



# Assessment of Local Heritage Assets

A review of undesiganted  
heritage assets for the  
Copthorne Neighbourhood  
Plan

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Prepared by the Steering Group and  
supported by Squires Planning

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# 1. Introduction

- 1.1. This review of Heritage Assets has been prepared by the Copthorne Neighbourhood Plan Steering Group.
- 1.2. Heritage assets across the UK are protected both in law and through the control of development and planning policy. It is important to note that this review does not seek to add local heritage status to assets already protected by International, National or Local designations as this would unnecessarily duplicate matters.
- 1.3. The purpose of this review is to establish whether there are any 'non-designated heritage assets' within the parish that should be afforded protection by the neighbourhood plan for their local historical importance or significance and identify such assets.
- 1.4. Heritage Assets will, over time, be relocated, repurposed for alternative uses and physically altered. Provided the significance of the asset is retained then the fact it has been re-purposed is irrelevant.

## Policy Context

- 1.5. The NPPF (Annex 2: Glossary) defines a heritage asset as 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).'
- 1.6. It states (at Paragraph 197) that 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'
- 1.7. Historic England in Advice Note 7 - Local Heritage Listing gives guidance on how to compile a local heritage list with a view to highlighting heritage assets of local interest that merit consideration in planning decisions. The guidance notes (at Paragraph 19) that work in preparing a Neighbourhood Plan 'may indicate buildings and sites which merit inclusion on the local list.'
- 1.8. The guidance lists the following criteria that should be reviewed when considering an asset for local list status.
  - Age
  - Archaeological Interest
  - Designed Landscape Interest
  - Rarity
  - Archival Interest
  - Landmark Status
  - Aesthetic Interest
  - Historical Association
  - Social and Communal Value
  - Group Value

## International and National Designations

- 1.9. There are a number of international designations that can be applied to heritage assets, generally where the assets are considered to be of international importance. The most well known is the 'World Heritage Site' designation but there are no such sites within the plan area.

1.10. At the national level there are several designations that can apply, and these are designated by Historic England, the national body responsible for conserving England's heritage. These designations include listed buildings, scheduled monuments, protected wrecks and registered parks, gardens and battlefields. Existing heritage designations are shown on the map in Appendix 1, they are also listed below.

1.11. There are eleven Grade II Buildings within the plan area, these are:

- Worth Hall (List Entry 1025537)
- Tye Cottage (List Entry 1025565)
- The Firs (List Entry 1025539)
- Simmonds Cottage (List Entry 1039928)
- Ley House (List Entry 1025570)
- Rushmore Cottage (List Entry 1284441)
- Pear Tree House, Crabbet Park (List Entry 1182646)
- Rowfant Mill (List Entry 1354890)
- Copthorne Hotel (List Entry 1354887)
- Rowfant Mill House (List Entry 1354908)
- Large Barn To South West Of Poplars Place (List Entry 1372077)

1.12. There are three Grade II\* Buildings within the plan area, these are:

- The Tennis Court and Orangery at Crabbet Park (List Entry 1025536)
- Rowfant House (List Entry 1354912)
- Crabbet Park (List Entry 1025535)

1.13. There are no Grade I Buildings within the plan area:

1.14. There are no Scheduled Monuments or Registered Parks and Gardens within or partly within the plan area.

### Local Designations

1.15. Mid Sussex District Council has a legal duty to identify 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' and designate those areas as Conservation Areas. There are no such areas in the plan area.

### Parish Level Designations

1.16. It is also possible for a parish to introduce planning policy to provide protection for those heritage assets important to the local community which are not already protected under any of the above designations. This document will seek to identify those assets worthy of identification as 'Parish Heritage Assets'.

## 2. Approach to the review

### Identification of Heritage Assets

2.1. In identifying which assets should be assessed the following was undertaken/done:

- Considered the assets identified by the AECOM Heritage and Characterisation Study.
- Responses from consultation event.
- Members of the Steering Group contributed with suggested buildings or assets to be considered.

2.2. The AECOM Heritage and Characterisation Study identified a number of built heritage assets within the plan area with reference to the criteria set out in Historic England in Advice Note 7. It was informed by a desk top survey complemented by a site visit. It should be noted however that not all assets were visited and the report makes clear that although the assets described may be treated as non-designated built heritage assets they do not necessarily merit 'local listing'. Each asset was given a dedicated built heritage number (BH1 etc.), named, photographed and their locations given with a national grid Reference (NGR) and mapped which has been invaluable to the preparation of this document.

2.3. Within Local Character Area 1, the following potential assets have been identified:

- BH1 - Worth Hall Lodge, Turner's Hill Road
- BH2 - High Cottage, Turner's Hill Road
- BH3 - Worth Lodge Farm, Worth Way
- BH4 - Barn at Worth Lodge Farm
- BH5 - Rosemary Cottage, Turner's Hill Road
- BH6 - Hayheath Cottage, Turner's Hill Road

2.4. Within Local Character Area 2, the following potential assets have been identified:

- BH7 - Old Rowfant Cottages
- BH8 - Old Mill House
- BH9 - Ley House Farm
- BH10 - Home Farm (farm buildings, formerly Rowfant Farm)
- BH11 - 1 & 2 Home Farm Cottages
- BH12 - Home Farm (farm house)
- BH13 - Hill House south of Home Farm
- BH14 - Remains of glasshouses north of Rowfant House
- BH15 - Stables at Rowfant House
- BH16 - Rowfant Lodge
- BH17 - Rowfant Cottage opposite Rowfant Lodge
- BH18 - Park View and Fern Cottage, Wallage Lane
- BH19 - Rowfant Station
- BH20 - Rose Cottage (formerly Rowfant Station House)
- BH21 - Industrial buildings at Compasses Corner
- BH22 - West Lodge, Turner's Hill Road

2.5. Within Local Character Area 3, the following potential assets have been identified:

- BH23 - Hayheath, Holly House, Hayheath Mews, The Cottage and The Bothy.
- BH24 - Heathview Cottages and Readers, Copthorne Common Road a
- BH25 - 4, 5 and 6 Cottage Place
- BH26 - 2 and 3 Cottage Place
- BH27 - 1 Cottage Place
- BH28 - Hurst House, Copthorne Common Road

BH29 - South Place, Copthorne Common Road  
BH30 - West View and Malvern, Pembley Green  
BH31 – Oakdene and The Retreat (formerly two farm cottages) on Pembley Green.  
BH32 - Courthouse Farm and outbuildings  
BH33 - Haynes Farm  
BH34 - Woodmans Cottages

2.6. Within Local Character Area 4, the following potential assets have been identified:

BH35 - The Prince Albert Public House  
BH36 - Footpath Cottage  
BH37 - Church of St John the Evangelist  
BH38 - Lych Gate  
BH39 - Copthorne CE Junior School  
BH40 - St John's Cottage  
BH41 - Remains of farm buildings, wall and gate pier once associated with Bank Farm, later the Franciscan Convent School. Nb. Note the toll house appearance.  
BH42 - Convent wall  
BH43 - Stinkpipe in front of convent wall  
BH44 - Claremont (former butcher's shop  
BH45 - The Old Bakery  
BH46 - Albury Cottage and Ranmore Cottage  
BH47 - 3 South Bank and Hydrangea Cottage  
BH48 - Sunnyside, west of Roffley's Close  
BH49 - South Bank and Hendersyde, Copthorne Bank  
BH50 - Hollyheart Cottage.  
BH51 - Cottages on east side of Brookhill Road  
BH52 - Farm View Cottages  
BH53 - 3 & 5; 7 & 9; and 11 & 13 Church Lane  
BH54 - Cottages on Church Lane.  
BH55 - 65 (Ivy Cottage) and 67 Church Lane  
BH56 - Boundary Wall on east side of The Green.

2.7. Within Local Character Area 5, the following potential assets have been identified:

BH57 - Hurst House, Copthorne Common Road  
BH58 - Gatwick Grove, Copthorne Common Road  
BH59 - Vine Cottage near corner of Copthorne Road and New Town.  
BH60 - The Orchard on Copthorne Road approx. 80m west of corner of New Town  
BH61 - Cottages on Newtown. (Particularly 5 & 6).  
BH62 - Wall south of cottages on Newtown.  
BH63 - Apple Tree Cottage, Borer's Arms Road  
BH64 - Goffs House

2.8. It should be noted that three other heritage assets were also identified by the Steering Group and interested parties. These were the Former Prize Fighting Rind in Copthorne Common, No.2 St John the Divine Parish Marker Boundary and Rose Cottage on Copthorne Bank. These assets have not however been taken forward as we wither could not locate them or could not gain access to asses them.

## **Assessment methodology**

2.9. To determine whether the heritage assets identified above should be designated as Parish Heritage Assets, a methodology was established, based on the Historic England Best Advice Guide, Advice Note 7 (last updated May 2016).

2.10. The methodology has been used to determine which building and /or feature should be designated as a local heritage asset.

2.11. All identified assets were assessed against the following criteria, and a response assigned to each criterion:

No.	Criteria	Commentary / Guidance
1	Age	The age of an asset may be an important criterion, and the age range can be adjusted to consider distinctive local characteristics or building traditions. While this is an important criterion it is not in all cases essential to any asset being designated within the Neighbourhood Plan. If an asset of no great age links or reminds residents to an important time in the parish's history then that in itself is sufficient as it has 'Rarity' value.
2	Rarity	Appropriate for all assets, as judged against local characteristics. If the asset is in itself not unique in the parish then it is unlikely this criterion could apply.
3	Aesthetic Interest	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics. Look for something in the asset that links it with past activities, or things, in the parish that is considered to have value when judged in conjunction with the other criterion above.
4	Group Value	Groupings of assets with a clear visual design or historic relationship. Some assets need to be considered as a group, possibly with some common theme such as the brick works or rail travel in order, along with other criterion, to be designated. Conversely assets that should be heritage assets in their own right may be considered to be of extra heritage value because they form part of a group.
5	Archaeological Interest	The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the structure of buildings or in a man-made landscape. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them. Most but not necessarily all assets will qualify for this criterion. Assets that are themselves new that point towards an extinct activity or time may still qualify as an asset.
6	Archival Interest	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record. The existence of some form of written record concerning the asset will add weight to the asset being designated in the neighbourhood plan, however the absence of any such record will not detract from the assets value.
7	Historical Association	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures. Blue Plaque and other similar schemes may be relevant.
8	Designed Landscape Interest	A criterion often used to complement a local green space designation in connection with a 'landscape', 'park', or 'garden'. The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development

No.	Criteria	Commentary / Guidance
		for green areas of particular importance to local communities for their current use.
9	Landmark Status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene. When assessing this criterion consider the importance/status given to the asset in the questionnaires returned by those living in the parish, or by submissions/responses from the Local History Group, MSDC and WSCC archivists and individuals in the parish; alternatively, by its obvious presence like the war memorial.
10	Social and Communal Value	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence, sometimes residing in intangible aspects of heritage, contributing to the 'collective memory' of a place.

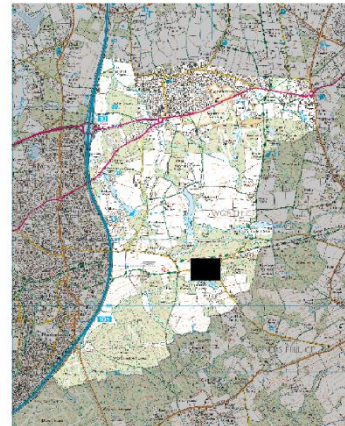
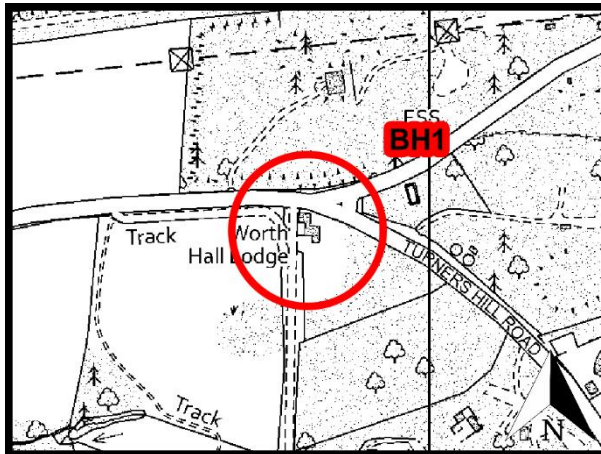
- 2.12. For a building/feature to be designated as a Parish Heritage Asset it must meet 4, or more of the above criteria.
- 2.13. Where the feature being assessed already benefits from a designation at a higher level (e.g.: Local Planning Authority, National or International level) then careful consideration will be given to whether the additional local designation will provide any additional protection for the asset. It is important to ensure that any additional designations do not unnecessarily duplicate policy or place unreasonable burdens on property owners.



### **3. Assessments**

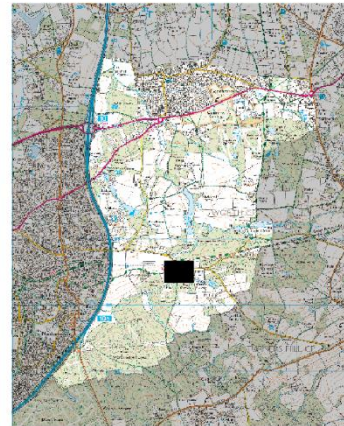
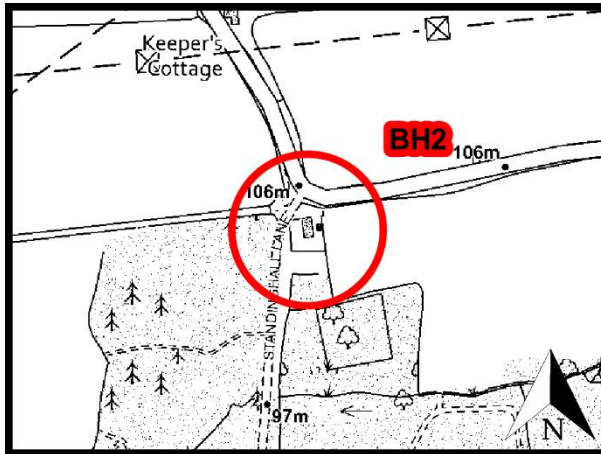
- 3.1. This section contains an assessment of all potential assets identified in Section 2 of this document.
- 3.2. The assessments were carried out between July 2019 and January 2020 by members of the Steering Group, supported by the group's planning consultants (Squires Planning).

