



Denhams, Andrew's Hill, Billingshurst, RHT14 9JT

## HERITAGE STATEMENT

THA Ref: 2021/5524  
November 2021

## Contents

---

<b>1.0</b>	<b>Introduction</b>	<b>p. 3</b>
<b>2.0</b>	<b>Historic Background</b>	<b>p. 5</b>
<b>3.0</b>	<b>Proposals</b>	<b>p. 7</b>
<b>4.0</b>	<b>Assessment</b>	<b>p. 8</b>
<b>5.0</b>	<b>Summary</b>	<b>p. 13</b>
<b>6.0</b>	<b>Sources</b>	<b>p. 14</b>

*Cover: Extract OS Map, 1875-1876*

## 1.0 Introduction

### 1.1 Purpose

The Heritage Advisory Ltd. has been commissioned to undertake this Heritage Statement by Mr. & Mrs. Williamson. The document addresses proposals for the redevelopment of land to the south of Denhams, Andrew's Hill, Billingshurst. The document turns first to the historic evolution of both the site and wider locale, before setting out relevant heritage assets and discussing the potential for their significance to be affected by proposals.

### 1.2 Proposals

More specifically, proposals comprise the erection of three 3-bedroom dwellings, to the south of the existing building of Denhams (Figure 1). The application site is located on the eastern extents of Stane Street with proposals also comprising the provision of a new, separate access and parking to the rear. Proposals have sought to reference both the immediate locale – being considered in conjunction with existing built form – and the wider rural landscape, within which it is situated. Therefore a scheme has been proposed with aspects such as aesthetic, density, scale and location ensuring that a high quality, considered design results; and one that both preserves and enhances the site and its context.



Figure 1: Proposed Site Location Plan

### 1.3 Heritage Assets

Whilst the application site is not itself subject to any heritage designation (currently comprising a vacant parcel of land), it is nevertheless located within the *setting* of a number of statutorily designated and locally recognised heritage assets (Figure 2 & Appendix 1.0), including:

#### 1) St. Andrew's House

List Entry Number: 1393727  
Date First Listed: 26<sup>th</sup> March 2010

#### 2) Flagstones

List Entry Number: 1354129  
Date First Listed: 28<sup>th</sup> November 1980

#### 3) Home Cottage Webb Cottage

List Entry Number: 1192862  
Date First Listed: 28<sup>th</sup> November 1980

#### 4) Denhams

Non-Designated Heritage Asset



Figure 2: Distribution of Listed Buildings

### Historic Environment Record

1.4 There are no local Historic Environment Records that directly relate to the application site.

### Archaeological Potential

1.5 Subject to consultation with curator at full planning stages.

### Planning History

1.6 The application site, including Denhams to the north, has been subject to a number of planning applications, although it is of relevance to note that it currently remains undeveloped. Applications of relevance include:

1. *Planning Reference: DC/0/2291* – Closure of existing vehicle access and proposed new crossover and private driveway – Application permitted 14<sup>th</sup> February 2008;
2. *Planning Reference: DC/08/0455* – Erection of 1 dwelling – land adjacent to Denhams (outline). Application refused 25<sup>th</sup> April 2008; and
3. *Planning Reference: DC/10/1021* – Proposed replacement outbuildings (certificate of lawful development – proposed). Application permitted 14<sup>th</sup> July 2010.

### Consultations Undertaken

1.7 As part of the pre-application process the applicant sought pre-application advice from Horsham District Council. Pre-Application comments were received on 21<sup>st</sup> December 2020 (Reference: PE/20/0210). Within this pre-application response it is stated that:

*'The proposed development would be arranged in a linear pattern fronting Stane Street, and would follow a continuous build line between Denhams to the north and Home Cottage to the south. The dwellings would be designed to reflect the rural vernacular style, with the use of half-hipped roof, facing brick and tile hanging.'*

*While it is recognised that the proposed layout and density of development seeks to reflect similar build patterns within the locality, it is recognised that the pre-application site is located within the spacious grounds of the rural dwelling and within close proximity to a cluster of Listed Buildings. Therefore, the proposal would need to take account of the relationship the site has with the surrounding heritage assets, and this is discussed in more detail below. Notwithstanding this, it is recognised that the proposed development would sit within an existing cluster of dwellings, sited along a linear build line fronting the street.'*

*The layout of the proposed development is therefore considered to appropriately reflect the build pattern and layout of the surroundings. Furthermore, the proposed elevations, as shown in the submitted sketch, are considered to reflect and reinforce the character and visual amenities of the surrounding built form. No concerns in regard to design are therefore raised at this time. However, this would be subject of consideration of any heritage impacts and wider public consultation should a formal application be submitted'.*

Therefore, and with regards to relevant heritage assets the pre-application advice sets out that:

*'The neighbouring properties immediately to the south and to the north-west of the pre-application site are designated as Grade II Listed Buildings. The pre-application site is considered to lie within the setting of these designated heritage assets, and any proposal would need to take full consideration of any impact the development would have to the understanding and significant of these assets and their setting.*

*Following discussion with the Design and Conservation Officer, there are some concerns regarding the density of the proposed development, and the impact the proposal would have on the setting of the Grade II Listed Buildings. This group of dwellings have an informal character which reflects a piecemeal evolution, and the formality of the proposed scheme would dilute this spatial relationship and contrast the historic grain of development. On this basis, it is considered that the proposal would result in harm to the settings of the Listed Buildings.*

*In addition, it is noted that Denhams appears on the 1st ed. O.S map of the 1870s. It is considered that this is dwelling would surmount to a non-designated heritage asset. Therefore any application should include an assessment of Denhams and its relationship with the adjacent Listed Buildings within the Heritage Statement'.*

Finally, this advice concludes that:

*'should an application be pursued, the following documents would be required as part of a formal submission....Heritage Statement (including appraisal of Denhams and its relationship with the adjacent Listed Buildings'.*

Therefore, this Heritage Statement seeks to establish the relevant *features of special architectural or historic interest* it is deemed desirable to *preserve* across the settings of all relevant designated and non-designated heritage assets, assessing how the application site and proposals impact upon this (either positively or negatively).

