

## Heritage Note

**Land east of Watermill Lane, Bexhill-on-Sea, East Sussex.**

On behalf of Rurban Estates

Date: July 2024 | Pegasus Ref: P24-1530

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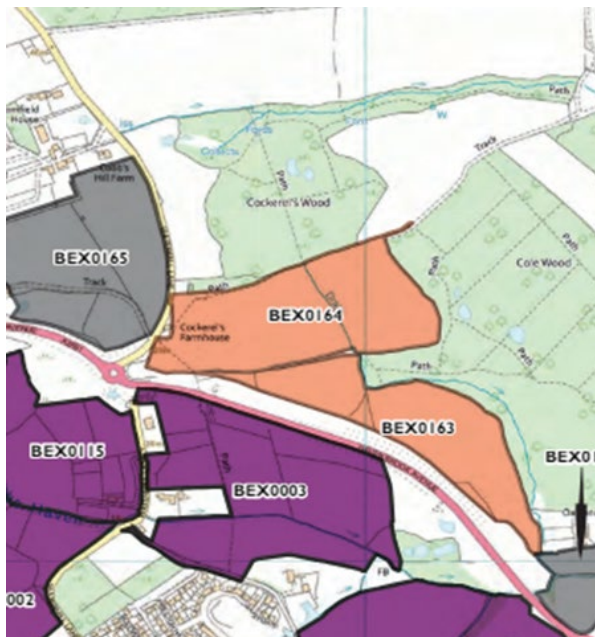


## Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision
2	July 2024	HP&GS	GS	-

# 1. Introduction

- 1.1. Pegasus Group have been commissioned to appraise heritage matters relating to Land East of Watermill Lane, Bexhill-on-Sea, specifically to support and inform the vision document and the integration of assets and their settings into the evolving masterplan for residential development.
- 1.2. The site is draft allocation BEX0164 (Plate 1). It comprises two pasture fields largely surrounded by woodland areas and belts, to the north-east of the recently-constructed A2691.



*Plate 1 Site location plan*

- 1.3. Adjacent to the site, to its west, is the Grade II Listed *Cockerell's Farmhouse* (Plate 1, red arrow, Plate 3), and Watermill Lane.



Plate 2: Site Location Plan (red arrow – Cockerell's Farmhouse)

- 1.4. This Heritage Note has been informed by a site visit and reference to historic maps, aerial photographs and designation descriptions.

## 2. Built Heritage

- 2.1. Following the site visit, only the Grade II Listed *Cockerell's Farmhouse* was considered to have the potential to be sensitive to the development proposals and thus has been taken forward for further assessment.

### Cockerell's Farmhouse

- 2.2. Cockerell's Farmhouse was added to the National List at Grade II on 23<sup>rd</sup> August 1976 (NHLE 1190249). The List Entry describes the building as follows:

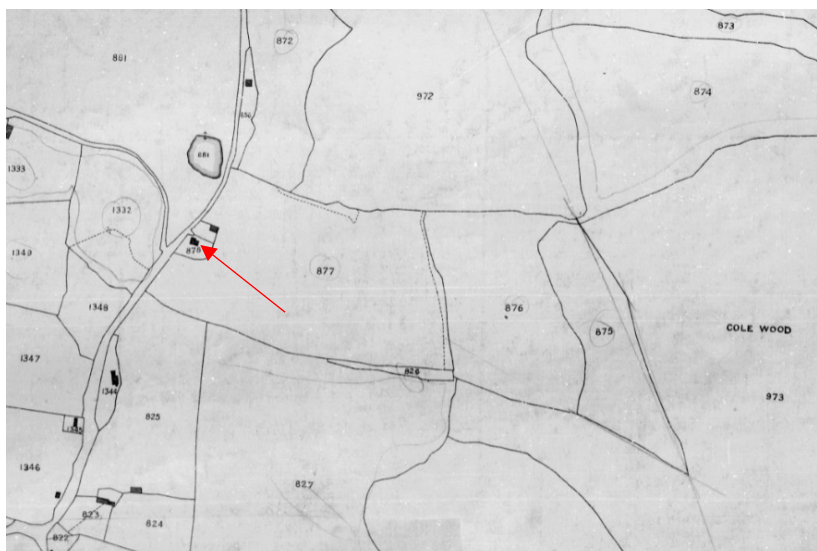
***"C18 or earlier. 2 storeys. 2 windows. Painted brick. Tiled roof with pentice behind. Casement windows. Chimney breast on west wall."***

- 2.3. The house is of two storeys and constructed of painted brick with a red clay tile roof (Plate 3).