BH1 - Worth Hall Lodge, Turner's Hill Road

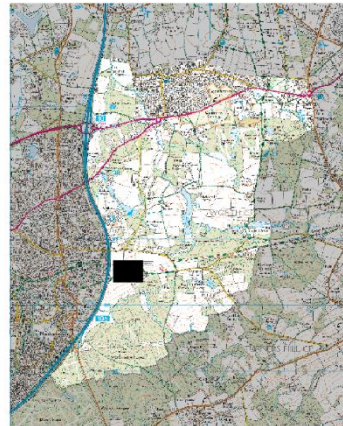
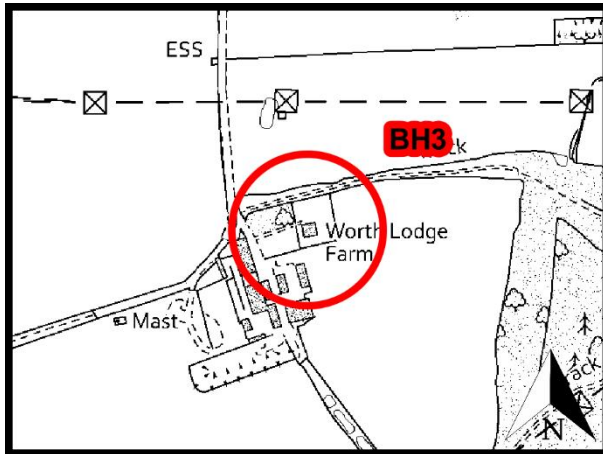


Assessment criteria	Commentary	Criteria met?
1. Age	Built in circa 1840	✓
2. Rarity	One of two lodges/gatehouses for Worth Hall located south of this property.	✓
3. Aesthetic Interest		
4. Group Value	With Worth Hall (Grade II listed) and the other gatehouse this property forms part of the original 'estate' and house complex around Worth Hall	✓
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets three of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	

BH2 - High Cottage, Turner's Hill Road

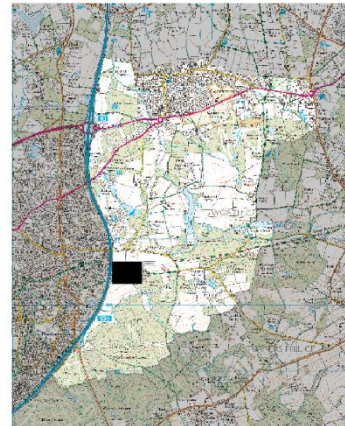
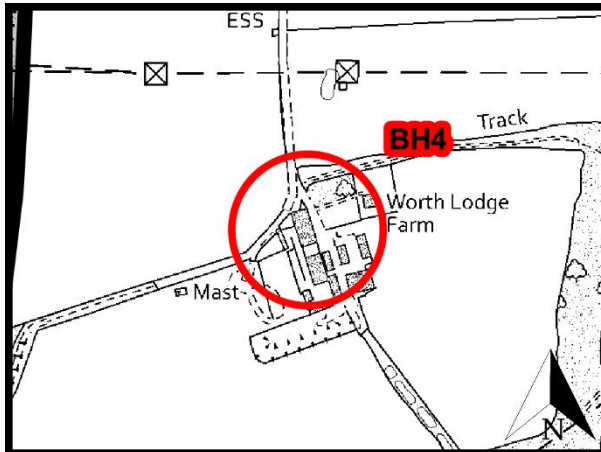


Assessment criteria	Commentary	Criteria met?
1. Age	Victorian property	✓
2. Rarity		
3. Aesthetic Interest	Attractive cottage with horizontal close boarding to upper floor which is somewhat unusual in this area (normally tile hung).	✓
4. Group Value	Part of farm, lodge and estate cottages of Worth Hall (Grade II Listed) estate	✓
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets three of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	



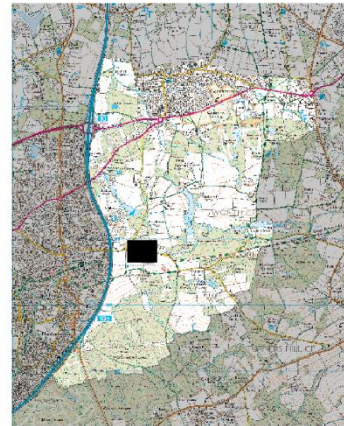
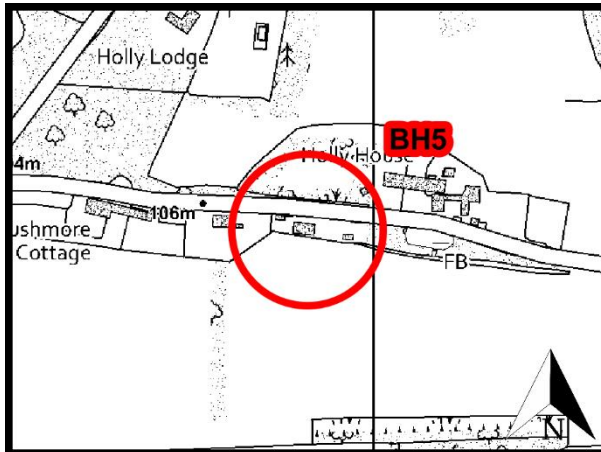
Assessment criteria	Commentary	Criteria met?
1. Age	Victorian property	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value	Part of farm, lodge and estate cottages of Worth Hall (Grade II Listed) estate	✓
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets two of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	

BH4 – Barn at Worth Lodge Farm



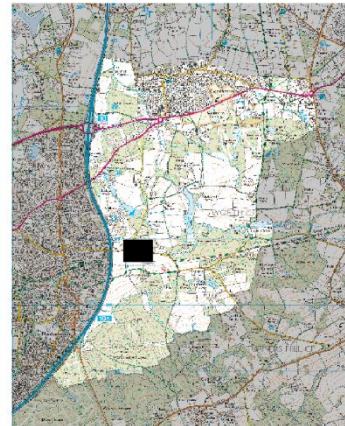
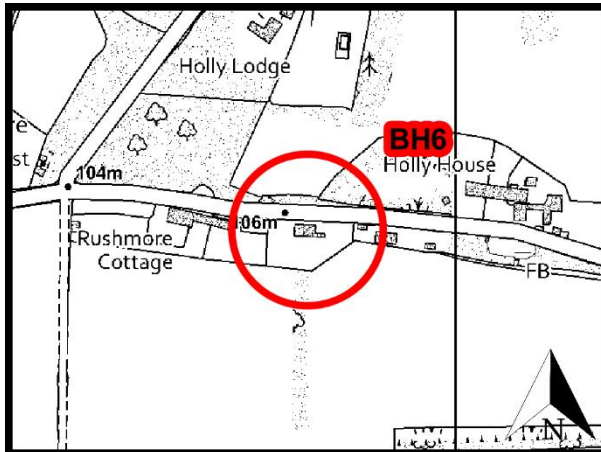
Assessment criteria	Commentary	Criteria met?
1. Age	Victorian property	✓
2. Rarity		
3. Aesthetic Interest	Extensive use of hung tiles on upper elevations, synonymous with the locality.	✓
4. Group Value	Part of farm, lodge and estate cottages of Worth Hall (Grade II Listed) estate	✓
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets three of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	

BH5 - Rosemary Cottage, Turner's Hill Road



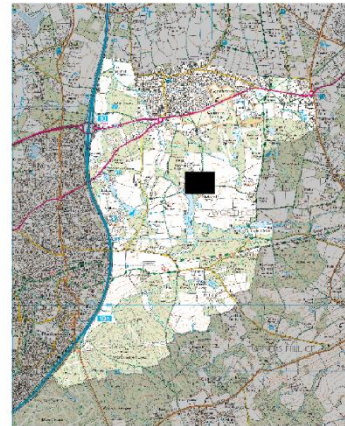
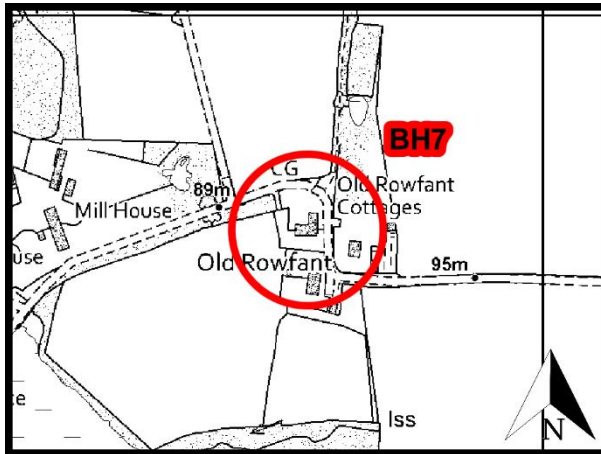
Assessment criteria	Commentary	Criteria met?
1. Age	Victorian property	✓
2. Rarity	Unusual – only stone rubble construction in N P area	✓
3. Aesthetic Interest	Stone rubble construction provides a degree of aesthetic interest.	✓
4. Group Value		
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets three of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	

BH6 – Hayheath Cottage, Turner’s Hill Road



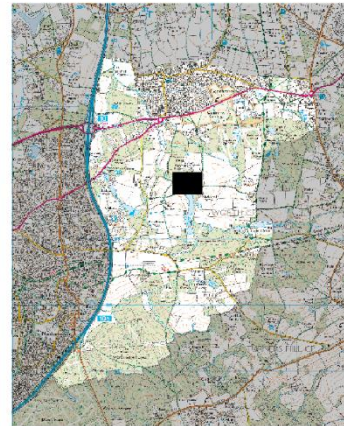
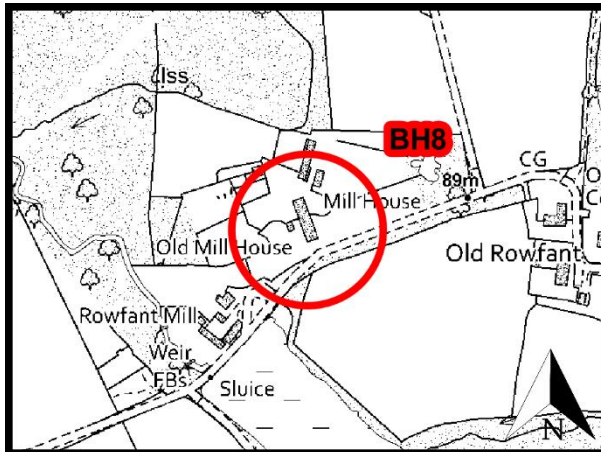
Assessment criteria	Commentary	Criteria met?
1. Age	Victorian property	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value		
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets one of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	

BH7 - Old Rowfant Cottages



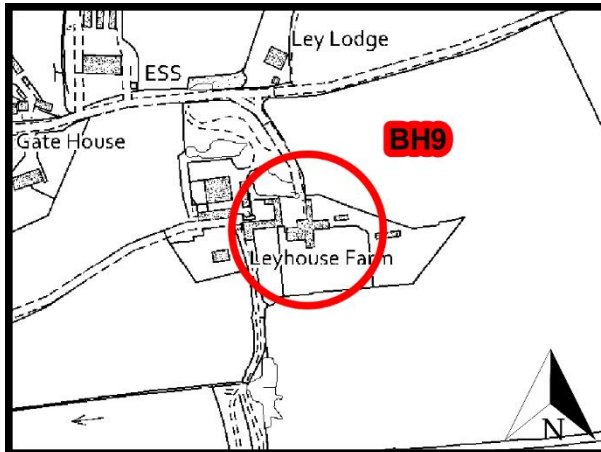
Assessment criteria	Commentary	Criteria met?
1. Age	Victorian property	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value	Part of former Rowfant estate	✓
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets two of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	





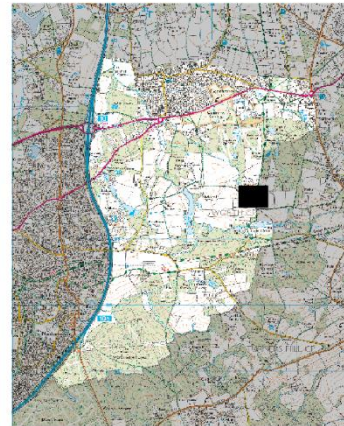
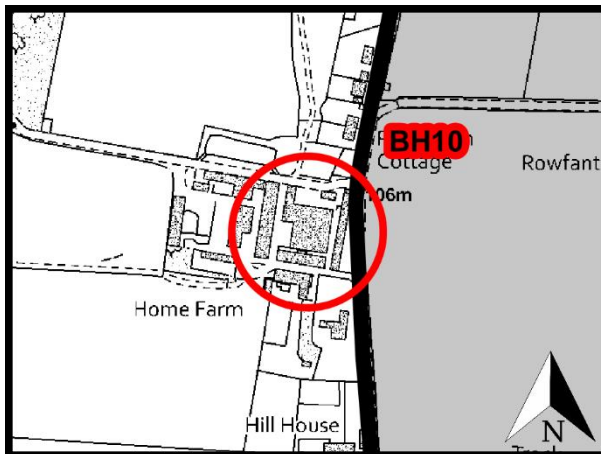
Assessment criteria	Commentary	Criteria met?
1. Age	Victorian property	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value	Complements the listed Rowfant Mill & Rowfant Mill House and part of the former Rowfant estate.	✓
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets two of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	

BH9 - Ley House Farm



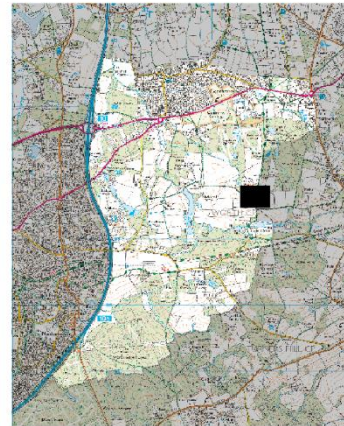
Assessment criteria	Commentary	Criteria met?
1. Age	Pre-Victorian / 17 <sup>th</sup> Century	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value	Related to Grade II listed Ley House – 17 <sup>th</sup> Century	✓
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets two of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	

BH10 - Home Farm (farm buildings, formerly Rowfant Farm)



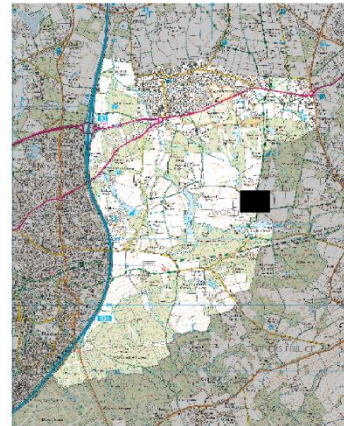
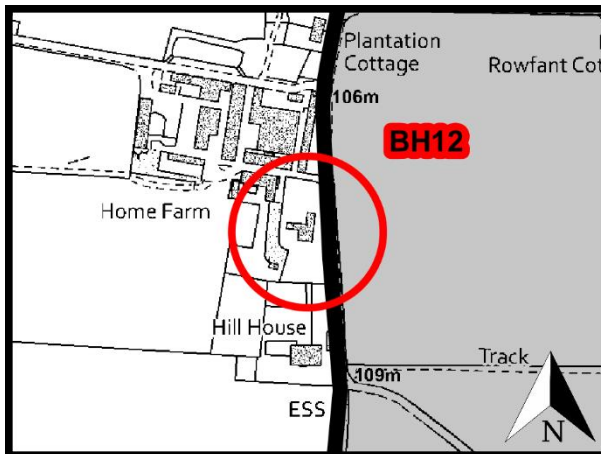
Assessment criteria	Commentary	Criteria met?
1. Age	Pre-Victorian property	✓
2. Rarity		
3. Aesthetic Interest	A pleasant collection of historic farm buildings which provide a degree of aesthetic interest.	✓
4. Group Value	Part of former Rowfant estate	✓
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets three of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	

