

## APPENDIX D Non- Designated Heritage Assets:

### Plaistow and Ifold Neighbourhood Plan 2023-2039

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[Criteria for selection](#)

## Chichester District Council: Non-Designated Heritage Asset Identification and Assessment

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### Scoring guidance notes

This form is designed to assist in identifying buildings as Non-Designated Heritage Assets. The process of identifying NDHA's is required to be systematic and verifiable in order to be reliable throughout the planning decision making process. The form should be used in consultation with the Conservation and Design team and can be referred to in officer's reports. The scoring criteria includes key areas identified in PPG 5: Historic Environment. This methodology sets out a consistent approach to selection and allows those reviewing a structure to be able to clearly justify the selection criteria. It also allows buildings selected for different reasons to be compared as objectively as possible. The scoring system has co-opted the headline criteria of significance from PPG 5, namely, archaeological, architectural, artistic or historic. These are broad categories and have been broken down into more specific scoring categories for the sake of clarity.

### Scoring

Each category has a sliding score of 3 to 0 indicating the quality of the structure within that category.

For a building to be considered a Non-Designated Heritage Asset it must reach a combined **total score of five or more** after adding together the score from all of the categories.

#### 1. Rural and Townscape Setting Value

Many buildings can make a positive contribution to their immediate setting with good quality vernacular and historic details that are not in themselves worthy of designation as part of formal listing. These sorts of buildings are valuable in contributing to a sense of place in either rural or urban settings. They should be good quality examples of their type.

Buildings which form a special feature as a marker in the local street scene / landscape and make a positive contribution to the identity of the area (3)		
Buildings which are considered a good quality example of their type and make a positive contribution to the street scene / landscape (2)		
Buildings which do not directly contribute to the street scene / landscape but have some limited individual aesthetic value (1)		
Buildings which detract from the townscape (0)		

#### 2. Local History Value

Buildings can have historic and local value, not only due to their architecture, but also their association with local or national social and political history as well as their links with locally important people. A building may be unremarkable outside of the locality but have played a part as an important historic meeting place for example.

Significant historic/community associations (3)	
Value in maintaining an understanding of local history (2)	
Some association with local people or events (1)	
No historical or community associations (0)	

#### 3. Architectural Value

Buildings designed by a named architect or designer with well known local or national connections and/or with an innovative combination of use of materials and design quality (3)	
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Buildings which demonstrate a high level of design quality and good use of suitable materials in a consistent manner (2)	
Buildings that are consistent in style or fairly typical of their period and are in something like their original format (1)	
Buildings with no aesthetic merit and poor use of materials (0)	

#### 4. Archaeological Value

This refers to specific historic features retained within the building. It also evaluates the importance of the building in terms of understanding the development of building techniques, architectural styles and introduction of materials in the local area.

Pre 1700 buildings which have been much altered and are therefore not eligible for statutory listing but retain features such as early flintwork, timber framing, mullioned windows or other features which may be of archaeological value (3)	
Buildings which encapsulate some elements of earlier fabric or structures but are not quite of the same quality or extent of survival as the above (2)	
Building structures which demonstrate more recent archaeology for example twentieth century buildings and structures such as Second World War installations (1)	
More recent buildings or those with no consistent survival of historic fabric (0)	

#### 5. Visible External Appearance

Buildings which appear to be predominantly in their original external condition (3)

Buildings that have suffered minor modern alterations which can easily be reversed, for example replacement windows but retain the majority of their original appearance (2)

Buildings that have had significant alterations/extensions that are visible and that may affect the appearance of the principal part of the building (1)

Buildings which have been altered irreversibly in recent years (0)

Total score: xxx

**Summary:** Scores over 5 will be included in the Non- Designated Heritage Asset Policy List for the Neighbourhood Plan to be put forward for inclusion in the CDC Non-Designated Heritage Asset List.

