

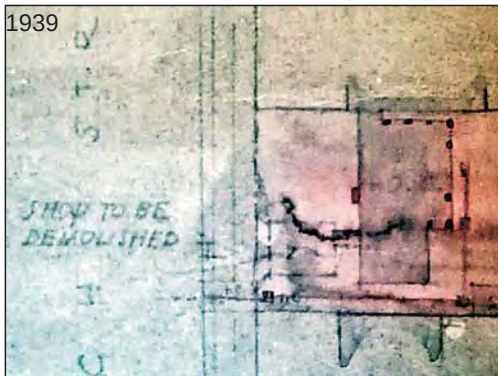


HB Archaeology & Conservation Ltd

CROSSKEYS, 76 HIGH STREET,
LINDFIELD, WEST SUSSEX, RH16 2HP

(NGR: TQ 34754 25563)

HERITAGE STATEMENT & IMPACT ASSESSMENT



Commissioned by
Gould Baxter on behalf of their clients

Report No. 2025588
May 2026
Prepared by Maggie Henderson

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CONTENTS

1.0	INTRODUCTION	1
2.0	SCOPE & METHODOLOGY	1
3.0	LOCATION AND SETTING	1
4.0	DESIGNATIONS	2
5.0	HISTORIC BACKGROUND AND MAP REGRESSION	3
6.0	SUMMARY OF DEVELOPMENT	11
8.0	DETAILED CHRONOLOGICAL DEVELOPMENT (Figure 2)	17
9.0	THE PROPOSED ALTERATIONS (Appendix 2)	60
11.0	BIBLIOGRAPHY	78
12.0	PURPOSE OF THIS REPORT	78
13.0	COPYRIGHT AND DISCLAIMER	78

Figures

Plates

Appendices

FIGURES

Figure 1:	Property Location	vii
Figure 2:	Suggested reconstruction of the phase 1 main range, as built in the first half of the 15 th century	16
Figure 3:	Suggested reconstruction of the phase 2 main range in the late 16 th or very early 17 th century	25
Figure 4:	Suggested reconstruction of the phase 3 main range in c. 1635 (+/- 15 years), layout option 1	29
Figure 5:	Suggested reconstruction of the phase 3 main range in c. 1635 (+/- 15 years), layout option 2	30
Figure 6:	Suggested reconstruction of the property in phase 4, between c. 1635 and 1845	40
Figure 7:	Suggested reconstruction of the property in phase 5, 19th century	48
Figure 8:	Phased plan of the building as existing: October 2024	57
Figure 9:	Plans showing areas proposed for alteration	62

PLATES

Plate 1:	Extract of the Ordnance Survey Surveyor's Draft c. 1800	4
Plate 2:	The early maps showing the property in 1824, 1829 and 1845	5
Plate 3:	Extract of the first edition Ordnance Survey map of 1876 (the property indicated by arrow)	6
Plate 4:	The property (arrow) in 1878 as shown on the first revision Ordnance Survey map	7
Plate 5:	The property (arrow) in 1911 as shown on the first revision Ordnance Survey map	7
Plate 6:	The third revision Ordnance Survey map shows the same layout as that arrived at by 1911	8
Plate 7:	Detail of the 1939 proposal plans showing the proposed demolition of the shop and the areas intended for alteration to the house as a whole	8
Plate 8:	The first edition National Grid Ordnance Survey map, 1956	9
Plate 9:	Extract of the first revision National Grid Ordnance Survey map, 1962	10
Plate 10:	Extract of the second revision National Grid Ordnance Survey map, 1970	10
Plate 11:	The stair trap and the soffit jointing to each side of it	18
Plate 12:	Two adjacent sets of mortises for partitioning on the bay 1 joists	18
Plate 13:	Detail of the soffit of the dais beam (T2) showing the groove for a boarded wall finish set towards the moulded front of the beam (arrow)	19
Plate 14:	The south side of the open truss with the surviving parts of the head-brace and spur (red arrow); their counterparts to the east had been removed (white arrow)	19
Plate 15:	The north side of the T4 truss showing the original joist mortises in the cross-beam, now redundant, with new joists of lesser scantling above raising the height of the ceiling (arrows)	20

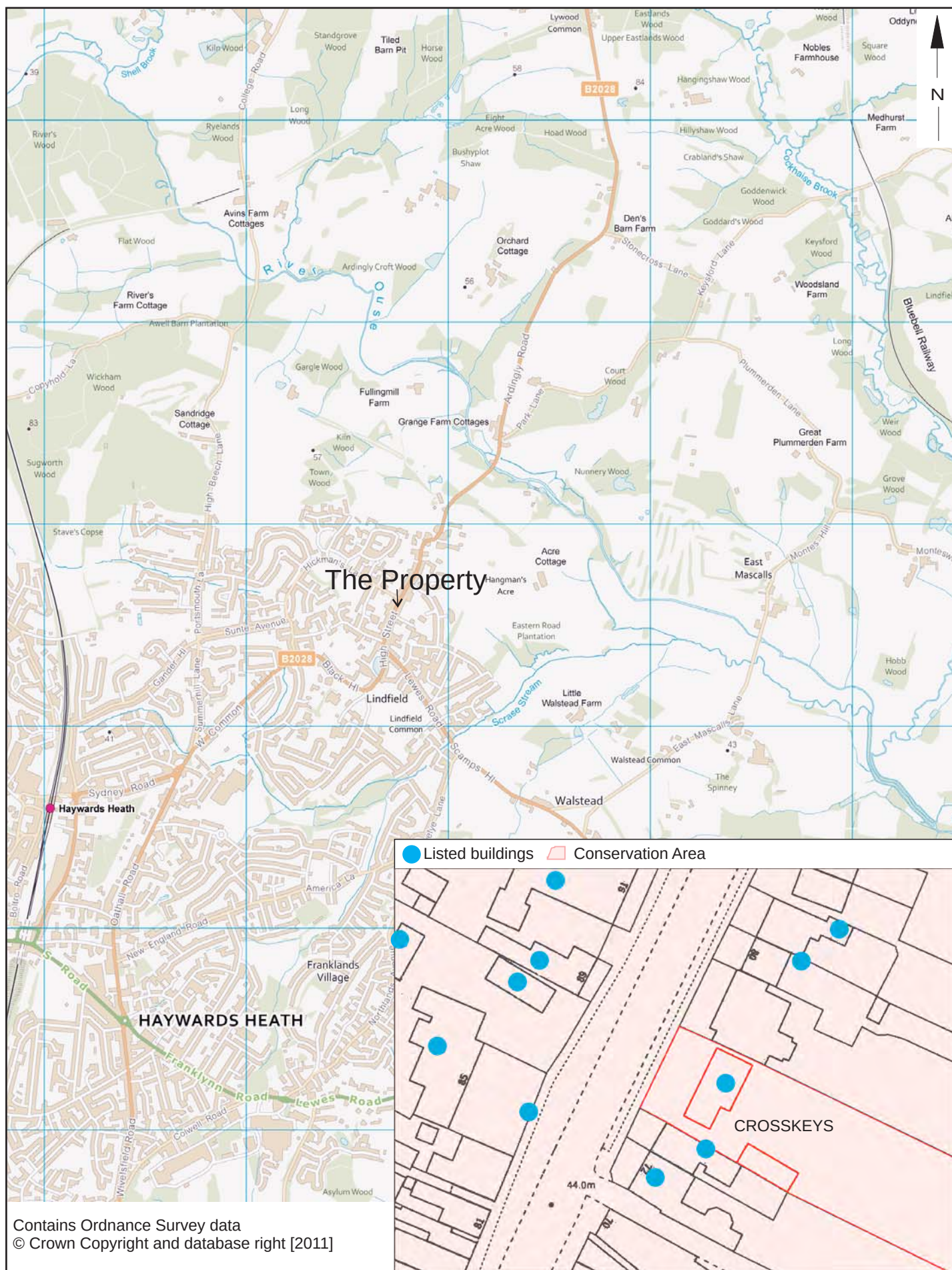
Plate 16:	Detail of the wall plate soffit on the east side of bay 1 showing the diamond mortise for a window mullion (arrow)	21
Plate 17:	The former free-standing crown-post of the open-truss (T3)	22
Plate 18:	The north side of the T2 partition truss, the western foot-brace removed to create a doorway	23
Plate 19:	The new joists inserted into the open hall to create a chamber above and the masonry base of the southern hearth of the new multi-flue chimney stack	26
Plate 20:	Two compass drawn circles, apotropaic marks in the bressumer of the north hearth on the ground floor	27
Plate 21:	Lath and daub on the T6 partition truss surviving to collar level within the roof of the cross-wing	31
Plate 22:	The small-panel framing in the cross-wing at first floor level, north end (bay 5)	32
Plate 23:	The soffit of the cross-beam of the T7 truss at the eastern end of the cross-wing with evidence of a three-light close-mullioned window	33
Plate 24:	The two doorways in the T6 partition truss, east side	33
Plate 25:	The central stud between the two doorways showing the pintles (arrows) and a detail of the upper pintles	34
Plate 26:	Detail of the cross-wing joists supporting the first floor in bay 7	35
Plate 27:	Graffiti on the south side of the cross-wing side girt	36
Plate 28:	The high-set collar and jointing evidence for a central jack rafter indicative of a hipped roof terminal at the eastern end of the cross-wing	36
Plate 29:	The lath and daub partition on the south slope of the cross-wing roof in bay 5	37
Plate 30:	The lath and daub finish to the south slope of the bay 5 cross-wing roof, first floor	37
Plate 31:	The rear of the T3 principal post on the east side of the building with its iron pintle for a doorway opening out into its outshot	41
Plate 32:	The eastern side of bay 1, looking south showing the two joists added to reinstate the ceiling over a probable staircase location. Note also the head-plate for a doorway in the south elevation	42
Plate 33:	The attic floor joists in bay 2 looking south	43
Plate 34:	The stepped ceiling finish within bay 4 on the first floor of the main range	45
Plate 35:	The two different ceiling levels in bay 4 viewed from the roof space (arrows)	46
Plate 36:	The front elevation as proposed in 1939 showing reinstatement of fabric on the ground floor, alterations to the fenestration and the addition of the porch	51
Plate 37:	The front elevation showing the consistency of the brickwork across bays 1 and 2 and the differences in fenestration to those proposed in 1939	51
Plate 38:	The ground floor plan as proposed in 1939 showing cavity walls to the north and along the rear of the rebuilt lean-to outshot	52
Plate 39:	The rear elevation as proposed in 1939 with under-pinning indicated at the northeast and southeast corners	53
Plate 40:	Cross section showing the concrete floor in bay 2	54
Plate 41:	The first floor as proposed in 1939; some of the shading reflects the use of different materials (timber and mass construction)	55
Plate 42:	The evolution of the rear garden and the introduction of the garage between 1911 and 1932	58
Plate 43:	The north elevation of the garage	59
Plate 44:	Ground floor plan from 1939 showing changes to the fabric and flooring	63
Plate 45:	The floor laid c.1939 at the south end of the current dining room (bays 4 and 5), butt-jointed with no gaps, a variety of board sized and differential wear patterns inconsistent with the current location	64
Plate 46:	The floor over the cellar at the north end of bay 5, complete with consistent board sizes, wear patterns and gaps between the boards	64
Plate 47:	Detail of the <i>in situ</i> early floorboards within the closet at the west side of bay 3 (late 16 th century)	65