#### **Approach & Methodology**

1.8 In accordance with *paragraph 194* of the *National Planning Policy Framework (NPPF, 2021)* this Heritage Statement describes the significance of those heritage asset(s) with the potential to be affected; in a manner proportionate to both the assets' importance, and an understanding of the potential for impacts upon that significance. A number of published guidelines were adhered to, including:

- 1) **Methodology** – *Statements of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12.* Historic England, 2019. (**Appendix 2**);
- 2) *The setting of Heritage Assets Historic England Good Practice Advice in Planning Note 3 (Second Edition).* Historic England, December 2017; and
- 3) *Conservation Principles for the Sustainable Management of the Historic Environment. Consultation Draft.* Historic England, November 2017.

## 2.0 Historic Background

- 2.1 Andrew's Hill is located in West Sussex, south of the village of Billingshurst, between Adversane and Parbrook. Linking the two villages is the north-east to south-west Roman thoroughfare known as Stane Street, along which Denhams is situated. The former Roman road continues to connect the south coast from Chichester to London. Flint tools have been identified in Andrew's Hill, however, no Roman settlement is believed to have been established in the area.
- 2.2 Stane Street is part of England's network of Roman roads constructed from ca. 43, established for both commercial and industrial purposes. The characteristics of Roman roads are defined by Historic England as being constructed with 'widely spaced boundary ditches and a broad elaborate agger comprising several layers and graded materials'. Such characteristics are apparent along the length of Stane Street.
- Billingshurst**
- 2.3 The Billingshurst Local History Society states that: *'The Roman Road of Stane Street bisects the parish but although the highway must have been one reason for the existence of the village there is no evidence of continual habitation from that time.'*
- 2.4 It was first settled by the Anglo-Saxons in the fifth and sixth century, who developed the area into a village due to the fertile soil, agricultural prosperity, and good water supply from the River Arun and Par Brook. The etymology of 'Billingshurst' recalls its Saxon origins, wherein it is named after the *'the wooded hill belonging to Billa's people'*.
- 2.5 Billingshurst is not mentioned in the Domesday Book of 1086, however evidence of Norman settlement is identified through surviving fabric at the church. It was located on the same site as the present church and its construction on a raised mount is suggested by the Billingshurst Conservation Appraisal and Management Plan (2018) as having pre-conquest origins. St. Mary's Parish church is however the oldest building in the parish.

- 2.6 By the 1500s, Billingshurst had established a local economy based on farming, four lock shops, and (in the 1600s), a chemist. By the eighteenth century, Stane Street began servicing the coach trade between Billingshurst and the south coast. As such, in addition to farming and agriculture, Billingshurst also accommodated coaching, brewers, maltsters, blacksmiths, and wheelwrights.
- 2.7 In 1787 the Arun Navigation opened, enabling transportation for trading from the south coast. By 1816 the Wey and Arun Canal opened and created a route that linked the River Thames with the English Channel. By 1839 the canal was transporting twenty-three thousand tons of goods, however, the development of the railway in 1858 took precedence over the coaching trade and canals. The canals experienced a decline in use, and in 1871 the Act of Abandonment was passed.
- 2.8 The development of the railway also resulted in the southwards expansion of Billingshurst. Throughout the 1800s the population of Billingshurst grew from 1164 to 1591 and - in conjunction with the railway - Billingshurst emerged as a London commuter village.

### Andrew's Hill

- 2.9 With respect to the application site itself, south of Billingshurst is a small settlement along Stane Street known as Andrew's Hill. The settlement developed in the seventeenth century – although Historic England suggests that it could have been earlier given its location along the Roman road. It was originally a cluster of three sixteenth and seventeenth century buildings; St. Andrew's House; Flagstones; and Home Cottage Webb Cottage – all of which are designated Grade II (**Appendix 1.0**).
- 2.10 These buildings – in conjunction with a few other structures including Denhams to the north - are clearly shown in a cartographic extract from 1875-1876 (**Figure 3**). Whilst St. Andrew's House is located on the west of Stane Street, all other designated buildings are located

to the east. During the nineteenth century, those structures to the east do not appear to be separated and / or defined by plot boundaries, being grouped within a network of trees and vegetation.



Figure 3: Extract OS Map 1875-1876



Figure 4: Extract OS Map 1897

- 2.11 Whilst the settlement at Andrew's Hill appeared to undergo little change and alteration within a cartographic extract from 1897 (**Figure 4**), the buildings to the east of Stane Street – i.e. Flagstones, Home Cottage Webb Cottage and Denhams – had been clearly separated by property boundaries.