BH11 – 1 & 2 Home Farm Cottagesome Farm



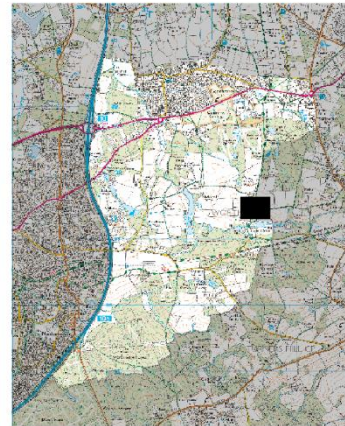
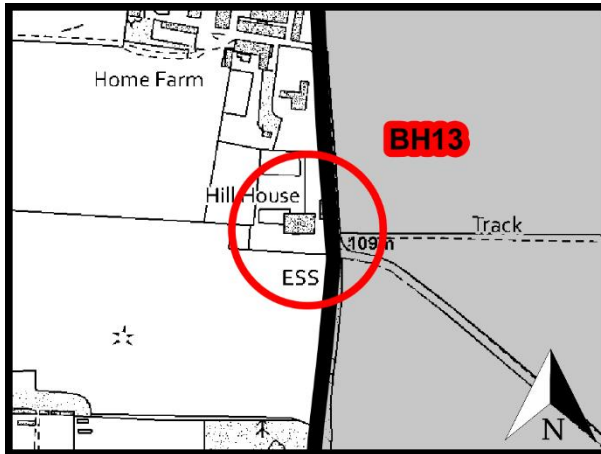
Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value	Former farm cottages to Home Farm, as a group these form significant historic interest as an example of a farm of this age.	✓
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets two of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	

BH12 - Home Farm (farm house)



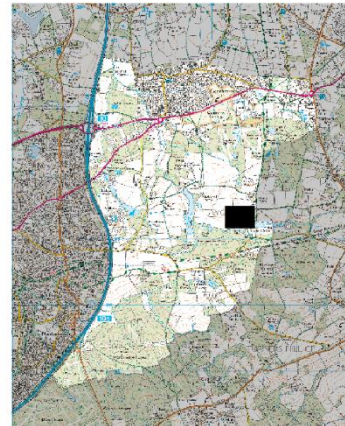
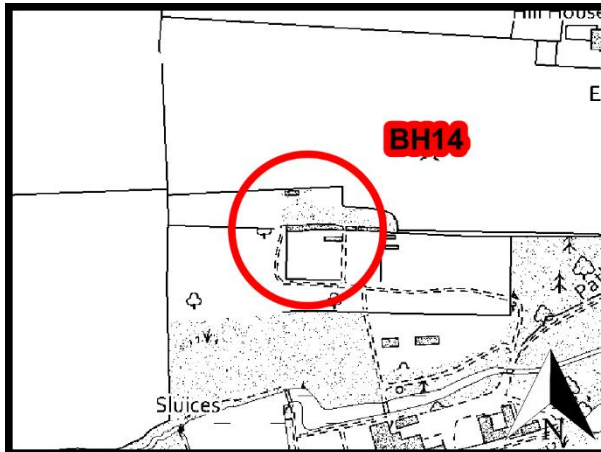
Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value		
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets one of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	

BH13 – Hill House south of Home Farm



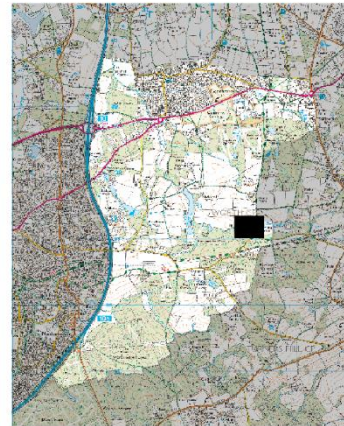
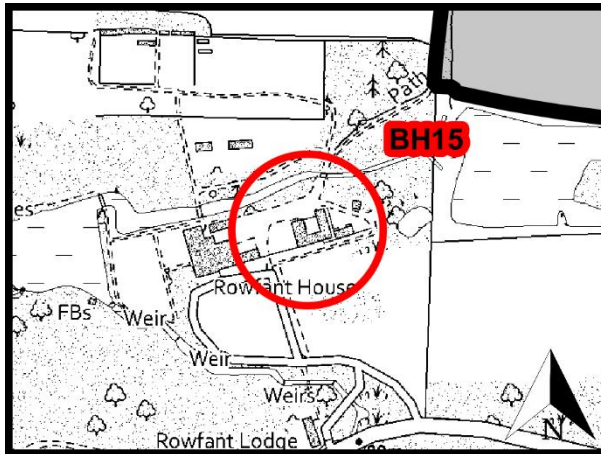
Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest	Crenellated ridge tiles	✓
4. Group Value		
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets two of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	

BH14 - Remains of glasshouses north of Rowfant House



Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value	Part of former Rowfant estate	✓
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets two of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	

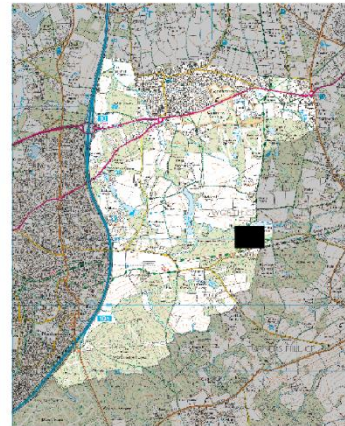
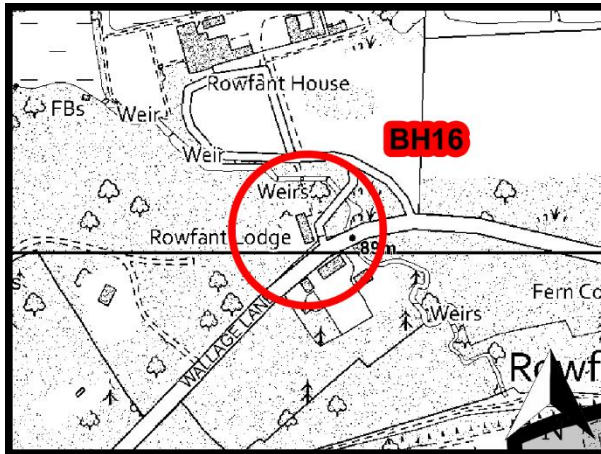
BH15 – Stables at Rowfant House



Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest	Built of ashlar blocks which is usually used for grander houses.	✓
4. Group Value	Part of former Rowfant estate	✓
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets three of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	

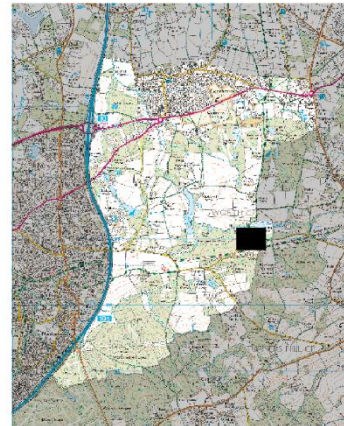
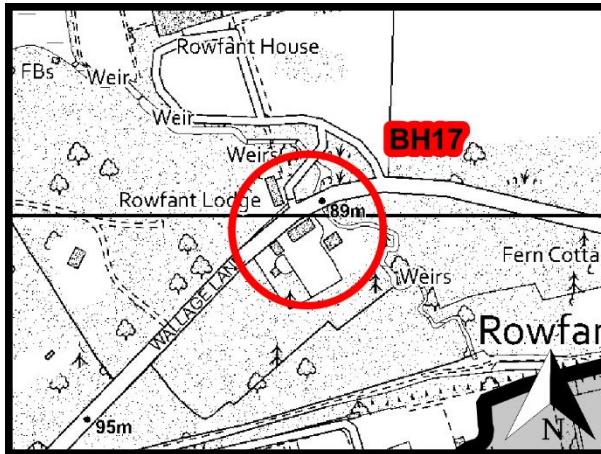


BH16 - Rowfant Lodge



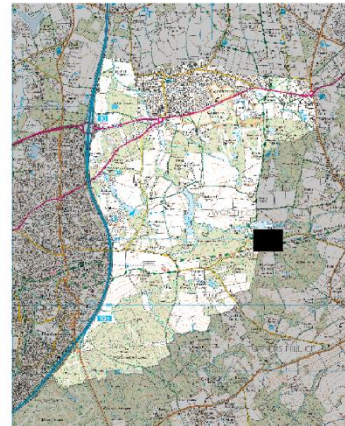
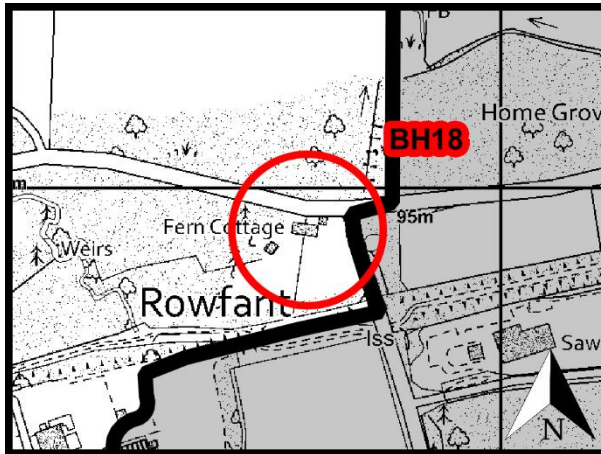
Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest	Entrance to former Rowfant estate	✓
4. Group Value	Part of former Rowfant estate	✓
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets three of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	

BH17 – Rowfant Cottage opposite Rowfant Lodge

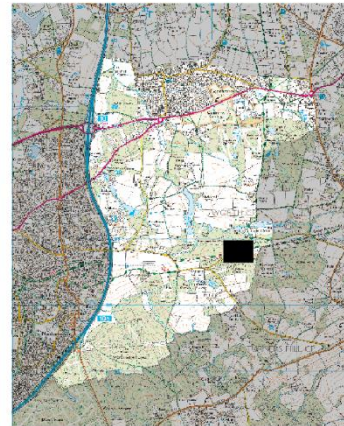
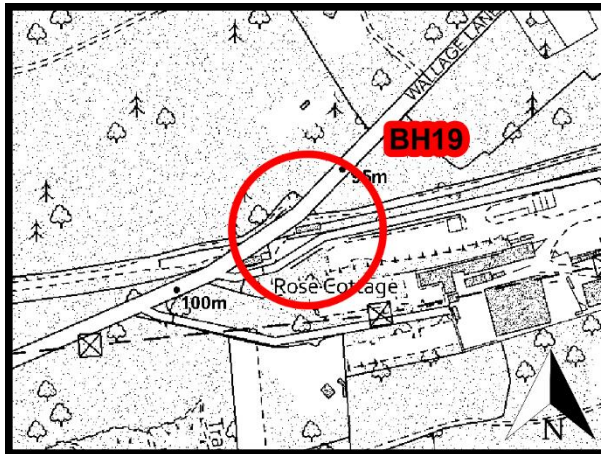


Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest	Distinctive pointed windows	✓
4. Group Value	Part of former Rowfant estate	✓
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets three of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	

BH18 – Park View and Fern Cottage, Wallage Lane

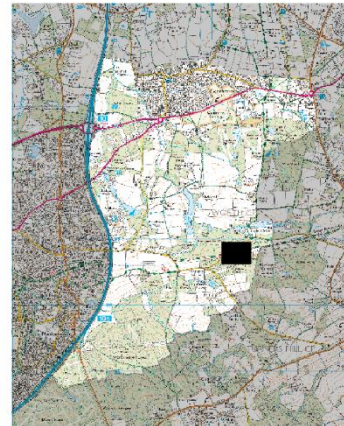
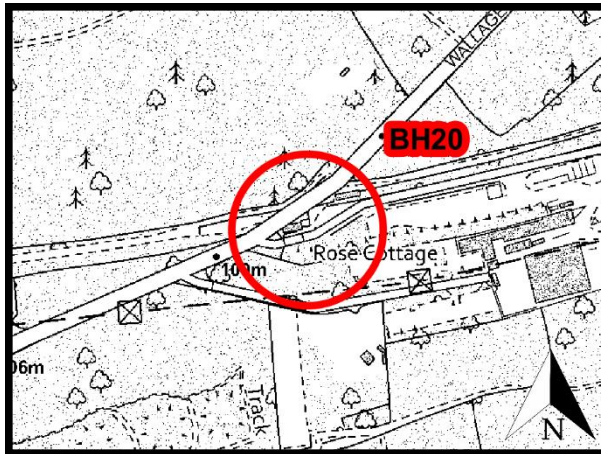


Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value		
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets one of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	



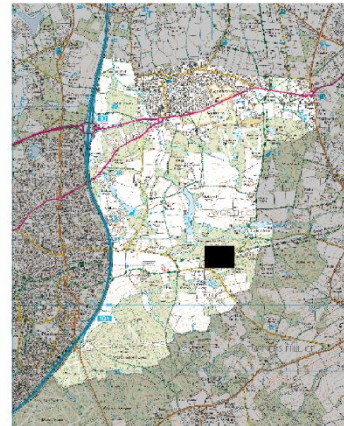
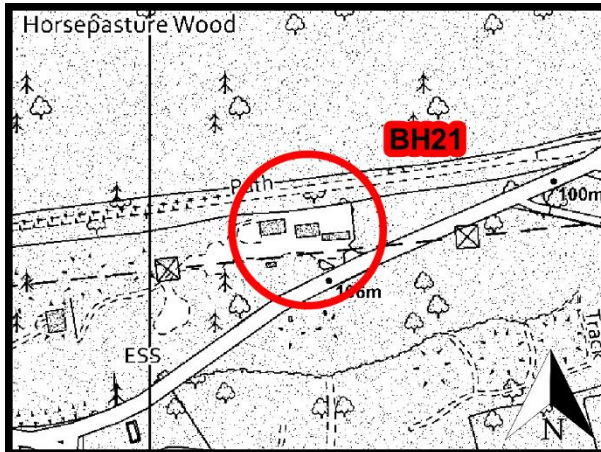
Assessment criteria	Commentary	Criteria met?
1. Age	Victorian – built 1855	✓
2. Rarity	One of only two remaining station buildings in the parish	✓
3. Aesthetic Interest	A good example of Victorian station buildings with buff brick as opposed to the usual red brick. Coachman's shelter attached.	✓
4. Group Value	This, alongside the station house provide a good example of a station cluster on the former Three Bridges – East Grinstead railway	✓
5. Archaeological Interest	On a disused railway route	✓
6. Archival Interest		
7. Historical Association	Station provided for landowner of Rowfant House in exchange for land for the railway.	✓
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets six of the assessment criteria and is recommended to be designated as a Parish Heritage Asset.	

