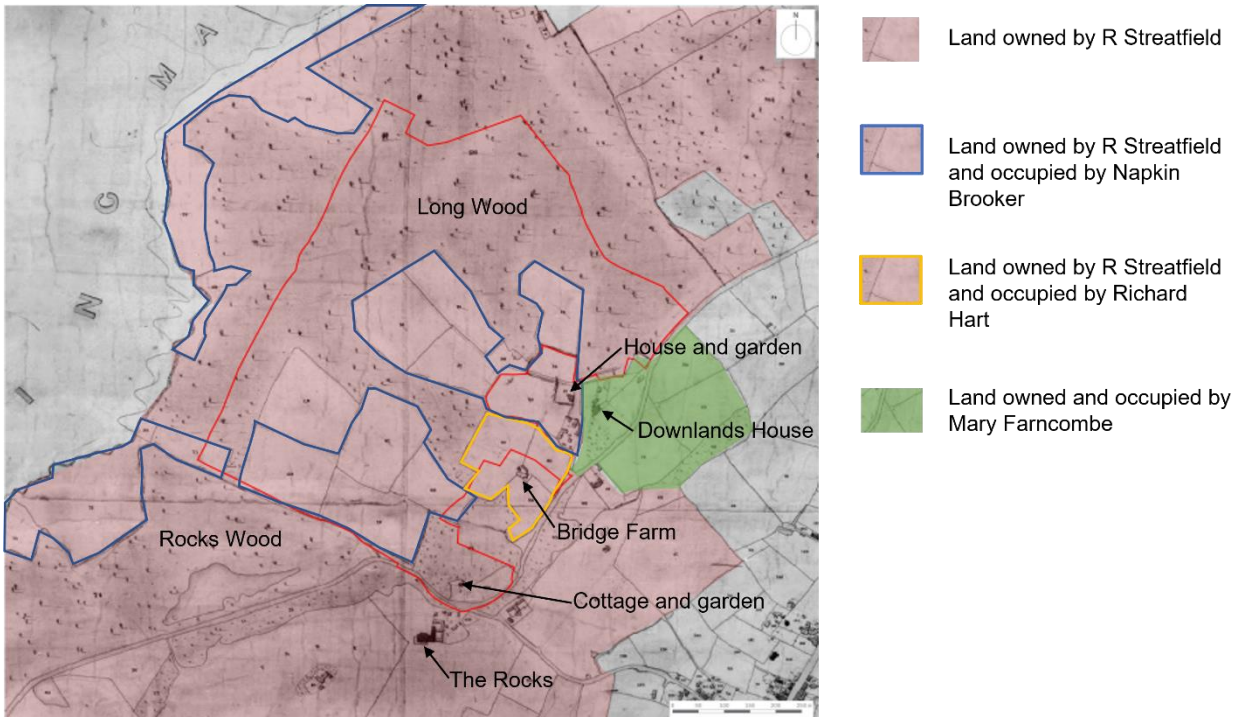


Figure 4: Tithe Map of 1841 showing the land ownership and occupiers.

1.15 The Tithe Map confirms that all the land within the site remained in the ownership of the Streatfield family at this time, along with extensive tracts of land across the wider parish.

1.16 The Downlands Farm complex is similarly shown to be in the ownership of the Streatfield family and tenanted by Napkin Brooker. The lands farmed by Napkin Brooker are outlined in blue on Figure 4 and comprise the bulk of the agricultural land in the site. Oast Cottage is identified on the Tithe apportionment as 'House and garden' and again occupied by Napkin Brooker, suggesting that this was the principal farmhouse associated with the working Downlands Farm at this time. An orchard is identified immediately north of the house. The remaining buildings are simply recorded as 'yards and buildings' on this map with the field immediately west recorded as meadow.

1.17 To the east the Tithe Map shows the land holding of Downlands House (present-day Charlwood House) continuing in the ownership of the Farncombe family, including the fields east of Snatts Road.

1.18 To the south of Downlands Farm, the map indicates three fields partially falling within the site which form part of Bridge Farm, again owned by the Streatfields as part of the wider Rocks Estate.

1.19 In the southern portion of the site, a 'cottage and garden' is identified in the location of the present-day Chicory Cottage south of a woodland plantation named Fir Grove, while to the south of Snatts Road and Rocks Road is The Rocks mansion (present-day Buckswood Grange), which had recently been constructed in 1838, and its surrounding parkland. Rocks Wood,

containing a large lake is identified southwest of the site boundary and north of Rocks Road. All these elements are identified as falling within the ownership of the Streatfields.

1.20 The second edition of the Ordnance Survey map, 1899, shows some degree of change at Downlands Farm, which is annotated as such for the first time. Oast Cottage is still clearly visible in the north of the complex, still defined by its own domestic curtilage in the corner of the field. The main changes appear around what is now the listed barn in the south of the complex, where an additional range of buildings extended west from the barn and further yards are shown to the east creating a more formal arrangement of buildings.

