APPENDIX

Loxwood Non- Designated Heritage Assets:

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 officers 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 streetscene / 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 streetscene / landscape (2)	
Buildings which do not directly contribute to the streetscene / 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)	
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 or 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.

Loxwood Parish Table of Non- Designated Heritage Assets & Applicable Criteria

NAME/LOCATION	HERITAGE REFERENCE	Scoring	
Jubilee Villas, Guildford Road	Victorian Cottages built in 1895 by the Dependent Brethren. Constructed alongside the expansion of the Combination Stores and then occupied by older Brethren. Named in celebration of Queen Victoria's Diamond Jubilee (hence the diamond pattern signature hanging tiles.)	1.	2
		2.	2
		3.	2
		4.	1
		5.	2
		Total	**9**
Black Hall, Guildford Road	Possibly dating back to the 15th Century, the house is thought to incorporate the porch and door from the 13th Century Loxwood Chapel of Ease. Over the years various shops operated from the premises, including a grocers & drapers, butcher, wheelright and blacksmith's workshop, some of the first commerce units operated by the Dependent Brethren.	1.	3
		2.	3
		3.	2
		4.	3
		5.	2
		Total	**13**

The Old Post House, Guildford Road	Former Village Shop & Post Office, constructed in the 18th Century. Operated as a tailors, drapers and then the relocated site of the Post Office when it moved from Hilltop Stores c.1900. Closed as a shop and Post Office in 2022 and converted to fully residential use.	1.	2
		2.	3
		3.	1
		4.	1
		5.	1
		Total	**8**
1 & 2 Pond Cottages, Station Road (including the Village Pond)	Built c1848, following the demolition of the earlier Pond Tree House (possibly re-using some materials). Operated by the Dependent Brethren as the 'Burnleigh Guest House'. Situated in the historic centre of Loxwood Village, the pond and surrounding 'Cokes Field' gave rise to the name 'Cokelers' for the Dependent Brethren.	1.	1
		2.	2
		3.	1
		4.	1
		5.	2
		Total	**7**
Combination Stores, Guildford Road	Constructed in the 19th Century and later extended in the early 20th Century. Built and operated by the Dependent Brethren as 'Loxwood Combination Stores' which was the last shop operated by the Brethren in the village when sold in 1970. Still in used today as a Butcher's Shop and Hairdresser, although some of the original fabric has been lost.	1.	1
		2.	3
		3.	1
		4.	1
		5.	1
		Total	**7**
Cherry Cottage, High Street	Constructed c.1900, possibly using materials from the earlier 18th Century harness maker's building on the site. Later used as the village Police house.	1.	2
		2.	1
		3.	1
		4.	1
		5.	2
		Total	**7**
Cherry Villa, High Street	c.17th Century, retaining much of its historic fabric, with modern additions. Associated in the 19th Century with the village shoemakers'.	1.	2
		2.	1
		3.	1
		4.	3
		5.	2
		Total	**9**
Penfold House, High Street	19th Century house associated with the former village bootmaker and his workshop opposite.	1.	2
		2.	1
		3.	1
		4.	1
		5.	0
		Total	**5**
The Old Cabinet Makers Workshop, High Street	Constructed in 1903 using the reclaimed materials from the demolished Georgian Chapel in Loxwood (bricks, roof tiles, windows). Used as a workshop by the bootmaker from Penfold House and then later as a Cabinet Maker's workshop and currently occupied by a Carpenter.	1.	2
		2.	2
		3.	1
		4.	2
		5.	**3**
		Total	**10**