BH20 - Rose Cottage (formerly Rowfant Station House)



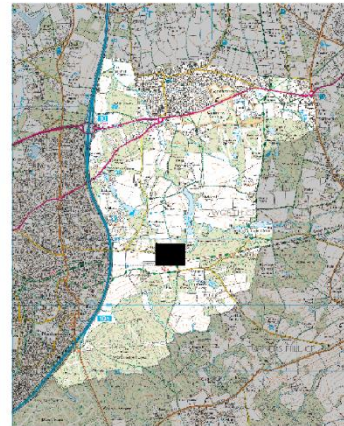
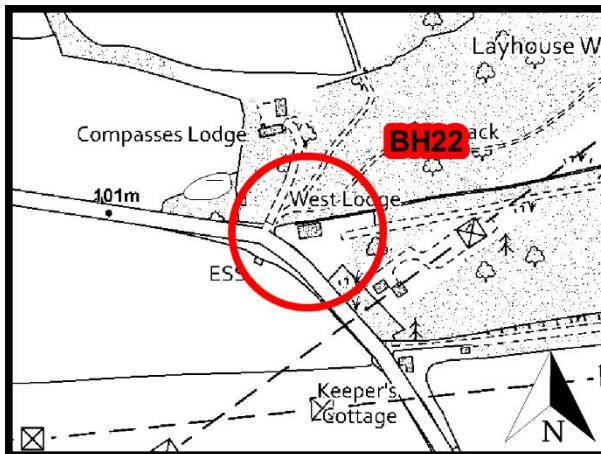
Assessment criteria	Commentary	Criteria met?
1. Age	Victorian – built 1855	✓
2. Rarity	One of only two remaining station buildings in the parish	✓
3. Aesthetic Interest	Typical example of Victorian station buildings with buff brick as opposed to usual red brick. Coachman's shelter attached.	✓
4. Group Value	This, alongside the station provide a good example of a station cluster on the former Three Bridges – East Grinstead railway	✓
5. Archaeological Interest	On route of former Railway	✓
6. Archival Interest		
7. Historical Association	Station group provided for landowner of Rowfant House in exchange for land for the railway	✓
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets six of the assessment criteria and is recommended to be designated as a Parish Heritage Asset.	

BH21 – Industrial buildings at Compasses Corner



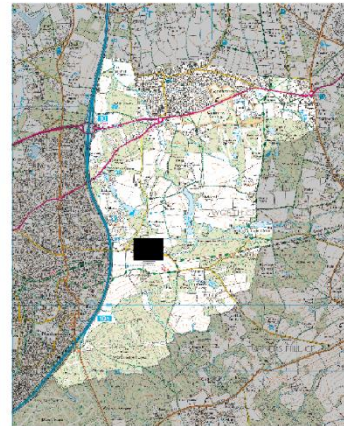
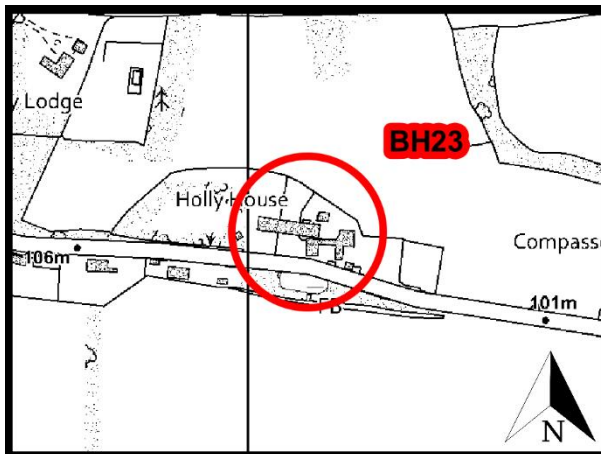
Assessment criteria	Commentary	Criteria met?
1. Age	Early 20 <sup>th</sup> century	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value		
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets one of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	

BH22 - West Lodge, Turner's Hill Road



Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value	Part of former Rowfant estate	✓
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets two of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	

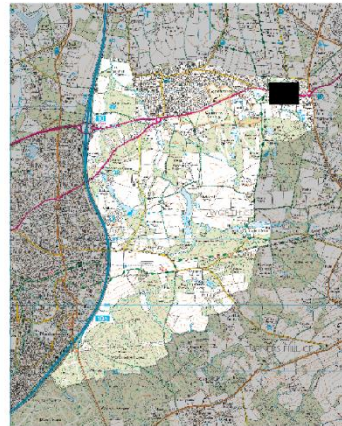
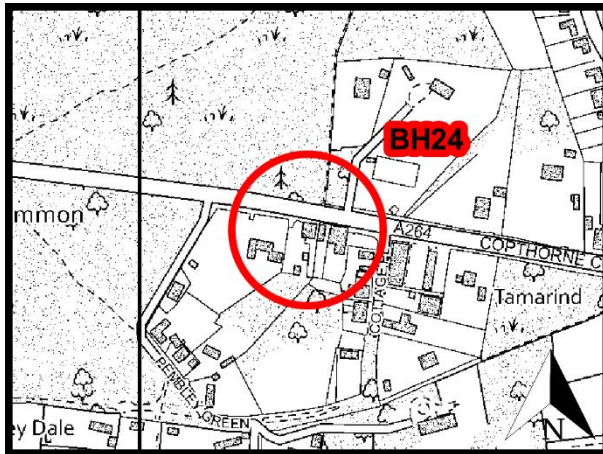
BH23 - Hayheath, Holly House, Hayheath Mews, The Cottage and The Bothy, Turner's Hill Road.



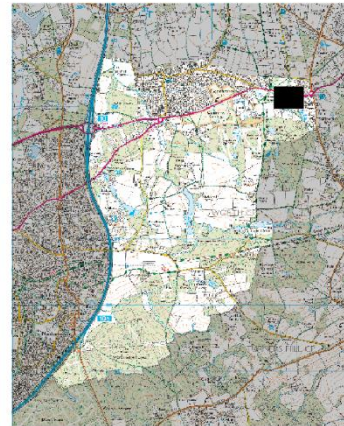
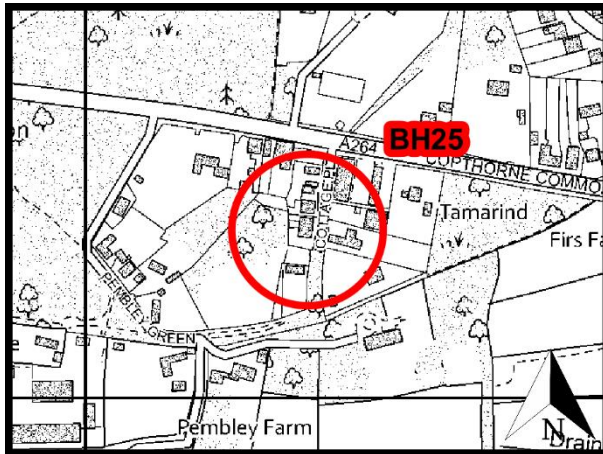
Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value		
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets one of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	



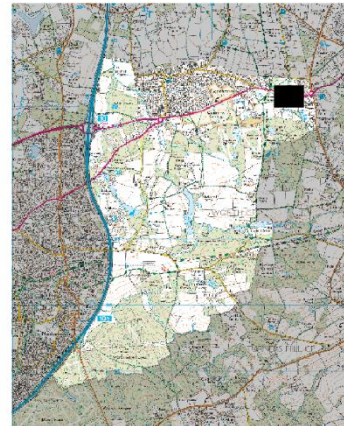
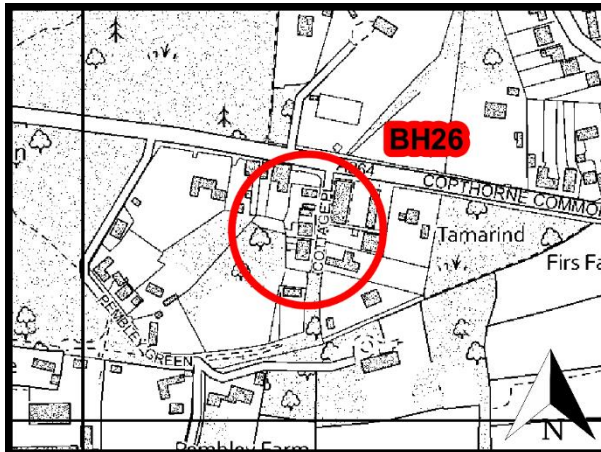
BH24 – Heathview Cottages and Readers, Copthorne Common Road approx.



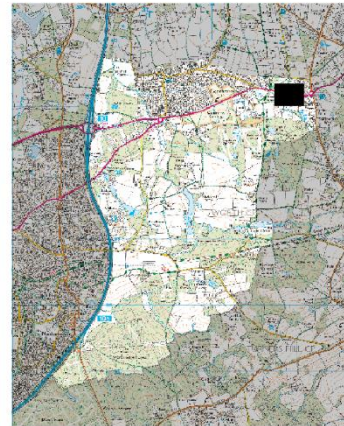
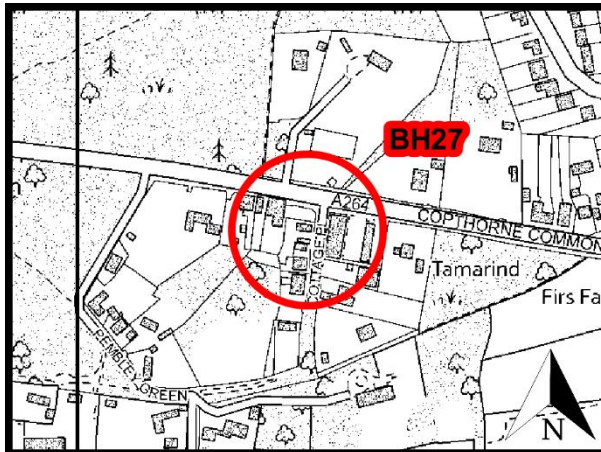
Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value	Part of original village area when Copthorne and Copthorne Bank were separate entities	✓
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets two of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	



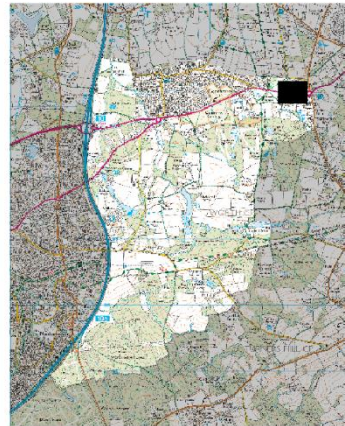
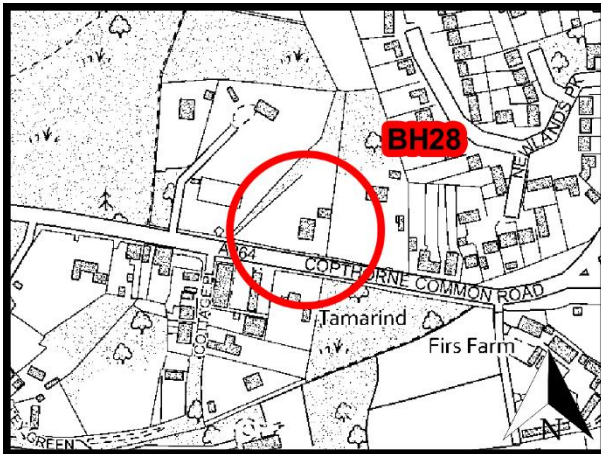
Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value	Typical farmworkers' cottages; Part of original village area when Copthorne and Copthorne Bank were separate entities	✓
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets two of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	



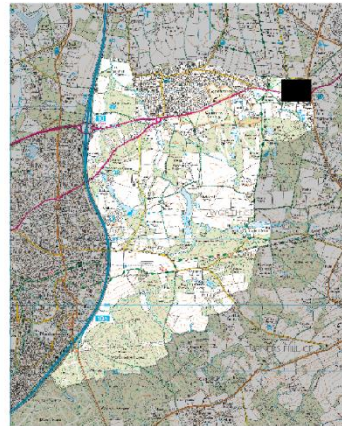
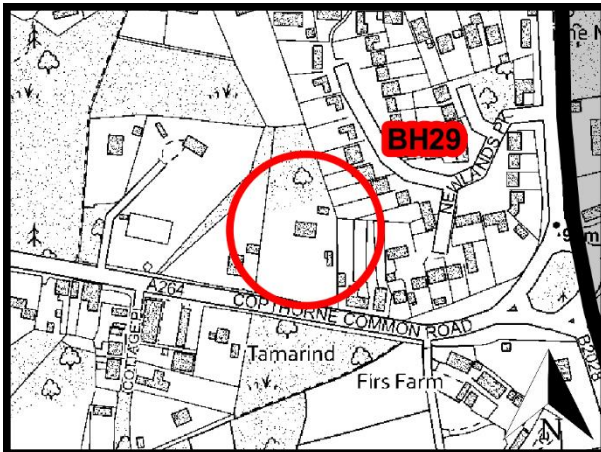
Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value	Typical farmworkers' cottages; Part of original village area when Copthorne and Copthorne Bank were separate entities	✓
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets two of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	



Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value	Part of original village area when Copthorne and Copthorne Bank were separate entities	✓
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets two of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	

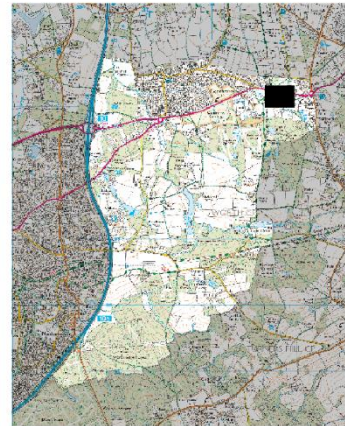
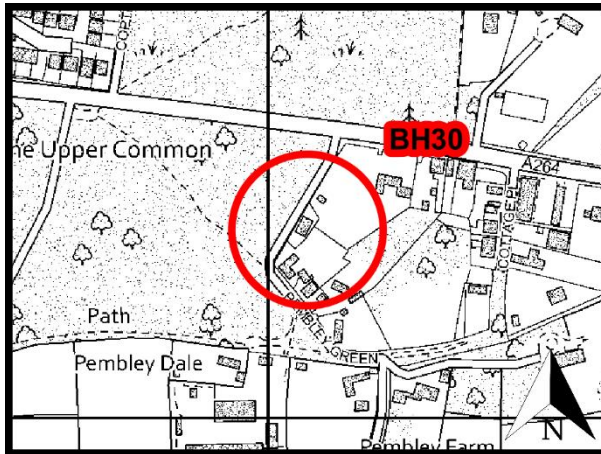


Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value		
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets one of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	