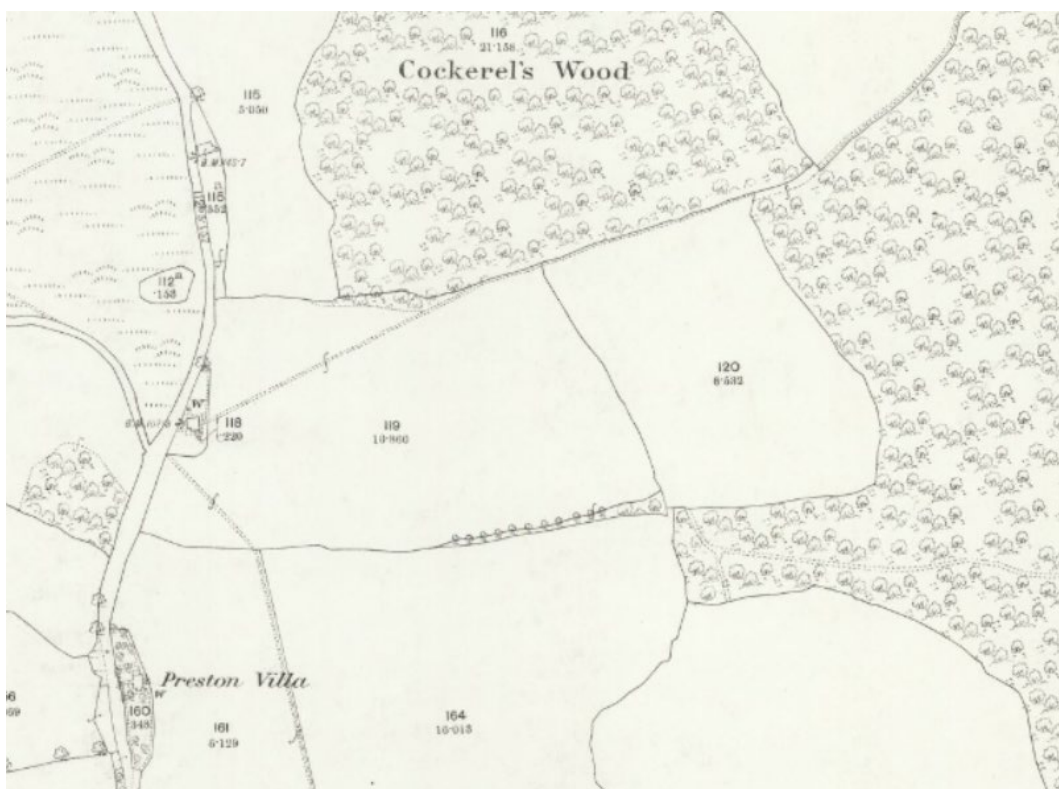
*Plate 3 Looking north to Cockerell's Farmhouse*

- 2.4. The roof is hipped on the eastern side, but gabled to the west, with a large stack. It has a catslide roof to the rear, and single storey extension to the south-east.
- 2.5. Historically, the asset was recorded as 'Cottage Garden' on the Tithe Map of 1843 (Plate 4). While the site and the asset were in the same ownership in the mid 19<sup>th</sup> century, this was part of a large landholding and tenancy of Buckholt Farm, rather than the site being part of a discrete farm operating at Cockerell's Farmhouse.



*Plate 4 Extract from the Tithe Map of 1843*

- 2.6. The asset lay within a discrete small enclosure, with another building in a separate enclosure to the north (Plate 4).



*Plate 5 Extract from the Ordnance Survey map of 1874*

- 2.7. The Ordnance Survey map of 1874 shows a similar arrangement, although the building to the north had been demolished, and the enclosures consolidated and extended to the north (Plate 5).

