

March 2024

Revision A

A HERITAGE STATEMENT FOR THE OLD RECTORY, FOLKINGTON,
EAST SUSSEX, BN26 5SD.

Archaeology Services Lewes

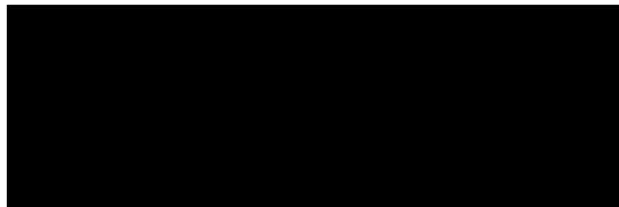
Project number: ASL 318-24



The principal elevation of the Old Rectory, directly facing the church opposite.

Registered office:

White Cottage, Harts Yard, Boreham Lane, Boreham Street, Hailsham, East Sussex, BN27 4SL



SUMMARY

This Heritage Statement has been produced by Archaeology Services Lewes for the Old Rectory, Folkington, East Sussex, BN26 5SD. The Site is a Grade II listed Building which is currently dating to the early-mid 19th century, but has remnants of an older, timber-frame structure preserved within. The proposals are for a rear, kitchen extension positioned in the existing rear courtyard. The level of proposed impact to any heritage asset is considered to be modest.

The assessment of the significance of the Site confirms that the highest significance lies in the Period B high status (early-mid 19th century) brick side wing and contemporary alterations to the main house. The surviving timber-frame section and the rear extensions are not considered to have high significance as so little remains or is understood. There is moderate significance attached to the Period C, D and E extensions and low-zero significance attached to the re-built outbuilding. Moderate significance is placed on the Stables with no significance applied to the modern conservatory.

According to paragraph 208 of the National Planning Framework, any loss to a Heritage asset should be weighed against the public benefit of the proposal. It is not considered there are any substantial losses, particularly to any significant historic fabric. It may be considered that there are some losses to the more immediate setting in which the building is currently experienced. However, the current view is disjointed and somewhat clumsy, particularly with the addition of the re-built outbuilding with glass balustrade. The conservatory already erodes the immediate setting considerably so it is therefore considered that the new designs are of a better quality and will blend the 'old with the new' in a more cohesive manner.

As the proposed development does not involve the complete loss of any of the original features, the proposals can be considered to be of positive benefit.

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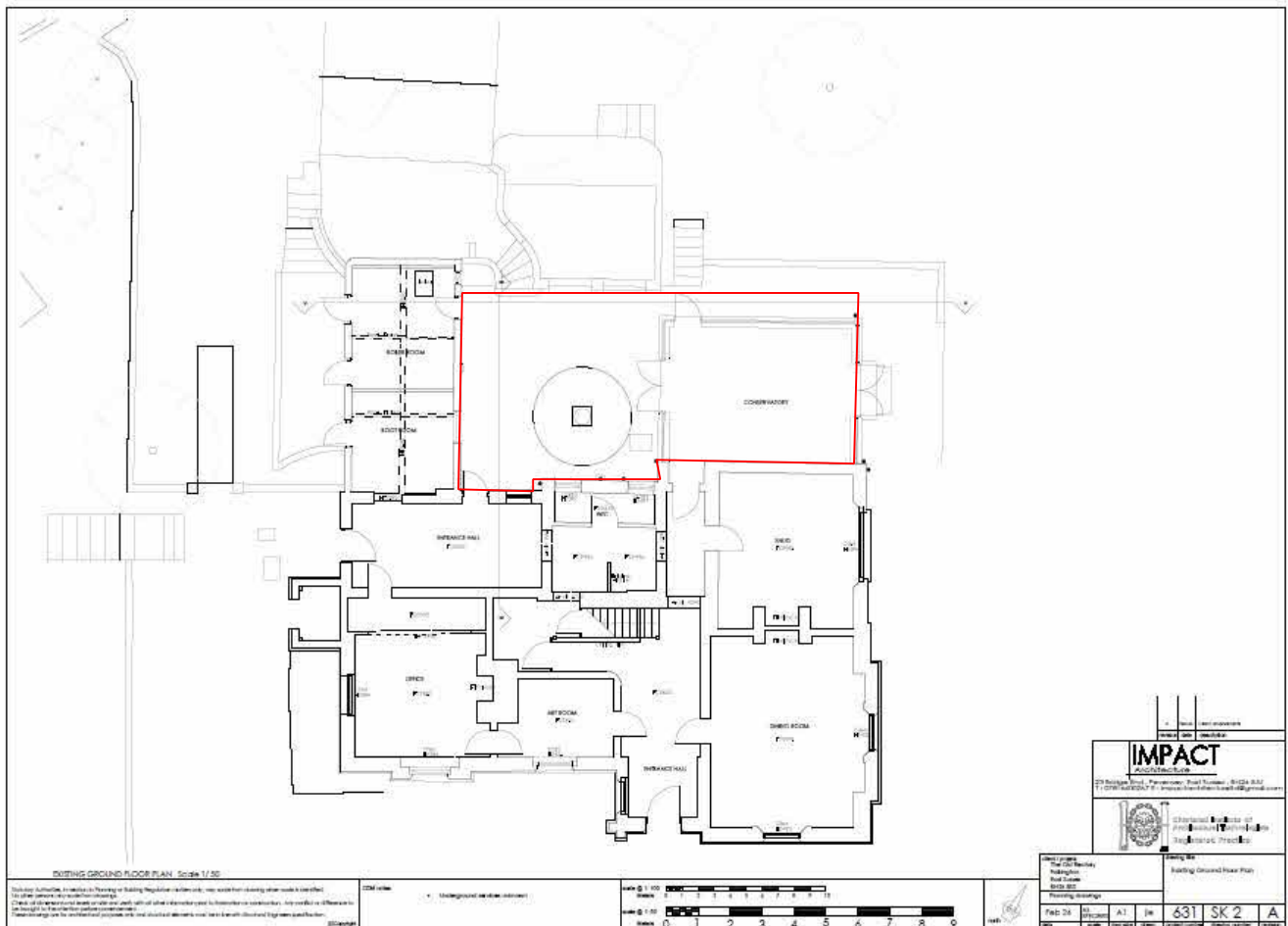


Fig. 2. Existing Site plan ©Feb.2024 Impact Architecture drawing number: 631-SK2 revision A.

- 1.2 A planning application for the demolition of an existing outbuilding plus landscape features and a new rear extension has already been submitted and approved by the South Downs National Park Authority (SDNPA). However, for various reasons, the design has since been altered so a new application is being submitted, supported by this report.
- 1.3 This report follows Historic England guidance, Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12, 2019 and English Heritage (2015) Farmstead Assessment Framework. In addition, the Chartered Institute for Archaeologists Standards and Guidance for Archaeological Desk- Based Assessments (CIfA 2014; updated 2017) as well as the East Sussex County Council (ESCC) 'Sussex Archaeological Standards 2019 have been adhered to.
- 1.4 The Site is situated at TQ 55918 03849 in the parish of Long Man, in the Wealden District of East Sussex and located within the South Downs National Park.
- 1.5 The Site was first designated as a Grade II Listed Building by Historic England on 11th August 1981 (List entry number: 1193454) and is described as follows:

“L-shaped Tudor-Gothic house of 1840 circa. Two storeys and attic. Four windows. Two dormers. Red brick and grey headers in alternate courses on a stuccoed base

with stuccoed long and short window surrounds and quoins. Tiled roof. East wing has a shaped gable containing a cartouche. Southernmost window-bay also projects with gable over. Sash windows with glazing bars intact, some with dripstones over. Stuccoed porch in the angle of the L.”

- 1.6 The objective of this report is to provide a brief overview of the date and the form of construction of the extant building, with the specific aim of establishing the date of the historic fabric which will be impacted by the proposals if permission is granted. In noting this, the significance of the historic fabric, both individually and as a group, can be assessed. Additionally, the significance will be weighed against the benefits of the proposals, with recommendations given.
- 1.7 It should be noted that this survey is non-intrusive and that the report is an appraisal, rather than a definitive statement. Therefore, the report on the standing building should not be regarded as a detailed archaeological record, nor should it be taken as definitive. Further research, particularly that undertaken during building works, is likely to refine and extend the understanding of the buildings and could modify the dates and phasing suggested.