Canal Villa, High Street,	Constructed 1904 and closely associated with the Wey & Arun Canal and nearby wharf. Occupied in the 20th Century by a local brickmaker who supplied bricks to the local builders. May also incorporate some materials from the Georgian Chapel.	1.	2
		2.	1
		3.	1
		4.	1
		5.	3
		Total	**8**
Arun Cottages, High Street	Constructed 1904 and closely associated with the Wey & Arun Canal and nearby wharf. Occupied in the 20th Century by a local brickmaker who supplied bricks to the local builders.	1.	2
		2.	1
		3.	1
		4.	1
		5.	3
		Total	**8**
The Old Vicarage, Vicarage Hill	Former Vicarage constructed in 1874. Later used as Loxwood GP Surgery and now a returned to residential use.	1.	2
		2.	3
		3.	2
		4.	1
		5.	3
		Total	**11**
The Old School House, Vicarage Hill	Designed by John Girdwood and constructed in 1876 by local Master Builders using local bricks. Served as the village Schoolhouse until 1967. Converted to a dwellinghouse but retaining much of the original historic fabric. Considered in its setting in combination with St John the Baptist Church. Accepted by Chichester District Council's Principal Conservation Officer as an NDHA in 2022.	1.	3
		2.	3
		3.	2
		4.	1
		5.	2
		Total	**11**
Church of St John the Baptist, Vicarage Hill	Designed by Rowland Plumbe and constructed between 1900 and 1901. Remains an active, and well-attended village, Church.	1.	3
		2.	3
		3.	3
		4.	1
		5.	3
		Total	**13**
Little Pancake, Station Road	c.17th Century Cottage which appears to retain some original fabric internally and to its external appearance.	1.	1
		2.	1
		3.	1
		4.	3
		5.	2
		Total	**8**
Old Cottage, Station Road	c.16th Century Cottage, one of the earliest buildings on Station Road.	1.	2
		2.	1
		3.	1
		4.	3
		5.	2
		Total	**9**

New Cottages, Spy Lane	Row of 4 cottages constructed in 1897 by the Dependent Brethren. Occupied mainly by the elders and known as 'the retreat'.	1.	2
		2.	2
		3.	1
		4.	1
		5.	2
		Total	**8**
Dependent's Chapel, Spy Lane	Constructed c.1851 as the centre of the Dependent Brethren movement. Still in use today as a Chapel.	1.	3
		2.	3
		3.	1
		4.	1
		5.	3
		Total	**11**
The Old Cottage, Spy Lane	18th Century Cottage. Used as a meeting place by the Dependent Brethren until construction of the Chapel in Spy Lane.	1.	2
		2.	3
		3.	1
		4.	3
		5.	2
		Total	**11**
Spy Farm, Spy Lane	16th Century Farm House constructed c.1530. Orginally part of the Loxwood Hall Estate. Probably originally a two bay, open hall, timber framed farm house.	1.	2
		2.	2
		3.	1
		4.	3
		5.	2
		Total	**10**
Loxwood Hall (East & West), Guildford Road, Alfold Bars	Constructed c.1701 and now sub-divided into two dwellings, Loxwood Hall is the principal dwelling of a group making up the Loxwood Hall complex.	1.	2
		2.	2
		3.	2
		4.	2
		5.	2
		Total	**10**
Cedar House, Loxwood Hall, Alfold Bars	These buildings can trace their origins back to the 1500's. In the early twentieth century Loxwood Hall had connections with big business and horse racing. There was a glass factory on the site as far back as 1610.	1.	2
		2.	2
		3.	1
		4.	2
		5.	2
		Total	**9**
The Clock House, Loxwood Hall, Alfold Bars	These buildings can trace their origins back to the 1500's. In the early twentieth century Loxwood Hall had connections with big business and horse racing. There was a glass factory on the site as far back as 1610.	1.	2
		2.	2
		3.	1
		4.	2
		5.	2
		Total	**9**
The Court, Loxwood Hall, Alfold Bars	These buildings can trace their origins back to the 1500's. In the early twentieth century Loxwood Hall had connections with big business and horse racing. There was a glass factory on the site as far back as 1610.	1.	2
		2.	2
		3.	1
		4.	2
		5.	2
		Total	**9**
The Lodge, Guildford Road, Alfold Bars	These buildings can trace their origins back to the 1500's. In the early twentieth century	1.	2
		2.	2