48:	Detail of the proposed extension at the northeast corner of the house, initial scheme to the left and revised scheme, with glazed link and more compact footprint to the right	66
Plate 49:	The interior of the roof added in 1939 over bay 6 of the cross-wing (south hip rafter of the phase 3 roof just visible – arrow)	69
Plate 50:	View towards the plasterboard ceiling adjacent to the attic staircase on the first floor	70
Plate 51:	The entrance to the hall chamber in the partition in bay 2 (arrow)	70
Plate 52:	New partitions proposed in bay 3, east side	71
Plate 53:	View up towards the attic doorway from the first floor landing showing existing modern partitions (arrow)	72
Plate 54:	The revised patio and paved areas	75

APPENDICES

Appendix 1: List Entry Summary

Appendix 2: The Proposal Scheme prepared by Gould Baxter



© HB Archaeology & Conservation Ltd		Crosskeys, 76 High Street, Lindfield, West Sussex, RH16 2HP	Figure 1
Project Ref: 2025558	June 2025	Property Location (NGR: TQ 34751 25551)	
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1.0 INTRODUCTION

- 1.1 HB Archaeology & Conservation Ltd was commissioned by Gould Baxter on behalf of their clients to prepare a Heritage Statement for Crosskeys, 76 High Street, Lindfield, West Sussex, RH16 2HP (Figure 1; NGR TQ 34754 25563). The work was commissioned to inform an application for extension and alterations to the house and its garage.

2.0 SCOPE & METHODOLOGY

- 2.1 The property was visited by Maggie Henderson on the 12th of July and the 24th of October 2024 to establish the origin, development and significance of the building and that of its setting in order to inform the preparation of a proposal scheme.
- 2.2 Historic maps and images were consulted to establish the recent historic evolution of the property: these are included as figures within this report (Figures 2 - 8).
- 2.3 A summary statement was issued on the 16th July 2024, setting out the results of the initial site visit: this was intended to address a carefully considered scheme of proposed alterations to highlight at an early stage any potential impacts and in so doing inform the development of the scheme as it moved towards the pre-application stage.
- 2.4 A draft report, intended to accompany the pre-application stage documents prepared by Gould Baxter, was issued in October 2025. This report is the final version intended to accompany the full application and should be read in conjunction with the package of documents and drawings submitted by Gould Baxter.

3.0 LOCATION AND SETTING

3.1 Location

- 3.1.1 Crosskeys, No. 76 High Street, is situated on the eastern side of the road (B2028) to the north of Alma Road (Figure 1). The house is set back from the street front behind a small garden with a driveway on its southern side that leads past the house to the garage.
- 3.1.2 The house is north-northeast by south-southwest oriented, simplified to a north-south axis for clarity. The garage occupies a position to the southeast of the house, built against the south boundary of a long linear garden plot. A brick-surfaced patio area extends along the full length of the rear elevation of the house terminating at the southern property boundary in front of the entrance to the garage. A gated entrance separates the compact driveway from the garage, patio and rear gardens.

Setting

- 3.1.3 The immediate setting of the building is very much an urban one comprising a series of properties fronting onto the High Street with compact gardens to the front and long linear gardens to the rear, many of the latter include out-buildings and leisure facilities, with some truncated to accommodate later domestic development.

4.0 DESIGNATIONS

4.1 Listed Buildings

- 4.1.1 Crosskeys was listed at Grade II on the 6th of April 1970 (List Entry No. 1193170, Appendix 1). The building is described as '*probably late C16...with early C17 cross-wing to north, refronted early C19* (Appendix 1).
- 4.1.2 The description in the list entry is purely for recognition and as such is primarily based on external appearance. The description must not be treated as a comprehensive schedule of those elements which are legally protected as no matter what grade, the legislative cover not only relates to both the interior and exterior, but also extends to any building or structure within the curtilage which predates the 1st of July 1948.

4.2 Neighbouring Heritage Assets

- 4.2.1 One Grade II Listed building is situated in close proximity to Crosskeys (Figure 1):
- Little Boarsland, 74 High Street (List Entry No. 1025457)

4.3 The Lindfield Conservation Area

- 4.3.1 The entirety of the property, the neighbouring listed buildings and part of the PROW are situated within the confines of the Lindfield Conservation Area boundary (Figure 1).

4.4 Archaeological Notification Area

- 4.4.1 The property lies within an Archaeological Notification Area defining the Historic Core of Lindfield (Reference: Mid Sussex 030).

5.0 HISTORIC BACKGROUND AND MAP REGRESSION

5.1 Introduction

- 5.1.1 The following historic background is derived from the Sussex Extensive Urban Survey (EUS) of Lindfield prepared by R. B Harris in 2006, with all due acknowledgement.