2.0 SITE TOPOGRAPHY AND GEOLOGY

- 2.1 The Site is situated at the end of a no-through road at the base of the South Downs, c. 6km north-west of Eastbourne, c.6km south-west of the town of Hailsham and c.9km north-east of the town of Seaford. The Site lies immediately opposite the ancient church which is some 30m south-east of the Rectory.
- 2.2 The underlying geology of the Site consists of Grey Chalk with Gault and Upper/Lower Greensand Formation further to the north, consisting of mudstone, sandstone and limestone. This sedimentary bedrock was formed approximately 101 to 113 million years ago in the Cretaceous Period. The local environment was previously dominated by shallow seas¹. The development Site lies at an approximate height of 62m above Ordnance datum.

¹ <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

3.0 PLANNING BACKGROUND

3.1 Town and country planning legislation and procedures

In July 2023, Government policies relating to planning were defined in the National Planning Policy Framework, which superseded the 2021 version. Section 16 (paragraphs 195-2014) of the framework (Conserving and enhancing the historic environment) outlines specific policies relating to the historic environment and the role it plays in the Government's definition of sustainable development.

Local planning authorities (LPAs) are required to 'set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment', recognising that 'heritage assets are an irreplaceable resource' and should be conserved 'in a manner appropriate to their significance'.

The framework requires that planning applicants should 'describe the significance of any heritage assets affected' by their application, 'including any contribution made by their setting'.

3.2 Section 16 of the NPPF also requires LPAs to set out in their Local Plan, a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, the LPAs recognise that heritage assets are an irreplaceable resource and that they should be conserved in a manner appropriate to their significance. In developing this strategy, LPAs should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness;
- opportunities to draw on the contribution made by the historic environment to the character of a place.

The following sections of the NPPF relate to this planning application and we believe that the application, along with this Heritage Statement, addresses the following:

195. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

196. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Proposals affecting heritage assets

200. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Considering potential impacts

205. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

211. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

3.4 Previous planning applications

SDNP/23/01387/LIS Internal and External Alterations

SDNP/23/01911/LIS New services and internal alterations/repair, refurbish existing windows and new partitions within service wing to form utility and boot room

SDNP/23/02377/LIS Erection of proposed north wing to replace existing outbuilding, including creation of two glazed links to main house entrance hall and dining room (existing conservatory)

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 4.1 A full search of the Historic Environment Record (HER), stored at the East Sussex Records Office (ESRO), The Keep, Falmer, was not obtained as the County Archaeology Team was previously consulted on the need for this (See Appendix 2: SDNP/23/02377/LIS). Their response was that “the modest groundworks proposed for this scheme are unlikely to expose significant in-situ archaeological remains”. Listed Building data was acquired from Historic England.
- 4.2 The Site does not lie within a Conservation Area.
- 4.3 East Sussex County Council, which advises the local planning authorities on archaeological matters, has identified various Archaeological Notification Areas (ANAs) throughout the county which are plotted onto a map. These ANA maps are to be considered during the process of planning applications, in association with the County Archaeologist acting as consultant, but the areas have no statutory status or protection. The development is situated within an Archaeological Notification Area (reference: DES8891).
- 4.4 The hamlet is first mentioned in the Domesday Book of 1086 where it is recorded as Fochintone, meaning 'Folca's farm'. The personal name Folca may be inferred from Folkestone² and a related name is located nearby with Filching. William held it from the Count of Mortain, prior to that it was held by Goda from King Edward. It was assessed as 6 hides, land for 5 ploughs, with 3 ploughs in lordship and was occupied by 4 villagers and 6 smallholders with 1 plough. Valued at 100s, later 40s and in 1086 60s³ suggesting at least a small settlement focus here, reflecting the relatively good soils of the greensand shelf beneath the downland scarp. The Church of St Peter is 13th century in date⁴. The area of densest Anglo-Saxon settlement in Sussex (as identified by cemeteries) is thought to have lain between the Ouse and Cuckmere rivers⁵. The area is likely, therefore, to have seen extensive early settlement at this time, with pagan cemeteries recorded to the west at Alfriston and to the east at Eastbourne. However, the nature of Anglo-Saxon settlement in the wider area is poorly understood. It is possible that William would have established a church or chapel on his estate by 1100. The 1327 Subsidy Roll recorded seven tax-payers in the manor⁶.
- 4.5 Folkington Manor is situated c.280m north-east of the Site and was built in 1843 by the architect William John Donthorn, close to the original manor house that was recorded in the Domesday Book in 1086. The house was purchased by Sir Richard Sackville, in 1543 and in 1652 the famous herbalist Nicholas Culpeper lived there. The old house was largely demolished in about 1820⁷

² 1969. Place names of Sussex 2. pg 411.

³ 1086. Domesday Book: Sussex. section 10-42.

⁴ Bannister, N. 2008. Historic Landscape Characterisation of Sussex.

⁵ Bell, M., in Drewett, P.L., (1978) Archaeology in Sussex to AD 1500. CBA Research Report No 29 (1978) p6.

⁶ Archaeology South-East. ASE 5280 (2012) James, R.

⁷ <https://folkingtonmanor.com/history> accessed 27/2/24

- 4.6 The house was sold to the present owners in 2023 and some historic information was researched by the agents, Savills, as follows:

“The Old Rectory, which is Grade II listed, is thought to date from the eighteenth century, with the current façade added in 1850. The property was home to the rector of Folkington and was in the ownership of the church until 1951. In 1957 the house was bought by Walter Monkton, Viscount Brenchley, who lived at The Old Rectory for the rest of his life. He is perhaps best known as being a close adviser to Edward VIII through the abdication crisis and constitutional advisor to the last Nizam of Hyderabad. He was also Chairman of Midland Bank and of the MCC and Chancellor of the University of Sussex. A mural on the wall of the study, is reported to depict places of importance to Viscount Brenchley, including the Houses of Parliament and The Old Rectory⁸.”

⁸ https://assets.savills.com/properties/GBLHCHCKS220192/CKS220192_CKS22005487.PDF accessed 27/2/24

5.0 CARTOGRAPHIC EVIDENCE

- 5.1 The Early Ordnance Survey (OS) draft surveyors map of 1789 (Fig. 3) is not drawn in great detail but depicts the building on a rectangular footprint, rather than the current L-shaped plan, directly opposite the church.



Fig. 3. The Early OS draft surveyors map of 1789.

- 5.2 The slightly later map drawn by Yeakell and Gardner in 1795 (Fig. 4) shows the rectangular footprint clearly.

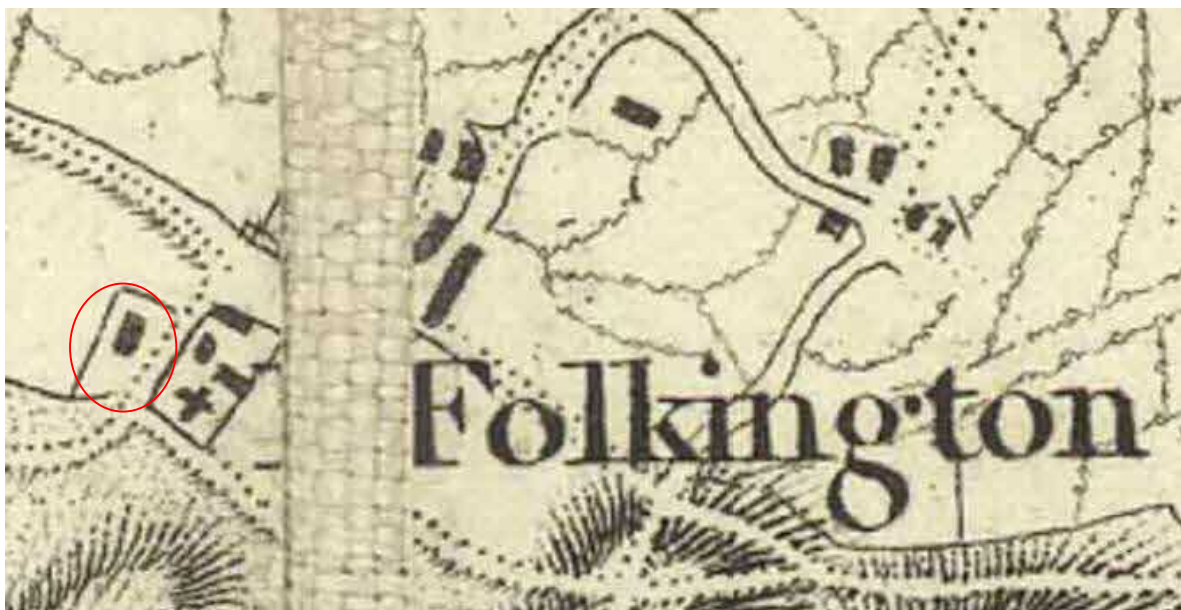


Fig. 4. Yeakell and Gardner map of 1795.

