

Crowhurst Non designated heritage assets

Crowhurst Parish Council's own policies on heritage, contained within the Crowhurst Historical Heritage Description and to be read in conjunction with the Historic Environmental Record (HER) and the Crowhurst Heritage and Character Assessment (AECOM) report of September 2017, emphasise the importance of preserving and enhancing the district's heritage assets, both designated and non-designated. Government guidance (contained in the National Planning Policy Framework) makes it clear that the effect of a proposal on the significance of a non-designated heritage asset should be taken into account in determining the application. It is therefore the purpose of this document to set out a process through which Crowhurst Parish Council will identify its heritage assets, via a set of criteria consistent with Government policy and associated guidance from English Heritage.

The criteria used by Crowhurst Parish Council to identify heritage assets is consistent with guidance contained in the NPPF and that published by English Heritage, which explain that a heritage asset must have historic, archaeological, architectural or artistic interest. The asset must also have a degree of significance, either through its rarity, representativeness, aesthetic appeal, integrity or association with groups or individuals in the past. This guidance document therefore clarifies each of the categories of interest and degrees of significance and puts forward a process of heritage asset identification to be used.

Criteria for identifying non-designated heritage assets

The definition set out in the NPPF states that a heritage asset is: "A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest" (Annex 2, NPPF, March 2012). However, in order to identify the many different types of asset consistently across Crowhurst's historic environment, the Parish Council has followed guidance contained in various heritage-related publications, in addition to the English Heritage listed building selection guides, in a way which is easy to use and is relevant to the non-designated heritage of Crowhurst. These are the Historic Environmental Record (HER) information and Crowhurst Heritage and Character Assessment document produced by AECOM which have also informed the Historical Heritage of Crowhurst Description.

Within existing heritage guidance documents and other relevant research, the inter-connected themes of 'interest' and 'significance' are found repeatedly. By assessing the use of these different terms, Crowhurst Parish Council considers that rather than being interchangeable, they are both, in fact, essential features in explaining what makes a heritage asset special. The different types of 'interest' which have been identified are **historic, archaeological, architectural and artistic**.

If the site has at least one element of interest, it will then be judged on its significance. English Heritage's Conservation Principles document defines significance as "the sum of the cultural and natural heritage values of a place, often set out in a statement of significance" (English Heritage, 2008). The significance of a site or structure can be measured in terms of how it meets any of the five criteria, these being: **rarity, representativeness, aesthetic appeal, integrity or association**. The definitions of Elements below, shows the relationship between 'interest' and significance'. In order for a site to be considered a non-designated heritage asset, it must have at least one element of interest and one element of significance.

ELEMENTS OF INTEREST

and

ELEMENTS OF SIGNIFICANCE

Historic, archaeological, architectural and artistic Interest

Rarity, representativeness, aesthetic appeal, integrity or association

The table 5.1 below shows a list of candidates for non-designated heritage listing, as put forward, and mapped, in the Crowhurst Heritage and Character Assessment 2017. It is intended to provide additional protection against inappropriate modification or redevelopment of properties under Policy CB2. The intention is to encourage owners to preserve existing period features if planning applications come forward. The list must be regarded as provisional, since the properties will be subject to deletion, research, amendment and addition by the Parish Council in consultation with Rother District Council conservation officers.

Table 5.1 showing candidates for non designated assets

Name of non designated heritage asset & location	Description	Element of Interest	Element of Significance
<i>A - Old Rectory, Forewood Lane</i>	The Old Rectory It is two-storeys high constructed of brick with both sloped and gable elevations. Some of the gable elevations have windows under pointed arches. The site is now a Christian Healing Centre	The Old Rectory appears on the map since at least 1873-1874 and has historical and architectural interest as an old rectory building	It is associated with its earlier function of rectory for the parish and is now a Christian religious retreat.
<i>B - The Old Exchange House, Forewood Lane</i>	The Old Exchange House is a two-storey brick building in Flemish bond with tiled roof. The elevation facing on Forewood Lane has a door under a rectangular fanlight set in a moulded surround with brackets supporting the Entablature.	A building on the site appears at least since 1957. The building was a telephone exchange and village shop, post office. It has historical and architectural value, with an old red decommissioned telephone box adjacent	It has social value and is associated with its earlier function of a telephone exchange, village shop and post office and is a recognised landmark in Crowhurst.
<i>C - Plough Inn</i>	Plough Inn is currently the only pub of the village. The building is mainly two storeys with single-storey additions. It is constructed of brick and the main two-storey elevation is constructed in English	The pub has historical and some architectural value. It appears on the 1873-1874 map of the area (See Appendix A in the AECOM report). It's garden is well	This is considered of social and a communal value and is now designated as an Asset of Community value (ACV).