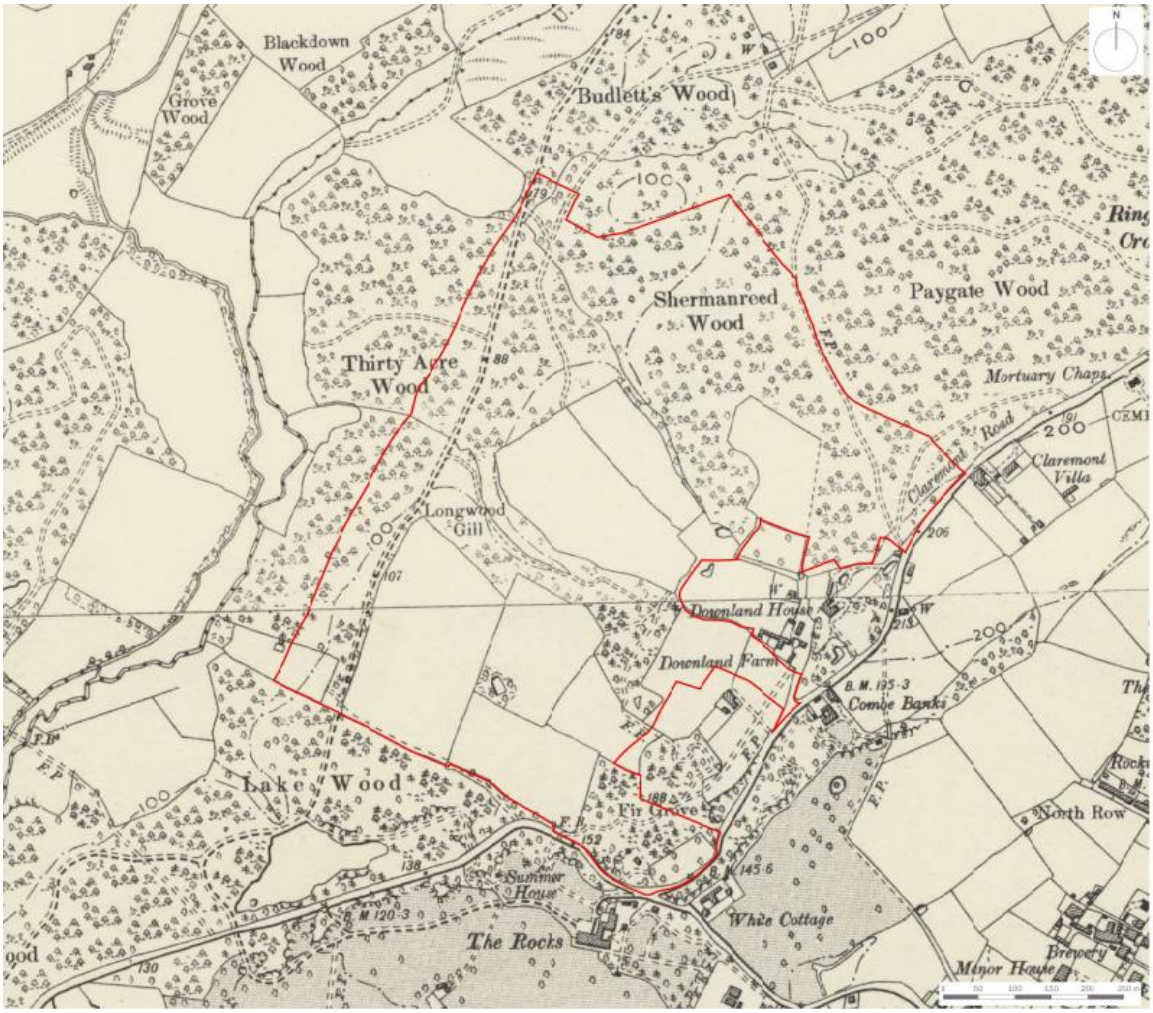


Figure 5: Extract from the Ordnance Survey map of 1899

1.21 At Downlands House to the east, the 1899 map indicates additions to the house and ancillary buildings and the gardens appear to have been landscaped with the addition of several ponds.

1.22 To the south of Downlands Farm, Bridge Farm is still extant at this time. Further south a building still stands in the location of present-day Chicory Cottage.

1.23 Notable on this map is The Rocks (present-day Buckswood Grange) south of Rocks Road, where the shading indicates the extents of the formal parkland surrounding the house. The location of a summer house is also identified within the parkland, as are a network of tracks, a number of which are shown to connect with Lake Wood and Fir Grove to the north.

1.24 Within Lake Wood, the lake is clearly shown, as are the network of tracks around it and a number of rock outcrops.

1.25 Within the site itself, the 1899 map attests to the continuation of its agricultural fields enclosed by woodland. A series of tracks and footpaths are shown through the woodlands, including the long straight track through Thirty Acre Wood running through the western edge of the site and south into Lake Wood.

1.26 The next notable documentary sources available to inform this addendum relate to the mid 20th century, when, in 1951, the land within the site and Downland Farm buildings were sold at auction along with other parts of the Rocks Estate, reflecting the post-war break up of the wider Rocks Estate since The Rocks (Buckswood Grange) had been converted to a private school during World War II.

1.27 The former oast complex at Downland Farm was subsequently converted to a residential dwelling in the 1950s (1953 – 1955, WDC: T/1953/11007/F) and renamed Partridges, signalling the start of the domestication of the complex.

1.28 The Ordnance Survey map of 1961 (Figure 6) records a new large structure south of the barn at Downlands Farm, indicating the persistence of farming activities. To the south, Bridge Farm also appears to have expanded with the addition of new outbuildings at this time.

1.29 The latter part of the 20th century saw some limited change to the land within the site itself, which continued in agricultural use associated with Downlands Farm, but experienced some loss of eastern end of the finger of woodland, Longwood Gill, west of Bridge Farm.

1.30 The 1961 map also attests to the use of The Rocks as a school at this time, as well as the wider expansion of the western edge of Uckfield towards Snatts Road.