- 5.3 The Tithe Map drawn c.1840 (Fig. 5) still shows the building on a rectangular plan but with the Stable behind the house sat in an enclosed yard of some description. There appears to be a small lean-to attached to the north-west corner.

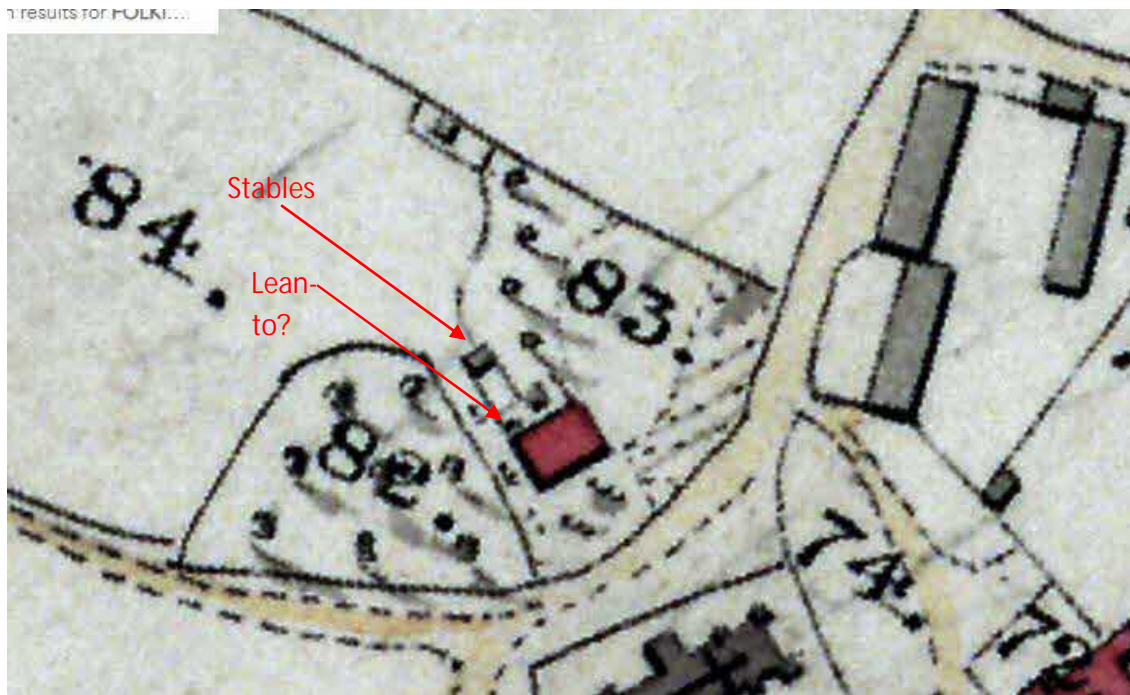


Fig. 5. The Tithe Map of c.1839.

- 5.4 The First Edition OS map of 1873 (Fig. 6: published 1876) shows the Site on an enlarged footprint, with the L-shaped plan drawn for the first time. There is also a long service range built in the north-west corner where the possible lean-to was and a freestanding outbuilding (with angled corner) has been built against the south-east corner of the Stables in the rear courtyard. A range of several outbuildings with yards has been built to the north of the house.

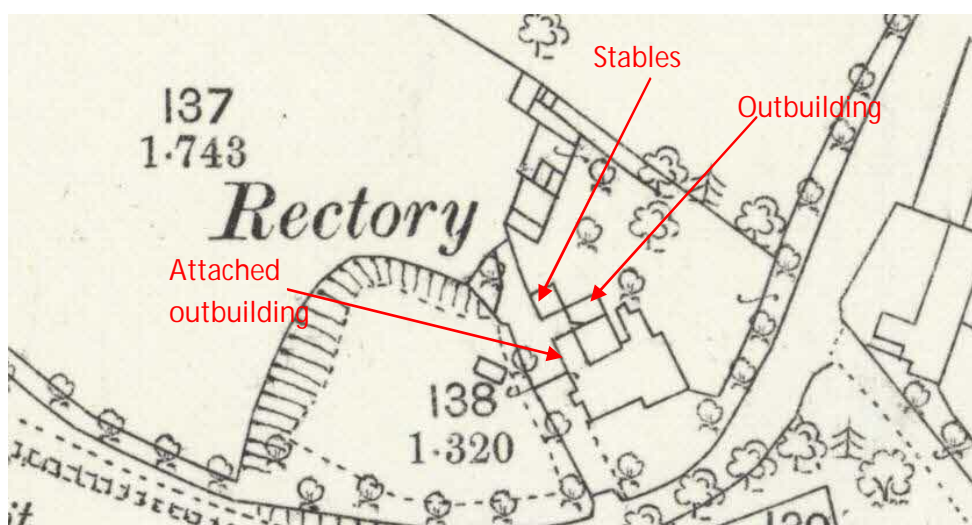


Fig. 6. The OS map of 1873 published 1876.

- 5.5 The second edition OS map of 1898 (Fig. 7: published 1899) shows the Site with a well now depicted to the front of the house. The profile of the footprint of the house to the rear is slightly different, with a series of three steps in the ground floor plan suggesting some infill may have occurred in the form of an extension which is borne out by three phases of extensions in the current building in this location.

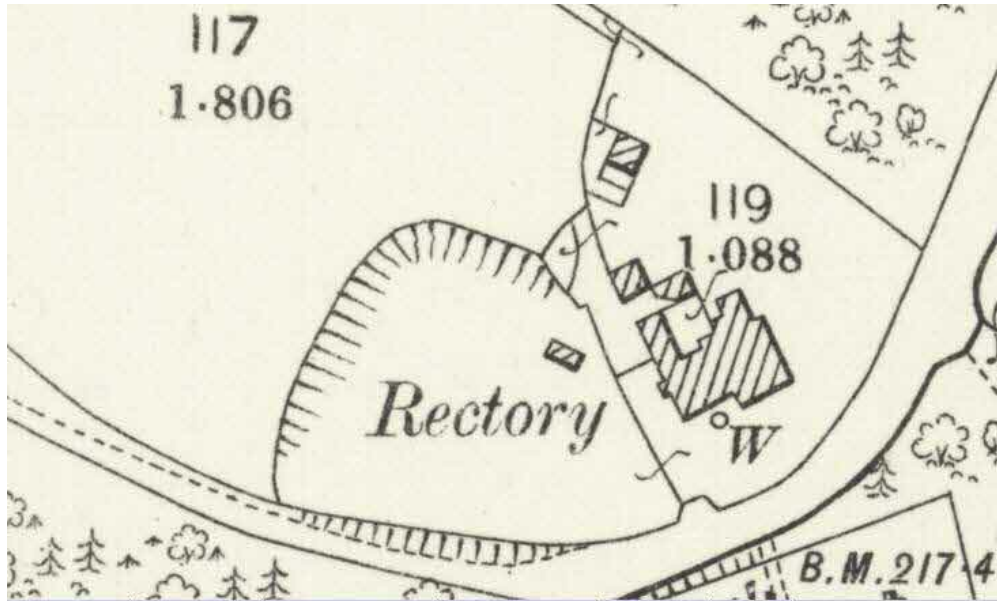


Fig. 7. The OS map of 1898 published 1899.