	Loxwood Hall had connections with big business and horse racing. There was a glass factory on the site as far back as 1610.	3.	1
		4.	2
		5.	2
		Total	**9**
Little Loxwood, Pigbush Lane, Alfold Bars	These buildings can trace their origins back to the 1500's. In the early twentieth century Loxwood Hall had connections with big business and horse racing. There was a glass factory on the site as far back as 1610.	1.	2
		2.	2
		3.	1
		4.	2
		5.	2
		Total	**9**
Loxwood Cottage, Pigbush Lane, Alfold Bars	These buildings can trace their origins back to the 1500's. In the early twentieth century Loxwood Hall had connections with big business and horse racing. There was a glass factory on the site as far back as 1610.	1.	2
		2.	2
		3.	1
		4.	2
		5.	2
		Total	**9**
The Coach House, Pigbush Lane, Alfold Bars	These buildings can trace their origins back to the 1500's. In the early twentieth century Loxwood Hall had connections with big business and horse racing. There was a glass factory on the site as far back as 1610.	1.	2
		2.	2
		3.	1
		4.	2
		5.	2
		Total	**9**
The Courtyard House, Pigbush Lane, Alfold Bars	These buildings can trace their origins back to the 1500's. In the early twentieth century Loxwood Hall had connections with big business and horse racing. There was a glass factory on the site as far back as 1610.	1.	2
		2.	2
		3.	1
		4.	2
		5.	2
		Total	**9**
Songhurst House, Pigbush Lane, Alfold Bars	c. 16th Century house retaining much historic fabric internally and externally.	1.	2
		2.	2
		3.	1
		4.	3
		5.	2
		Total	**10**
Tokens Farm, Guildford Road, Alfold Bars	These buildings can trace their origins back to the 1500's. In the early twentieth century Loxwood Hall had connections with big business and horse racing. There was a glass factory on the site as far back as 1610.	1.	2
		2.	2
		3.	1
		4.	2
		5.	2
		Total	**9**
Edwardian Dwellings along the B2133 at Alfold Bars (Diomedes, Homeside, Moores Cottage, Blacksmiths Cottage, Wagonswood, Belmont, Oakdene, Medlar Cottage, Westdene, Willow Tree Cottage, Eight Bells)	A largely unbroken line of historic cottages, interspersed with a few modern dwellings and car show room. These houses, together with the Grade II listed Sir Roger Tichborne Pub, comprise a small hamlet from the early twentieth century.	1.	3
		2.	2
		3.	2
		4.	1
		5.	2
		Total	**10**

Wey and Arun Canal (including associated vistas and locks)	Operating between 1816 and 1871, the Wey & Arun Canal was a 23 mile canal linking the River Wey at Shalford to the River Arun at Pallingham. Under restoration since 1971, the first boat passed under the new Loxwood canal bridge in 2009. The canal brings great social and economic benefits to the local area.	1.	3
		2.	3
		3.	2
		4.	1
		5.	2
		Total	**11**
Brewhurst Lane - Buildings local to Brewhurst Farm & Mill	As well as the actual listed houses and bridge, the setting of the collection of buildings around that area is a very significant asset to the village locality.	1.	3
		2.	2
		3.	1
		4.	2
		5.	2
		Total	**10**
North Hall, Guildford Road	Constructed in 1937, North Hall is the village hall and home to many clubs, societies and events. With it's open green spaces, community orchard and wildlife conservation area it is a focal point of village life.	1.	2
		2.	3
		3.	1
		4.	1
		5.	1
		Total	**8**
Green Lane (behind the Old Post House)	An ancient drovers road which was the original route of the B2133 towards Alfold. Now a much-used Bridleway.	1.	3
		2.	3
		3.	-
		4.	3
		5.	2
		Total	**11**