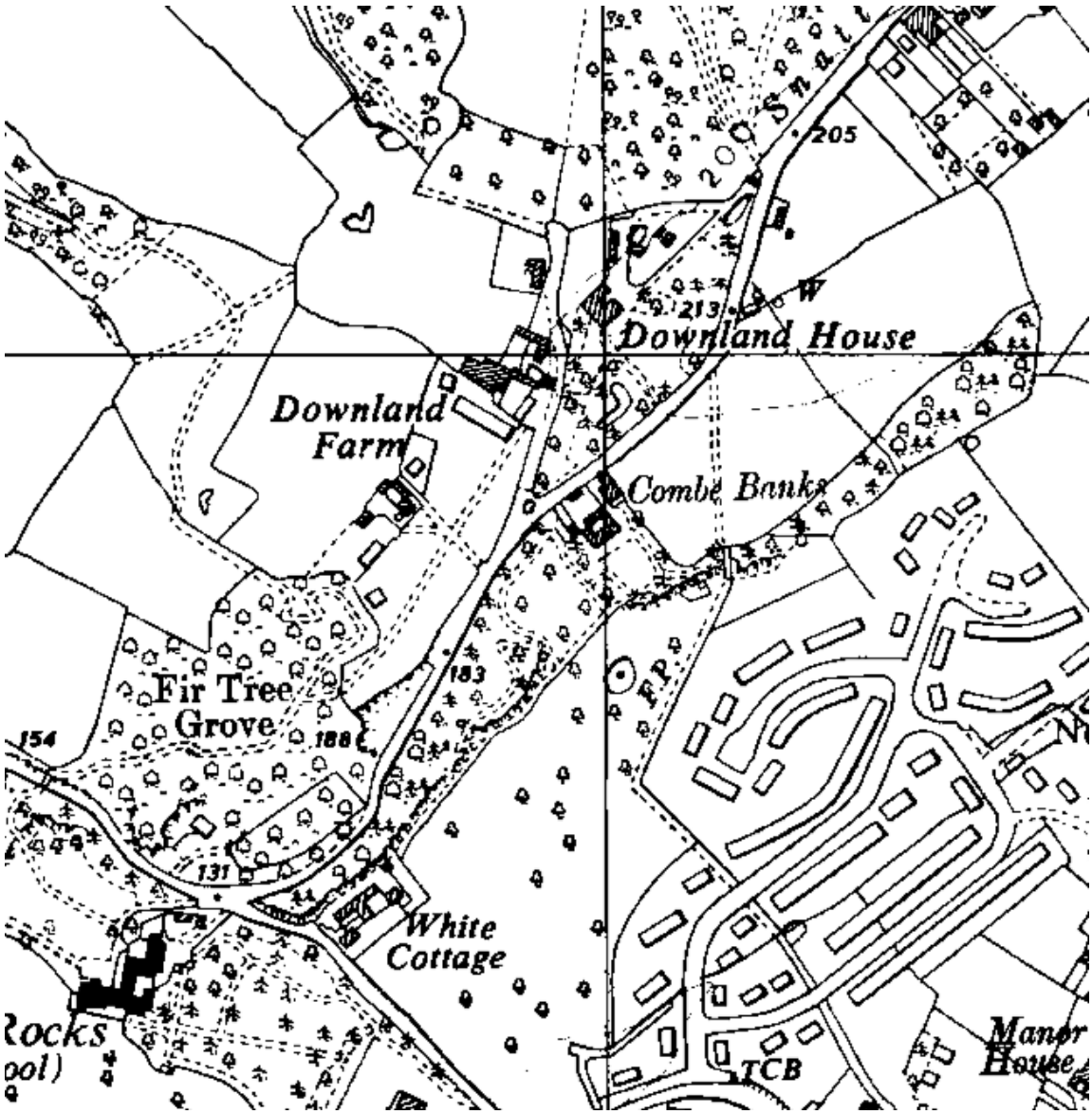


Figure 6: Extract from the Ordnance Survey map of 1961.

1.31 The 1975 Ordnance Survey map (Figure 7) indicates some radical change to the Downlands Farm complex. The most notable is perhaps the establishment of an extensive residential curtilage to the west of Partridges (the recently converted Oast), across what was previously a field west of the farm complex. As a result, the southern and western boundaries of Oast Cottage became wrapped around by the newly established grounds of Partridges.

1.32 Across the western extents of this new domestic curtilage, and notably at least a decade before any of the properties in the complex were listed, a broad band of mixed woodland was also established, enclosing Oast Cottage and Partridges, as well as the barn, from the farmland beyond to the west.

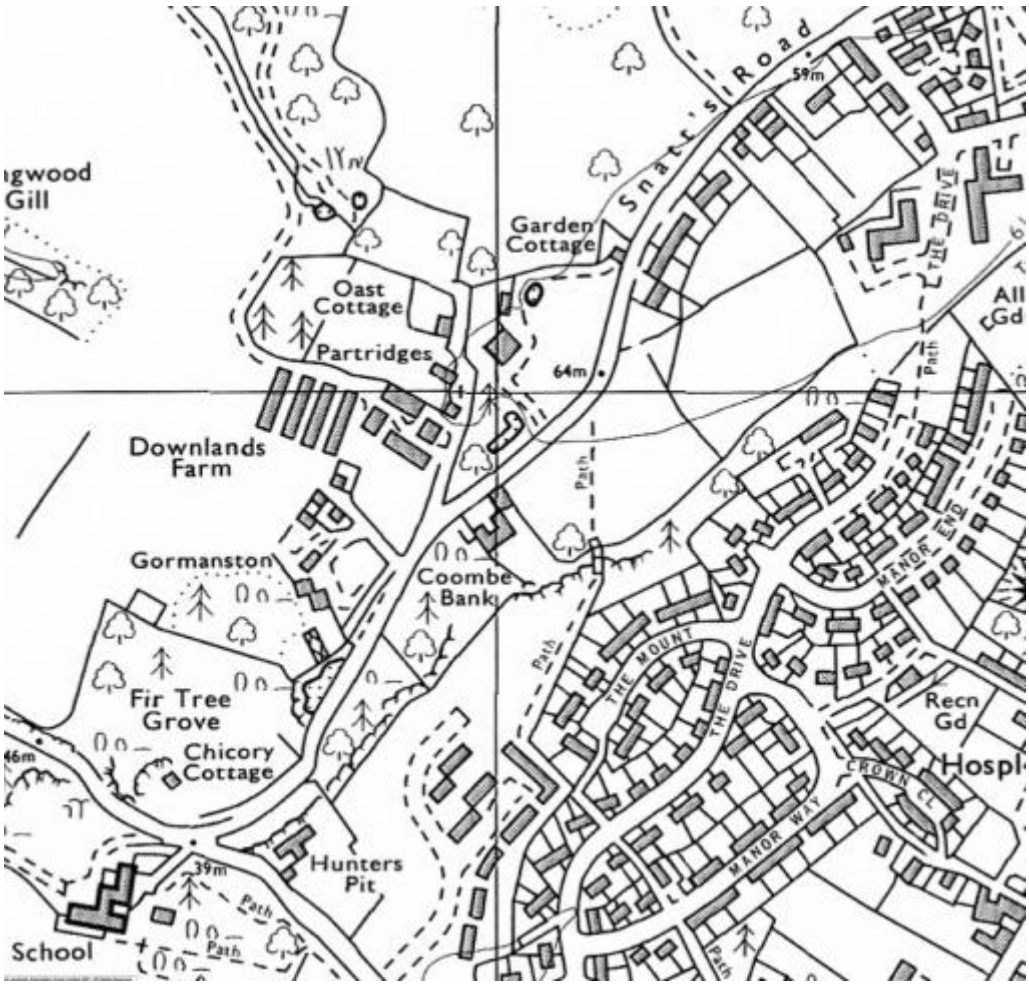


Figure 7: Extract from the Ordnance Survey map of 1975.

1.33 To the south of Downlands Farm, a series of four large linear sheds were also established, directly southwest of the barn and further buildings appear to have been constructed immediately south.

1.34 By 1975, the buildings at Bridge Farm appear to have been largely swept away and replaced with a small group of new dwellings named Downlands Cottages. Immediately south of these new dwellings, an imposing house, Gormanston had also been constructed, again reflecting the domestication of the former farm complexes west of Snatts Road.

1.35 The former Downlands House was converted to a residential care home in 1975 and its name changed to Charlwood Manor.