- 5.6 The OS map of 1908 (Fig. 8: published 1910) shows the Site with few changes, except to the rear outbuilding with an angled wall which is now shown with a rectangular footprint which now fully meets the north-east corner of the attached service range.

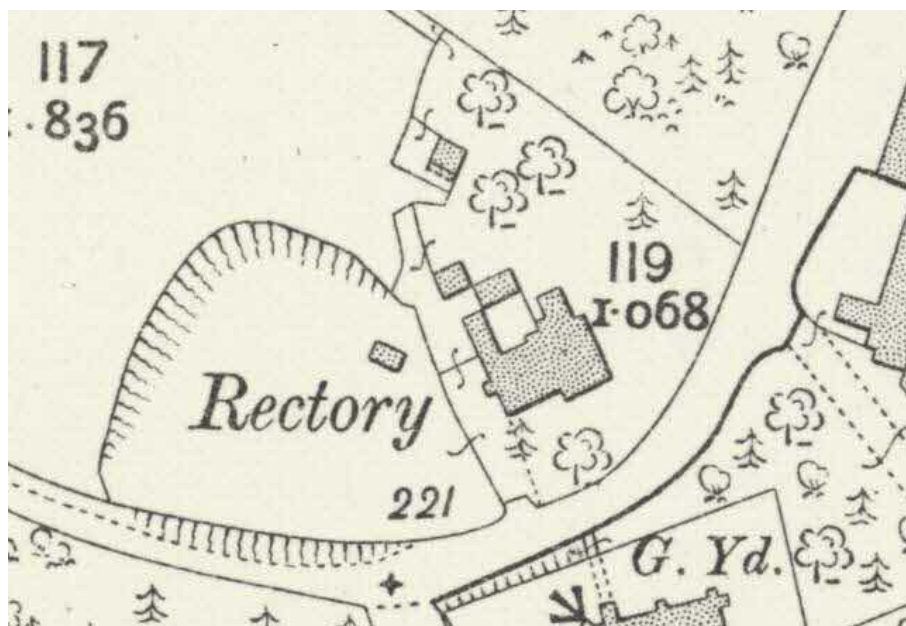


Fig. 8. The OS map of 1908 published 1910.

- 5.7 The OS map of 1925 (Fig. 9: published 1928) and the OS map of 1937 (Fig. 10: published 1939) show no further changes to the Site.

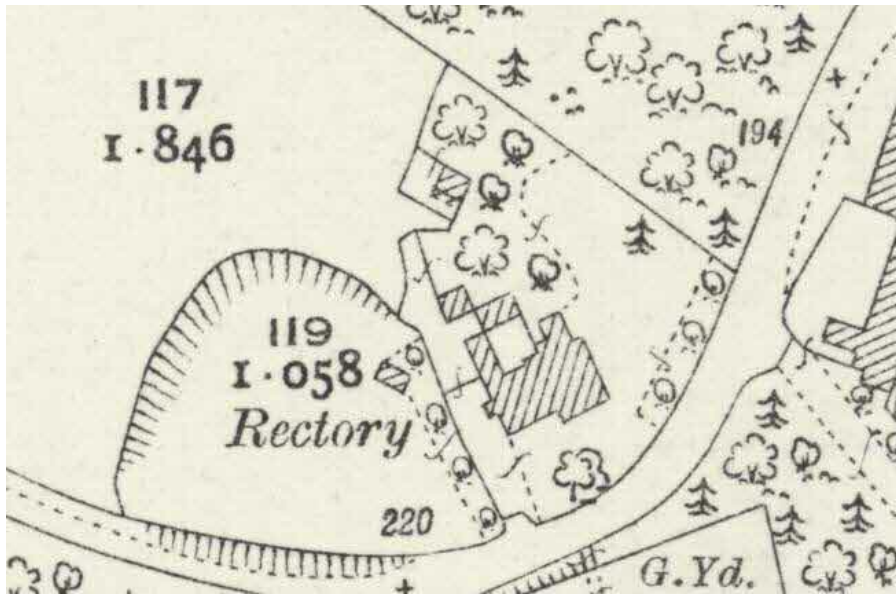


Fig. 9. The OS map of 1925 published 1928.



Fig. 10. The OS map of 1937 published 1939.

6.0 WALKOVER SURVEY

- 6.1 A walkover survey of the Site was undertaken by the author on 19th February 2024. The objective of the walkover survey was to identify the adjacent topography as well as any landscape or archaeological features not evident on existing maps, and also to assess the potential impact of the proposals on any historic or significant fabric. The walkover survey was rapid with notes taken at the time and was not intended as a detailed survey.
- 6.2 The objective of the building assessment was to provide a brief overview of the date and the form of construction of the existing building(s) on Site. In addition, any removed structures or features were identified, along with their relationship to those still extant. In noting this, the significance of the structures individually and as a group can be assessed.
- 6.3 The Courtyard

To the rear of the house is a courtyard formed primarily by a single-storey outbuilding attached at right angles to the north-west corner of the house (Plate 1). In addition there is a single-storey outbuilding with attached steps to the north side of the yard (Plate 2) and a late 20th century conservatory to the east side. The yard itself is laid with bricks (Plate 3) which match the bricks of the steps which lead up to the Stable. There is a covered, brick built soak-away centrally located in the middle of the yard.



Plate 1. The attached outbuilding



Plate 2. The steps the re-built outbuilding.



Plate 3. The brick laid surface of the yard.

The single storey outbuilding (Plate 4) attached to the rear elevation of the house is constructed from coursed flint with brick dressings, and the roof has recently been re-covered with slate. It first appears on the historic maps between 1839 and 1873.



Plate 4. The west side of the brick outbuilding.

Inside the outbuilding there is a change in the flooring, with a concrete floor scored to look like flagstones to the south side where it attaches to the house which extends for c.1m into the building. There may have been a wall partitioning the

building at this point as the floor beyond is flagstone (Plate 5) which extends to the doorway to the north on the east side. This doorway has brick dressings and is likely to be original although the door is modern (Plate 6) and there are two casement windows in the east wall.



Plate 5. Concrete and flag floor.



Plate 6. Modern door to the east.

The flooring north of the doorway is then brick. There are three modern doors to the west side (Plate 7) which have been inserted at a later date with no original apertures apparent in this side.



Plate 7. Modern door insertions to the west.

The roof has two tiebeams but no mortices for full height internal, partition walls. The purlins rest directly on top of the tiebeams and the joists sit on the top of the purlins rather than the walls (Plate 8) so they have bowed considerably. The flintwork walls to the east side have been altered as well so it is possible the form of the north end has been changed.



Plate 8. The roof construction of the outbuilding.

There is a detached Stable block at a higher level to the north of the outbuilding, which is accessed via a set of brick steps which lead to the front entrance of the Stables. This structure is on the tithe map of c.1839, so is likely to date between the late 18th century to early 19th century. The walls are also flintwork with some brick inserted, mainly in the lower courses, so it can be regarded as Bungaroosh (Plate 9) and there is still a horse harness hanging on the walls (Plate 10).



Plate 9. Bungaroosh east wall of the Stable.



Plate 10. Horse harness hanging on the walls of the Stable.

Another detached structure once occupied the space, but this has since been mostly rebuilt when it was partly replaced in the late 20th century (Plate 11). However, the rear wall remains in-situ internally which currently provides structural retention of the garden at the higher level. There is a modern glass balustrade on top of the single-storey structure that remains in place today, with access from the garden.



Plate 11. The re-built outbuilding north of the courtyard.

Permission already exists for the removal of this structure as well as the steps to the side.