5.2 Origin and Development

- 5.2.1 The first mention of Lindfield dates to c. 765, comprising a grant of an estate extending from Stanmer to the borders of Surrey. Harris notes that there is evidence to suggest that Lindfield was the Anglo-Saxon minster serving the Stanmer Estate in the 8th century, identifying the topography of the church site as being commensurate with other minster sites and highlighting the inclusion of five alters, three located within the presbytery, a feature of '*minister-derived collegiate-style priesting*' (Harris, R. B. 2006:13).
- 5.2.2 Harris lists 14 houses and one barn of medieval origin present in the town, all of timber-framed origin and including an open-hall. Harris also notes that many of the medieval buildings are set parallel to the street, highlighting that '*Lindfield lacked the pressure on the street frontage typical both of more substantial towns and of the preceding period*' (late 13th and early 14th centuries).
- 5.2.3 The importance of early Lindfield is emphasised by its role in the Deanery of South Malling, supplying a residence to the dean for three months in the year. By 1086, the importance had reduced through the creation of the college of St Michaels at South Malling (*.ibid.*).
- 5.2.4 Despite the fact that there is no specific mention of Lindfield in the Domesday Book, it is considered probable that the settlement was assessed together with Stanmer, comprising 59 families that resided within Stanmer, Wivelsfield, Lindfield, Ardingly, West Hoathly and Worth, a group known collectively as the Manor of South Malling Lindfield.
- 5.2.5 By 1327 there were 30 recorded tax payers divided between two *Villate*: *Lindfeld Bardolf* and *Lyndfeld Archid* although the actual size of any settlement remains uncertain.
- 5.2.6 By the middle of the 14th century Lindfield enjoyed a market and two annual fairs, illustrating that there was established settlement and trade, with revenue perhaps derived from the cloth and iron industries.
- 5.2.7 By 1524 the population of what appears to have been a thriving settlement had reached c. 400 due in no small part to the export of timber. The settlement was slow to expand, continuing close to its early 16th century level into the late 17th century, rising to a population of c, 737 by 1717. The 18th century, in contrast saw a substantial rise, reaching a population in excess of 1200 by 1811.
- 5.2.8 The provision of a railway line with a station at Haywards Heath had a serious and detrimental impact on the development of Lindfield. The railway provided a new focal

point for expansion, attracting trade from the smaller settlements of Lindfield and Cuckfield to Haywards Heath, compounded by the loss of the spring fair due to the development of new markets at Haywards Heath.

- 5.2.9 The ongoing development and expansion of Haywards Heath resulted in the suburban expansion of Lindfield, particularly post-WW2, creating a dormitory town that lacked the expansion of its commercial centre, having lost out to its larger neighbour.
- 5.2.10 By 2001, the population had reached 5394, described as 'meaningless for the purposes of historical analysis as the much reduced parish encompasses suburbs that seamlessly join those of Haywards Heath...' (Harris, R. B. 2006:17).

5.3 Early Maps

- 5.3.1 The first available map, the Ordnance Survey Surveyor's Draft (Cuckfield 16) dates to c. 1800 (Plate 1). The scale of the map is too small to provide a detailed depiction of the property other than to record its presence; however, the map is useful in depicting the overall layout of the settlement at the turn of the 19th century. Lindfield had achieved a linear layout comprising properties that bordered the High Street with ancillary buildings (in black) for the most part situated to the rear of the principal buildings.

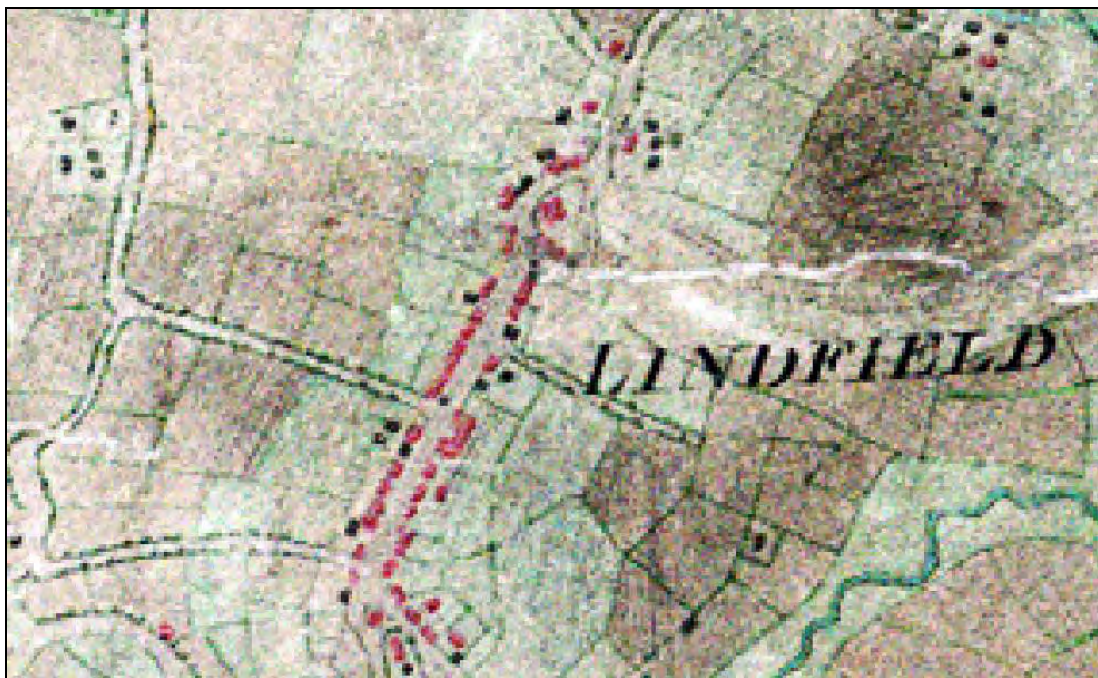
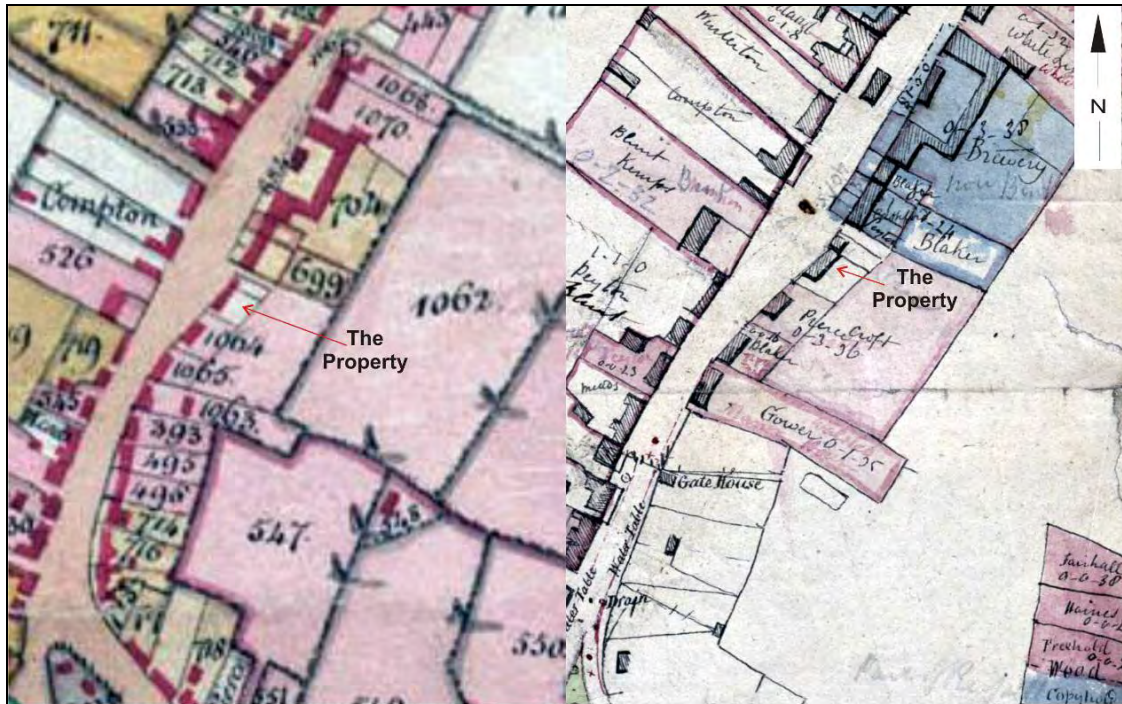


Plate 1: Extract of the Ordnance Survey Surveyor's Draft c. 1800

- 5.3.2 Two of William Figg's maps dated 1824 and 1829 respectively provide further information on the property. The two William Figg maps show a long linear range on a north-south orientation hard against the highway with a compact garden to the rear (Plate 2).



William Figg Map extracts, 1824 and 1829 (ESRO ACC 3412-3-259 & 2327-1-5-15)

Tithe Map of Lindfield, 1845



Plate 2: The early maps showing the property in 1824, 1829 and 1845

The Tithe Map, 1845

- 5.3.3 The tithe map depicts the house as subdivided into two separate dwellings, the larger of the two situated to the south of the group, both cottages served by outshots to the rear (east). Gardens are shown on the high street frontage, one to each property with a larger shared garden to the east, extending northwards to also serve the neighbouring property (plot 648, Plate 2).

5.3.4 The tithe apportionment describes the following features found on the map:

645	John Gower occupier	House & Shop
646	John Purvey occupier	House & Garden
647	Gower & Purvey occupiers	Garden
648	John Baker occupier	House & Garden

5.3.5 The landowner of all parts listed above was W. Pearce. Pearce also leased out other properties in the town including houses, shops, gardens, yards and paddocks.