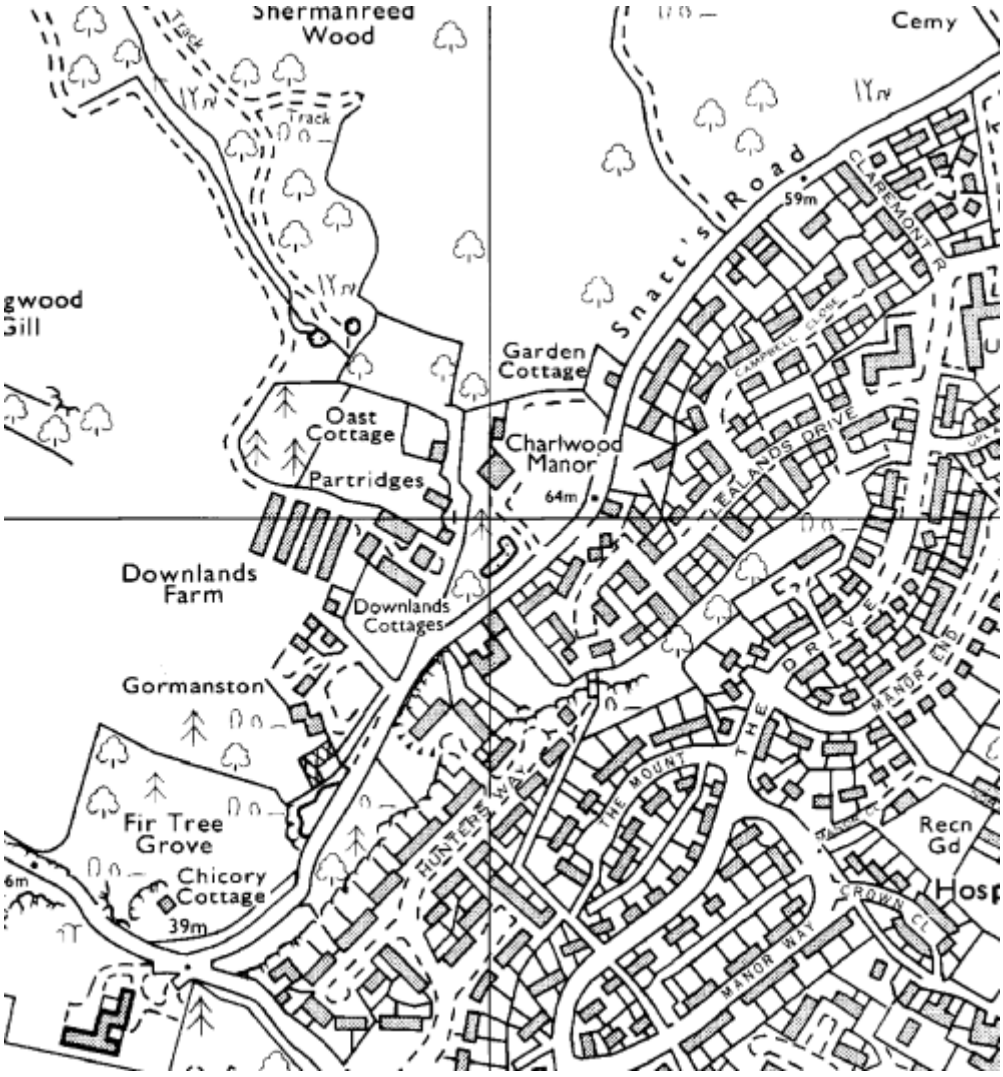


Figure 8: Extract from the Ordnance Survey map of 1992.

1.36 The barn at Downlands Farm and Oast Cottage were both listed in the early 1980s, when the barn was still unconverted. The 1992 Ordnance Survey map (Figure 8) shows little apparent change to Downlands Farm since 1975, but demonstrates the expansion of residential development along Snatts Road.

1.37 At Charlwood Manor, the former coach house/stable block was removed in 1982 and replaced in 1989 with a new purpose-built bungalow (WD/1988/2484/F).

1.38 The barn at Downlands Farm received consent for conversion to a domestic dwelling in 1996 (WDC reference: WD/96/2693/F), with further domestic garages and a store added to the new domestic curtilage in 2002. The conversion of the building altered its outward appearance with the addition of obvious domestic detailing and insertion of windows and rooflights.

1.39 Satellite imagery from 2004 and 2015 (Figure 9 and 10) illustrates the further evolution of the Downlands Farm complex in the 21st century, at which point the surviving buildings of the former farm complex had all been converted to residential dwellings with well-defined landscaped domestic gardens and new outbuildings and extensions, as well as the addition of swimming pools and tennis courts at Oast Cottage and Partridges. By this time the former orchard directly north of Oast Cottage appears to have been incorporated into the landscape gardens of the property.



Figure 9: Extract from Google Earth satellite imagery dated 2004.

1.40 By 2004 the former large agricultural buildings south and south-west of the barn had been cleared, albeit with the concrete pads of the linear sheds remaining.

1.41 Figure 10 illustrates the buildings in 2015, where ruderal vegetation had established across the former footprint of the demolished sheds and the landscape planting defining the domestic curtilages of the former farm buildings is well established and functioning to robustly screen the buildings from the agricultural land within the site to the west. This setting ensures that the group of buildings is experienced in an intimate and well-vegetated enclave, with little opportunity for them to be experienced or appreciated beyond their immediate grounds.



Figure 10: Extract from Google Earth satellite imagery dated 2015.

1.42 Figure 1 (at the start of the addendum) illustrates the former farm complex and its environs in 2022, when the most notable change is the addition of two new dwellings within the former wooded triangle immediately south of Charlwood Manor and east of the barn at Downlands Farm.

Summary

1.43 The analysis of the evolution and setting of the Downlands Farm complex has confirmed the findings of the previous Assessment; i.e. that the listed barn and cottage and non-designated oast house, as well as Downlands House (Charlwood Manor), were historically and functionally associated with the agricultural land in the site, likely since the 18th century. The functional association between the Downlands Farm buildings specifically ended in the late 20th century after the process of domestication and conversion of the buildings began from the mid-20th century, once the buildings had been sold on from the Rocks Estate.

1.44 As part of the definition of new residential curtilages and landscaped grounds, a robust vegetation screen was established to the west of the farm complex, which functions to robustly screen the buildings from the agricultural land within the site to the west. This setting ensures that the group of buildings is experienced in an intimate and well-vegetated enclave, with little opportunity for them to be experienced or appreciated beyond their immediate grounds.

1.45 The mid to late 20th century also saw changes to other former agricultural buildings west of Snatts Road and south of Downlands Farm, when the buildings at the former Bridge Farm, east of the site, were replaced by a group of modern residential dwellings. These changes, including the construction also of Godmanston in the late 20th century, generally reflected the trend of the wider residential expansion of Uckfield to the east of Snatts Road.

1.46 The continued 'domestication' of the wider setting of the former Downlands Farm complex is also apparent where two new dwellings have been constructed in 2022 immediately east of the Grade II listed barn and immediately south of Charlwood Manor.

1.47 It is the erosion of the former farmstead, conversion of its building to residential dwellings and its encroachment in the form of new and substantial domestic dwellings that have had resulted in the greatest change to the setting of the formerly isolated group, which at the same time has divorced these buildings from the historically associated land within the site to the west.