6.4 The rear elevation of the house

The existing rear wall is not the oldest part of the house, which has several, complex phases of evolution, which is likely to have their origins in the medieval period. However, as this is not a full building survey, this can only be suggested at this stage (Fig. 11) and could only be solved through the undertaking of a full archaeological interpretive survey (AIS). It is suggested that at the core of the building was a much more simple, three bayed timber-framed house. The building was clearly subjected to significant renovations after 1839, but it is not certain if all of the extensions are of different periods; it is possible that some of them were built at the same time, of different designs but it is more likely that only a few years separate the majority of the additions as suggested below.

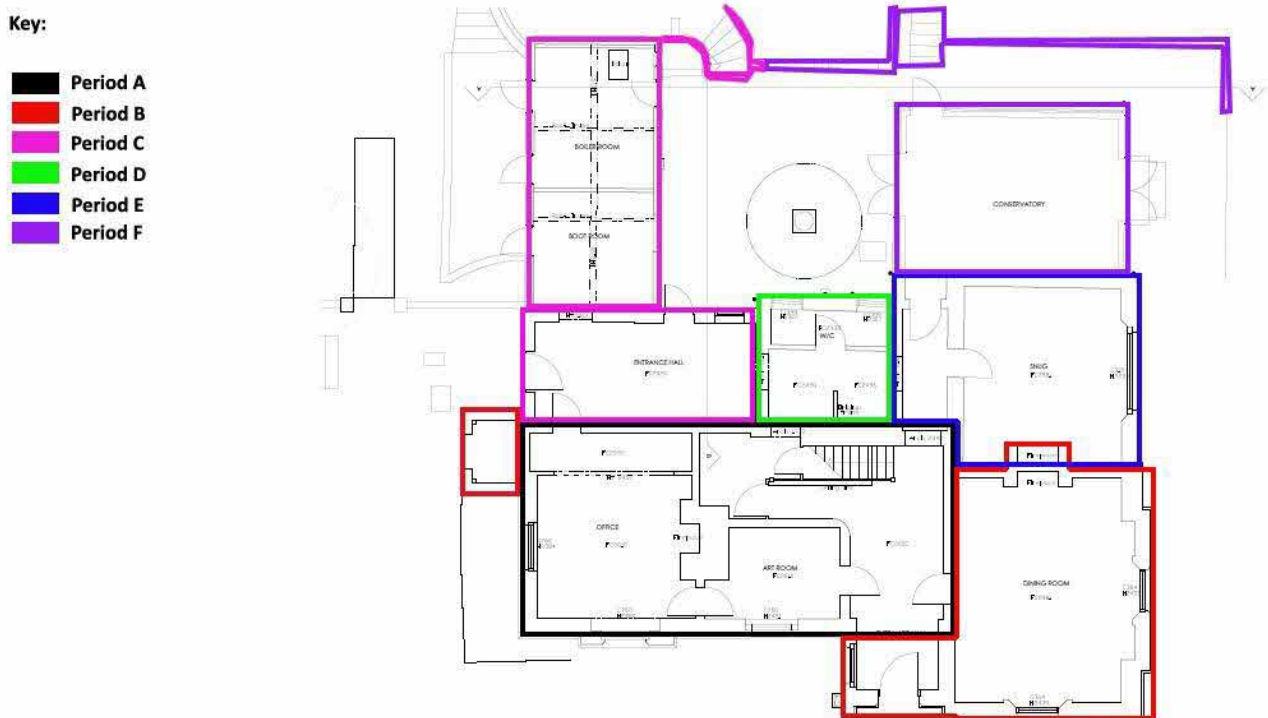


Fig. 11. Suggested phased floor plan for the Rectory.

There is some remaining evidence for the earliest phase on the first floor where part of the older frame remains in-situ which is pegged together (Plate 12), suggesting it is the surviving part of what was once a larger frame. The frame appears to have been subsequently replaced, section by section over the years, until this surviving section was hidden behind boarding.



Plate 12. In-situ, pegged framing in the first floor bathroom.

The recent renovations which have taken place as part of an earlier application revealed the hitherto unseen frame, which consists of part of the original side girt, the wallplate, two rafter feet, the top of one post with a swelling jowl and two studs. There is also evidence for a now removed, first floor window up against the post on the east side. The empty pegs and mortice are present for the removed cill as well as the window head and there is a groove in one stud for a former vertical shutter. In addition there are some empty mortices for close studding (not pegged), faced to the rear wall so they would have been flush with the external surface (Plate 13). This is a particularly high status form of framing which is normally restricted, though not always, to the principal elevation. It is a conspicuous sign of status and suggests a date somewhere in the 15th-16th centuries.



Plate 13. Empty mortice for missing foot brace and close studding mortices.

There is also an empty mortice for a foot brace and the form of panels suggest large panel framing rather than smaller panels, which is a later, 16th century design. The wallplate has a very makeshift lap-joint (Plate 14). Below this at ground floor level are some re-used timbers which form a narrow stud wall which is not original (Plate 15).



Plate 14. Crude lap-joint in the wallplate.



Plate 15. Makeshift stud wall using recycled timbers at ground floor.

Another exposed beam was seen (Plate 16) but this is not in-situ and is likely re-used from elsewhere, once being part of either a wallplate or side girt which has two peg-holes and a mortice for another foot brace (since removed). There is a steel RSJ above this, which was put in when the wall was recently opened up by the former owners when the attached Period C outbuilding was converted into a kitchen. Part of this space has very recently been infilled and covered over so the beam is no longer exposed.



Plate 16. Probable re-used beam between the rear wall of the house and the outbuilding.

The rear elevation of the house in the north-west side is constructed from coursed flint wall (Plate 17) with brick dressings and lime mortar with a high percentage of aggregate in the mix. There is also a projecting dog's tooth eaves course (diagonally set brickwork) and there are some burnt headers present in the bricks. The chimney stack here is flush to the external wall so is an internal stack built at the same time as the wall, during Period C when the outbuilding was most likely built at the same time. There are segmental arches formed from single header bricks above the modern back door and a Victorian casement to the north of this with another in the single casement window above.



Plate 17. Projecting dog's tooth eaves course.



Plate 18. Single segmental brick lintels in the Period C extension.

The wall then steps out slightly where the Period D extension was added (Plate 19), probably soon after the Period C alterations were built when the existing house was widened, although as discussed above, the phasing is not immediately clear.



Plate 19. Slightly projecting, central dormer Period D extension to the rear.

This is essentially a dormer extension providing two storeys, with English Bond brickwork (once rendered). This elevation has different styles of frames and windows; some of the windows have been replaced (Plate 20). At ground floor level there are two three over three sash windows with vertical glazing bars (Plate 21) which have had the frames repaired as part of the existing renovation works. There are two eight over eight sliding sashes on the first floor with gauged arched window heads and an off-centre casement with a top opening. In the roof space is an off-centre sliding Sussex sash with six lights and no lintel. Not all of the windows have queen closers on both sides.



Plate 20. Different window styles in the extension.



Plate 21. Repaired sashes from the ground floor window.

6.5 The side wing and later attachment

The house is only briefly described, so as to place the proposals into the wider context. A high status side wing was added to east side of the house after 1839 (Plate 22).



Plate 22. High status side wing with later attachment.

However, the footprint of the rear part of the wing does change slightly after 1873 so it is possible that whatever was present after 1839 may have been demolished and re-modelled for reasons unknown. The existing extension was likely used perhaps as a service block as the quality of the workmanship and materials used is far less superior than the rest of the side wing. The evidence for this being a later addition is borne out in the roof space but can clearly be seen to the north side of the house, although the materials look older so it's possible they are re-used from elsewhere. The brickwork of this later extension is predominantly Flemish Bond with a Dentil style projecting eaves course (Plate 23) so it does not match any of the other walls of the house. The bricks are fairly misshapen and not machine cut and were previously rendered. The roof terminal is lower than the earlier wing and has a hipped terminal. Once again, only a full archaeological survey would improve understanding of this phase. The higher class wing is built with English Bond brickwork with burnt headers throughout and the bricks are finer grained. The dressings at the corners and window reveals are stone slips rather than brick. Stylistically this better class wing is more significant and has better architectural design and materials, which include decorated kneeler stones at the roof edges and label moulds over the windows.