Figure 5: Extract OS Map, 1911

- 2.12 Incremental change and development began to occur in the twentieth century. An OS map extract from 1911 (Figure 5), illustrates that property boundaries surrounding Denhams had expanded – along the northern and southeastern perimeters. Additionally, there is an extension to the north elevation of Denhams, and the western extension on Flagstones was removed. Such change demonstrates the evolution and growth of the original and/or historic settlement at Andrew's Hill.
- 2.13 Evidence of change and redevelopment continued into the late twentieth century, and can be considered to further erode the morphology of the original and/or historic settlement. Of particular relevance is a cartographic extract from 1977 which demonstrates that new built forms had been introduced within the vicinity of existing buildings – of Grade II designation – and exhibit little reference to the historic pattern of development across the area (Figure 6).
- 2.14 This is particularly evident in the incongruous development of St. Andrew's Farm and its various ancillary structures of a utilitarian ethos. Given that these exhibit limited reference to existing built forms, the wider small-scale, agrarian narrative and pattern of settlement has been impinged upon. Such a scenario, may in turn, be considered to introduce

elements that impinge upon and detract from the setting of relevant heritage assets.

- 2.15 In addition to developmental growth, changes to the property boundaries have also demonstrated the extent of change that occurred in Andrew's Hill. As shown below (Figure 6), a new property boundary has been introduced to the immediate north of Denhams. Also, the erection of St. Andrew's Cottages have encroached upon the property boundary of Home Cottage and Webb Cottage to the south.



Figure 6: Extract OS Map, 1977

- 2.16 Ongoing change and development here is also clearly evidenced through recent planning history. For example, in 1996 Denhams Farm received permission for the 'renewal of unimplemented permission to convert farm building to 1 dwelling site'. In 1999 the 'conversion of farm building into 1 dwelling site' was approved for Denhams Farm and in the same year Webb Cottage received permission for a single and two storey rear extension. There are also examples of apparent additional replacement ancillary structures and extensions at Home Cottage Webb Cottage (i.e., Ref: DC/07/2459, BL/22/99) installed in the late 20<sup>th</sup> century and early 21<sup>st</sup> century. The rooftops of these now form a discernible, utilitarian, feature within the setting of both Denhams and these designated structures.
- 2.17 Additionally, a concrete outbuilding has been erected within the curtilage of Flagstones, again

demonstrating recent ongoing change within the setting of these listed buildings – albeit this structure is not subject to planning consent. This outbuilding exhibits limited reference to the wider historic narrative, and introduces a noticeably detracting, utilitarian feature directly adjoining the boundary of Denhams

- 2.18 Within this context, the rural and/or agrarian narrative previously identified has evolved and been impinged upon following twentieth century development i.e. St. Andrew's Farm and its constituent structures, and St. Andrew's Cottages. The pattern of development has been eroded, which has also resulted in the incremental fragmentation of the original and/or historic settlement and setting of relevant heritage assets.
- 2.19 Despite instances of redevelopment within the application site's immediate environs land directly to the south of Denhams has remained vacant. However, changes to its property boundary have impinged on its relationship with neighbouring buildings, as such, the opportunity exists for new development to reinforce and make still more apparent the historic pattern of development with a high-quality and considered residential scheme.
- 2.20 In sum, the intensification of development along Stane Street within Andrew's Hill - particularly via incremental change of existing built patterns, forms, and twentieth century development - has impinged upon the rural and/or agrarian narrative of the area. As such, varying phases of growth and expansion have resulted in a settlement of various forms and townscape.

### 3.0 Proposals

- 3.1 Proposals for the application site seek permission for the erection of three 3-bedroomed dwellings – two semi-detached and one detached - to the south of Denhams (**Figure 7**). The application site is located on the eastern extents of Stane Street, with proposals also comprising the provision of a new, separate access and parking to the rear. Given the site's location – within the setting of a number of listed buildings and a non-designated heritage asset – the historic evolution and resulting built form of the locale has been considered in conjunction with the latest planning policy, in order to propose appropriate design solutions. These have been configured in such a manner as to ensure the *preservation* of heritage assets and their *settings*. Aspects of proposals including the scale, massing, detail, and siting of proposed built forms have demonstrably responded to both the potential and actual constraints afforded by the site, but also the wider setting of the heritage assets.
- 3.2 Additionally, proposals have been configured to directly respond to specific design advice provided within relevant pre-application material (REF: PE/20/0210, 21.12.2020). More specifically, it is stated that '[...] the proposal would need to take account of the relationship the site has with the surrounding heritage assets, [...] it is recognised that the proposed development would sit within an existing cluster of dwellings, sited along a linear build line fronting the street.'
- 3.3 Therefore, proposals are recessed from Stane Street to ensure subservience and maintain views of the designated and non-designated heritage assets, along this route. As shown in the proposed site plan (**Figure 8**), the dwellings are orientated in a linear procession, fronting the street itself. Such a design approach engenders the logical continuation of the historic pattern of development along this route. Proposals will therefore not detract from the ability to appreciate the significance of surrounding heritage assets, and their associated patterns of use.

- 3.4 As noted, the scheme presents proposals for three 3-bedroom dwellings – two semi-detached and one detached – comprising two storeys with a hipped roof. The scale configured for the site will ensure subservience when considered in conjunction with its immediate environs. Additionally, its modest mass and referential architectural features will ensure that the scheme will appropriately assimilate into its environs while being authentically contemporary.
- 3.5 Parking has been allocated to the rear of proposed built form. Such a design approach, and site configuration, ensures that any potential visual impacts – arising from the location of parking – is minimised. As a result, the rural, agrarian, and predominantly residential narrative of Andrew's Hill will be maintained.
- 3.6 In sum, the implementation of proposals will *preserve* the significance of settings of all relevant heritage assets, in accordance with the relevant tests of the *Planning (Listed Buildings and Conservation Areas) Act (1990)*. Additionally, following their implementation, proposals will more than amply comply with the requirements of *paragraph 206* of the *NPPF* whereby it is stated that '*local planning authorities should look for opportunities for new development...within the setting of heritage assets*'.