Updated Site Walkover

1.48 As noted above, this addendum has been informed by an updated winter site visit in December 2022, to consider the seasonal change to the setting of the buildings at the former Downlands Farm, as well as to consider the "kinetic and experiential qualities of experiencing the former agricultural buildings within their broader rural setting" as requested by the Heritage Officer.

1.49 As part of this analysis, and consistent with the approach undertaken for the original Assessment, all parts of the site were visited to understand how they contribute to the experience of the listed buildings and other buildings in the former farm complex and beyond. This analysis also included approaching the farm complex from the wider landscape beyond the site.

1.50 However, the results of this exercise have demonstrated the validity of the conclusions of the original Assessment. i.e. that the intimate, enclosed setting of the buildings that remain of the historical farmstead militates against any kinetic experience from the site or wider landscape.

1.51 This enclosure, in combination with their position set back from Snatts Road, means that these buildings are difficult to experience from the public realm or from the open fields within the site itself. The former farm complex therefore retains an intimate and 'inward-looking' character, as previously illustrated in the images accompanying the Assessment.

1.52 The following images illustrate the findings of the December 2022 site visit in respect of the Downlands Farm buildings. These images should be viewed in conjunction with those provided in the Assessment supporting the planning application.



Figure 11: The approach to Downlands Farm and Charlwood Manor heading south down Snatt's Road, with the northeast boundary of the site in the right of the image. This image illustrates how, even in winter, the buildings are not experienced in the wider landscape due to enclosing vegetation.



Figure 12: View west from Snatt's Road towards the listed barn at Downlands Farm (left of image) and the converted oast, Partridges to its right. The image illustrates the robust vegetation in the surroundings of these buildings, while also demonstrating how the historic farmstead has been encroached by more recent residential development in 2022.



Figure 13: View west on the approach to Charlwood Manor (right of image) from Snatt's Road. This image demonstrates the influence of recent modern residential development across land to the south historically associated with the building, while also demonstrating the enclosed nature of its setting.



Figure 14: View west on the access to Charlwood Manor from Snatt's Road. This image illustrates the robust vegetation that defines the grounds of the building, even in winter, and how the site forms no part of the experience.



Figure 15: View north from the track within the finger of the site immediately south of the listed Barn at Downlands Farm. This view looks over the domestic gardens of the converted barn and illustrates the influence of newly constructed dwellings to the east of the barn.



Figure 16: View north from the track within the finger of the site immediately south of the listed Barn at Downlands Farm. This view looks over the domestic gardens of the converted barn through a break in the boundary vegetation towards the converted oast, Partridges beyond. The building in the left of the image is a modern garage structure associated with the conversion of the barn.



Figure 17: View of Gormanston, from the access off Snatt's Road. The imposing late 20th century dwelling was constructed south of the former Bridge Farm, where it illustrates the piecemeal development of former farmsteads on Snatt's Road following the break up of Rocks Estate in the mid 20th century.



Figure 18: View of Downlands Cottages. Looking west in the direction of the site from the access off Snatt's Road. These buildings were constructed in the mid-late 20th century across the former Bridge Farm, and serve to illustrate the piecemeal residential development of former farmsteads on Snatt's Road following the break up of Rocks Estate in the mid 20th century.



Figure 19: View north towards Downlands Farm from Downlands Cottages to the south. This image illustrates how the buildings at Downlands Farm are effectively screened by their enclosing vegetation, even in winter.



Figure 20: View east towards the listed Barn at Downlands Farm from the informal track that runs through the finger of the site south of the former Downlands Farm complex. This view comprises the only 'experience' of any of the buildings in the Downlands Farm complex from the site. It is limited to the roof of the barn, which displays evidence of its domestic conversion through the domestic detailing of the inserted rooflight, and is experienced in the context of ruderal vegetation across an area of demolished modern sheds.



Figure 21: The typical experience of approach to Downlands Farm from the informal track that runs through the finger of the site south of the former Downlands Farm complex. This approach is defined by ruderal vegetation that has grown up amongst the remains of the former modern agricultural sheds in this area. The development proposals seek to replace this vegetation and modern building remains with an area of new orchard planting that more sensitively addresses the historic context of the former Downlands Farm complex.



Figure 22: The view east again towards the listed Barn at Downlands Farm from the informal track that runs through the finger of the site south of the former Downlands Farm complex, this time from further west in the site. Once more, this image illustrates the extremely limited experience of the buildings at

Downlands Farm in combination with the site, due to the broad band of mixed woodland that was established after the 1960s, as part of the residential conversion of the farm buildings several years prior to the listing of Oast Cottage and the barn.



Figure 23: The view east from the agricultural land in the site that is proposed to form the northernmost parcel of residential development. This view looks towards the former Downlands Farm complex and demonstrates how there is no experience of any of the buildings from this part of the site, even in winter, due to the broad band of mixed woodland that was established after the 1960s as part of the residential conversion of the farm buildings, and prior to the listing of Oast Cottage and the barn.



Figure 24: The typical view northeast from the eastern edge of the site, west of Downlands Cottages. This image illustrates how the modern dwellings at Downlands Cottages retain an open aspect to the site, while in contrast, the Downlands Farm complex further north is screened by robust vegetation, even in winter, such that it cannot be experienced from this part of the site.



Figure 25: A further typical view northeast from the eastern edge of the site, west of Downlands Cottages. This image once more illustrates the open aspect of the modern dwellings at Downlands Cottages in contrast to the former Downlands Farm complex further north, which is enclosed from the site by a broad band of mixed woodland that was established after the 1960s as part of the residential conversion of the farm buildings.



Figure 26: The typical view east from the edge of the agricultural fields on the western edge of the site. This image illustrates how the modern dwellings at Downlands Cottages can be experienced from these parts of the site, through vegetation, in contrast to the former Downlands Farm complex further north, which is enclosed from the site by a broad band of mixed woodland that was established after the 1960s as part of the residential conversion of the farm buildings.



Figure 27: a further typical view east from the edge of the agricultural fields on the western edge of the site. This image illustrates how the modern dwellings at Downlands Cottages can be experienced from this part of the site, in contrast to the former Downlands Farm complex further north, which is enclosed from the site by a broad band of mixed woodland that was established after the 1960s as part of the residential conversion of the farm buildings.

1.53 Therefore, while the agricultural land within the site is acknowledged to have a past, historical association with the listed buildings at Downlands Farm, the site visit once more confirmed the findings of the Assessment, that it does not now readily form part of the surroundings in which they are experienced.