Plate 23. Less superior extension added to the rear of the high status wing.

The east elevation has six over six sliding sash windows with fielded panels in the rear, later extension, which is also not mirrored elsewhere in the higher class wing. The front elevation (Plate 24) has a Dutch Gable with a heraldic crest (Plate 25) and a porched entrance. The windows are mostly six over six sliding sashes to all levels and there is a contemporary dormer window in the roof. At the top of the wall are projecting dog's toothed brickwork. There are cast iron downpipes and guttering throughout which have lion's head detailing on the hoppers and brackets.



Plate 24. The front elevation facing the church.



Plate 25. The Dutch gable with heraldic crest.

The west wall (Plate 26) is coursed flint with rendered Greek keyed surrounds to the windows with gauged arched lintels where un-rendered. It is not entirely clear why some surrounds are rendered.



Plate 26. The west elevation.

One of the ground floor windows to the north of the side porch has been extended to create a new side doorway. The porch next to this is probably Victorian with the same flagstone floor as seen in the attached single-storey structure to the rear. The porch walls are rendered brickwork so it is difficult to be precise about the date, although it does appear on the map regression after 1839. There is a copper alloy door pull (Plate 27) and the door is a contemporary Gothic-style pine plank door (Plate 28) set on pintles with thick iron studs.



Plate 27. Door pull.



Plate 28. Gothic decoration on the door.

Ground floor

Inside the Period E extension, it is clear that there are only two rooms; one on the ground floor and one on the first floor, with a corridor that likely led to the rear door into the courtyard, which has since been replaced when the conservatory was built. On the lower level the walls are covered with Arts and Crafts style pine panelling and the window with fielded panels has folding shutters. The floorboards are thin and narrow. There is a six panelled door leading in to the drawing room in the high status wing, which also houses only two rooms plus an entrance vestibule. This room which has vertical, folding shutters to the window (Plate 29) and the fireplace surround (Plate 30) is an original pine 'Adams' style surround with swags and tails.



Plate 29. Eastern window with shutters.



Plate 30. Fireplace surround in the high status drawing room.

The main entrance door still has the in-situ bell attached to the wall and a Gothic style arched door (Plate 31), which is matched elsewhere in the building.



Plate 31. The main entrance door in the lobby.

First floor

There is a thick stud wall which covers the timber-framed section. This shows as a slightly different alignment to the rooms further west and the side of the stairs fix directly against this so the framing pre-dates the stairs at least. The landing is spilt level (Plate 32).



Plate 32. Split level landing.

The roof

There are many different levels in the roof with raking struts used to bridge the gaps. The roof of the Period B, high status wing (Plate 33) has collar trusses with continuous purlins which are dated in two places; 1852 (Plate 34) and 1853. The Period E later extension is clearly built with machine sawn wood (band sawn) at a lower height around the existing stack (Plate 35), although a much older rafter has been utilized within (Plate 36).



Plate 33. The roof of the high status wing looking south.



Plate 34. Date carved into the western purlin.



Plate 35. The later rear extension.



Plate 36. Re-used rafter in the later roof.

7.0 ASSESSMENT OF IMPACT OF PROPOSED DEVELOPMENT

7.1 Statement of Significance

Historic England (formerly English Heritage) provides guidance on establishing the significance of heritage assets and on defining the settings of Listed Buildings. These are the Good Practice Advice Notes in Planning Note 2 (GPAN2) – Managing Significance in Decision-Taking’ and Good Practice Advice Notes in Planning Note 3 (GPAN3) - The Setting of Heritage Assets.

GPAN2 stresses that understanding the significance is important to achieve conservation of the asset. This is further explored in Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12. An understanding of the extent of the significance will lead to an understanding of how adaptable the building is. The level of significance helps to determine how policies should be applied.

Significance is a collective term for the sum of all the heritage values attached to a place, be it a building, an archaeological site or a larger historic area such as a whole village or streetscape. At least four sets of values can be ascribed to a place:

- Evidential value: the potential of a place to yield evidence about past human activity;
- Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present;
- Aesthetic value and the ways in which people draw sensory stimulation from a place. These are interests in construction, craftsmanship and decoration of buildings and structures of all types and overall, the general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved;
- Communal value and the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Heritage assets provide a material record of our nation’s history and meaning for communities and can symbolise wider values such as faith and cultural identity.

The highest significance lies in the historic character, appearance and fabric of the Rectory, focussed on the mid-late 19th century Period B additions with all four values being equally important. Whilst it is acknowledged that there was an earlier timber-frame building, the surviving fabric is so fragmentary and sparse that it cannot be considered as being as architecturally important as the high status components of the brick built structure that essentially replaced it. However, it does add special interest with evidential and historic values to some extent so it is important that this should be preserved. Only a more detailed study, aided by documentary/historical research is likely to add better understanding of the origins of the house.

The assessment of the significance of the Site confirms that the highest significance lies in the Period B high status brick side wing and alterations to the main house. The surviving timber-frame section and the rear extensions are not considered to have

high significance, with moderate significance attached to the Period C, D and E extensions and low-zero significance attached to the re-built outbuilding. Moderate significance is placed on the Stables with no significance applied to the modern conservatory. The proposals will not impact the more significant historic fabric and are likely to only cause minimal impact to the moderately significant fabric as discussed more fully in Section 7.3, with recommendations given in Section 8 below.

7.2 Setting issues relating to the Site.

Historic England guide GPAN3 provides a structured approach to defining and assessing the setting of an historic asset. This discusses the importance of the character of an area, the context and views. Whilst the setting itself is not a heritage asset, it may have some significance in its own right. Setting is not fixed and is not restricted to lands within the same ownership of the applicants. Any change will affect how the setting of a heritage asset is experienced, be that from the public or private domain

The Listed Building and it's setting, along with its rear outbuildings, form a small but harmonious grouping that is free from modern structures to the principal elevation although the setting to the rear is impacted by two modern structures. It therefore presents as a fairly pristine historic environment from the public viewpoints, certainly providing preserved historic settings, views and curtilage from Folkington Lane, with uninterrupted historic views towards the church opposite. It is therefore important to preserve this wider historic setting.

The proposed development will not visible from the wider public viewpoints from Folkington Lane as the development is contained to the rear and set down below the rising ground levels to the north and east sides of the Site. There are no clear views from nearby properties looking over the Site. There may be minimal glimpses from another house to the east side on Folkington Lane, although there is a small area of shrubs and mature trees here that essentially block the view, even during winter when the deciduous trees have dropped their leaves (Plate 37).



Plate 37. Dwelling east of the Rectory on Folkington Lane.

In general, it is considered that the new proposed rear extension could be an improvement on the previously submitted designs. It is our understanding that the roof will be lower than the existing roof of the conservatory, which is to be demolished.

As there will be little impact to the setting of the heritage asset when viewed as a whole, when tested against the structured approach in the National Planning Policy Framework, it is found to represent less than substantial harm to the wider setting.

7.3 Impact of proposed development

According to information provided by the Agent, the proposed extension (Figs 12-16) will maintain the existing rear elevation, complete with exposed brick and all windows to be retained in-situ. This will preserve the legibility of both the historic fabric as well as the original plan form to some extent. Although it is acknowledged that the former courtyard will be built over, the design will not eradicate the understanding of the former use of the space. The use of large glazed panels will also ensure that the more immediate setting of the rear part of the Site will have less physical barriers than the existing conservatory, so could be seen as an enhancement. The simple rectangular plan form also reflects the existing courtyard form.



Fig. 12. Proposed ground floor plan ©Impact Architecture February 2024 drawing number SK8 revision A.

The roof will be flat and will joint into the existing outbuilding at a lower height and will have two roof-lights within. Due to the wide use of glazing, there will be light

emitted at night it may be prudent to provide further details of whether window blinds will be used in the east elevation to prevent wider light emission at night. This would prevent light pollution when proceeding along Folkington Lane to the east.