Plate 3: Extract of the first edition Ordnance Survey map of 1876 (the property indicated by arrow)

5.4 Ordnance Survey Maps

By 1876

5.4.1 The first edition Ordnance Survey map prepared in 1876 shows the property subdivided into three separate units: the central and northern of the group extending further to the west than their southern counterpart. The southern unit may have served as a predecessor to the shop added to the west side of the south cottage by 1897 (discussed below). A small projection is shown at the northeast corner of the northern cottage, extending out to the boundary with the neighbouring property (Plate 3). The gardens on both sides of the buildings lack boundaries, although a series of paths are shown in addition to three small detached outbuildings (Plate 3).



Plate 4: The property (arrow) in 1878 as shown on the first revision Ordnance Survey map



Plate 5: The property (arrow) in 1911 as shown on the first revision Ordnance Survey map

By 1897

- 5.4.2 The first revision Ordnance survey map shows further changes: the central and southern parts of the property had been reunited, reconfiguring the group of three to two separate dwellings. A new building, constructed to serve as a shop, is shown to the west of the southern cottage and linked back to it by a compact lobby or passage and conveniently located in close proximity to the highway, conducive to attracting

passing trade (Plate 4). Two detached buildings are shown to the rear of the group and the well is indicated close to the rear elevation at the junction of the two dwellings (Plate 4).

By 1911

- 5.4.3 No external changes are indicated on the second revision Ordnance Survey map of 1911 (Plate 5). The property to the north of Crosskeys had gained a glass-roofed extension on its southern side, extending between the house and the boundary shared with Crosskeys (Plate 5).

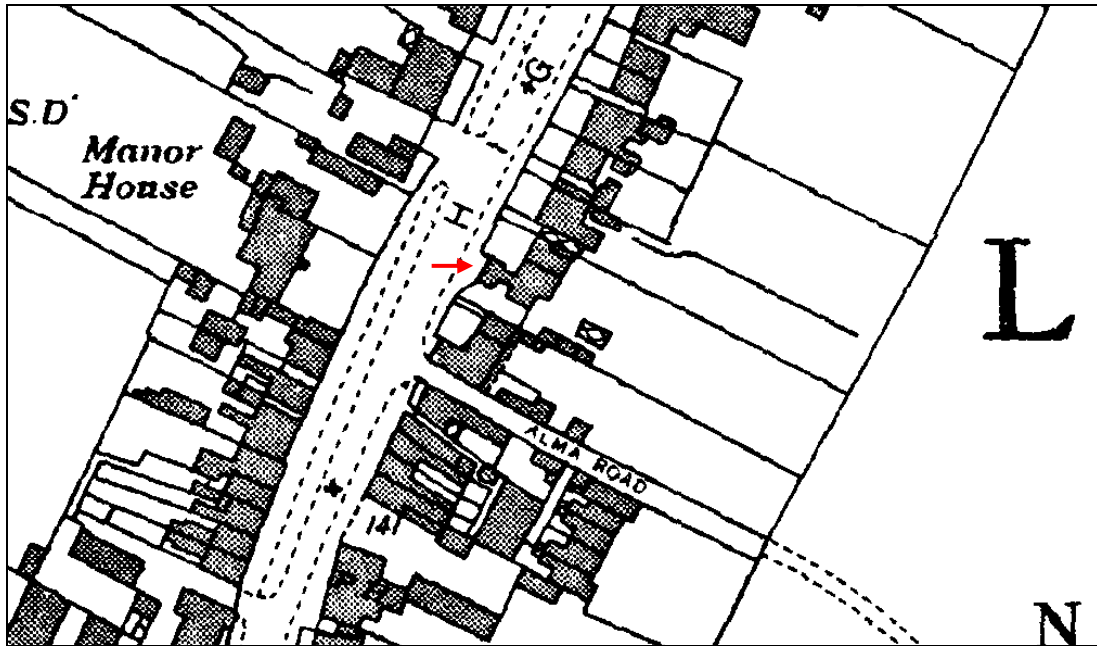


Plate 6: The third revision Ordnance Survey map shows the same layout as that arrived at by 1911

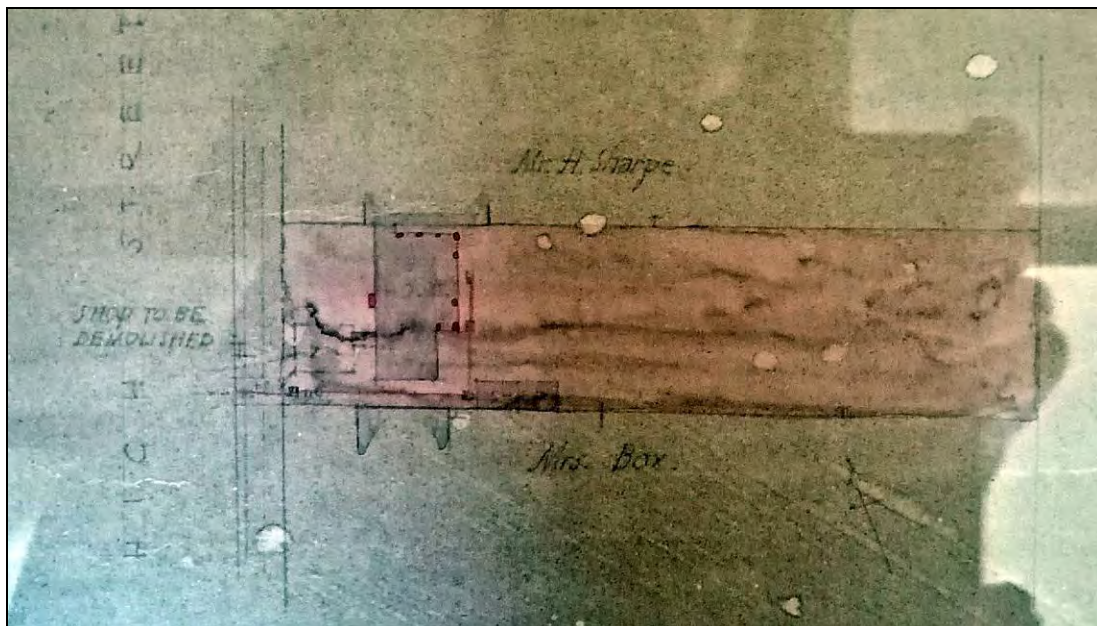


Plate 7: Detail of the 1939 proposal plans showing the proposed demolition of the shop and the areas intended for alteration to the house as a whole

By 1932

- 5.4.4 The external arrangements apparent for the house remains much the same as that shown on the earlier map with the addition of infill at the northeast corner of the building between the northwest projection and the rear elevation of the main part of the house (Plate 6).
- 5.4.5 The detached buildings shown on the earlier maps had been removed, replaced with a three-cell structure built against the south boundary, in the same location as the current garage, and a glasshouse to the north of it (Plate 6).

1939

- 5.4.6 Plans were prepared in 1939 by the architectural firm Searle and Searle for the 'reconstruction' of Crosskeys, commissioned by J. C. Coxhead Esquire. The plans are dated 10th January 1939 and show a series of alterations to the house, including the demolition of the shop to the west side of the property (Plate 7). Whilst the 1939 plans do show some significant alterations to the house, the overall footprint of the building has remained the same. The details of the 1939 plans will be discussed in detail below.

By 1956

- 5.4.7 The main external changes that had taken place between 1932 and 1956 as shown on the Ordnance Survey maps are those proposed in 1939: the removal of the probable shop to the west side of the south cottage and the reintegration of both cottages to reinstate a single domestic dwelling, in addition to the removal of the glasshouse and the addition of a detached building built against the northern garden boundary, to the east of the house (compare Plates 6 and 8).