1.54 In this context, and the measures implemented in the parameters of the proposed scheme set out in the Assessment, it is not expected that the proposals would diminish the setting of any of the buildings in the Downlands Farm buildings in any tangible way and would instead allow for the retention of the legibility of the listed and non-designated buildings as a distinct historic farm group, as they are currently experienced, in their intimate enclosed surrounds. The appreciation of the association and close relationship between these buildings and other assets and built form along Snatt's Road, such as the adjacent Charlwood Manor, would similarly be unaffected.

1.55 In light of the above assessment, it is considered that, while the development proposals would result in the loss of agricultural land formerly associated with the listed buildings, this change

would be so peripheral to the current experience of these assets, that the implementation of the proposed development would nonetheless preserve the character of the listed buildings' setting. There would be no change to the experience of the buildings in their farmstead setting, or to how these buildings are experienced or appreciated in the wider landscape. It is therefore expected that the proposals for the site could be implemented without harm to the Grade II listed Barn at Downlands Farm or Grade II listed Oast Cottage.

1.56 The same conclusion is made in respect of the non-designated Charlwood Manor to the east of the Downlands Farm buildings. It is acknowledged that this historic building also shares an historical association with the land within the site, but the site does not currently form part of the surroundings in which the house is experienced.

1.57 Charlwood Manor is enclosed by its own dense boundary vegetation, a setting that reinforces the discrete, intimate enclosed landscape of the former manor house as established in the late 18th / early 19th century. It does not have an outward facing aspect in the direction of the site, nor does the site form an appreciable element of its surrounds when one is experiencing the building from any location.

1.58 The closest portion of the site to the asset, i.e. the northern extents; would in any event remain undeveloped as a woodland park, with the result that there is expected to be no potential for the surroundings in which Charlwood Manor is experienced to be appreciably changed, such that would affect the heritage significance of the building.

1.59 The presence of the two new dwellings immediately south of Charlwood Manor and east of the Barn at Downlands Farm, which occupy land most recently associated with the former Downlands House, demonstrates how even the very immediate surrounds of the buildings at Downlands Farm have capacity to accommodate change through residential development in their settings without adversely affecting the significance of the buildings of heritage interest.

Lake Wood (located south west of the site) and by extension, impacts on the extended setting of Buckswood Grange

1.60 The Grade II listed Buckswood Grange (formerly The Rocks) is located south of Rocks Road, and south of the southern tip of the site which borders the northern edge of Rocks Road at its junction with Snatt's Road (see Figure 4 and Figure 5 above).

1.61 The listed building is identified in the listing description as the former home of the Streatfield family "who were responsible for various local venefactions". The description identifies that the asset was built by Sydney Smirke in 1838, in Tudor style. It is described as an asymmetrical building of two storeys and attic constructed in red brick, with some diaper patterns on the ground floor and long and short quoins, window dressings and plinth, all of stone. The building is surmounted by clustered brick chimney pots.

1.62 The listing description notes that the building was repurposed as a private school during World War II, and it remained in this use until 2000, when it was subsequently converted into housing.

1.63 It is clear from the listing description that the building derives its significance overwhelming from the architectural interest of the fabric of its built form.

1.64 In terms of its historic evolution and setting, the Tithe Map of 1841 (Figure 4 above) is the first map to show the house, it having been built only a few years earlier. This map identifies the house standing east of a 'Park' which extends to Rocks Road to the north and across a field to the west. A collection of ancillary buildings is located immediately northeast of the main house and a barn and yard is identified in the park to the west.

1.65 While the surrounding landscape includes many features associated with the Rocks Estate identified on the Tithe Map, including Rocks Wood to the northwest with its large lake, and a 'cottage and garden' in Fir Grove to the north of Rocks Road, none of these features are specifically identified as being related to the house on this map, but rather simply form components of the wider estate.

1.66 The second edition of the Ordnance Survey map, 1899, shows The Rocks and its associated grounds in good detail. The Rocks (present-day Buckswood Grange) is identified south of Rocks Road, where the shading indicates the extents of a now formalised expanse of parkland surrounding the house, extending north to Rocks Road and some distance to the south. The location of a summer house is also identified within the northern parkland, as are woodland blocks and a network of tracks, a number of which are shown to connect with Lake Wood and Fir Grove to the north of Rocks Road.

1.67 Within Lake Wood, the lake is clearly shown, as are the network of tracks around it and a number of rock outcrops. Notably, one of these tracks is shown to connect with the woodland within the proposed development site at this time, comprising a long straight track through Thirty Acre Wood running from Budletts Common further north, through the western edge of the site and south into Lake Wood.

1.68 Lake Wood belonged to the Streatfield family as part of the Rocks Estate from 1789 until the Woodland Trust acquired the site in 1993 (www.woodlandtrust.org.uk).

1.69 In the first half of the nineteenth century, presumably at the time of the construction of The Rocks house and the laying out of the park around the main house, the southern part of Lake Wood was landscaped in the style of Capability Brown. An existing pond was enlarged by the building of an earth dam which created a three acre spring-fed lake. Carriage drives were put through the site including a tunnel under Rocks Road to link with the parkland in Rocks Estate to the south of Rocks Road. Many exotic and native trees and shrubs were planted, some of which still survive as large specimen trees. The wood already benefited from the dramatic outcrops of Cretaceous Ardingly sandstone along the sides of the valley that runs east/west across it. Where the rocks formed the shoreline of the new lake, structures were cut into them

including steps, tunnels and a boat-house. The northern part of Lake Wood, closest to the proposed development site, was retained largely as overstood mixed coppice.

1.70 The landscaping of Lake Wood was designed to create an extension to the gardens and pleasure grounds of Rocks House and provide picturesque and romantic walks. In this way, it is acknowledged that Lake Wood forms part of the wider designed setting of The Rocks (i.e. the Grade II listed Buckswood Grange), albeit it is also acknowledged that its function was to provide pleasure grounds separate to the house itself, rather than grounds from where the house itself could be appreciated or experienced.

1.71 The Rocks and its surrounding parkland, as well as Lake Wood to the north, appear to have remained largely as depicted on the 1899 map throughout the first half of the 20th century. During World War II the house was repurposed as a school, coinciding with the sale of much of the wider elements of the Rocks Estate.

1.72 While the school appears to have retained the northern portion of the parkland south of Rocks Road in its grounds, the wider parkland to the south and west was disposed of and progressively developed for housing throughout the second half of the 20th century.

1.73 At this point it is likely that the former tracks and accesses across Rocks Road to Lake Wood and Fir Grove were stopped up (as they now remain), effectively severing the 19th century routes between The Rocks and the wider landscape to the north.