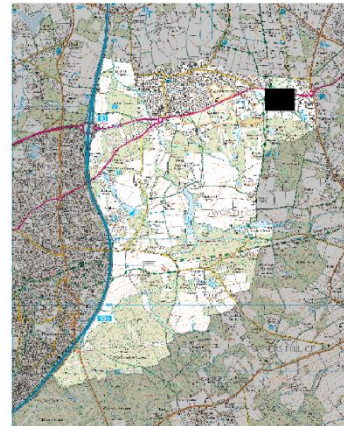
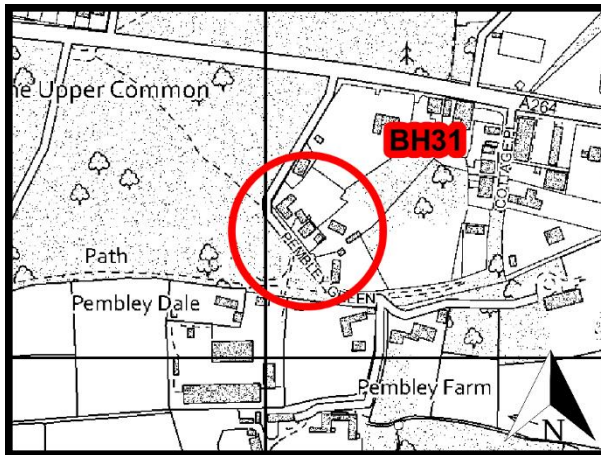
Assessment criteria	Commentary	Criteria met?
1. Age	Late Victorian	✓
2. Rarity		
3. Aesthetic Interest	Large chimneys and time hung upper floor synonymous with the locality.	✓
4. Group Value		
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets two of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	

BH30 – West View and Malvern, Pembley Green



Assessment criteria	Commentary	Criteria met?
1. Age	Early or pre-Victorian	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value	Originally farm cottages; part of original village area when Cophorne and Cophorne Bank were separate entities	✓
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets two of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	

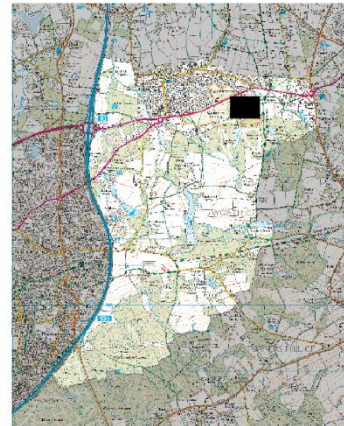
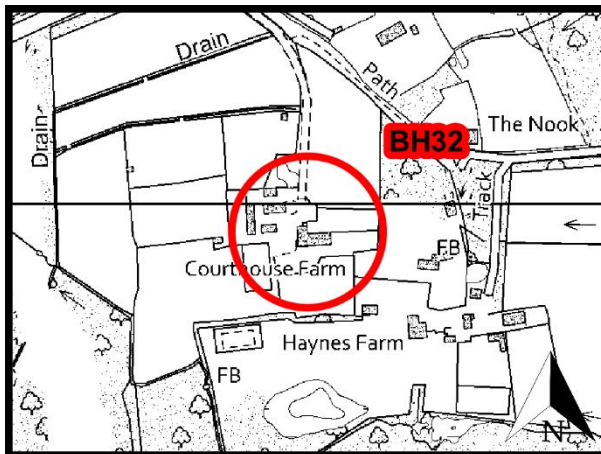
BH31 - Oakdene and The Retreat on Pembley Green. The house next door to the NW has 19th century fabric but has been heavily added to and adapted.



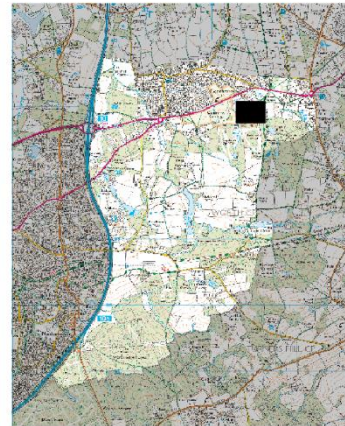
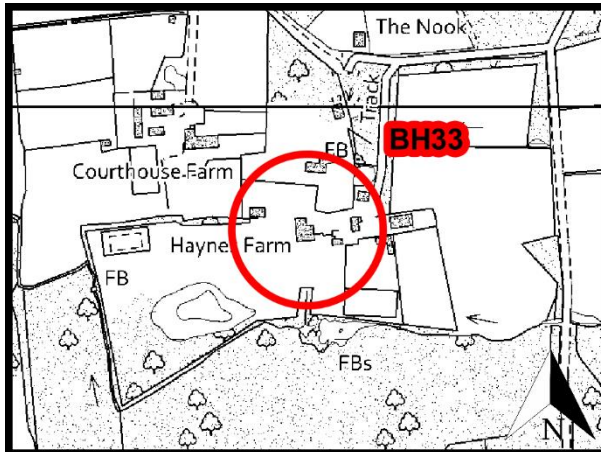
Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity	Formerly two farm cottages	✓
3. Aesthetic Interest		
4. Group Value	Originally farm cottages; part of original village area when Copthorne and Copthorne Bank were separate entities	✓
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets three of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	



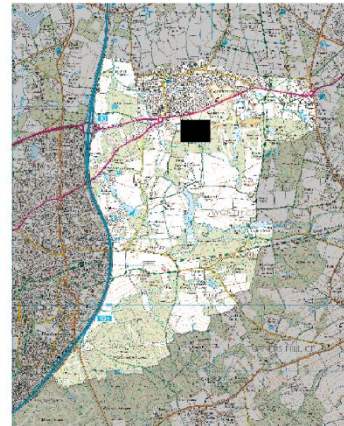
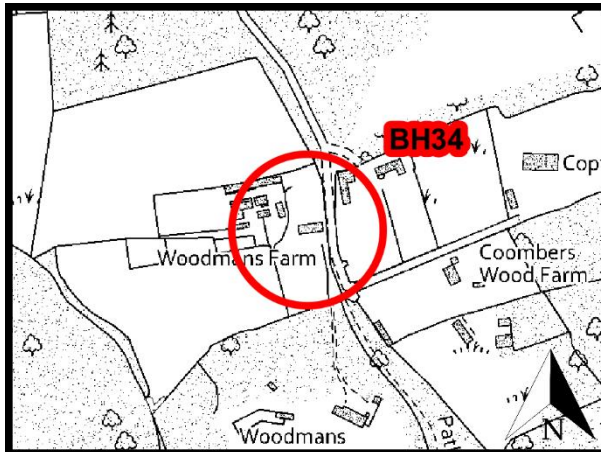
BH32 - Courthouse Farm and outbuildings



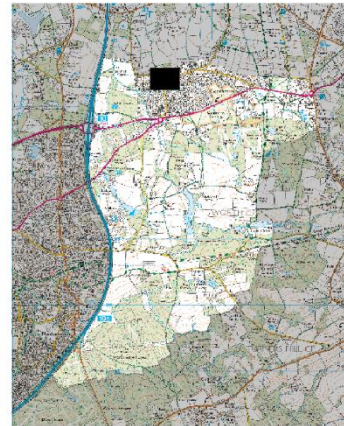
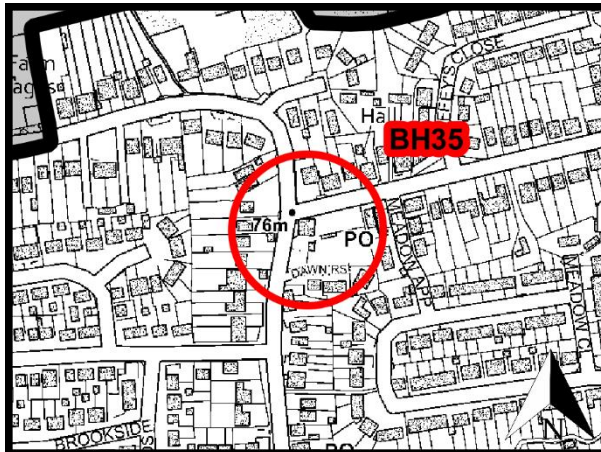
Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value		
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association	Historically associated with local agriculture	✓
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets two of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	



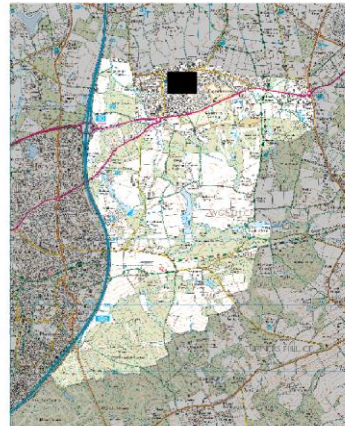
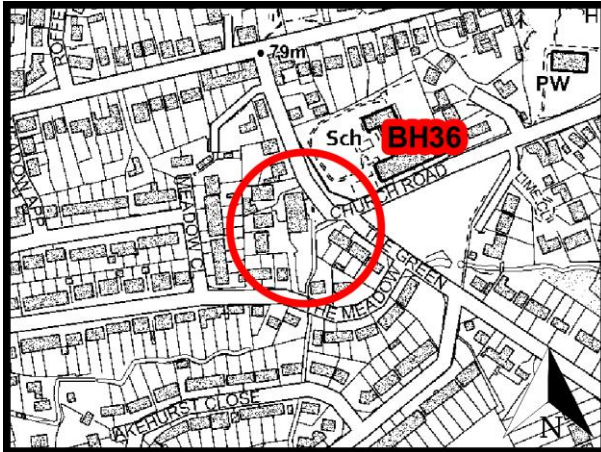
Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value		
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association	Historically associated with local agriculture	✓
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets two of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	



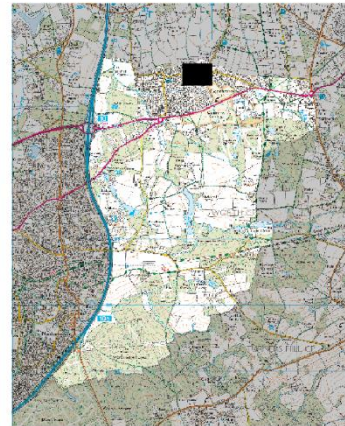
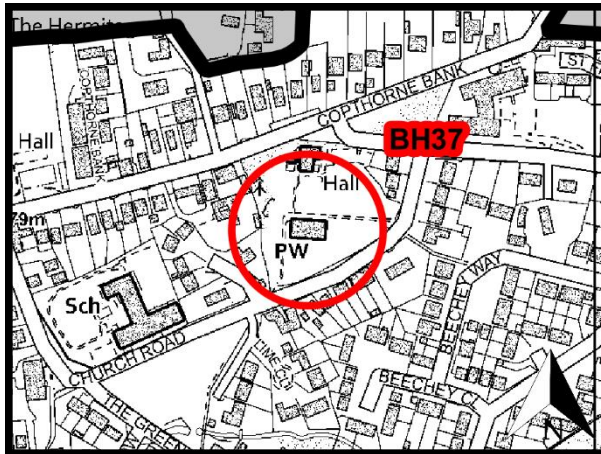
Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value		
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets one of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	



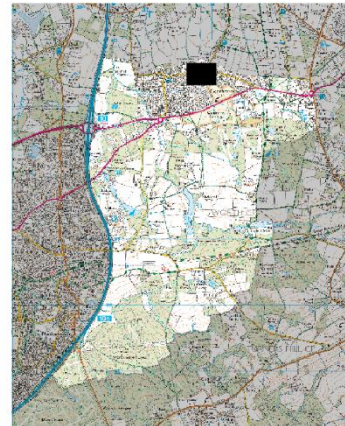
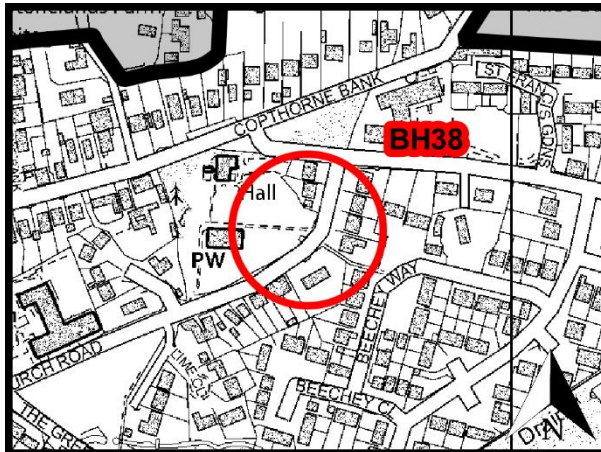
Assessment criteria	Commentary	Criteria met?
1. Age	Victorian – built 1860s	✓
2. Rarity	Only remaining independent pub in the plan area.	✓
3. Aesthetic Interest		
4. Group Value		
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association	Linked to rough music	✓
8. Designed Landscape Interest		
9. Landmark Status	Prominent on significant corner top of Brookhill Road	✓
10. Social and Communal Value	This asset has been a community socialising venue for over 100 years.	✓
<b>Summary / Conclusion:</b>	This asset meets five of the assessment criteria and therefore recommended to be designated as a Parish Heritage Asset.	



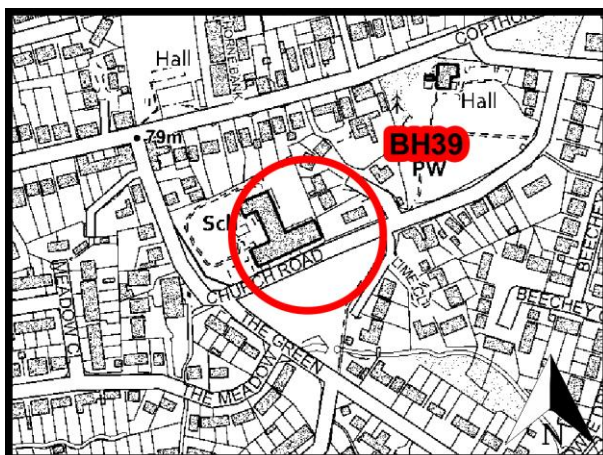
Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value		
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association	Linked to where footpaths crossed fronting village green; reflected in the name	✓
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets two of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	



Assessment criteria	Commentary	Criteria met?
1. Age	Victorian – built 1876	✓
2. Rarity	Only CofE Church within the plan area	✓
3. Aesthetic Interest	Early English style. The red and white bricks were made on the Rowfant estate	✓
4. Group Value		
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association	Donated by the Lampson family of Rowfant House (their fortune came from the laying of the first transatlantic cable). Contains very rare clock installed in 1897 to commemorate Queen Victoria's Diamond Jubilee	✓
8. Designed Landscape Interest	Churchyard	✓
9. Landmark Status	Spire visibility; Spiritual centre of the village	✓
10. Social and Communal Value	Historical venue for spiritual and community gatherings.	✓
<b>Summary / Conclusion:</b>	This asset meets seven of the assessment criteria and is therefore recommended to be designated as a Parish Heritage Asset.	