NDHA scoring 5 or above allow application for designation on CDC List		
<b>Ifold</b>	The Lodge I1	7
	Ifold Cottage I2	11
	Trelayne I3	10
	Hogwood I4	9
	Alpine Lodge I5	9
	The Olde Garden I6	9
	The Olde Garden – The Wall I7	10
	Southlands Lodge -I8	10
	Southlands Cottage- I9	8
	Wey and Arun Canal -I10	10
<b>Plaistow</b>	Wephurst House- <b>Removed</b>	<b>7</b>
	Hardnips Barn- P1	8
	Edmunds Hill Cottage- P2	10
	The Dairy- P3	9
	Nell Ball Trig Point -P4	9
	Moores Green Cottage- <b>Removed</b>	<b>4</b>
	Zion Cottage, Zion House and Marazion- P5	6

## Plaistow and Ifold Parish Table of Non- Designated Heritage Assets & Applicable Criteria

NAME/LOCATION	HERITAGE REFERENCE	Scoring	
<b>IFOLD:</b>			
I 1 The Lodge, The Drive, Ifold.	Former cottage of an Estate worker to Ifold Estate and House (c1800s)	1.	2
		2.	2
		3.	1
		4.	1
		5.	1
		<b>Total</b>	<b>7</b>
I 2 Ifold Cottage, Loxwood Rd, Ifold.	Former gatehouse of an Estate worker to Ifold Estate and House (c1802). Part of a pair either side of the estate the other being, The Gatehouse, Plaistow Rd, Ifold (which lies within Loxwood Parish).	1.	3
		2.	2
		3.	1
		4.	2
		5.	3
		<b>Total</b>	<b>11</b>
I 3 Trelayne, Chalk Rd, Ifold.	Former house of an estate worker to the manor, Ifold House (the manor house was demolished 1936).	1.	3
		2.	2
		3.	1
		4.	2
		5.	2
		<b>Total</b>	<b>10</b>
I 4 Hogwood House, Hogwood Rd, Ifold.	Former house of an estate worker to the manor, Ifold House (the manor house was demolished 1936).	1.	2
		2.	2
		3.	1
		4.	2
		5.	2
		<b>Total</b>	<b>9</b>
I 5 Alpine Lodge (now known as Butlers) Hogwood Rd, Ifold.	Former house of the butler to the manor, Ifold House (the manor house was demolished in 1936).	1.	2
		2.	2
		3.	1
		4.	2
		5.	2
		<b>Total</b>	<b>9</b>
I 6 The Olde Garden, The Lane, Ifold.	Former potting shed (converted to residential unit in the 20 <sup>th</sup> century) of the walled garden of the manor house, Ifold House (d the manor house was demolished 1936).	1.	3
		2.	2
		3.	1
		4.	2
		5.	1
		<b>Total</b>	<b>9</b>
I 7 The Olde Garden- Garden Wall, the Lane Ifold	The remaining wall of the walled garden of the manor house, Ifold House (the manor house was demolished in 1936)	1.	3
		2.	2
		3.	1
		4.	2
		5.	2

		<b>Total</b>	<b>10</b>
I 8 Southlands Lock, Wey and Arun Canal, Ifold Bridge Lane, Ifold.	Permission for reconstruction of Southland Lock on the Wey and Arun Canal in its original 1813 position incorporating design measures to ensure protection of nearby badger sett was granted in 2011. The proximity of the Lock to Southlands Cottage indicates that the building functioned as a wharf house for it.	1.	3
		2.	2
		3.	2
		4.	1
		5.	2
		<b>Total</b>	<b>10</b>
I 9 Southland Cottage, Ifold Bridge Lane, Ifold.	A building on the site of Southlands Cottage and in the right orientation, known as Wharf House, is shown on the 1842 Alfold Tithe map to the North-West of what appears To be a large farm holding called Southlands Farm. Given the name and location of this building in relation to the canal, it is a possibility that the building dates from the same period as the canal, c.1816 and that the building functioned as a wharf house for it. Alternatively, box framing on the elevations may suggest an earlier date. London's Lost Route to the Sea by P.A.L. Vibe also identified a lock called Southland to the South of the cottage and in the general vicinity of the farm. According to the tithe apportionment, the field in which this structure and the lock stands belonged to the nearby Southlands Farm, which was demolished sometime before 1875 as it is noticeably absent from the first edition OS maps. It was at this time that the name transferred to the building now known as Southlands Cottage. If this building is in fact associated with the canal, its survival, although much altered, is particularly interesting. Internally the building also retains many historic elements, including the stairs and exposed timber roof framing. At the very least, it would be considered as a Heritage Asset under the terms of the NPPF.	1.	1
		2.	1
		3.	2
		4.	2
		5.	2
		<b>Total</b>	<b>8</b>
I 10 Wey and Arun Canal	What is now known as the Wey and Arun Canal was formed in two stages between 1780's and 1820's and was about 23 miles long. In the 19 <sup>th</sup> Century it was possible to travel by boat from London to Littlehampton via the Wey and Arun Canal that connected the River Wey in Surrey with the River Arun in Sussex.  The Wey and Arun Canal trust is a charitable organisation established in the early 1970's	1.	3
		2.	2