	Garden Wall bond and has a porch with a hipped roof.	known as the site of a WW2 bomb blast.	
<i>D - Crowhurst Methodist Chapel</i>	To the north-west of the Plough Inn stands a former Methodist Chapel that is now home of the Crowhurst Chapel Fellowship, a Pentecostal congregation. It has a rectangular plan and a gable roof. It is constructed of brick with windows under segmental arches. There is a single-storey flat-roof extension to the south-west.	The chapel is of sympathetic appearance and has historical value. The chapel was built in 1884 and appears on the 1908 map of the area (Appendix A of the AECOM Report).	The chapel is of community value and now functions as a Pentecostal chapel. This could be considered a candidate for designation as an Asset of Community Value (ACV).
<i>E - Blacksmiths Cottage, Sandrock Hill</i>	The cottage is constructed of brick and has tiled roofs. It has a rectangular plan and is two-storeys high and six bays wide. There is a three-storey gable section on the fifth bay. The windows are modern with jack arches above. The third bay has a single porch with pitched roof and there are bargeboards on the porch and gable three-storey elevation. At roof level, there is ornamental roof ridge different in the gable elevation and the main eastern range. The house is set behind a low-brick wall.	A building appears on the site of the Blacksmiths Cottage at least since 1873-1874. It has some architectural and historic interest .	It has aesthetic appeal as an attractive building that contributes to the street scene. It is representative of the local 19 th century building style.
<i>F - Court Lodge Cottages,</i>	The cottages have a	A building appears on	They have aesthetic

<i>Forewood Lane</i> (north-west of St George's Church)	rectangular plan and are constructed of brick. The main range has three gables on top of the first floor windows. To the north-west there is a subservient extension in keeping with the design while to the east there is a small single-storey addition. The windows are modern and there are three doorways on the ground floor, one of them blocked.	the site of the cottages on the 1908 map. The cottages have some historical and landscape value and as the farmworker cottages for Court Lodge Farm.	appeal as attractive buildings with integrity and as part of a larger group. They are associated with their earlier function of farm worker cottages for Court Lodge Farm as well as a later function as a market garden.
<i>G - Three-storey house on Forewood Lane</i> (to the north of Bramblings)	The building stands to the south of the railway line to the west of Forewood Lane. It is three-storeys high with roughcast rendered elevations under a slate roof. The main elevation facing onto Forewood Lane is three bays wide and has stone-effect quoins on the corners while there is a projecting chimneystack on the south elevation. The main door is under a semi-circular pediment and is flanked by two windows under entablatures supported by brackets. On the first floor the central window is under a semi-circular pediment as	A building on this site appears at least since 1873-1874. The building is built in a classical revival style. It is considered to have both architectural and historic interest.	It has rarity value in that the building is built in a classical revival style and is quite distinct from other structures in Crowhurst.

	well while the two other windows are under segmental arches with keystones. The windows on the second floor are sashes and set directly under the eaves.		
<i>H – Numbers 1 and 2 Powdermill Bank, Chapel Hill</i>	There are four buildings on the part of Chapel Hill just south of Forewood Lane. The building is two-storeys high above a semi-basement. It is constructed of brick in Flemish Garden Wall bond with jack arches on top of the ground floor windows. There are two doors on the ground floor under a brick porch with pitched roof.	Historic maps show a building on the site of Nos. 1 and 2 since at least 1908. On the upper floor there is a stone plaque with the inscription “Powdermill Bank” and a date (1885). The cottages are shown on the 3rd and 4th edition maps while on earlier maps there were two Powdermills nearby. The cottages have a traditional appearance and contribute to the historic development of the village, having been used as a police station in its early years. The Watch Cottages, forming part of the four buildings, mark the previous watch hut for gunpowder	The buildings have aesthetic appeal as attractive and traditional buildings that contribute to the street scene. They are representative of the local 19 th century building style and contribute to the local character of the area.

		explosions in the Cinderbrook field below.	
<i>I – Court Lodge</i>	The building is a conglomeration of materials and apparent are a lot of historic additions/alterations. There are stone and brick walls with interchangeable gable and sloped roofs. The main roof is tiled with brick chimneys, while stone surrounds can be seen in some of the windows. The building is set within extensive grounds on a hill and views from the street are obscured by existing vegetation and trees.	Court Lodge appears on the site since at least 1873-1874 The house has historical and architectural value with historic additions and alterations. It might have some associative value with the old manor house as well. The manor house ruin, a listed monument, lies in part of the extensive grounds.	It is associated with its earlier function as the house of the local landowner of Court Lodge Farm. It contributes to the local street scene as it sits alongside Crowhurst Church and the manor house ruin.
<i>J – Random Cottage and Swainham Cottage, Sandrock Hill</i>	This two-storey building with double-pitched roof can be seen on the 1908 map. The building is constructed of brick and the main elevation is in Flemish bond with jack arches on top of the ground floor windows and door. The original windows have been replaced on the main elevation and there are small-scale extensions to the east and north.	This building is recorded on the 1908 map. Between the two first floor windows there is a date stone “Swainham Cottage 1876”. The building is of traditional appearance.	The building has aesthetic appeal as an attractive and traditional building that is representative of and contributes to the street scene. It is representative of the local 19 th century building style. It is characteristic of the area, contributes to the local history of the area and creates a sense of place.
<i>K - The Oaks, Station Road</i>	This is a two-storey property arranged in an L plan. It is	The building, built in the 20th century, is	The building has aesthetic appeal and contributes to

	mostly constructed of brick with hanging tiles on parts of the upper floor and partly timber frame with plastered or brick infill. The roof is tiled with a brick chimney. The windows and doors are modern.	architecturally distinct in the area. It has architectural interest and contributes to the 20th century historic development of the place following the opening of the railway station and the construction of Station Road.	the local character of the area.
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