1.74 In 2000 the school at The Rocks was closed and the house and its surrounding buildings converted to a residential development, which remains a private gated and enclosed community, with no public access. The wider parkland formerly extending around The Rocks (now the Grade II listed Buckswood Grange) has for the most part been developed for residential housing, since the mid 20th century and, aside from a band of scrubby woodland extending to the west of the house, this modern residential development defines the setting of the house formerly occupied by its parkland.

1.75 The site visit and walkover of Lake Wood established that it survives as an interesting small-scale example of a designed historic landscape which has been allowed to develop naturally over 100+ years. In the last 20 years it has been sympathetically restored to preserve its historic features. It is one of the few parts of the gardens and grounds associated with Buckswood Grange that survives largely intact. Nonetheless, it is clear that it now survives as an isolated remnant of the wider grounds of The Rocks, and there is no longer any direct connectivity with the former mansion house to the south of Rocks Road. The former connections under and across Rocks Road have been stopped up and the former parkland south of Rocks Road has been fenced along the road, with only a single point of access possible directly off the road.

1.76 The trackway connection between Lake Wood and the woodland on the western boundary of the proposed development site that is identified on the 1899 plan (Figure 5) is similarly no longer extant, it presumably having ceased to function and be maintained after the mid 20th

century break up of the Rocks Estate. No trace of any track or route through this woodland on the western boundary of the site was observed during the site visit.

1.77 In terms of the potential impact of the proposed development on the setting of Buckswood Grange, including Lake Wood, this was duly considered during the site visit in December 2022. Which included a walkover of Lake Wood and the accessible areas of the former parkland associated with Buckswood Grange to the south of Rocks Road.

1.78 From the surviving parkland and surrounds of The Rocks that lie to the south of Rocks Road, there was found to be no experience of the land within the site further north, which is screened by robust boundary planting and the rising topography. This position is evidenced in the images below.



Figure 28: The experience of Buckswood Grange from the entrance to its private grounds, looking south from Rocks Road. The listed building is for the most part screened by buildings that now from part of the residential complex such that only the chimneys are visible here. The privates grounds are fenced along the northern boundary to Rocks Road and bounded by dense vegetation. As a result, the listed building is not experienced in combination with any part of the site.



Figure 29: The experience of Buckswood Grange from the remnant of its historic parkland south of Rocks Road. The listed building is enclosed in its own private residential development and can be glimpsed beyond the modern dwelling in the midground, which forms part of the wider expanse of residential development that was constructed across the former parkland in the second half of the 20th century.

1.79 From the paths within the woodland maintained by the Woodland Trust in Lake Wood, it was observed that there is no experience of the land within the site. This is because of the low-lying nature of the network of paths around the lake in combination with the rising topography to the northeast in the wood, which is densely vegetated by trees. As such, it is concluded that the site makes no contribution to the experience of Lake Wood or the appreciation of its heritage significance. This position is evidenced in the images below.



Figure 30: Typical experience of Lake Wood looking north over the lake in the direction of the site. The land in the site is screened by the rising topography and woodland such that the site does not form part of the experience of Lake Wood as one traverses the network of paths. This image illustrates the internal focus of Lake Wood rather than any indication that visitors were encouraged to take advantage of outwards views north in the direction of the site.



Figure 30: Typical experience of Lake Wood looking northwest along the main path from the northern most entrance on Rocks Road. Again, this image illustrates the internal focus of Lake Wood as one traverses the network of paths.



Figure 31: Typical experience of Lake Wood, once again demonstrating the internal focus of Lake Wood as one traverses the network of paths and the dense woodland which prohibits and views outwards to the north in the direction of the site.



Figure 32: View south down Rocks Road from the northern access to Lake Wood. The stone wall on the right defines the boundary of Lake Wood, while to the left is the northern boundary of the land formerly part of the formal parkland of The Rocks. The site visit established that the historical links and accesses between the formerly associated components of the Rocks Estate have been severed since the break up of the Estate in the 20th century.

1.80 In terms of the contribution of the site to the setting of Buckswood Grange, the Assessment previously acknowledged the presence of the Grade II listed Buckswood Grange (formerly The Rocks) to the south of the site and also identified that the entirely of the site shared an historic association, by virtue of forming part of the wider Rocks Estate and landholding of the owners of The Rocks mansion.

1.81 This association on its own is however not considered sufficient to determine that the site forms part of the setting of the listed building. Indeed, the site visit established that the woodland and farmland that forms the site does not form any part of the surroundings in which the listed building is experienced.

1.82 There are no 'designed' or 'associative' views towards the site from the house, or vice versa, nor would the scale of the proposed development have any potential to be experienced in combination with the listed building from either its surrounding grounds or in the wider landscape.

1.83 The change resulting from the construction of new residential development across the agricultural land in the site, which has an historical association with the listed building through forming part of the wider Rocks Estate, is therefore not expected to result in any loss of significance to the listed building.

1.84 While acknowledging the proximity of Chicory Cottage (a building in the southern edge of the site historically associated with The Rocks to the south; see below), to the listed building, it is nonetheless the case that the two buildings are physically separate and well enclosed from each other, such that the experience of each does not include the other. This is due to the fact that the listed building in its current form is now at the centre of a private residential development that has expanded across the former school site and is now enclosed by gates and robust boundary fencing and vegetation which continues to provide a strong physical boundary between the house, its grounds and the landscape beyond (see Figure 28).

1.85 Similarly, the grounds of Chicory Cottage to the north are bounded by dense vegetation, which screens the building from the road adjacent to listed building, even in winter.



Figure 33: The glimpsed view north from Rocks Road to Chicory Cottage. The robust boundary planting of the cottage's grounds provides a strong physical boundary between the house and the landscape beyond, including Buckswood Grange to the south, even in winter.

1.86 In terms of the implications of the loss of Chicory Cottage to the significance of Buckswood Grange, this is duly considered. While Chicory Cottage is certainly a building with an historical association with Buckswood Grange, it is not considered that the listed building is reliant on the presence of Chicory Cottage to maintain its significance. Neither is the loss of the cottage expected to comprise a fundamental or appreciable change to the setting of the listed building or the appreciation of its significance. In this context, there is every reason to believe that change to the setting of Buckswood Grange resulting from the loss of Chicory Cottage would be minimal and not translate into harm to the listed building.

1.87 In terms of the potential effects of the development proposals on Lake Wood and the implications for the significance of Buckswood Grange, it should be acknowledged that the development of the site will result in no changes to the physical properties or character of Lake Wood. The proposed development is not expected to result in any change to the experience of Lake Wood as users enjoy the promoted routes around the woodland.