	with the aim of restoring, as a public amenity, the Wey and Arun Canal to recreate the water link from London to the South Coast. The Trust has reached agreement with landowners that enabled restoration work to be carried out on more than half of the total length of the canal. To date, twenty-one bridges and two aqueducts have been reconstructed, eleven locks restored, culverts rebuilt, and several miles of canal bed cleared and dredged. Work has been carried out in Bramley, Run Common, Loxwood, Billingshurst and Pulborough areas. Chichester District Council has sought to protect the route of the Canal corridor since the publication of the Halcrow feasibility study of 1993. The recreational opportunities created, including active and passive enjoyment of the canal, have had a low environmental impact in the immediate area. Economic benefits to tourism accompany the scheme.	3.	2
		4.	1
		5.	2
		<b>Total</b>	<b>10</b>
<b>Plaistow:</b>			
P4 Wephurst House, Wisborough Green Rd, Plaistow.	Formerly Grade II listed (22 February 1955): 1265613. English Heritage legacy ID: 424450. Delisted in 2017. <b>REMOVED due to lack of historic detail available</b>	1.	1
		2.	2
		3.	1
		4.	2
		5.	1
		<b>Total</b>	<b>7</b>
P 1 Hardnips Barn, Crouchlands, Rickmans Lane, Plaistow.	A timber framed former threshing barn with an adjacent single storey range, which are probably of 18th century date. These buildings have been linked by an extension and converted to residential use. Although the buildings have been substantially altered, the timber frame of the barn is still largely intact and the conversion has been carried out in a manner sympathetic to its appearance as a barn. This Barn was highlighted in the recent Crouchlands Appeal Hearing by the Examination Inspector and in the decision note as having special significance and “given its age and remaining original fabric it is of sufficient architectural and historic interest to be considered as a non-designated heritage asset.” <sup>2</sup>	1.	1
		2.	2
		3.	2
		4.	2
		5.	1
		<b>Total</b>	<b>8</b>
P 2Edmunds Hill Cottage, The Street, Plaistow.		1.	3
		2.	2

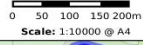
	Plaistow Conservation Area Character Appraisal and Management Proposals (May 2013)	3.	1
		4.	2
		5.	2
		<b>Total</b>	<b>10</b>
P 3 The Dairy, The Street, Plaistow.	Plaistow Conservation Area Character Appraisal and Management Proposals (May 2013)	1.	2
		2.	2
		3.	1
		4.	2
		5.	2
		<b>Total</b>	<b>9</b>
P 4 Nell Ball Trig Point (Plaistow mount), Nell Ball Farm, Plaistow.	Nell Ball is a designated Triangulation Station (Trig Point) named "Plaistow Mount" : TQ13S005 (formerly TQ13/5_ - Secondary Block Number: TQ13; Station; Number : 005; Mark Type: Pillar; Flush Bracket:S6254; Height:88.715 metres (289 feet); Computing Year: 1952; Levelling Year: 1953; OSGB36 Easting: 500002.438; OSGB36 Northing: 130895.102; OS Grid Ref: TQ000309; P30 TUMPs. TUMPs or P30s are hills of any height with a drop of at least 30 metres or more on all sides. The name TUMP stands for Thirty & Upwards Metres Prominence. The Trig Point is situated with extensive vistas of the Plaistow Conservation Area. Ref: <a href="http://www.ordnancesurvey.co.uk/gps/legacy-control-information/triangulation-stations">www.ordnancesurvey.co.uk/gps/legacy-control-information/triangulation-stations</a>	1.	1
		2.	2
		3.	1
		4.	1
		5.	3
		<b>Total</b>	<b>8</b>
Moore's Green Cottage, Crouchland Farm, Rickmans Lane, Plaistow.	Appears as Hoares Cottage on the 1847 Tithe map (Kirdford)  <b>REMOVED DUE TO INSUFFICIENT SCORE</b>	1.	1
		2.	1
		3.	1
		4.	1
		5.	0
		<b>Total</b>	<b>4</b>
P5 Zion House, Zion Cottage and Marazion	The three buildings were built in 1920 as a Dependent Brothers of Loxwood (Cokelers) Chapel and Manse. The "Cokelers" were established in Loxwood in 1850 and as the movement grew Chapels were built in Plaistow, North Chapel, Warnham, Chichester , Hove and Lords Hill. The three identified assets are historic reminders of the influence of the sect across this area of West Sussex and complement the NHDA designation for the Cokeler related buildings in the Neighbouring Loxwood Parish	1.	1
		2.	2
		3.	1
		4.	0
		5.	2
		<b>Total</b>	<b>6</b>