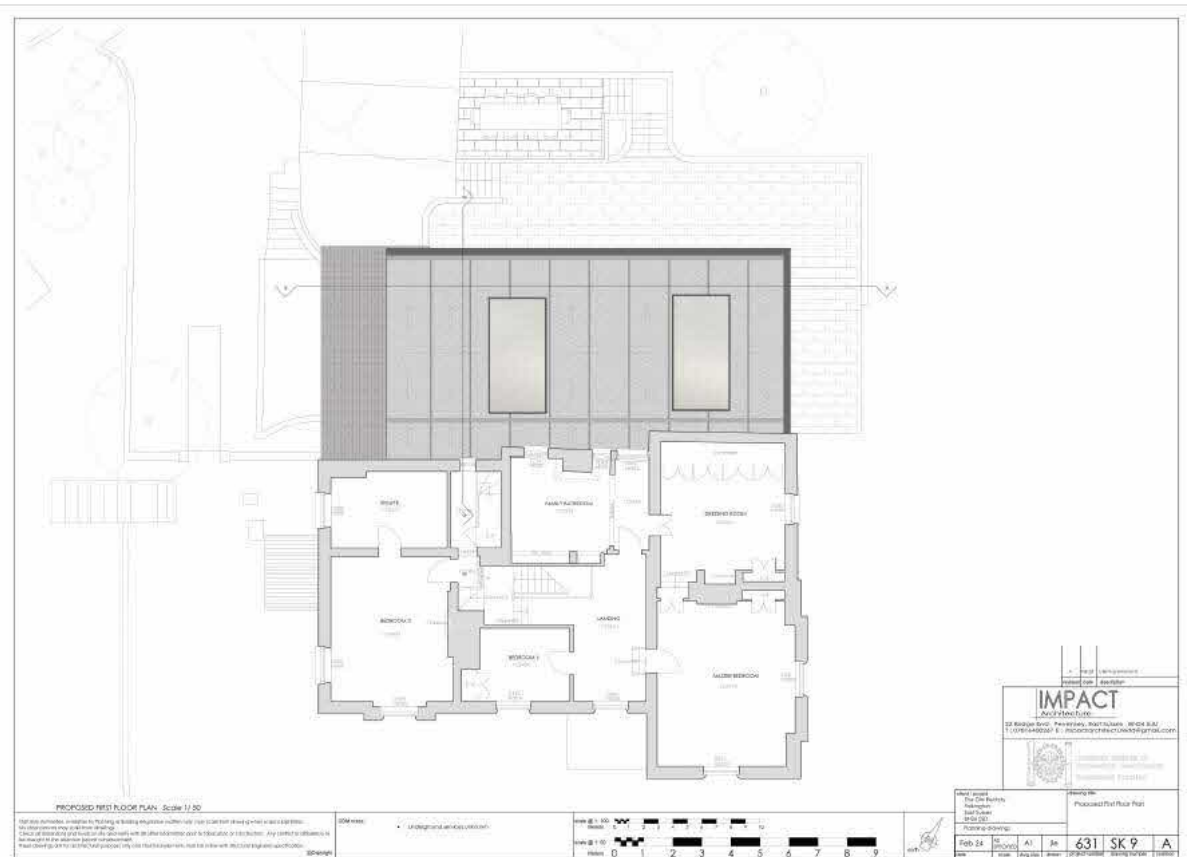


Fig. 13. Proposed roof floor plan ©Impact Architecture February 2024 drawing number SK9 revision A.



Fig. 14. Proposed north elevation ©Impact Architecture February 2024 drawing number SK12 revision A.



Fig. 15. Proposed east elevation ©Impact Architecture February 2024 drawing number SK12 revision A.



Fig. 16. Proposed cross section ©Impact Architecture February 2024 drawing number SK12 revision A.

According to paragraph 208 of the National Planning Framework, any loss to a Heritage asset should be weighed against the public benefit of the proposal. It is not considered there are any substantial losses, particularly to significant historic fabric. It may be considered that there are some losses to the more immediate setting in which the building is currently experienced. However, the current view is disjointed and somewhat clumsy, particularly with the addition of the re-built outbuilding with glass balustrade. The conservatory already erodes the immediate setting considerably so it is therefore considered that the new designs are of a better quality and will blend the 'old with the new' in a more cohesive manner.

As the proposed development does not involve the complete loss of any of the original features, the proposals are considered to be of positive benefit.

8.0 RECOMMENDATIONS

- 8.1 As noted in section 1.7 above, it necessary to bear in mind that desk based appraisals do not provide a definitive statement and that the report on the standing building should not be regarded as a detailed archaeological record This is based entirely on this non-intrusive report utilizing the observations made during the walk over survey as well as available historical data. As such the conclusions presented herein can only be proven by the addition of fieldwork techniques, such as a watching brief with further recording of any historic fabric that might be exposed through such activities.
- 8.2 Historic England advise in HEAN 12; avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF and to look for opportunities to better reveal or enhance significance . These two stages are addressed by the assessment of impact assessment above. 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. Some recommendations are given below which should help to ensure minimal impact and contribute to reversibility.
- 8.3 As the works to the buildings will be very limited, and the overall form of the structures will not be greatly compromised, further building recording is not considered to be necessary.
- 8.4 It is recommended that if the proposals are permitted, then the bricks which form the courtyard should be re-used in the path and steps to the side of the new structure for consistency.
- 8.5 It is recommended that where possible, any fixings to the existing building should be ideally placed within the perps/bed joints around the bricks, rather than being attached directly into the bricks. This can then be considered reversible, and will leave little impact on the surface of the bricks although it is recognized that this is not always possible. Further fixing details for the juncture between the new roof and the roof of the outbuilding would be beneficial.
- 8.6 Where possible it would be of benefit to re-use any channels already chased into the wall for the purposes of the flashing which exists for the conservatory. This will minimize impact.
- 8.7 It would be preferable to keep some kind of permanent cover in place for the cesspit/well that is known to exist in the courtyard. This would ensure continued legibility of the feature and it could even be preserved as a feature by placing glass over the top and building this into the design for the new floor.
- 8.8 It is recommended that there should be some form of preservation for the original rear door in the Period E extension, where the entrance from the house into the conservatory currently is. This is likely to have been a formal rear doorway, although some of the evidence was lost when the conservatory was built. Perhaps the door could be permanently fixed into place, unless it is planned for this to remain useable.

- 8.9 It is not recommended that an archaeological watching brief is necessary, as supported by the comments from the County Archaeology Team.
- 8.10 The report is based on a non-invasive, non-structural survey; as such it can only extend to the items specifically covered. E&OE. Copies of paper OS Maps Reproduced from Ordnance Survey mapping with the permission of the Controller of His Majesty's Stationery Office © Crown Copyright. OS Licence No.100055392. We wish to point out that there is no guarantee that planning permission will be granted based on the opinion of ASL within this document. The above comments should be discussed with the Conservation officers for the South Downs National Park Authority.

9.0 ACKNOWLEDGEMENTS

- 9.1 Thanks are due to the client, Rachel Kirkby, for appointing ASL to undertake the report.
- 9.2 Thanks are also due to Joey Eastes from Impact Architecture for recommending ASL to the client and for providing further details and drawings for the report.