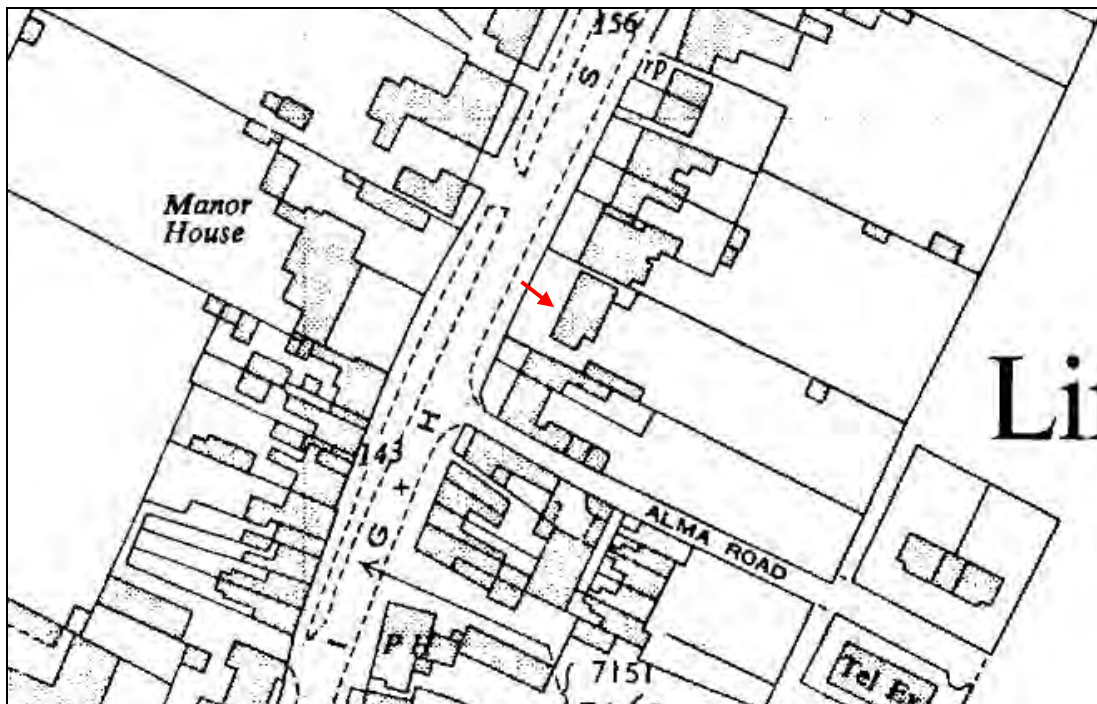


Plate 8: The first edition National Grid Ordnance Survey map, 1956

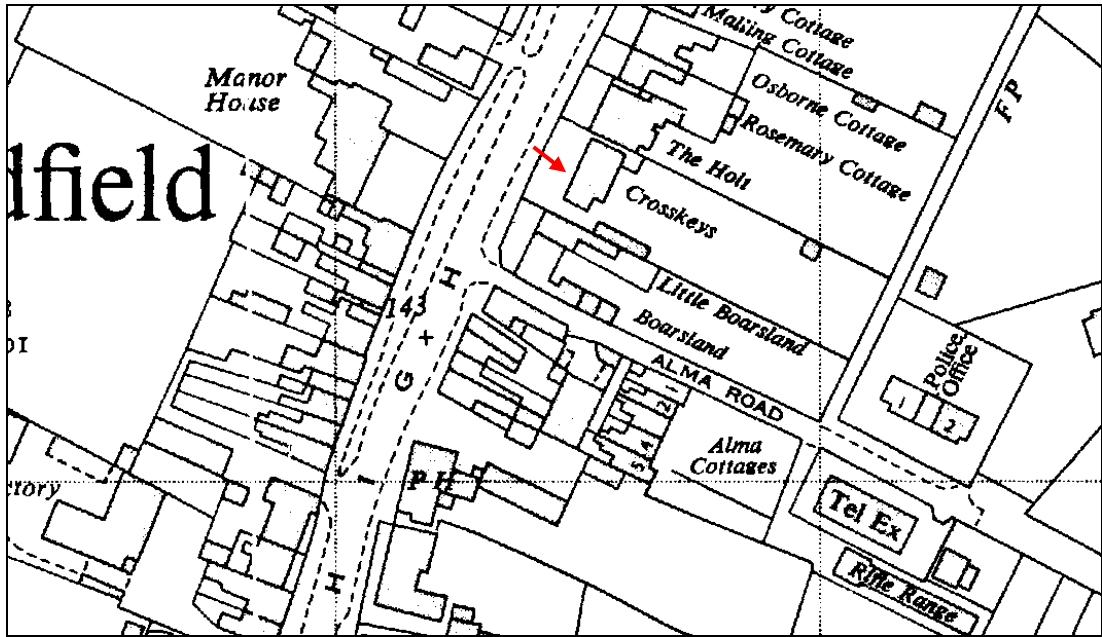


Plate 9: Extract of the first revision National Grid Ordnance Survey map, 1962

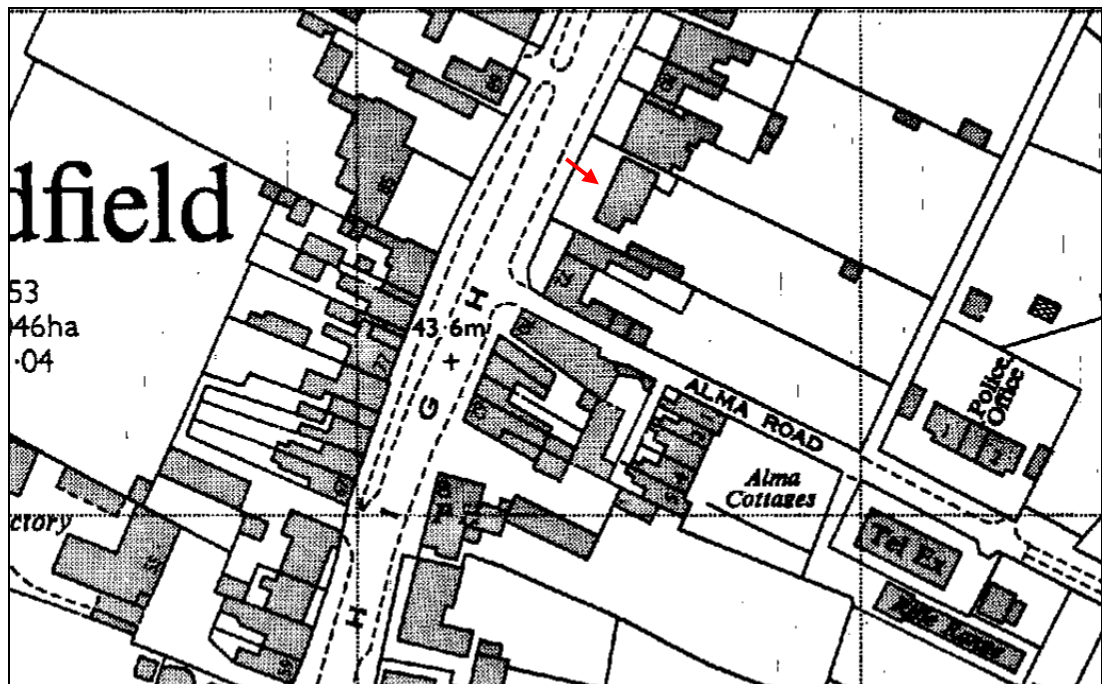


Plate 10: Extract of the second revision National Grid Ordnance Survey map, 1970

1962 and 1970

- 5.4.8 The 1962 and 1970 edition Ordnance Survey maps show no extant external alterations to the group (Plates 9 and 10).

6.0 SUMMARY OF DEVELOPMENT

6.1 Phase 1 (c. 1425–1450)

- 6.1.1 At the core of the house, a timber-framed medieval hall house built to a typical three-cell layout comprising a two-bay open hall flanked by two-story end bays. There is sufficient surviving phase 1 fabric to illustrate the form and hierarchical arrangement of accommodation, including a still *in situ* moulded dais beam and a crown-post roof. An offset staircase location at the high-end may be indicative of an atypical high-end suite possibly used for specialised commercial or professional activities, although this is by no means certain.

6.2 Phase 2 (Late 16th century)

- 6.2.1 The medieval house was modernised through the insertion of a multi-flue masonry chimney stack and the addition of a first floor into the open hall to create a first-floor chamber. A lobby entry plan and 'end reversal' layout whereby the former high-end bay became the service bay and the former service bay gained its own hearth, creating a heated parlour.

6.3 Phase 3 (c. 1635 +/- 15 years)

- 6.3.1 The addition of a two-story cross-wing at the northern end of the building, constrained by the limits of the urban environment within which the building sits, resulted in a substantially truncated northern end bay of the medieval range. The new wing, comprised a pair of service rooms to the rear and a single room to the street-frontage, surmounted by a pair of first floor rooms that were open to the apex of the roof. The truncated northern end of the medieval house appears to have contributed to circulation through the evolved building. The new wing comprised walls of small-panel framing and a clasped side-purlin roof with queen-post trusses; the roof included a hipped eastern terminal. The evolved layout of the house as arrived at by the middle of the 17th century was undoubtedly a response to the constraints posed by the urban environment, the property redeveloped within the boundaries of its own building plot resulting in anomalies and innovations in the layout of the house.