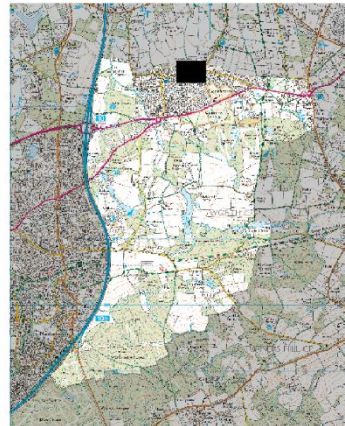
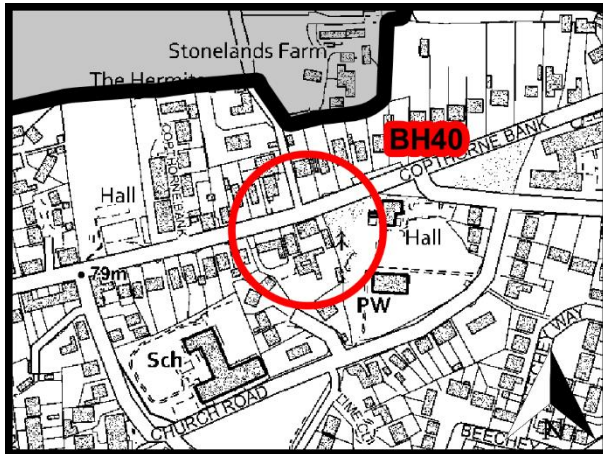


Assessment criteria	Commentary	Criteria met?
1. Age	Built 1897	✓
2. Rarity	Unique (see Historical Association)	✓
3. Aesthetic Interest	Originally a memorial over the well on the village green	✓
4. Group Value		
5. Archaeological Interest	Re well on the green. Moved to current location in 1911	✓
6. Archival Interest		
7. Historical Association	Panels inserted after WWI contain the names of all the villagers who went to fight, not just those who died. No other known such memorial in the country	✓
8. Designed Landscape Interest		
9. Landmark Status	See Historical Association	✓
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets six of the assessment criteria and is therefore recommended to be designated as a Parish Heritage Asset.	



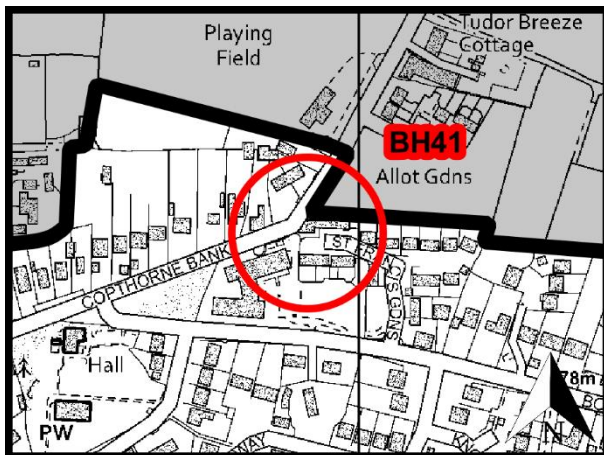
Assessment criteria	Commentary	Criteria met?
1. Age	Victorian – built 1842	✓
2. Rarity	Only junior school built in the village	✓
3. Aesthetic Interest		
4. Group Value		
5. Archaeological Interest		
6. Archival Interest	School registers chronicle village history	✓
7. Historical Association	Land donated by the Blunt family of Crabbett Park	✓
8. Designed Landscape Interest		
9. Landmark Status	Prominent building in the village centre overlooking village green	✓
10. Social and Communal Value	Educational hub for over 100 years, has also provided other community uses for many years.	✓
<b>Summary / Conclusion:</b>	This asset meets six of the assessment criteria and is therefore recommended to be designated as a Parish Heritage Asset.	





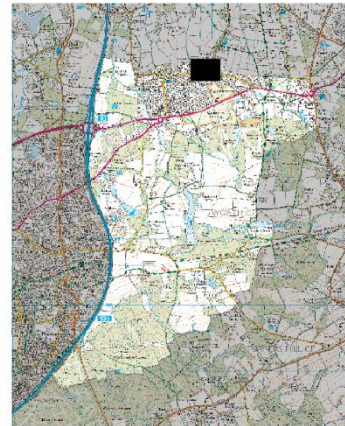
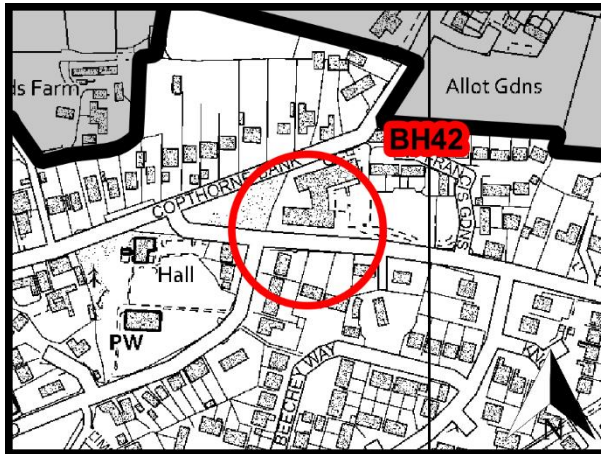
Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value		
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association	Was the village hardware shop. Possible tunnel links to Victorian vicarage (now demolished, was on the Glebe)	✓
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets two of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	

BH41 – Remains of farm buildings, wall and gate pier once associated with Bank Farm, later the Franciscan Convent School. Nb. Note the toll house appearance.



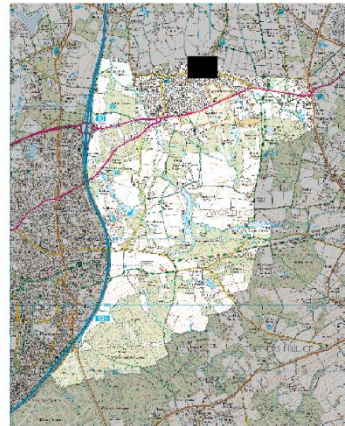
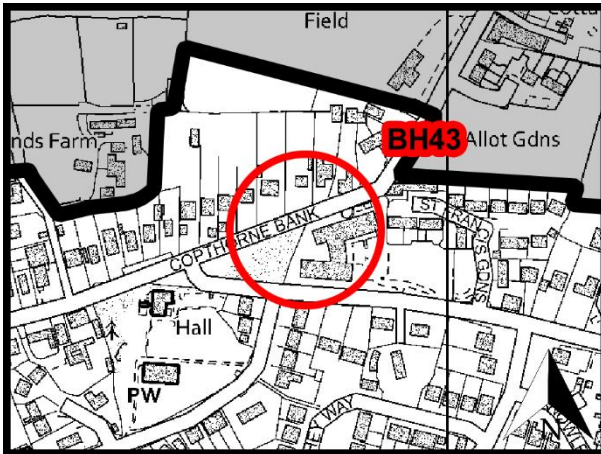
Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest	Toll House appearance	✓
4. Group Value		
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association	Remains of old farm	✓
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets three of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	

BH42 – Convent wall



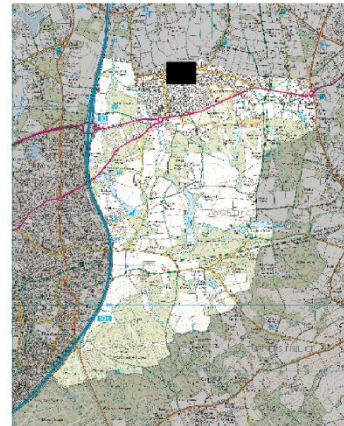
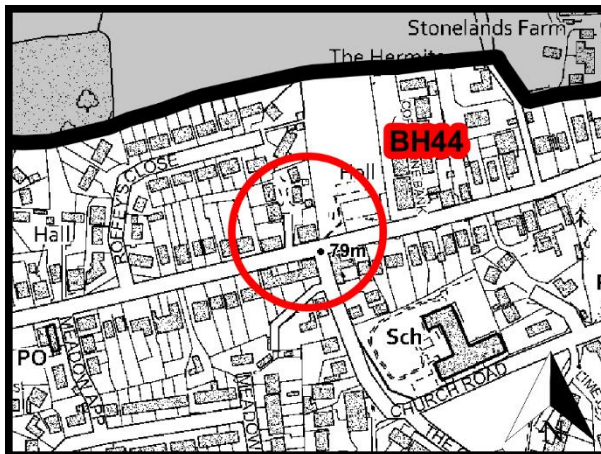
Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value		
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association	Part of Old Bankside Farm	✓
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets two of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	

BH43 – Stinkpipe in front of convent wall

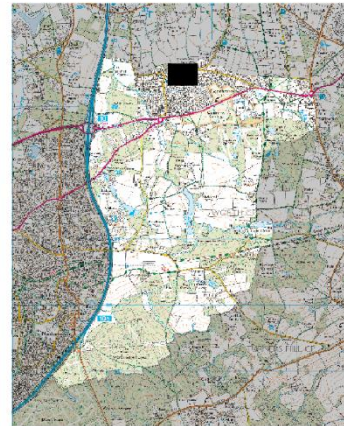
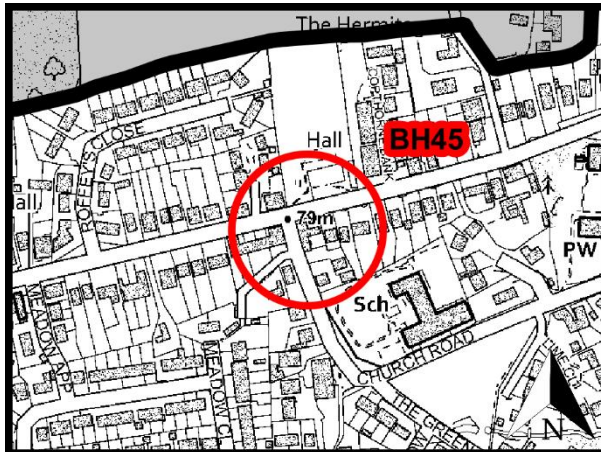


Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity	Only remaining one in the village	✓
3. Aesthetic Interest		
4. Group Value		
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets two of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	

BH44 – Claremont (former butcher’s shop)

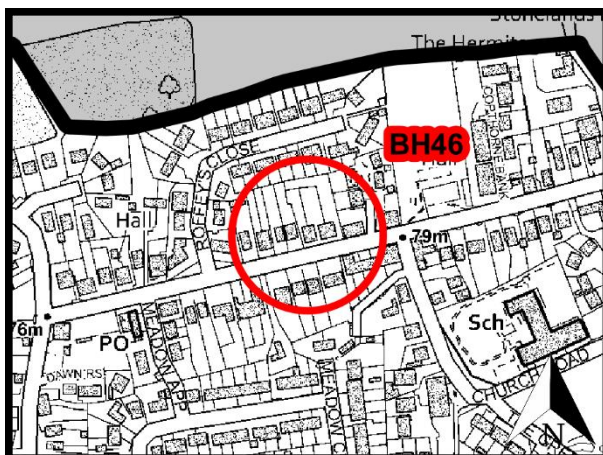


Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest	Attractive property which forms Part of old village centre spine	✓
4. Group Value		
5. Archaeological Interest		
6. Archival Interest	Records of butcher’s shop and slaughterhouse	✓
7. Historical Association	Was butcher’s shop and slaughterhouse	✓
8. Designed Landscape Interest		
9. Landmark Status	Significant building in old photographs of Copthorne Bank	✓
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets five of the assessment criteria and is therefore recommended to be designated as a Parish Heritage Asset.	

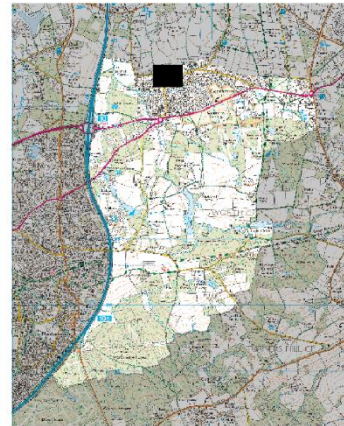


Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity	One of the few Victorian shops remaining which is still in use as a shop.	✓
3. Aesthetic Interest	Attractive property which forms Part of old village centre spine	✓
4. Group Value		
5. Archaeological Interest	Road still known as Baker's Hill	✓
6. Archival Interest		
7. Historical Association	This site has always been a shop, formerly the village bakery	✓
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets five of the assessment criteria and is therefore recommended to be designated as a Parish Heritage Asset.	

BH46 – Albury Cottage and Ranmore Cottage

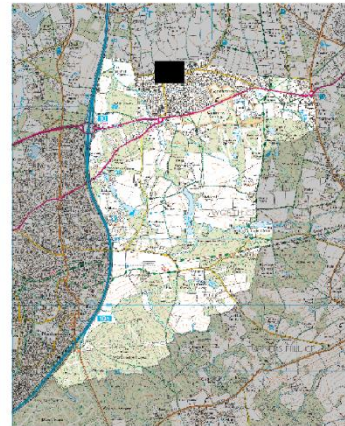
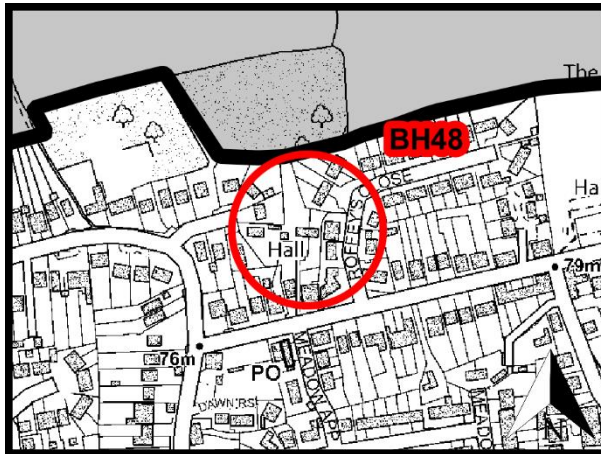


Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value		
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association	Former farm cottages	✓
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets two of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	

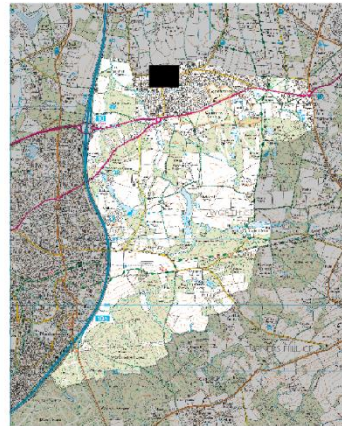
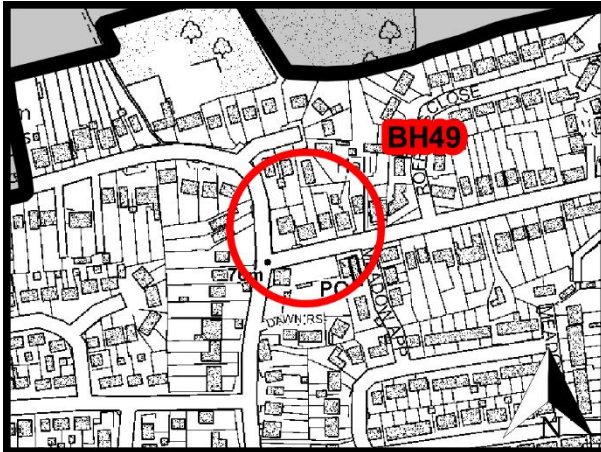


Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value		
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets one of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	