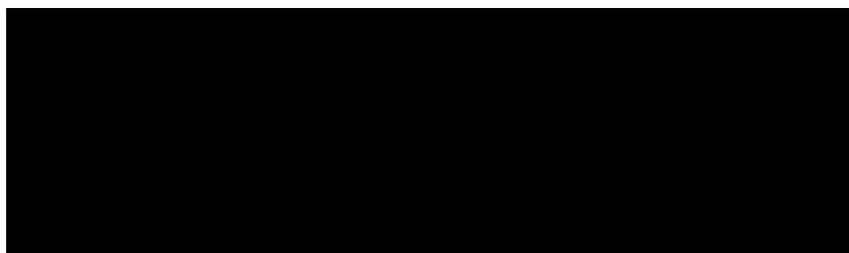
Lisa Jayne Fisher Cert.Ed., BA (Hons), MA

Principal Archaeologist

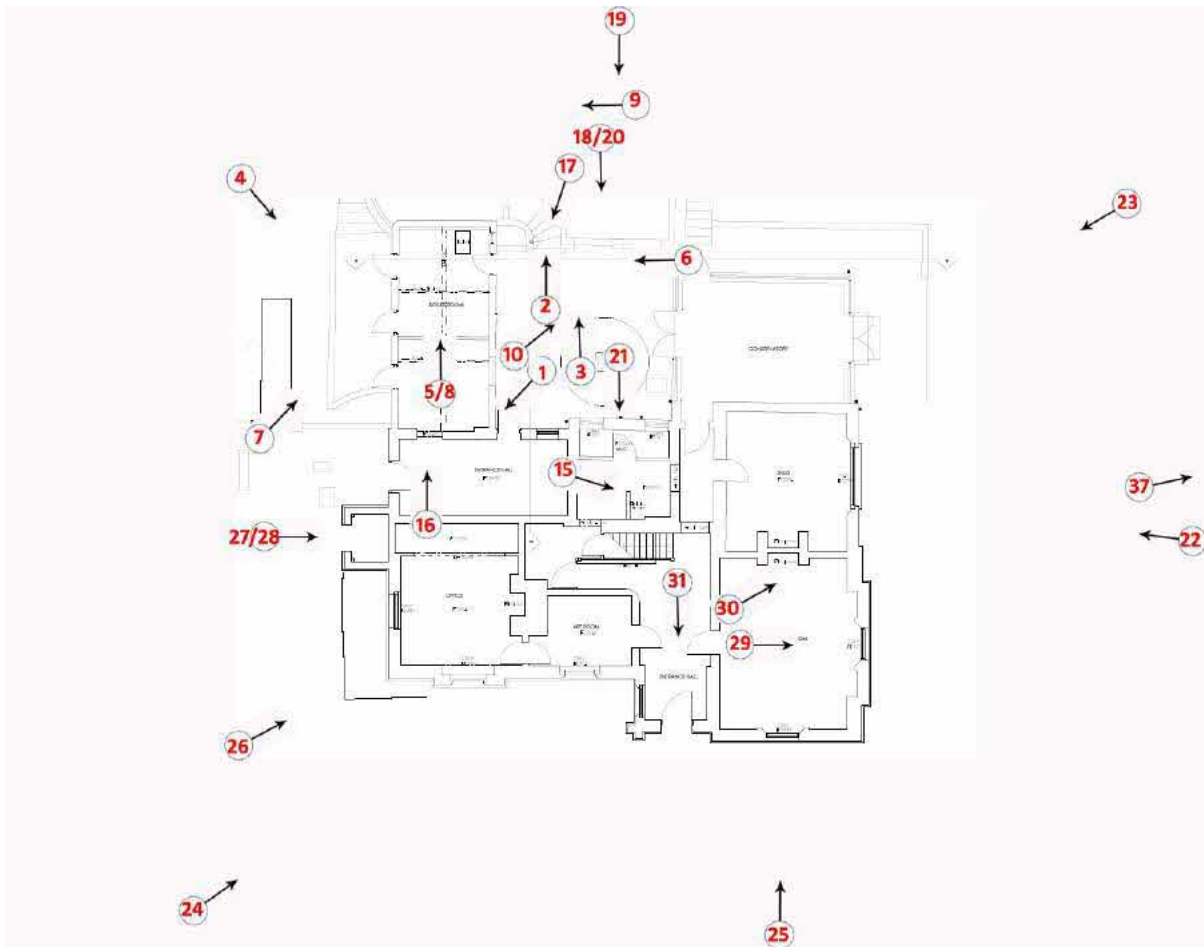
Archaeology Services Lewes

March 2024

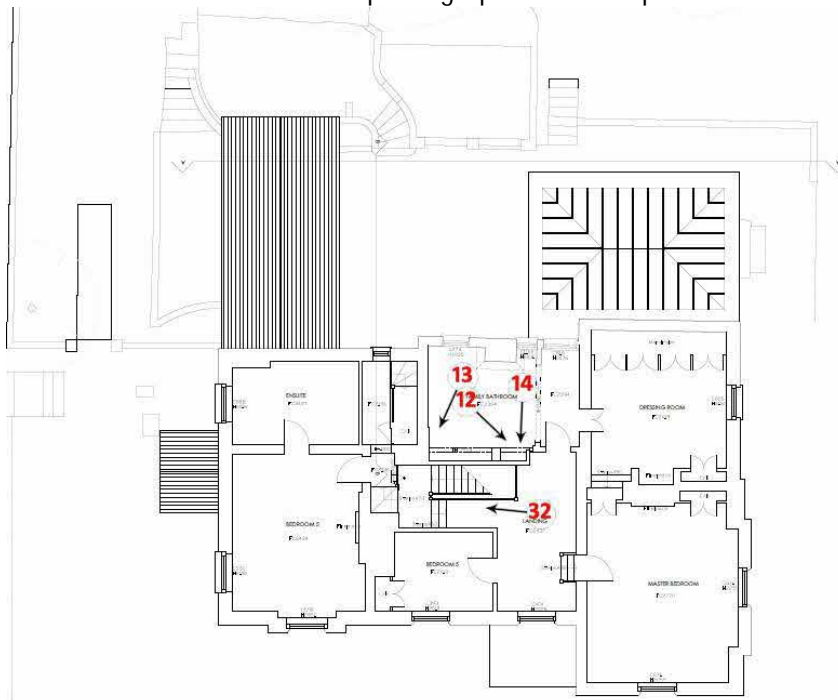
Revision A



Appendix 1: Photographic location plans



Ground floor photographic location plan.



First floor photographic location plan.

Appendix 2: County Archaeology Consultation response (source: e-mail online portal)

Consultee Comments for Planning Application SDNP/23/02377/LIS Application Summary Application Number: SDNP/23/02377/LIS Address: The Old Rectory Folkington Lane Folkington East Sussex BN26 5SD Proposal: Erection of proposed north wing to replace existing outbuilding, including creation of two glazed links to main house entrance hall and dining room (existing conservatory)

Case Officer: Sam Whitehouse

Consultee Details Name: Mr GREG CHUTER Address: COUNTY HALL, ST ANNES CRESCENT, LEWES BN7 1UE
Email:

Not Available On Behalf Of: ESCC - County Archaeologist Comments

Dear Planning Team Thank you for consulting us on this application. In my opinion, the modest groundworks proposed for this scheme are unlikely to expose significant in-situ archaeological remains. For this reason, I have no archaeological recommendations to make in this instance. However, please do not hesitate to contact us again for further information or advice.

Yours sincerely

Chris Greatorex Archaeology Officer ESCC

Appendix 3: HER summary sheet

Site Code	FR24
Site identification and address	The Old Rectory, Folkington, East Sussex, BN26 5SD
County, district and / or borough	East Sussex County; Wealden District in the parish of Long Man
O.S. grid ref.	TQ 55918 03849
Geology.	Grey Chalk with Gault and Upper/Lower Greensand Formation further to the north
Project number.	ASL 318-24
Fieldwork type.	Heritage Statement
Site type.	Domestic
Date of fieldwork.	19 th February 2024.
Sponsor/client.	Rachel Kirkby
Project manager.	Lisa Fisher
Project supervisor.	Lisa Fisher
Period summary	Possible 15 th -16 th century remnants but mostly early-mid 19 th century and later
Project summary. (100 word max)	This Heritage Statement for the Old Rectory, Folkington dates the Site to the early-mid 19 th century. It is a Grade II listed Building which has remnants of an older, timber-frame structure preserved within. The proposals are for a rear, kitchen extension positioned in the existing rear courtyard. The level of proposed impact to any heritage asset is considered to be modest. The assessment of the significance of the Site confirms that the highest significance lies in the Period B high status (early-mid 19 th century) brick side wing and contemporary alterations to the main house. The surviving timber-frame section and the rear extensions are not considered to have high significance. There is moderate significance attached to the Period C, D and E extensions and low-zero significance attached to the re-built outbuilding. Moderate significance is placed on the Stables with no significance applied to the modern conservatory.