6.4 Phase 4 (By 1845)

- 6.4.1 The building was subdivided into two cottages by the issue of the tithe map in 1845: this included lean-to outshots, a cellar, attic rooms, and the reconfiguration of stair access to the upper floors to support multiple occupancies. New external entrances and partial rebuilding in brick reflect the subdivision of the property in addition to the availability of materials and changes in fashions during the 18th and early 19th centuries.

6.5 Phase 5 (19th century)

- 6.5.1 The 19th century saw further subdivision of the property, resulting in the creation of three separate units, one of which included a shop.

6.6 Phase 6 (1939 Proposal Scheme)

- 6.6.1 The house was reinstated to a single domestic dwelling in 1939 during a programme of extensive modernisation and alterations, this included new brickwork, new windows, a porch, the removal of the shop, the installation of modern amenities such as bathrooms, changes to floor finishes and levels, and the re-working of the rear elevation to include an upper floor over the rebuilt walls of the earlier lean-to outshots.

6.7 Phase 7 (Post-1939):

- 6.7.1 Minor interior alterations are apparent that deviate from the plans prepared for the 1939 building campaign, however, the alterations for the most part conform well stylistically to the extensive alterations undertaken in 1939 suggesting that the scheme had been modified at the time the work was carried out or very soon after.

7.0 STATEMENT OF SIGNIFICANCE

7.1 The Significance of Crosskeys

- 7.1.1 The significance of the building is derived from the following key characteristics:

- The survival of sufficient fabric within the building to illustrate its early to mid 15th century origin
- A high degree of surviving fabric illustrative of a three-cell layout comprising a two-bay open hall at the centre of the house flanked by a pair of two-storey end bays, in addition to sufficient evidence to identify the hierarchical arrangement of the accommodation
- The moulded dais beam and evidence for its boarded partition is situated at the high-end of the building, commensurate with its location at the end of the larger of the two bays of the hall, therefore providing evidence that the service rooms had been situated to the north prior to their truncation in the early 17th century
- Hints of a possible atypical two-room arrangement at the south end of the house via redundant soffit jointing in the joists of the high-end bay, either at the outset or at an early stage in the development of the building, perhaps added during the programme of end reversal resulting from the insertion of the multi-flue chimney stack
- The potential for a commercial or professional function for the house by virtue of a two-roomed high-end layout, either from the outset if an partitioning at the south end of the house had been integral or over the course of the building's historic evolution
- Evidence of early modernisation through the insertion of a floor over the hall and the addition of a multi-flue chimney stack, resulting in end-reversal whereby the former high-end bay of the house became the service rooms, and the former service bay became a heated parlour
- Evidence of a lobby entry by virtue of the multi-flue chimney stack location within the former cross-passage, the narrower northern bay of the two-bay

hall, moving away from the archaic medieval layout to that of the early modern house

- Good survival of an early 17th century two-bay cross-wing at the north end of the house, severely truncating the former northern end bay of the medieval range and in so doing reinstating the service function to the north end of the house
- The anomalous layout of the north end of the house at the junction of the two ranges illustrates clearly the impediments that can be caused by the constraints of an urban environment and the innovative response to those constraints
- The later development of the house since the early 17th century reads as one of subdivision to create two separate cottages, the accommodation within the early ranges supplemented by the addition of a rear lean-to outshot, later enlarged through the addition of a cellar (north cottage) and attics (south cottage)
- The subdivision of the property illustrates wider social and economic change for Lindfield, representing a demotion in status of the substantial medieval and early post-medieval household to a pair of cottages, a layout that remained fairly constant until 1939
- The later development of the house saw the inclusion of a shop at the southwest corner of the group. It is possible that the shop was relocated from a small unit carved out of the south end of the house, and that this may have been a later version of a multi-functional layout suggested by the presence at an early stage, if not from the outset, of a two-roomed high-end layout
- Eventual reinstatement of the single large house in 1939, the work creating at least externally, the impression of a less complex chronological development or indeed early origin for this building

8.1.1 In greater detail, there is a wealth of evidence retained within the building that illustrates its early origin, its layout and evolution over the course of six centuries. The extent of surviving fabric and plan-form means that the building charts its own progression from its origin as a medieval two-bay hall house with a clear hierarchical arrangement of rooms through its modernisation to a lobby entry house and on to its demotion of status, subdivision and eventual reinstatement to a large single domestic dwelling in 1939.

8.1.2 There is slight potential for an atypical high-end arrangement at an early stage if not from the outset: this would respond particularly well to the urban environment of Lindfield in the 15th century, and is again represented during the 19th century through the provision of a commercial unit or shop added to the west side of what had become the south cottage by 1898. Indeed, the late 19th century shop may have been a refinement of one contained within the southern end bay of the house (with its own external access in the south end elevation), a separate unit indicated on the first edition Ordnance Survey map in 1876.

8.1.3 As outlined above, the later story of the house is one of subdivision, a loss of the status of the initial large and well-built single household to that of two separate

cottages in response no doubt to wider social and economic changes. The reinstatement of the house to a single domestic dwelling, in conjunction with a programme of modernisation was undertaken in 1939 resulting in, on the exterior at least, the appearance of a single phase of construction by virtue of the consistent brickwork at ground floor level, weatherboard cladding above and the uniformity of fenestration (despite adhering at first floor level to pre-existing openings).

8.2 Archaeological Significance and Potential

8.2.1 The property has significance beyond that of its standing fabric, this is for the most part derived from its archaeological potential as follows:

- The potential for sub-surface archaeological remains that reflect the use of the medieval hall house from the outset and as it continued to evolve, including yet not limited to the following:
 - o Water management (drains, culverts, soakaways, wells)
 - o Rubbish pits
 - o Cess-pits
 - o Yards and surfaces
 - o Foundations for earlier buildings

8.2.2 In greater detail, the property falls within Historic Urban Character Area 2: High Street (HUCA 2) as defined by R.B Harris in his extensive urban survey. HUCA 2 High Street has a Historic Environment Value (HEV) of 5: this is the highest value derived from an assessment of rarity, time-depth or antiquity, completeness, visibility and historic association (Harris, R. B. 2006:28). The archaeological potential of HUCA 2 is considered to be particularly high due to the well preserved burgage plots and side and rear boundaries and as such there is potential to shed light on the following Research Question (RQ):

RQ5: What evidence is there for permanent settlement at Lindfield before the market grant of 1344?

RQ7: How have tenements developed from the first built-up street frontages to the plots that survive today?

RQ9: What evidence can the standing buildings provide for their function and date (i.e through dendrochronology)?

8.2.3 As demonstrated above, the Crosskeys property provides abundant evidence relating to the development of the plot, the origin and evolution of the building and its function since the early to mid 15th century, responding well to research questions RQ7 and RQ9 above.

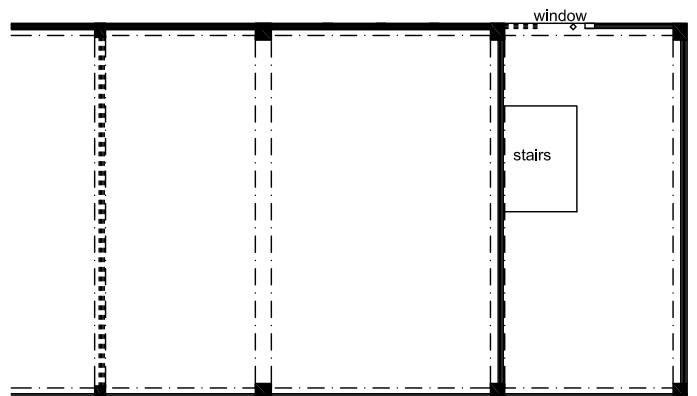
Setting

8.2.4 The building and its setting are intrinsically linked, the two draw from, and contribute to, the character of the other. Indeed, it is clear that the anomalies in construction apparent in this house are the direct result of the urban environment within which it is situated; any extensions confined to the space available within the existing plots due to the proximity of neighbouring properties that together front onto the High Street.