Ifold Non Designated Heritage Assets

Plaistow

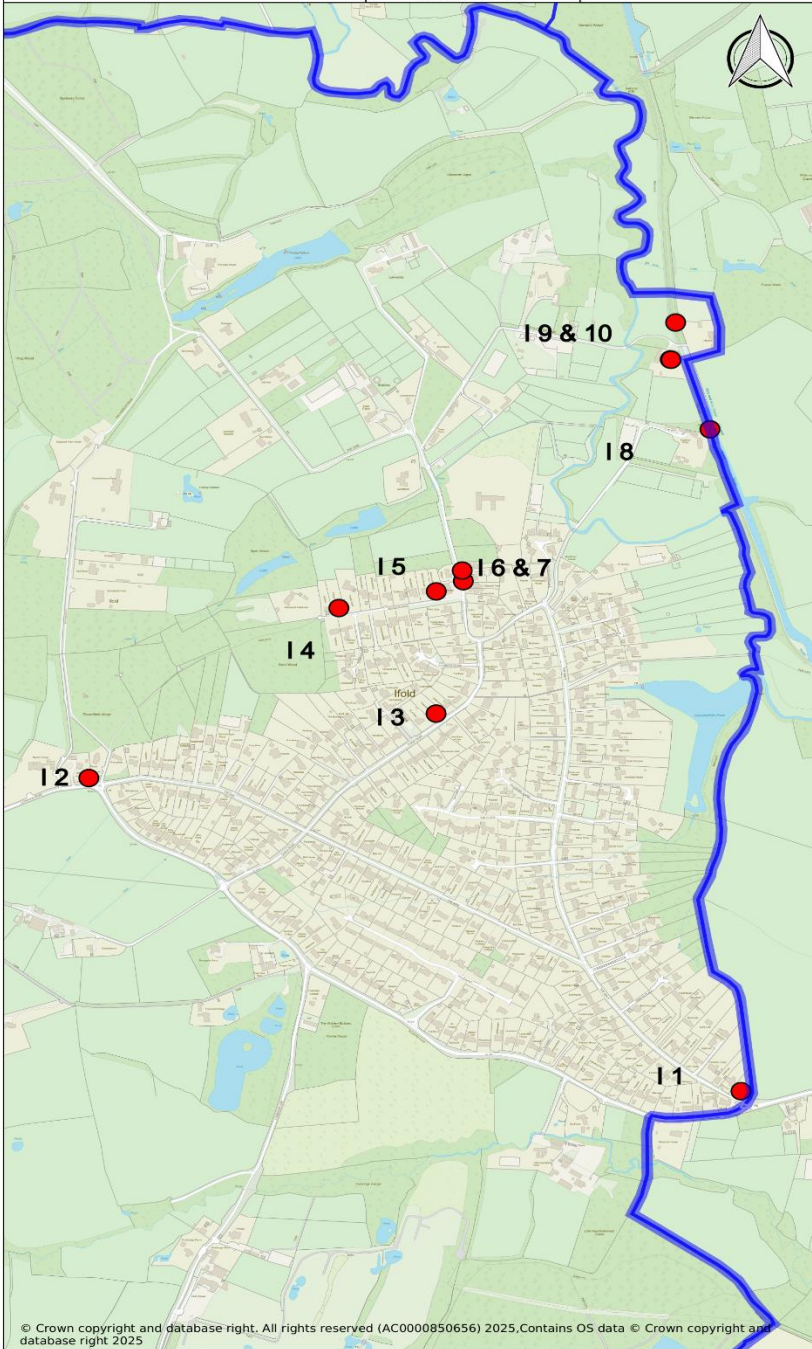


Location of the NDHA in Ifold I 1 to I 10



Author: L. Administrator

Date: 25/06/2025



Parish



Non Designated Heritage Assets



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