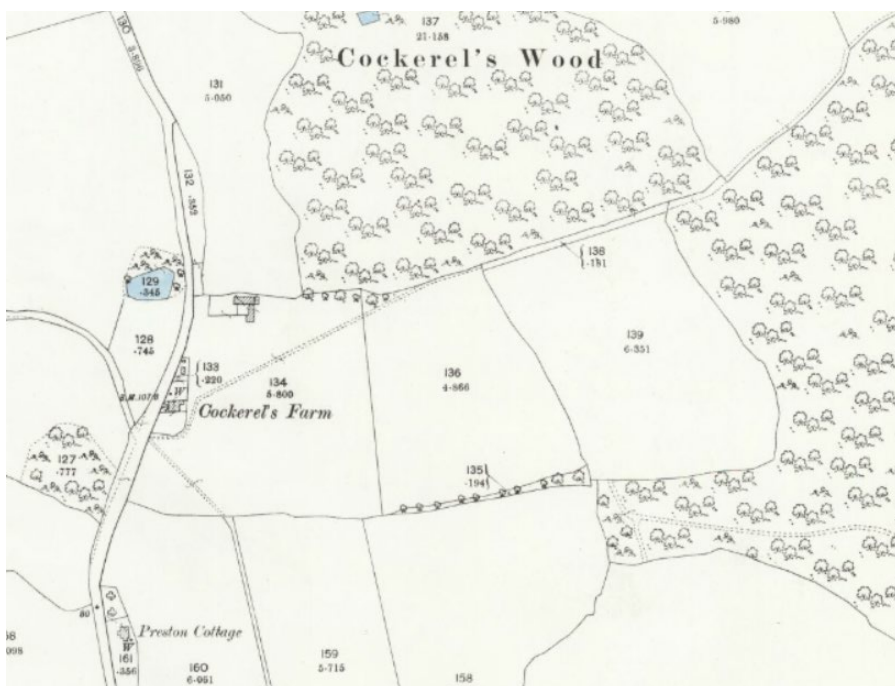


Plate 6 Extract from the Second Edition Ordnance Survey map of 1899

- 2.8. However, the Second Edition Ordnance Survey map of 1899 shows that the asset appeared to be operating as the farmhouse of a farm complex at this date, with further buildings to the north within its curtilage, and a possible barn complex to the north-east (Plate 6).

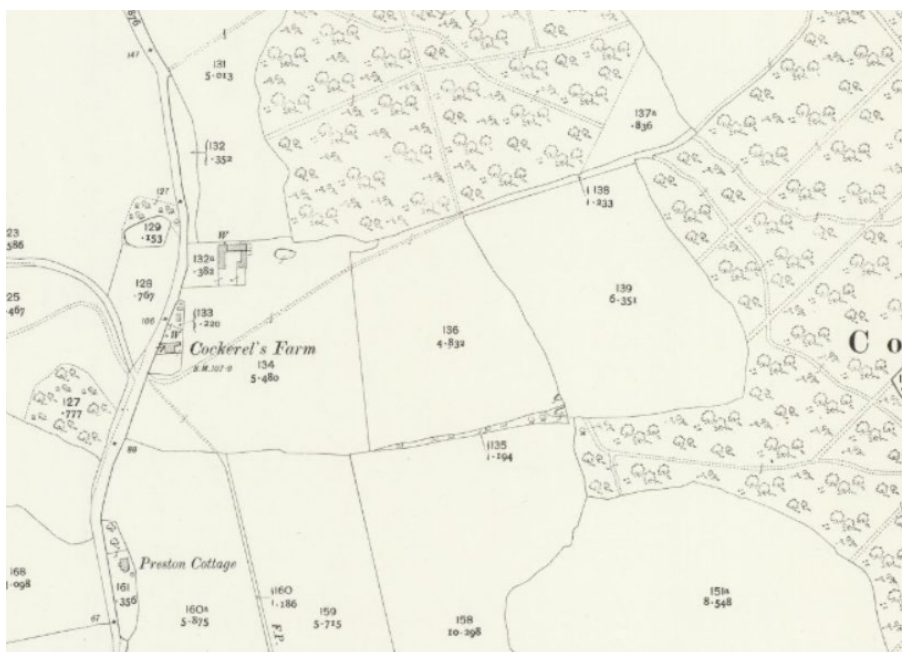


Plate 7 Extract from the Ordnance Survey map of 1909

- 2.9. The Ordnance Survey map of 1909 shows an additional building in the complex to the north-east, forming a horseshoe-shaped complex, strongly indicative of an agricultural complex.

2.10. A similar arrangement is shown on mapping of 1961 (Plate 8).



Plate 8 Extract from the Ordnance Survey map of 1961

- 2.11. Aerial photographs show that the farm complex to the north-east of the Listed buildings had been demolished by 2004.
- 2.12. Today, the Listed building sits as a discrete residence, rather than being part of a wider farm complex. It has a driveway and parking area to the south, and garden area to the north. The building and its garden to the north sit at a lower level than the site to the east, restricting intervisibility of the land to the north-east with all but the roof levels of the building (Plate 9). There is greater inter and co-visibility with the land to the south-east (Plate 10).