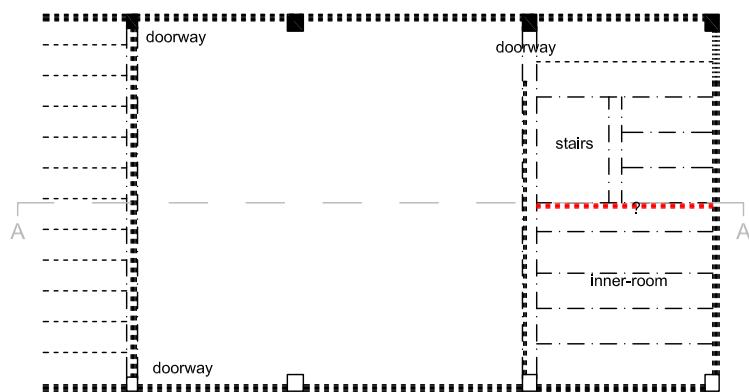
8.2.5 Crosskeys is situated just to the north of the commercial end of the High Street, where the properties become for the most part more domestic in appearance and

function. The houses are set back from the road behind well-defined compact gardens, forming a coherent group and contrasting with the commercial premises that front directly onto the street, particularly on the eastern side of the settlement to the south.

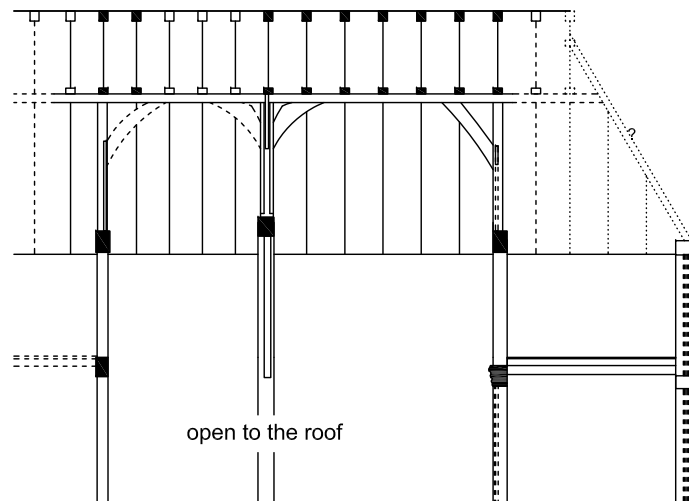
- 8.2.6 There is an identifiable palette of materials utilised in the outward appearance of the properties in Lindfield, comprising brick, masonry, weather-board cladding and tile of various periods, with the occasional exposed earlier timber-framed element. The variety makes for an aesthetically appealing historic setting for Crosskeys, the house contributing to the group through its later finishes while its earlier and more complex chronology is hinted at by the contrast inherent in the different roof-lines and terminals of the main range and its cross-wing, and in the cruciform pattern of the brick chimney inserted into the house at the end of the 16th century.
- 8.2.7 The rear garden retains its limits as laid out in the medieval period, comprising a long linear back-plot that extends east-wards from the house. The fact that the garden proportions remain intact rather than having been subdivided and developed separately as is so often the case in urban towns, contributes strongly to the character and significance of the listed building by allowing the house to be appreciated in its original setting despite the complex evolution of the house itself over the course of some six centuries.



T4 T3 T2 T1
- Bay 4 Bay 3 Bay 2 Bay 1
service chamber hall inner room chamber
FIRST FLOOR

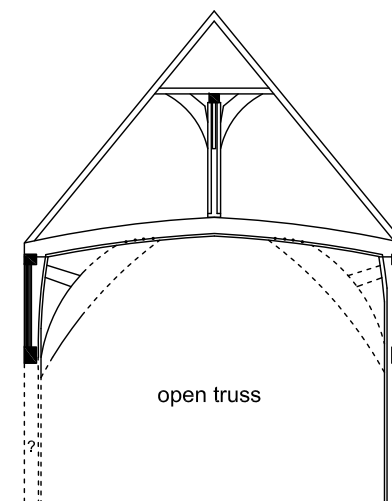


T4 T3 T2 T1
- Bay 4 Bay 3 Bay 2 Bay 1
services hall inner room
cross passage
GROUND FLOOR



T4 T3 T2 T1
- Bay 4 Bay 3 Bay 2 Bay 1
hall

LONG SECTION A-A LOOKING EAST



T3 TRUSS, SOUTH-FACING

KEY:

- Phase 1: Early to mid 15th Century
- Uncertain
- Evidenced
- Conjectural
- Overhead

0 5 m

For interpretive purposes only. Some details are shown approximate; do not scale from this drawing

8.0 DETAILED CHRONOLOGICAL DEVELOPMENT (Figure 2)

8.1 Phase 1 – early to mid 15th Century (c. second quarter of the 15th C)

- 8.1.1 The timber-framed building comprised a two-bay open hall at its centre, the bays of unequal length ((3.65 and 2.55 metres in length respectively), the narrower northern bay accommodating the cross-passage (Figure 2). The hall, open to the roof, was flanked by a pair of two-storey end bays, conforming to the typical three-cell layout of the traditional medieval hall house (Figure 2).
- 8.1.2 The two unequal bay lengths indicate that the service end of the house had been situated to the north and this is emphasised by the survival (albeit altered) of a moulded dais beam at the south end of the hall (T2 truss) separating the high-end of the hall from its inner room (parlour).
- 8.1.3 The layout of the house as first built therefore comprised an open hall and a service bay to the north with a chamber above. The service bay had been truncated when a cross-passage was added at right-angles to the phase 1 range: as such, the full extent of the original house at its northern end, and the provision of one or two service rooms at the outset is unknown.
- 8.1.4 At the opposite end of the house (bay 1), the staircase is off-set from the east elevation and there are several joists with soffit mortises for partitioning in three locations: between the stair trap and the east elevation and on two adjacent joists broadly central to the bay (Plates 11 and 12).
- 8.1.5 The series of soffit joints may indicate several phases of alteration rather than being indicative of the first phase of construction and that is certainly true for the two sets of mortises on adjacent joists towards the centre of the room, one set perhaps removed and another set inserted at a later date as a reinstatement and to achieve different room proportions in response to specific needs (Plate 12).
- 8.1.6 If at least some of the soffit jointing for partitions are part of the phase 1 layout then the building may have included an atypical two-roomed high-end arrangement that might have been conducive to a variety of functions derived from the provision of a private parlour and best buttery, a workshop and anti-chamber, or a separately occupied or tenanted suite of accommodation at the south end of the house.
- 8.1.7 The redundant jointing on the joist to the east of the stair trap resulted in the provision of a passage at the east side of the house accommodated by the off-set location of the stair trap. A passage in the location indicated is an unusual feature and may well relate to later alterations to the property rather than being an integral feature of the house as first built.



Plate 11: The stair trap and the soffit jointing to each side of it



Plate 12: Two adjacent sets of mortises for partitioning on the bay 1 joists

Wall Construction

- 8.1.8 The timber-framed walls of the phase 1 range have been altered over time, the loss most notable on the ground floor where many of the walls had been replaced in brick or removed in their entirety. Where the wall frame is extant, it is for the most part confined to its robust principal posts and wall-plates; peg-hole evidence for the south end elevation at first floor level (T1) indicates the inclusion of foot-bracing springing from the splay-cut jowls of the principal posts.

- 8.1.9 The dais partition, evidenced by its moulded cross-beam (T2), retains evidence for a boarded wall finish. A continuous groove set towards the hall-side of the beam remains extant, complete with the mortises for the supporting studs (Plate 13).