Figure 8: Proposed Site Plan



Figure 7: Proposed Front (West) Elevation

## 4.0 Assessment

4.1 The following table sets out all heritage assets found to be relevant to early proposals; their distance from the proposed development site; what degree of 'interest' they exhibit; their inherent significance; and, how the application site presently contributes toward this. The potential for impacts upon identified significance is then identified, along with an assessment of how such impacts are able to be mitigated. At this juncture, it is important to note that - with respect to significance - the following extract from Historic England's website (*Living in a Grade I, Grade II\* or Grade II Listed Building*, 15.09.2020) sets out the following hierarchy:

'Listed buildings come in three categories of 'significance':

- Grade I for buildings of the highest significance
- Grade II\* and
- Grade II

Most listed buildings are likely to be of a Grade II status, where these make up 92% of all listed buildings.

Heritage Asset	Interest	Significance	Impact on Significance	Avoiding Impacts	Justification	Recording
St Andrew's House  approximately 20m north west of application site.  Designated Grade II.	<b>Archaeological Interest:</b> N/A <b>Architectural and Artistic Interest:</b> Yes. Historic England sets out that the architectural interest has been acknowledged as 'St. Andrew's House dates to the mid C17 or earlier and was originally a three-bay, lobby-entrance, timber-framed cottage with central chimneystack.' <b>Historic Interest:</b> Yes. Historic interest is exhibited by this structure, given its 'mid seventeenth century or earlier' origins and subsequent later phases i.e. 'eighteenth century and twentieth century extensions and additions'. Historic interest is also demonstrable given that it is listed for 'group value: with the C16 timber-framed cottage Flagstones (Grade II) and C17 or earlier Home Cottage and Webb Cottage (Grade II), all of which are on Stane Street.'	The inherent significance of this structure is identified through its Grade II designation. Given its location on the west of Stane Street, it can therefore be seen in the context of an isolated home – albeit it forms a component 'part of the original settlement of Andrew's Hill'. However, its immediate setting to the south has been negatively impinged upon following the construction of St. Andrew's Farm in the twentieth century. This development does not reference local built forms or patterns of development, being fundamentally utilitarian given its agricultural use. As a result, the setting of this heritage asset, including how it is perceived along Andrew's Hill, can therefore be seen to have been diminished, hindering the ability to appreciate the wider historic narrative and therefore its significance.	As noted, the significance of this heritage asset is most readily identifiable when considered in conjunction with its overarching context forming 'part of the original settlement of Andrew's Hill'. However, and as already noted, instances of twentieth century redevelopment along Stane Street have negatively impinged upon the ability to appreciate its significance. Given that the visibility of this heritage asset from Stane Street is already limited due to intervening landscape features, the intervisibility between St. Andrew's House and proposals will be minimal. Additionally, new built forms are at a remove from the site – located to the east of Stane Street - and will be screened by existing vegetation. As such, proposals are unlikely to affect (either negatively or positively) the ability to appreciate this heritage asset.	No works are proposed to this heritage asset. Proposals have sought to reduce the potential for impacts as far as practically possible following its implementation via a considered, referential and high-quality design. As noted, limited visibility between the heritage asset and proposals will accrue – given the intervening landscape features and distance between these. Additionally, proposals for three 3-bedroom dwellings (two semi-detached and one detached) are modest and/or subservient in scale and mass and set back from Stane Street. Such design elements ensure that the scheme will not impede on the setting and therefore significance of the heritage asset.	With respect to the relevant tests of the NPPF (re: paragraph 190), proposals have taken account of the potential for new development to make a positive contribution to local character and distinctiveness (NPPF, para. 197). Proposals would therefore accord with paragraph 206, which sets out that LPA's should look for opportunities for new development within the settings of heritage assets. Therefore, the overall scale, orientation and appearance of proposals ensure that perceptions of the listed building and its setting would be preserved and not negatively impinged upon, as per the relevant tests of the Planning (Listed Buildings and Conservation Areas) Act, 1990. Proposals also demonstrably accord with local policy 33 – Development Quality, policy 34 – Development Principles, and policy 35– Heritage Assets and Managing Change in the	Given the very limited impact upon the significance of this heritage asset and/or its setting, further archaeological analysis and recording is not deemed necessary for the purposes of this application.

					Historic Environment, contained within Draft Horsham District Local Plan 2019-2036, 2020.	
--	--	--	--	--	---	--