1.88 The parameter plans for the development proposals demonstrate how it is proposed to install protective fencing to the southern boundary of the site adjacent to Lake Wood in order to prevent informal access from the site through this boundary (which currently remains uncontrolled), and in doing so avoid any adverse impacts on its woodland character as a result.

1.89 The development proposals for the site are therefore expected to have no effect on the heritage significance of Lake Wood itself or affect any contribution the woods make to the setting or significance of the associated Grade II listed Buckswood Grange to the south.

The demolition of Chicory Cottage

1.90 Chicory Cottage comprises a two-storey brick structure with hipped roof located in the southern portion of the site.



Figure 34: Chicory Cottage, as viewed from the access from Rocks Road to the south.

1.91 Sales particulars dated to 2018 identify the property as constructed in the 1890s as the former butler's house associated with Buckswood Grange to the south. However, this has not been substantiated by any documentary evidence reviewed for this assessment. Instead, the 1839 and 1841 maps (Figure 3 and 4), identify a dwelling in this location at this time, although confirming the property as being in the ownership of Streatfields who owned the Rocks Estate, identify it only as 'Cottage and Gardens'.

1.92 It is clear that a building was located here as early as 1829, predating the construction of The Rocks (Buckswood Grange), which was constructed in 1839 (Figure 3). This suggests that the present structure may either be of at least early 19th century date, or potentially may have replaced an earlier dwelling in this location later in the 19th century.

1.93 Regardless of this chronology, it is nonetheless apparent that the present building is formerly associated with the principal dwelling of The Rocks Estate to the south, comprising Buckswood Grange, albeit this link today is extinct. Even so, there is nothing in the architectural treatment or style of Chicory Cottage that suggests an association or design intention for consistency with the listed building of Tudor style to the south.

1.94 Documentary evidence suggests that Chicory Cottage may have been separated from The Rocks Estate in c.1977, prior to the listing of Buckwood Grange in April 1978. By this time, the building had been notably enlarged with the addition of a two storey extension to the northwest.

Comparison of the building observed during the 2022 site visit with the 2018 sales particulars indicates that a further 2-storey extension has since been added to the southeast end of the building in addition to the insertion of a circular window above the entrance door and reconfiguration of the windows on the original frontage.

1.95 With regard to its setting, the building is set within its own generous and well vegetated plot south of Fir Tree Grove, which provides a rising backdrop behind the building when approaching the property via the access north of the junction of Rocks Road and Snatt's Road. The building is set back in the plot and does not present an obvious presence to the road or public realm (Figure 33).

1.96 The 1829 and 1841 maps indicate that the cottage was associated with gardens extending to the west of the house as well as Fir Tree Grove to the north. The current gardens comprise mainly lawns with the addition of modern elements such as a swimming pool and garages.

1.97 In terms of its heritage interest, the building has very limited architectural interest in its design, with no notable architectural treatments or ambition displayed in its simple brick construction. It is clear that the original building has been substantially extended, modified, and modernised throughout, including the recent replacement of all windows.

1.98 Nonetheless, the Heritage Officer identified in their consultation response that "*the house lies in generous landscaped gardens with rocky outcrops, which broadly reflect the curtilage since at least the 1841 tithe map, and are consistent with other features of the Rocks Estate. It has a close relationship with Lake Wood and Fir Tree Grove, and has a clear historic relationship to Buckwood Grange. I therefore conclude that it has a degree of significance meriting consideration in planning decisions because of its heritage interest.*"

1.99 In this regard, Planning Practice Guidance is clear that:

"*A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.*"

1.100 In conclusion, whilst Chicory Cottage may qualify as a non-designated heritage asset, it could only be considered of very limited significance and that interest has surely been diminished by the fact that the building has experienced significant extension and refurbishment in the 20th and 21st centuries.

1.101 The development proposals for the site necessitate the demolition of Chicory Cottage and reorganisation of its grounds to facilitate the construction of an accessible pedestrian and cycle access from Rocks Road to connect with the main development area of the site to the north. The area of Fir Tree Grove and grounds of Chicory Cottage affected will be brought into an appropriate management to retain an informal, naturalistic woodland character and to secure long term wildlife and visual amenity.

1.102 As such, the loss of Chicory Cottage, and its limited heritage interest, will require consideration in the planning balance during determination of the application. Should the LPA consider it necessary, mitigation can be employed, in the form of an appropriate level of building recording, to offset the loss of the building and record its heritage interest.

The proposed boardwalk through Fir Grove (associated with the demolition of Chicory Cottage)

1.103 Fir Tree Grove, or variously Fir Grove, comprises an area of woodland plantation in the southern portion of the site, that formed a component of the wider Rocks Estate, certainly since the 19th century (see Figure 4 and Figure 5). The Chicory Cottage dwelling is located immediately south of Fir Tree Grove, and a building is noted in this location from the early 19th century onwards.

1.104 The historic maps analysed for this addendum indicate that Fir Tree Grove had historically been accessed via Rocks Road to the southwest with a track leading through the woodland to run parallel with Snatt's Road further north. This track is no longer accessible, likely having been stopped up when the Rocks Estate was sold off in the mid 20th century.

1.105 Aside from this, Fir Tree Grove appears to have remained largely unchanged in its character since the 19th century, notwithstanding the modern development of Chicory Cottage and its residential grounds to the south.

1.106 The development proposals for Fir Tree Grove, immediately north of Chicory Cottage, are the implementation of an attractive pedestrian and cycle access from Rocks Road to connect with the main development area of the site to the north. The route will pass through the existing woodland on a boardwalk to minimise impacts on the tree stock and landform and provide a contoured landscaped connection from the site to Rocks Road that allows inclusive access. The area of Fir Tree Grove will be brought into appropriate management to retain its informal, naturalistic woodland character and to secure long term wildlife and visual amenity.

1.107 Therefore, notwithstanding the loss of Chicory Cottage to the south, and its modern residential gardens, the proposals for Fir Tree Grove will retain its historic woodland character and the new access will allow public appreciation of this character for the first time.

Conclusion

1.108 This Heritage Addendum considers the consultation response of the Heritage Officer and has provided additional assessment and information to address the concerns raised. As a result of this additional work, no new evidence or information has been put forward that materially changes the conclusions of the Assessment and the proposed development continues to be identified as not resulting in harm to any designated heritage assets other than the Maresfield Conservation Area, as identified in the Assessment.

1.109 The effect of the proposals on non-designated heritage assets has also been addressed through the provision of this additional information and assessment.

1.110 Therefore, there continues to be every reason to believe that the planning application is capable of receiving a positive determination in respect of heritage matters. The outline nature of the proposals across the agricultural fields in the site ensures that there are future opportunities to address any heritage issues or concerns in respect of the exact location, scale, layout and character of the development at detailed design stage.