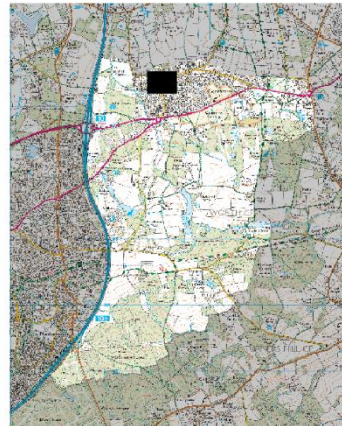
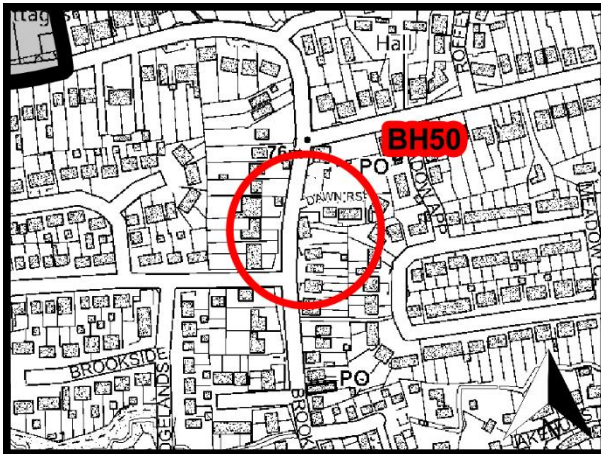


Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value		
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association	Part of original Copthorne Bank settlement when distinct from Copthorne	✓
8. Designed Landscape Interest		
9. Landmark Status	See above	✓
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets three of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	



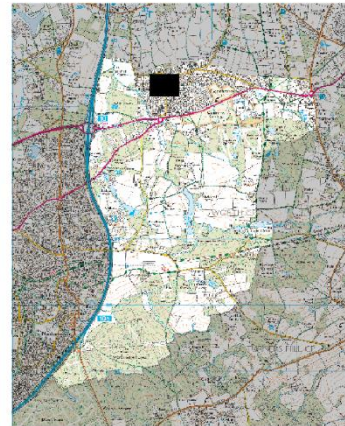
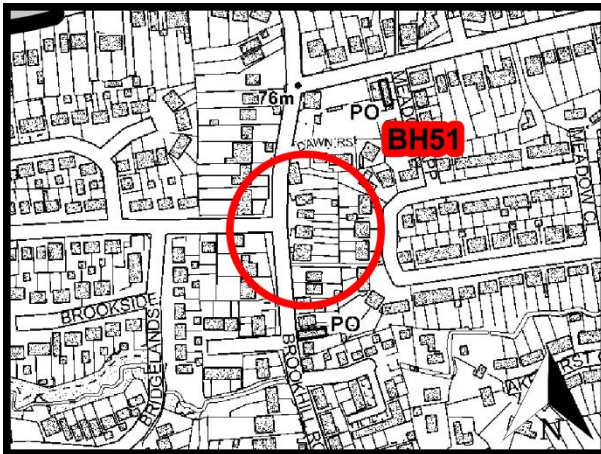
Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value	Originally farm cottages; part of original Copthorne Bank settlement when distinct from Copthorne	✓
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets two of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	

BH50 – Hollyheart Cottage.

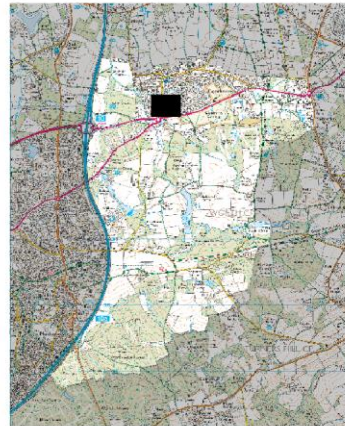
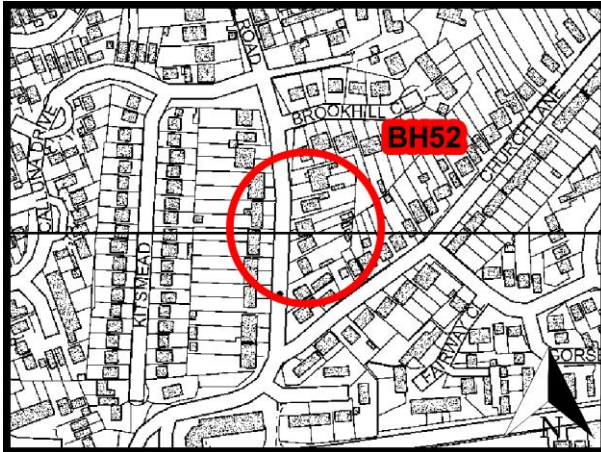


Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value	Part of original Copthorne Bank village boundary	✓
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association	Left hand portion was Mrs Stennings' grocers shop	✓
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets three of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	

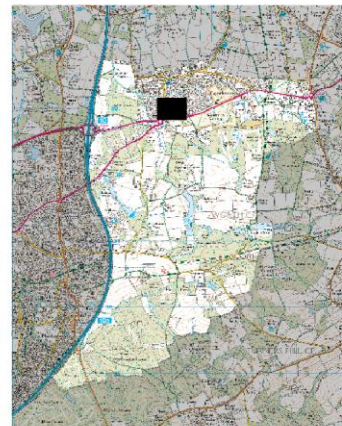
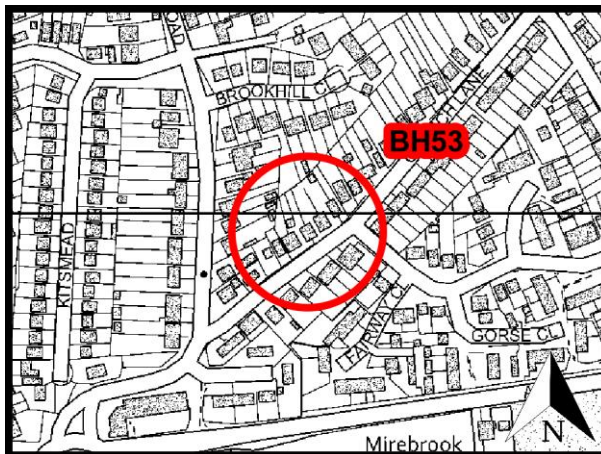
BH51 – Cottages on east side of Brookhill Road



Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value	Originally farm cottages; Part of original Copthorne Bank village boundary	✓
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets two of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	

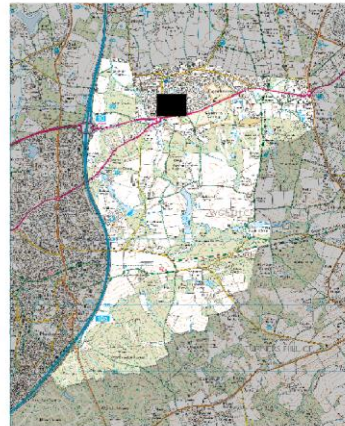
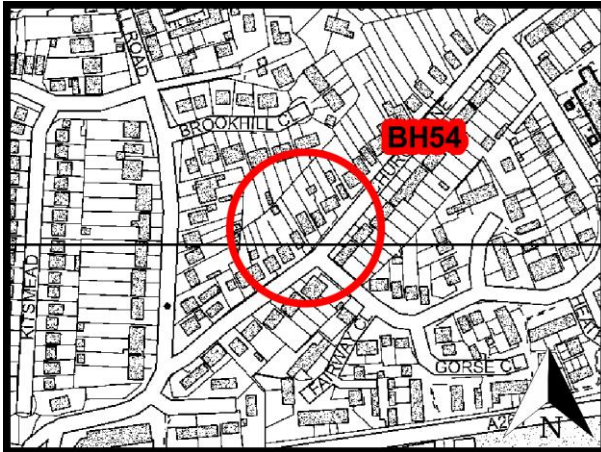


Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value	Former farm cottages for Brookhill Farm	✓
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status	Part of Western edge of original Copthorne Bank village	✓
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets three of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	

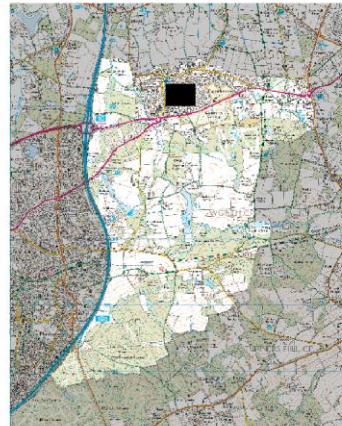
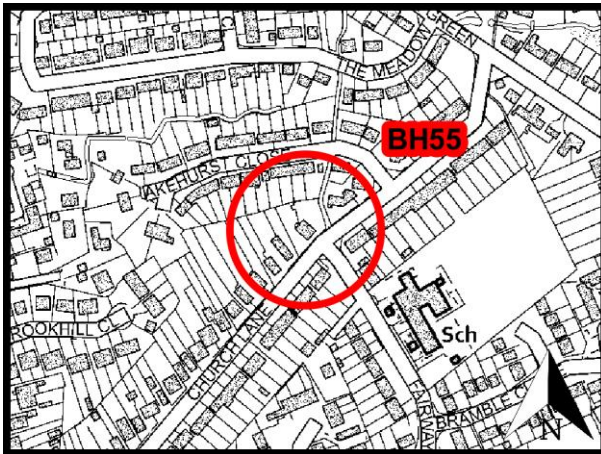


Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value	A group of former farm cottages which have had minimal alterations. They appear largely as they were originally built.	✓
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets three of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	

BH54 – Cottages on Church Lane.



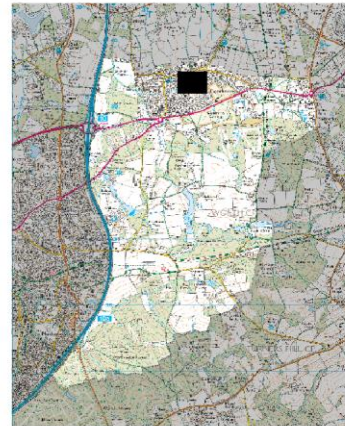
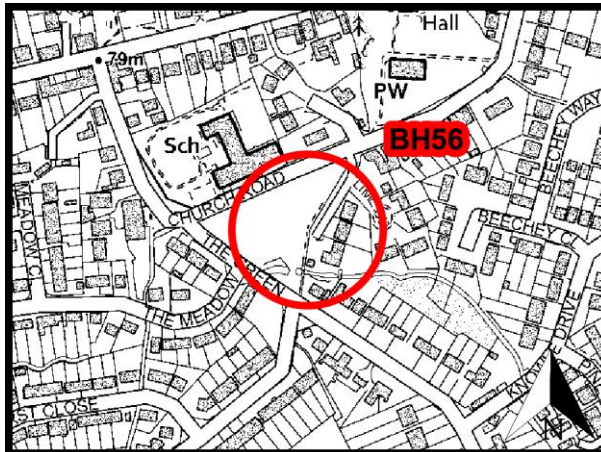
Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value	Group of former farm cottages	✓
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets two of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	



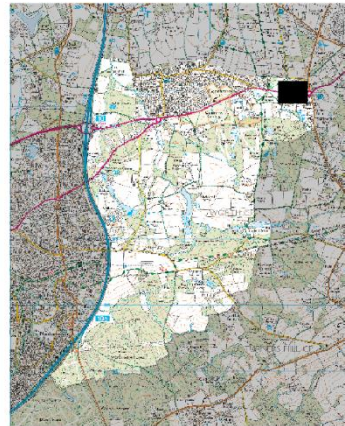
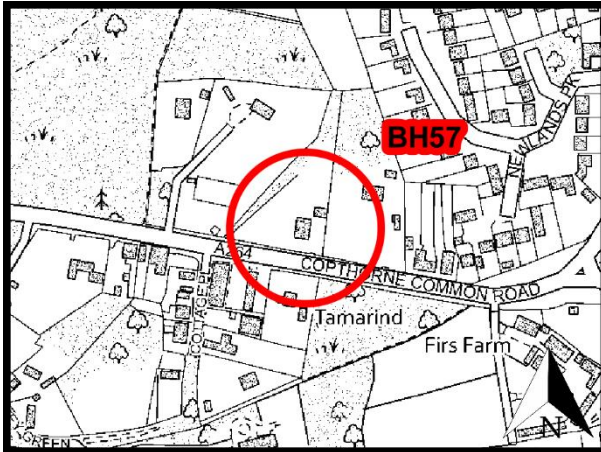
Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value		
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association	Former farm cottage (probably for Stennings Farm)	✓
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets two of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	



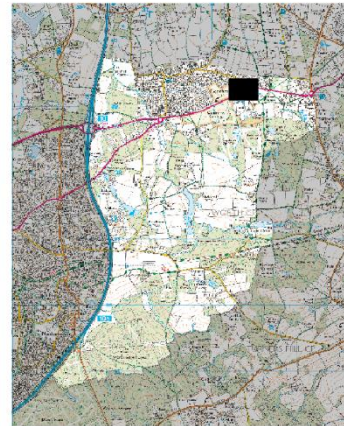
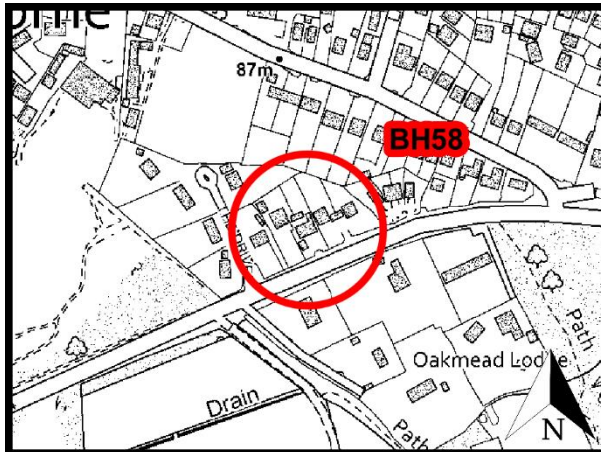
BH56 – Boundary Wall on east side of The Green.



Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value		
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association	Probably boundary wall of Brookhill Farm	✓
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets two of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	

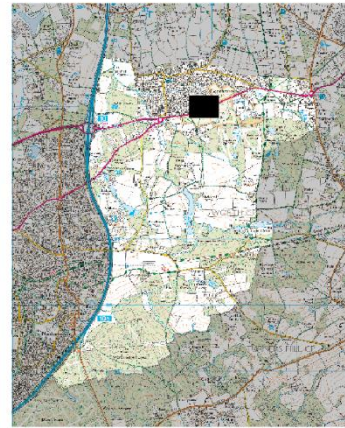
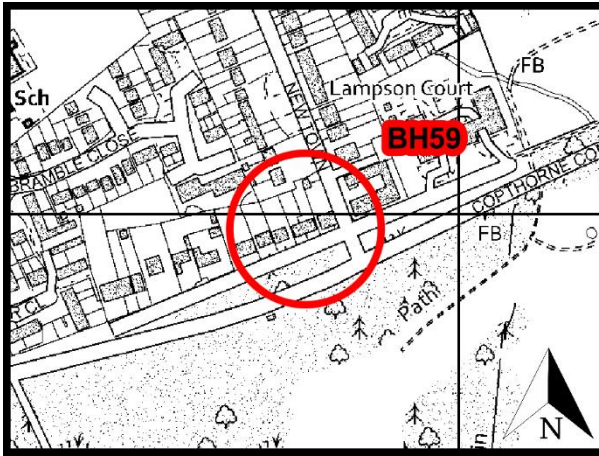


Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest	An attractive rendered property with slate roof.	✓
4. Group Value		
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets two of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	



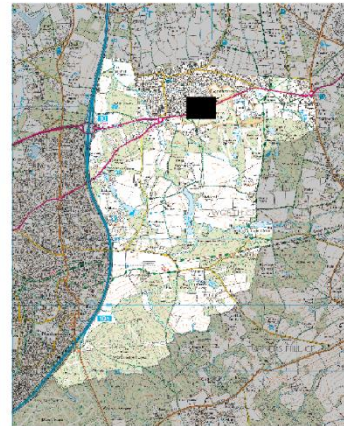
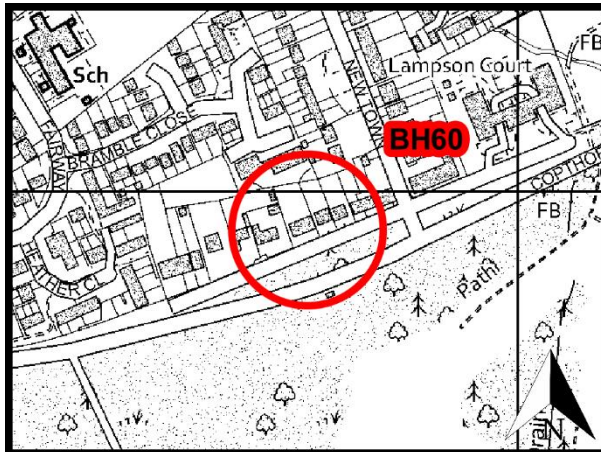
Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest	An attractive symmetrical residential property with original porch.	✓
4. Group Value		
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets two of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	

BH59 – Vine Cottage near corner of Copthorne Road and New Town. The cottage on the corner itself has been too heavily amended to be added.



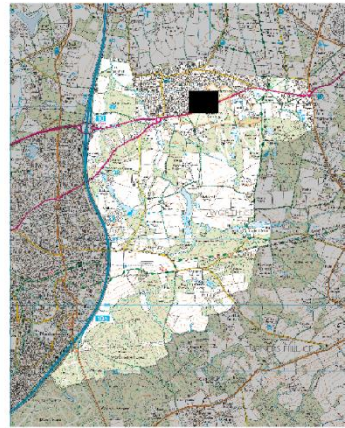
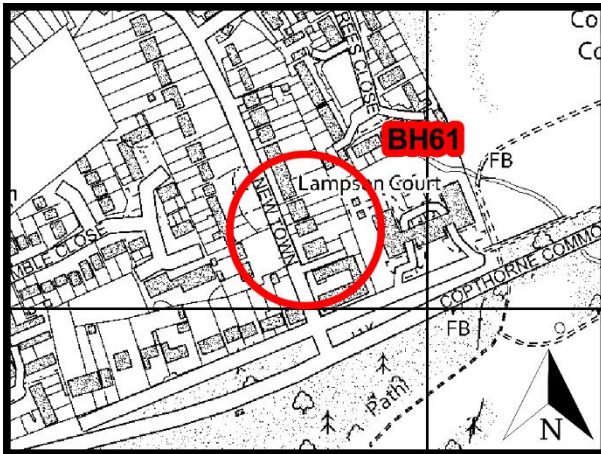
Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value		
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets one of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	

BH60 – The Orchard on Copthorne Road approx. 80m west of corner of New Town



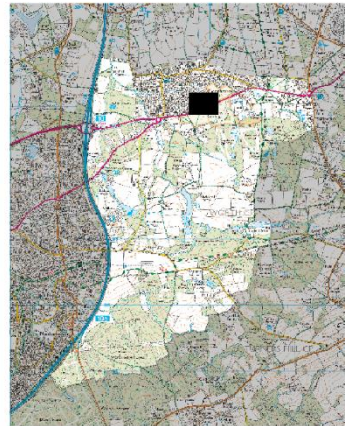
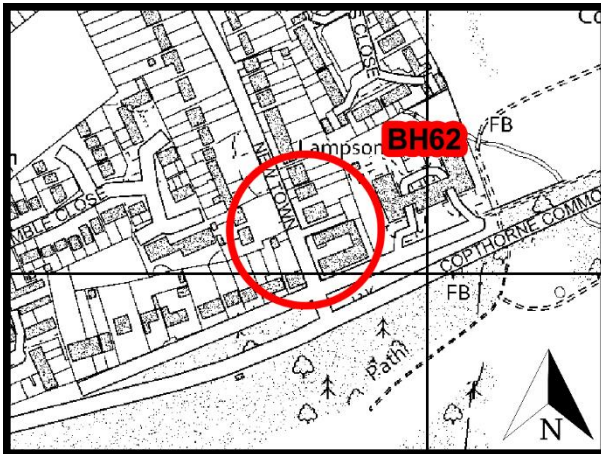
Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value		
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets one of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	

BH61 - Cottages on Newtown. Most have been amended but 5 & 6 are largely unchanged.

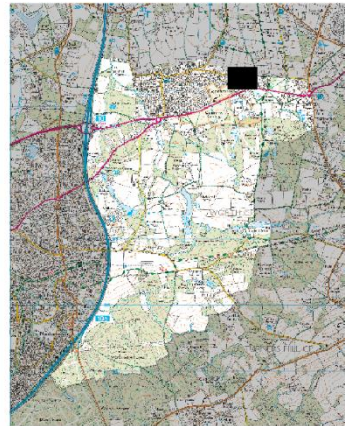
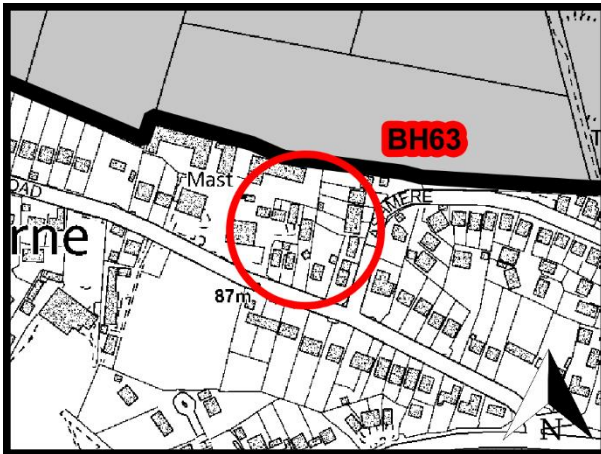


Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value	Former farm cottages	✓
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets two of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	

BH62 – Wall south of cottages on Newtown.

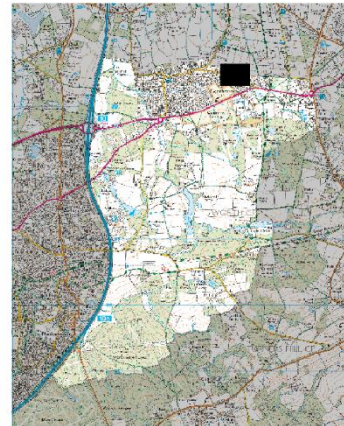
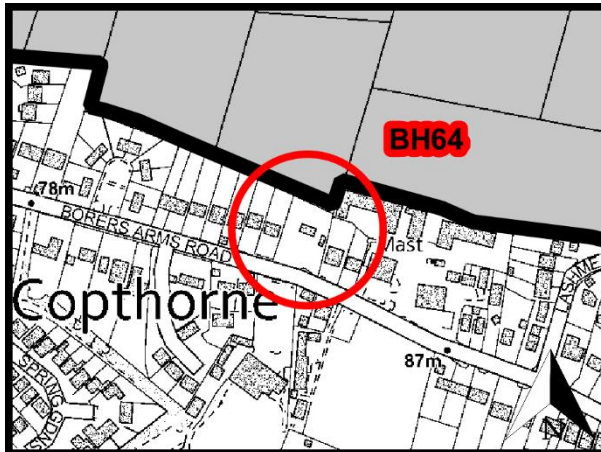


Assessment criteria	Commentary	Criteria met?
1. Age	Victorian	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value		
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association	Probably part of former Akehurst Farm	✓
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets two of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	



Assessment criteria	Commentary	Criteria met?
1. Age	The property is considered to be of some age. Exact age unknown.	✓
2. Rarity		
3. Aesthetic Interest		
4. Group Value		
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association	Was a Temperance House in Victorian times	✓
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets two of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	





Assessment criteria	Commentary	Criteria met?
1. Age	Built in the 1930s – some 90 years ago	✓
2. Rarity		
3. Aesthetic Interest	Typical architectural example of its age, but not considered to meet this criteria.	
4. Group Value		
5. Archaeological Interest		
6. Archival Interest		
7. Historical Association		
8. Designed Landscape Interest		
9. Landmark Status		
10. Social and Communal Value		
<b>Summary / Conclusion:</b>	This asset meets one of the assessment criteria and therefore is not recommended to be designated as a Parish Heritage Asset.	

## Summary of Assessment Findings

The table below shows a summary of the assessment findings (✓=Yes).

No.	Name / Location	1. Age	2. Rarity	3. Aesthetic Interest	4. Group Value	5. Archaeological Interest	6. Archival Interest	7. Historical Association	8. Designed Landscape	9. Landmark Status	10. Social and Communal
1	BH1 Worth Hall Lodge	✓	✓		✓						
2	BH2 High Cottage, Turner's Hill Road	✓		✓	✓						
3	BH3 Worth Lodge Farm, Worth Way	✓			✓						
4	BH4 Barn at Worth Lodge Farm	✓		✓	✓						
5	BH5 Rosemary Cottage, Turner's Hill Road	✓	✓	✓							
6	BH6 Hayheath Cottage, Turner's Hill Road	✓									
7	BH7 Old Rowfant Cottages	✓			✓						
8	BH8 Old Mill House	✓			✓						
9	BH9 Ley House Farm	✓			✓						
10	BH10 Home Farm	✓		✓	✓						
11	BH11 1 & 2 Home Farm Cottages, Home Farm	✓			✓						
12	BH12 Home Farm (farm house)	✓									
13	BH13 Hill House south of Home Farm	✓		✓							
14	BH14 Remains of glasshouses north of Rowfant Hse	✓			✓						
15	BH15 Stables at Rowfant House	✓		✓	✓						
16	BH16 Rowfant Lodge	✓		✓	✓						
17	BH17 Rowfant Cottage opposite Rowfant Lodge	✓		✓	✓						
18	BH18 Park View & Fern Cottage, Wallage Lane	✓									
19	BH19 Rowfant Station	✓	✓	✓	✓	✓		✓			
20	BH20 Rose Cottage (formerly Rowfant Station House)	✓	✓	✓	✓	✓		✓			
21	BH21 Industrial buildings at Compasses Corner	✓									
22	BH22 West Lodge, Turner's Hill Road	✓			✓						

No.	Name / Location	1. Age	2. Rarity	3. Aesthetic Interest	4. Group Value	5. Archaeological Interest	6. Archival Interest	7. Historical Association	8. Designed Landscape	9. Landmark Status	10. Social and Communal
23	BH23 Hayheath, Holly House, etc	✓									
24	BH24 Hathview Cottages & Readers	✓			✓						
25	BH25 4, 5 and 6 Cottage Place	✓			✓						
26	BH26 2 and 3 Cottage Place	✓			✓						
27	BH27 1 Cottage Place	✓			✓						
28	BH28 Hurst House, Copthorne Common Road	✓									
29	BH29 South Place, Copthorne Common Road	✓		✓							
30	BH30 West View & Malven, Pembley Green	✓			✓						
31	BH31 Oakdene (formerly 2 cottages) on Pembley Green	✓	✓		✓						
32	BH32 Courthouse Farm & outbuildings	✓						✓			
33	BH33 Haynes Farm	✓						✓			
34	BH34 Woodmans Cottage	✓									
35	BH35 The Prince Albert Public House	✓	✓					✓		✓	✓
36	BH36 Footpath Cottage	✓						✓			
37	BH37 Church of St John the Evangelist	✓	✓	✓				✓	✓	✓	✓
38	BH38 Lych Gate	✓	✓	✓		✓		✓		✓	
39	BH39 Copthorne CE Junior School	✓	✓				✓	✓		✓	✓
40	BH40 St John's Cottage	✓						✓			
41	BH41 Remains of farm buildings, etc	✓		✓				✓			
42	BH42 Convent wall	✓						✓			
43	BH43 Stinkpipe in front of convent wall	✓	✓								
44	BH44 Claremont (former butcher's shop)	✓		✓			✓	✓		✓	
45	BH45 The Old Bakery	✓	✓	✓		✓		✓			
46	BH46 Albury Cottage & Ranmore Cottage	✓						✓			
47	BH47 3 South Bank & Hydrangea Cottage	✓									
48	BH48 Sunnyside, west of Roffey's Close	✓						✓		✓	

No.	Name / Location	1. Age	2. Rarity	3. Aesthetic Interest	4. Group Value	5. Archaeological Interest	6. Archival Interest	7. Historical Association	8. Designed Landscape	9. Landmark Status	10. Social and Communal
49	BH49 South Bank & Hendersyde, Copthorne Bank	✓			✓						
50	BH50 Hollyheart Cottage	✓			✓			✓			
51	BH51 Cottages on east side of Brookhill Road	✓			✓						
52	BH52 Farm View Cottages	✓			✓					✓	
53	BH53 3,5,7,9,11&13 Church Lane	✓			✓						
54	BH54 Cottages on Church Lane	✓			✓						
55	BH55 65 (Ivy Cottage) & 67 Church Lane	✓						✓			
56	BH56 Boundary Wall on east side of The Green	✓						✓			
57	BH57 Hurst House, Copthorne Common Road	✓		✓							
58	BH58 Gatwick Grove, Copthorne Common Road	✓		✓							
59	BH59 Vine Cottage	✓									
60	BH60 The Orchard on Copthorne Common Road	✓									
61	BH61 Cottages on Newtown	✓			✓						
62	BH62 Wall south of cottages on Newtown	✓						✓			
63	BH63 Apple Tree Cottage, Borer's Arms Road	✓						✓			
64	BH64 Goff's House	✓									

## 4. CONCLUSION

- 4.1. Following the review of buildings and features listed in the table above 9 are considered to have enough merit to be awarded extra protection by the local community against development in the Neighbourhood Plan and 56 do not meet the criteria and therefore should not be designated as Parish Heritage Assets.
- 4.2. This report concludes that the following buildings or features could be designated as Parish Heritage Assets in the Neighbourhood Plan. These are illustrated in Appendix 2.

No.	Name / Location
BH19	Rowfant Station
BH20	Rose Cottage (formerly Rowfant Station House)
BH35	The Prince Albert Public House
BH37	Church of St John the Evangelist
BH38	Lych Gate
BH39	Copthorne CE Junior School
BH44	Claremont (former butcher's shop)
BH45	The Old Bakery