Heritage Asset	Interest	Significance	Impact on Significance	Avoiding Impacts	Justification	Recording
<p><b>Flagstones</b></p> <p>approximately 5.5m south east of application site.</p> <p>Designated Grade II.</p>	<p><b>Archaeological Interest:</b> N/A</p> <p><b>Architectural and Artistic Interest:</b> Yes. Architectural interest primarily lies in the design, construction and craftsmanship found at this property including its 'C16 timber-framed...with plaster or painted brick infilling. Tiled roof. Casement windows. Two storeys. Two windows'.</p> <p><b>Historic Interest:</b> Yes. Given its sixteenth century origins, historic interest is apparent across this structure.</p>	<p>The inherent significance of this structure is identified through its Grade II designation. The significance of this heritage asset is therefore clearly discernible, representing one of the three listed buildings, acknowledged as forming part of the original settlement of Andrew's Hill. However, concerning relevant cartographic extracts (<b>Section 2.0</b>), this heritage asset is not without incremental change that has demonstrably altered its historic and/or original built form. More specifically, a concrete garage has been erected to the rear that – given its utilitarian aesthetic and limited reference to the wider historic narrative otherwise – demonstrably impinges upon the significance of this structure. Additionally, the wider setting of this has also been impinged upon following the development of St. Andrew's Farm and St. Andrew's Cottages. As such, the setting of this is already much evolved, therefore diminishing its inherent significance.</p>	<p>The significance of this heritage asset is most readily identifiable in – albeit limited and tunnelled - views from Stane Street. Although intervisibility between the heritage asset and proposals will occur given their proximity, proposals have been designed to reflect its surrounding built forms and patterns of development. As such, proposals will not detract from views of the heritage asset from Stane Street, and will subsequently reinforce its relationship with the surrounding built forms. As such, the implementation of proposals will affect wider benefits – particularly upon the ability to appreciate the settlement pattern of Andrew's Hill. Furthermore, proposals will adapt to its surrounding rural context and would not, therefore, detract from the way in which this heritage asset is appreciated.</p>	<p>No works are proposed to this heritage asset. Proposals have sought to reduce the potential for impacts to accrue, as far as practically possible, through the implementation of a considered, referential and high quality design. Therefore, the new properties are modest dwellings that directly reference the linear morphology of the area. Whilst proposals will be a discernible feature along Stane Street, they have been designed to be modest in scale and mass whilst echoing the rural cottage aesthetic. Additionally, parking spaces will be allocated to the rear to reduce visibility of this utilitarian feature from Stane Street– albeit visibility will also be obstructed by intervening built form. As such, proposals will not impose negative impediments on the ability to appreciate the significance of this. A site-specific design is proposed and has responded to pre-application advice (REF: PE/20/0210, 21.12.2020)</p>	<p>With respect to the relevant tests of the <i>NPPF</i>, proposals have taken account of the potential for new development to make a positive contribution to local character and distinctiveness (<i>NPPF, para. 197</i>). Proposals would therefore accord with <i>paragraph 206</i>, which sets out that LPA's should look for opportunities for new development within the settings of heritage assets. Therefore, the overall scale, orientation and appearance of proposals ensure that perceptions of the listed building and its setting would be preserved and not negatively impinged upon, as per the relevant tests of the <i>Planning (Listed Buildings and Conservation Areas) Act, 1990</i>. Proposals also demonstrably accord with local policy 33 – Development Quality, policy 34 – Development Principles, and policy 35– <i>Heritage Assets and Managing Change in the Historic Environment</i>, contained within Draft Horsham District Local Plan 2019-2036, 2020.</p>	<p>Given the lack of impact upon the significance of this heritage asset and/or its setting, further archaeological analysis and recording is not deemed necessary for the purposes of this application.</p>

				which states, the 'layout of the proposed development is therefore considered to appropriately reflect the build pattern and layout of the surroundings [...]proposed elevations [...] are considered to reflect and reinforce the character and visual amenities of the surrounding built form.'		
--	--	--	--	---	--	--

Heritage Asset	Interest	Significance	Impact on Significance	Avoiding Impacts	Justification	Recording
<p><b>Home Cottage Webb Cottage</b></p> <p>approximately 11m south of application site.</p> <p>Designated Grade II.</p>	<p><b>Archaeological Interest:</b> N/A.</p> <p><b>Architectural and Artistic Interest:</b> Yes. Architectural interest is readily identifiable across the craftsmanship and construction of the 'C17 or earlier timber-framed cottage with red brick infilling, refronted in brick. Webb Cottage is C18. Faced with large red bricks and grey headers set upright. Tiled roof and casement windows to the whole. Modern porches. Two storeys. Five windows.'</p> <p><b>Historic Interest:</b> Yes. Historic interest is apparent given that Home Cottage is a 'seventeenth century or earlier timber-framed cottage' and Webb Cottage is 'eighteenth century faced with large red bricks and grey headers set upright' which evidences the wider evolution and development of Andrew's Hill.</p>	<p>The significance of this heritage asset is evident given its prominent location along Stane Street and the ability to readily appreciate its interest. However, its <i>setting</i> – as shown in <b>section 2.0</b> - has already been impinged upon, particularly following the development of St. Andrew's Cottages in the late twentieth century. Also as noted in <b>section 2.0</b> seemingly additional alterations have been made to the asset(s) and on site, demonstrating a clear evolution here. As previously discussed, such development has eroded the historic boundary of the heritage asset which, has in turn, resulted in a negative impediment on the <i>setting</i> of Home Cottage Webb Cottage. As such, the ability to appreciate the heritage asset in its former <i>setting</i> has been eroded.</p>	<p>Although intervisibility and in turn interrelationship exists between the heritage asset and the application site, proposals have been configured to ensure they are both referential and remain subservient. Such a design approach ensures new built form would not detract from the significance of this heritage asset. Additionally, proposals have demonstrably responded to pre-application advice (REF: PE/20/0210, 21.12.2020), and are therefore recessed from Stane Street. As a result, visual impacts upon the heritage asset – particularly in views along Stane Street - will be minimised whilst also reinforcing and continuing the logical and/or historic pattern of development. Following the implementation of proposals, the significance of the heritage asset will remain readily identifiable, and proposals will not detract from the ability to appreciate this.</p>	<p>No works are proposed to this heritage asset. Proposals have sought to reduce the potential for impacts as far as practically possible through the formulation of a considered, referential and high quality design. The scale, siting and aesthetic of proposals have been designed to reflect and echo the built forms and features identified across this heritage asset. Whilst the proposal will remain in view of the heritage asset, design measures ensure subservience – given its modest scale - and that it is set back from Stane Street, engendering the logical continuation of settlement patterns. Additionally, visibility between the heritage asset and the proposed parking spaces will be obstructed by – existing</p>	<p>With respect to the relevant tests of the <i>NPPF</i>, proposals have taken account of the desirability for new development to make a positive contribution to local character and distinctiveness (<i>NPPF, para. 197</i>). Proposals would therefore accord with <i>paragraph 206</i>, which sets out that LPA's should look for opportunities for new development within the settings of heritage assets. Therefore, the overall scale, orientation and appearance of proposals ensure that perceptions of the listed building and its setting would be preserved and not negatively impinged upon, as per the relevant tests of the <i>Planning (Listed Buildings and Conservation Areas) Act, 1990</i>. Proposals also demonstrably accord with local policy 33 – Development Quality, policy 34 – Development Principles, and policy 35– <i>Heritage Assets and Managing Change in the Historic Environment</i>, contained within <i>Draft</i></p>	<p>Given the very limited impact upon the significance of this heritage asset and/or its setting, further archaeological analysis and recording is not deemed necessary for the purposes of this application.</p>