*Plate 9 Looking south-west to Cockerell's Farmhouse from land to the north-east*



*Plate 10 Looking north to Cockerell's Farmhouse*

- 2.13. One public right of way crosses the field to the east of the asset.
- 2.14. The asset is largely screened from Watermill Lane by a mature hedge and other vegetation (Plate 11).



*Plate 11 Looking east towards Cockerell's Farmhouse from Watermill Lane*

### **Significance**

- 2.15. As a Grade II Listed asset, Cockerell's Farmhouse is a designated heritage asset of less than the highest level of significance, as defined by the NPPF. The significance of the asset is primarily embodied in its built form, which has architectural and historic interest.
- 2.16. Setting also contributes to the significance of the asset, but to a lesser degree. The element of the setting of the asset which make the relatively greatest contribution to significance through setting comprises its immediate curtilage, from where it can be best appreciated and understood.
- 2.17. Other elements of setting which contribute to a lesser degree to its significance comprise:
- Agricultural land immediately to the south and south-east, from where there are partial views to the south-eastern façade of the asset, and which it appears to have been functionally historically associated with, in the 20<sup>th</sup> century, with a weaker association preceding this, as evidenced by the Tithe Map of 1843.
  - Agricultural land immediately to the east and north-east, which is co-visible with the asset in views from the south, and is likely to have been functionally associated in the 20<sup>th</sup>-century, with a weaker association before.

### **Design Response**

- 2.18. The emerging masterplan has responded sensitively to the setting of the Listed building, with a set back of built form in the western area of the site, and the intervening space used as orchard or meadow. This will perpetuate the agricultural character of the immediate

setting of the asset. Planting is also proposed in the vicinity of the Listed building, between the asset and the proposed access (Plates 12 and 13).

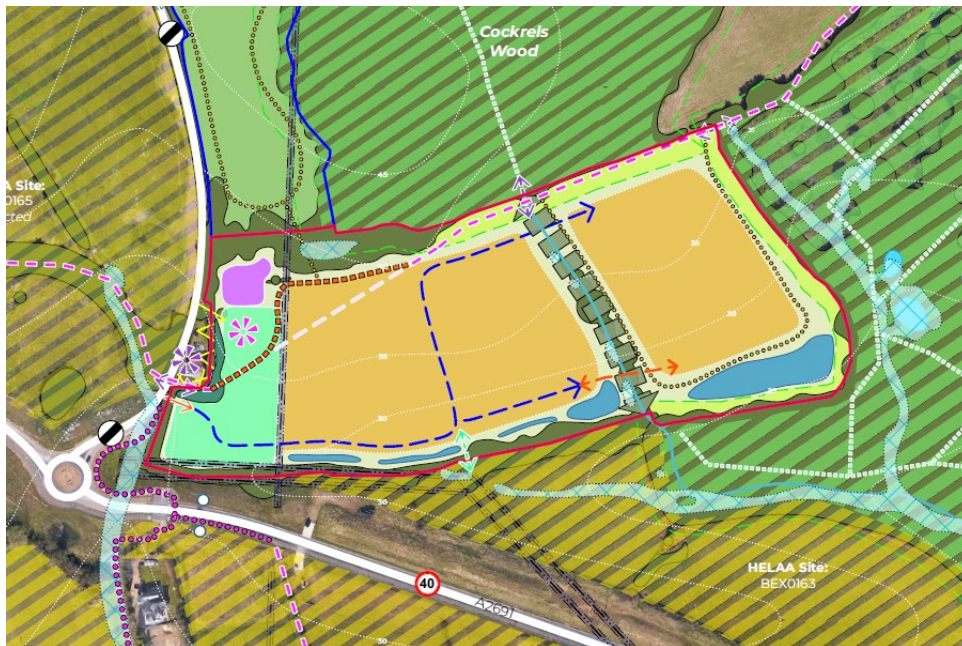


Plate 12 Extract from the constraints and opportunities plan



Plate 13 Extract from the Vision Masterplan

With the sensitive response outlined above, the residential development of the site and provision of the access could be delivered with only less than substantial harm at the lower end of the spectrum to Cockerell's Farmhouse and, as such, matters relating to built heritage are not considered to represent a constraint to the deliverability of the site.

Town & Country Planning Act 1990 (as amended)  
Planning and Compulsory Purchase Act 2004

# Expertly Done.

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