				and proposed - intervening built forms. Proposals would not, therefore, detract from how this heritage asset is appreciated.	<i>Horsham District Local Plan 2019-2036, 2020.</i>	
--	--	--	--	--	---	--

Heritage Asset	Interest	Significance	Impact on Significance	Avoiding Impacts	Justification	Recording
<p><b>Denhams</b></p> <p><b>Adjacent to the application site's northern boundary.</b></p> <p>Non-designated heritage asset.</p>	<p><b>Archaeological Interest:</b> N/A.</p> <p><b>Architectural and Artistic Interest:</b> N/A.</p> <p><b>Historic Interest:</b> Yes. Historic interest is apparent given that Denhams 'appears on the 1st ed. O.S map of the 1870s.'</p>	<p>Pre-application advice from Horsham District Council (received on 21<sup>st</sup> December 2020, REF: PE/20/0210) states that 'it is considered that this dwelling [Denhams] would surmount to a non-designated heritage asset.' It notes that the significance of this non-designated heritage asset lies in its inclusion in 'the 1st ed. O.S map of the 1870s.' However, cartographic extracts (<b>Section 2.0</b>) demonstrate that this non-designated heritage asset has been subject to ongoing instances of alteration, given that changes occurred to its built form and historic property boundary. Within this context, the significance of Denhams is understood to have been diminished. Such a scenario is reinforced through its exclusion from the statutory list of designated structures i.e. it does not exhibit the relevant attributes to warrant listing. It is also of pertinence to note incremental alterations and additions within the curtilage of neighbouring properties. More specifically, the rooftops of outbuildings at Home Cottage form a notable feature within the setting of Denhams, whilst a concrete outbuilding to the rear of Flagstones, directly abuts the southern boundary of the application site. Of a distinctly utilitarian ethos, this exhibits limited reference to the wider locale and pattern of built form, it can only be considered to impinge negatively upon</p>	<p>The significance and/or inherent interest of Denhams is attributable to its association with the settlement of Andrew's Hill. Whilst proposals are located in close proximity to the asset, these have been designed to ensure a logical continuation of built form given the linear arrangement and recessed orientation of proposed dwellings, from Stane Street, and more general instances of incremental development within its wider setting. Given that proposals have responded to pre-application advice (REF: PE/20/0210, 21.12.2020) it is demonstrable that they will not detract from or impede upon the significance of this non-designated heritage asset.</p>	<p>Whilst no works are proposed to this non-designated heritage asset, the scheme currently being presented is located within its boundary. However, proposals have sought to reduce the potential for impacts as far as practically possible through a considered, referential and high quality design. Considered design measures have ensured that proposals adhere to the patterns of development and are recessed from Stane Street. The provision of parking spaces – to the rear of proposals - has also allocating three parking spaces for Denhams which will in turn benefit its users from the outset. The modest and subservient scale of proposals will not detract and/or impinge upon the view of Denhams from Stane Street, and therefore not negatively impinge upon the significance of this</p>	<p>With respect to the relevant tests of the NPPF (re: <i>paragraph 203</i>), which states that 'a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset' proposals are not considered to result in significant harm or loss to the significance of this non-designated heritage asset. Proposals would therefore accord with <i>paragraph 206</i>, which sets out that LPA's should look for opportunities for new development within the settings of heritage assets. Proposals also demonstrably accord with local policy 33 – Development Quality, policy 34 – Development Principles, and policy 35– <i>Heritage Assets and Managing Change in the Historic Environment</i>, contained within <i>Draft Horsham District Local Plan 2019-2036, 2020.</i></p>	<p>Given the very limited impact upon the significance of this heritage asset and/or its setting, further archaeological analysis and recording is not deemed necessary for the purposes of this application.</p>

		the setting and therefore significance of Denhams.		non-designated heritage asset.		
--	--	--	--	--------------------------------	--	--

## 5.0 Summary

---

- 5.1 The application site encompasses a parcel of land located along Stane Street, between Billingshurst and Adversane. Whilst a number of existing structures within the village are noted as forming the original settlement of Andrew's Hill, cartographic extracts have demonstrated that incremental change and development has resulted in the ongoing evolution of the settlement. Such change includes the subdivision and reconfiguration of property boundaries in conjunction with incongruous twentieth century developments that have impinged upon the settlement pattern and, in turn, *settings* of the designated and non-designated heritage assets.
- 5.2 Within such a context, the application site is also located within the *setting* of a number of designated and non-designated structures. Relevant heritage assets include St. Andrew's House (to the west), Flagstone (to the south) and Home Cottage Webb Cottage (to the south), all of which are designated Grade II. Additionally, Denhams is located to the north of the application site and is recognised as a non-designated heritage asset by Horsham District Council. Principally, proposals comprise the erection of three 3-bedroom dwellings – two semi-detached and one detached - to the south of the existing building of Denhams, in conjunction with the provision of a new, separate access and parking to the rear.
- 5.3 Proposals have demonstrably responded to pre-application advice (REF: PE/20/0210, 21.12.2020) which states that the *'layout of the proposed development is therefore considered to appropriately reflect the build pattern and layout of the surroundings. Furthermore, the proposed elevations [...] are considered to reflect and reinforce the character and visual amenities of the surrounding built form. No concerns in regard to design are therefore raised at this time.'* As such, proposals have been designed to respond to the wider settlement pattern, and have been recessed from Stane Street. Such a design approach maintains both a subservience
- in views along this route, but also a logical continuation of historic built form.
- 5.4 Proposals are therefore understood to be of a considered and high-quality design that is appropriate in terms of scale, siting, and massing. The scheme currently being presented demonstrably references relevant heritage assets within its immediate environs – particularly Home Cottage Webb Cottage – and has avoided (as far as practically possible) any adverse impacts upon the significance of these.
- 5.5 Proposals can therefore be seen to respond to the *National Planning Policy Framework (NPPF, 2021)*, where *paragraph 190* sets out that LPAs should take account of *'the desirability of new development making a positive contribution to local character and distinctiveness.'*
- 5.6 Proposals have therefore responded positively to the locale's historic context and achieved a high standard of design and layout. For this reason, the principle of redevelopment is not considered to be at odds with the significance of the application site and/or its wider locale.

## 6.0 Sources of Information

---

National Planning Policy Framework, July 2021

Planning (Listed Buildings and Conservation Areas) Act, 1990

*Statements of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12.* Historic England, 2019. (**Appendix 2**);

*The setting of Heritage Assets Historic England Good Practice Advice in Planning Note 3 (Second Edition).* Historic England, December 2017;

Conservation principles for the Sustainable Management of the Historic Environment. Consultation Draft. Historic England, November 2017; and

Horsham District Council. (2020). *Draft Horsham District Local Plan 2019-2036*.

*Billingshurst Conservation Area Appraisal and Management Plan.* January 2018. Horsham District Council.

*History.* Billingshurst Local History Society. <https://history.billingshurst.community/about.html>

*Section of Stane Street 300yds (275m) in Length in Roman Woods.* 1962. Historic England. <https://historicengland.org.uk/listing/the-list/list-entry/1005837>

*Billingshurst, West Sussex.* David Ross. Britain Express.

<https://www.britainexpress.com/attractions.htm?attraction=3151#:~:text=The%20town%20name%20probably%20comes,linked%20London%20to%20the%20sea>

*The Stane Street: A Monograph.* Belloc, Hilaire, 1913. London. Assessed *Internet Archive*. <https://archive.org/details/stanestreetmonogobelluoft/mode/2up>

*History.* The Wey & Arun Canal Trust: Restoring London's Lost Route to the Sea. <https://weyarun.org.uk/node/8#:~:text=River%20Arun%2C%20c1900.,actually%20consists%20of%20two%20canals.>

OS Maps retrieved from <https://www.old-maps.co.uk/#/> and <https://www.oldmapsonline.org/>

## Appendix 1.0 Designation Records for Heritage Asset(s)

---

The application site is located within the setting of a number of statutory designated heritage assets, including:

**1) St. Andrew's House – Grade II**

List Entry Number: 1393727

Date First Listed: 26<sup>th</sup> March 2010

Reason for Designation: *Architectural Interest: St. Andrew's House dates to the mid C17 or earlier and was originally a three-bay, lobby-entrance, timber-framed cottage with central chimneystack; \* Survival: Despite later extensions and alterations, the timber frame is substantially intact and survives sufficiently to describe the plan and development of the building; \* Group Value: It has group value with the C16 timber-framed cottage Flagstones (Grade II) and C17 or earlier Home Cottage and Webb Cottage (Grade II), all of which are on Stane Street.*

**2) Flagstones – Grade II**

List Entry Number: 1354129

Date First Listed: 28<sup>th</sup> November 1980

Details: *2. C16 timber-framed cottage with plaster or painted brick infilling. Tiled roof. Casement windows. Two storeys. Two windows.*

**3) Home Cottage Webb Cottage – Grade II**

List Entry Number: 1192862

Date First Listed: 28<sup>th</sup> November 1980

Details: *C17 or earlier timber-framed cottage with red brick infilling, refronted in brick. Webb Cottage is C18. Faced with large red bricks and grey headers set upright. Tiled roof and casement windows to the whole. Modern porches. Two storeys. Five windows.*

## Appendix 2.0 Methodology

---

- 2.1 Historic England also provides relevant guidance in their 2019 document *Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12*. This document seeks to provide information on the analysis and assessment of heritage significance in line with the National Planning Policy Framework (NPPF), and thus relevant methodologies are applied across this Heritage Statement to appropriately and clearly assess interest across relevant heritage assets.
- 2.2 *Advice Note 12* sets out general advice on assessing significance of heritage assets. This can be summarised as follows:
1. Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits
  2. Understand the significance of the asset(s)
  3. Understand the impact of the proposal on that significance
  4. Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF
  5. Look for opportunities to better reveal or enhance significance
- 2.3 These five steps effectively fulfil the requirements of both *paragraphs 189 & 190* of the NPPF (**paragraph 2.3 & 2.4**). Such a staged approach – whereby significance is assessed before a scheme is developed – effectively ensures proposals mitigate identified negative impacts upon significance, enhancing significance where possible, and thereby evidencing how any residual harm is justified.
- 2.4 Given this preferred staged approach set out above, *Advice Note 12* also provides a '*suggested structure for a statement of heritage significance*'. This structure – to be applied across this Heritage Statement – can be summarised as follows:
1. **Introduction**
    - a. Purpose
    - b. The nature of the proposals
    - c. Designation records for the heritage asset
    - d. Reference(s) in the local Historic Environment Record (where relevant)
    - e. Archaeological potential (where relevant)
    - f. Planning history
    - g. Consultations undertaken (where relevant)
    - h. Approach and methodology
  2. **The Heritage Asset and its Significance**
    - a. Understanding the form and history of a heritage asset – set out an understanding of the heritage asset following:
      - i. Familiarity with the asset itself, developed through visiting the site, carrying out documentary research, architectural historic and archaeological investigation, including (where necessary) fabric and comparative analysis, desk-based assessment and a field evaluation;
      - ii. Compilation of photographs (both historic and present); elevations; historic drawings; etc of the heritage asset
      - iii. An understanding of the proposals, directed towards those matters crucial in terms of the changes proposed, and therefore the impact on significance
      - iv. In the development of proposals, investigative works may be carried out which increase the understanding of the heritage asset, such further understanding may usefully be noted here.
  3. **Assess the Significance of the Heritage Asset**
    - a. For each heritage asset, describe the following interests:
      - i. Archaeological interest – there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point;
      - ii. Architectural and artistic interest – there are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, such as sculpture;

iii. Historic interest – An interest in past lives and events, heritage assets can illustrate or be associated with them. Heritage assets with historic interest provide a material record of historic but also a meaning for communities derived from their collective experience of a place.

b. Assess the level of the general significance of the heritage asset and the particular contribution to that significance of any features which would be affected by the proposal.

**4. Impact on the Significance**

a. Where the proposal affects the historic fabric of the heritage asset, specify the effect on that fabric including loss or concealment of historic features and fabric which contribute to significance – both internally and externally, proposed removals and demolitions and the impact of alterations and extensions, where proposed etc;

b. In some cases, condition and structural surveys may usefully be quoted as a means of explaining why a particular course of action has been chosen.

c. Where the proposal affects the setting, and related views, of a heritage asset, or assets, clarify the contribution of the setting to the significance of the asset, or the way that the setting allows the significance to be appreciated. This may include the impact of the location of new development within the setting, of the impact on key views, the impact on the relationship of the heritage asset to its setting, etc.

d. Where the proposal impacts both on the heritage asset directly and on its setting, a cumulative assessment of impact will be needed. Impacts both harmful and beneficial should be noted.

**5. Avoid Harmful Impact(s)**

a. The NPPF stresses that impacts on heritage assets should be avoided. Therefore, show how the impact is to be avoided or minimised, for instance by the proposal being reversible.

b. In some circumstances, the ability to appreciate significance may be enhanced or otherwise revealed by the proposal; this should be outlined here.

c. As this may be a matter of the way the proposal has been designed, reference in the Design and Access Statement (where appropriate) is likely to be useful.

**6. Justification for Harmful Impacts**

a. This is the opportunity to describe the justification for the proposals.

**7. Recording**

a. Where there would be an impact on the significance of the heritage asset, any further archeological analysis and recording proposed should be detailed.

**8. Summary**

a. Succinct explanation of the impact of the proposal on significance of heritage asset(s) and how impact on significance, both positive and negative, has been avoided, by continuing to follow the staged approach - impact on the significance, avoid harmful impact(s), justification for harmful impacts, need for recording

b. A clear and succinct explanation of the effect of the proposal on significance of the heritage asset, and how any harm to its significance has been avoided, can be helpful, as a summary of the proposal.

2.5 The level of change will be assessed against the following criteria:

Classification	Description
Substantial Harm	The proposed change will seriously negatively alter, damage or result in significant loss to the historic and/or original fabric / setting / character and appearance, severely impacting upon the way in which the heritage asset is appreciated.
Less Than Substantial Harm	The proposed change will slightly alter, damage or result in minor loss to the historic and/or original fabric / setting / character and appearance, marginally impacting upon the way in which the heritage asset is appreciated.
No Harm / Negligible	The proposed change will cause no harm to the significance of the heritage asset, or its setting. Change will not alter the current understanding and/or significance or enhance this.
Benefit	Change will improve the current understanding of significance and how this is appreciated.

2.6 Here it is pertinent to note that *Advice Note 12* states that 'the level of detail in a statement of heritage significance should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposals on their significance'. Thus, this document sets out the individual significance of buildings pertinent to the application site.