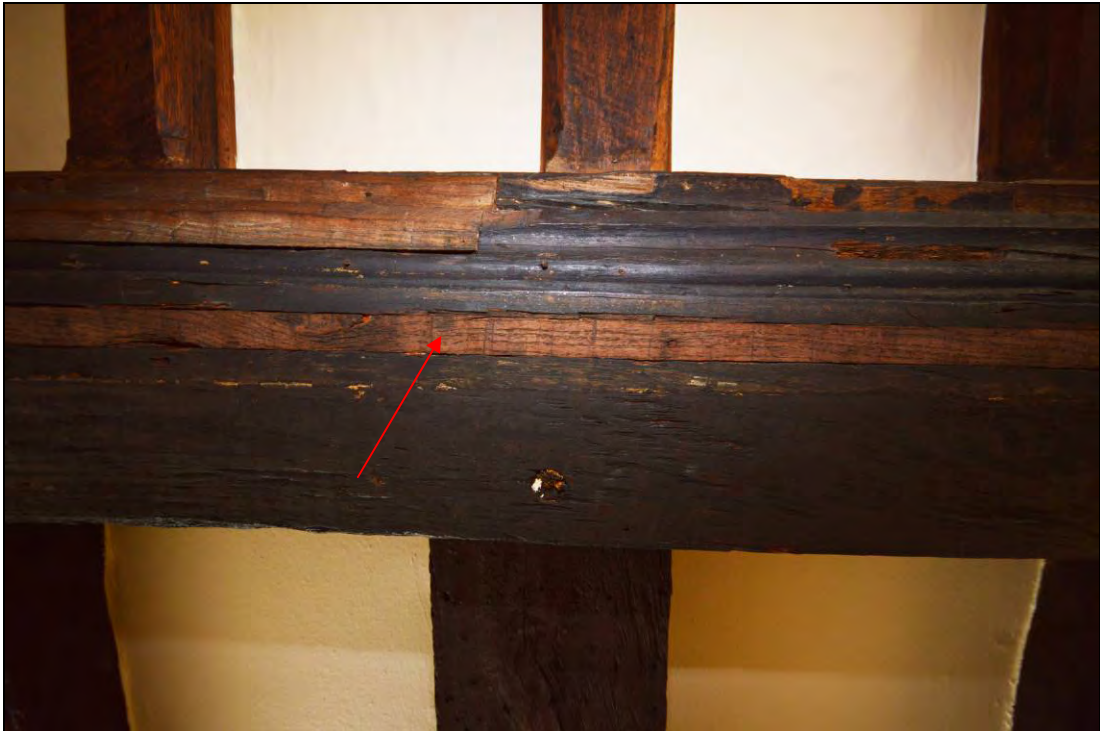


Plate 13: Detail of the soffit of the dais beam (T2) showing the groove for a boarded wall finish set towards the moulded front of the beam (arrow)



Plate 14: The south side of the open truss with the surviving parts of the head-brace and spur (red arrow); their counterparts to the east had been removed (white arrow)

Open Truss

- 8.1.10 The open truss (T3) comprised a pair of substantial posts with swelling jowls (contrasting with the splay-cut jowls of the other posts). A pair of long, deep, head-braces, link the posts to a deep cambered tie-beam and the spandrels each include a single spur (Figure 2; Plate 14). The brace and spur had been removed from the east side of the truss to facilitate access across the inserted upper floor; the base of the brace and the spur remain *in situ* on the west side of the truss (Plate 14).
- 8.1.11 It is suggested that the spandrels were open based on the fact that the mortises for the spurs are as wide as those for the braces rather than off-set to one side, resulting in an entirely open truss separating the two bays of the hall.
- 8.1.12 The conversion of the open truss to a partition at a later date in the building's evolution has concealed detail. It is therefore unclear if the truss had included nibs, or chamfered edges to elements such as the spurs; any intervention at a later date to the existing partitions for repairs or alterations may provide an opportunity to refine this record.



Plate 15: The north side of the T4 truss showing the original joist mortises in the cross-beam, now redundant, with new joists of lesser scantling above raising the height of the ceiling (arrows)

Ceilings and Floors

- 8.1.13 The two-bay hall had been open to the roof: the two, two-storey end bays included robust north – south oriented joists to support their upper floors. The joists within bay 1 (south end) measure 200 mm wide by an average 140 mm thick: those within bay 3 had been removed to allow the ceiling to be raised to its current level. The original level of the first floor is evidenced by a series of regular joist sockets at 130 mm wide by 115 mm thick; set at 350 mm centres (Plate 15).

- 8.1.14 The ground floor of the building has been altered, the floor level reduced in bays 1 – 3. The floor within the remains of bay 4 is at a higher level than its southern counterparts which may be closer to the original level, or the result of the historic addition of a suspended timber floor in that location.

Windows and Doorways

- 8.1.15 The timber-frame retains evidence of original doorways and windows. The lack of soffit jointing, in this case, the continuation of the groove for a boarded wall finish, at the eastern side of the T2 truss on the ground floor indicates the position of an entrance to the south end bay from the high-end of the hall (Figure 2).
- 8.1.16 It is suggested, based on the layout of the building that the narrow northern bay of the hall (bay 3) included a pair of opposing doorways at each side of the cross-passage, although later alterations to the building has concealed or removed the evidence to support this.



Plate 16: Detail of the wall plate soffit on the east side of bay 1 showing the diamond mortise for a window mullion (arrow)

- 8.1.17 A window is evidenced on the east elevation of bay 1 within the inner-room chamber (Plate; Figure 2). The evidence comprises a single diamond mortise for a mullion since removed. Later alterations to the wall has obscured further details of the extent of the window opening although that evidence will survive on the soffit of the wall plate behind the current finishes. It is suggested that the evidence for further phase 1 windows and doorways survive within the building behind later finishes.

Staircase

- 8.1.18 The evidence for the staircase serving the inner room chamber remains extant within the joists supporting the first floor room (Figure 2). A trimmer is situated 1.12 metres to the south of the T2 truss, and c. 1.15 metres west of the east elevation (Figure 2). The north ends of the joists to the south of the trimmer are jointed and pegged in place and the trimmer is jointed to the two joists that flank it, indicating that the stair trap was integral to the first phase of construction.

Heating System

- 8.1.19 The house had been heated by an open-hearth situated within the open hall resulting in soot-blackening of the timber frame.



Plate 17: The former free-standing crown-post of the open-truss (T3)

Roof Structure

- 8.1.20 The roof is of crown-post construction with the collars mortised-and-tenoned to the rafters. All three crown-posts survive *in situ* although only the free standing crown-post over the open truss remains intact (Plate 17). The two outer trusses (T2 and T4; Figure 2; are partition trusses, each with integral foot-braces and long curved head-braces between the posts and the collar purlin facing into the hall (Plate 18).
- 8.1.21 The free-standing crown-post of the open truss (T3) has an octagonal shaft that terminates in straight-cut stops at the square base (Plate 17). The four-way bracing is bracket-like, the braces almost filling the spandrel between the crown-post and collar-purlin, departing from a clean curve to create an almost pointed finish to the inner side of the brace (Plate 17; Figure 2).



Plate 18: The north side of the T2 partition truss, the western foot-brace removed to create a doorway

Quality and Décor

- 8.1.22 The building was well-constructed from timbers of above average scantling for the period. Decorative detail was for the most part confined to the moulded dais beam (T2) and the free-standing octagonal crown-post (T4).

Form and Function

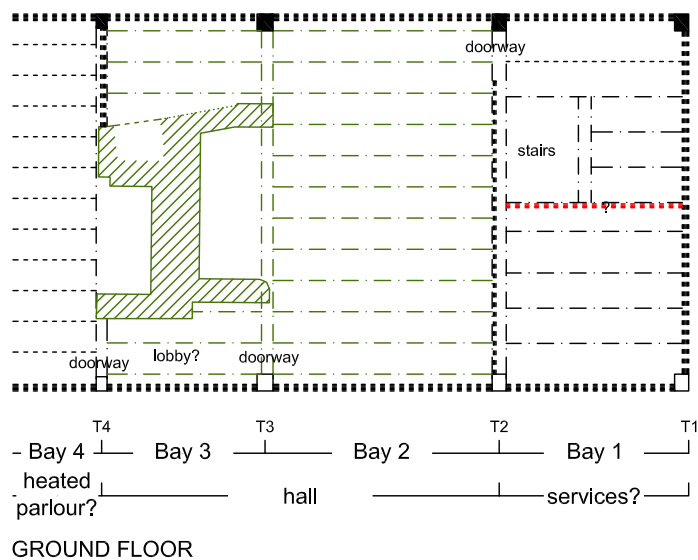
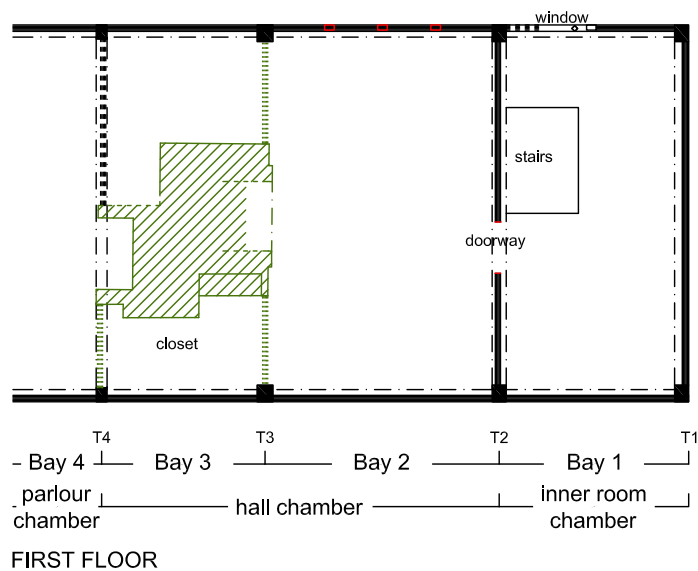
- 8.1.23 The remains of the phase 1 range appear to be those of a traditional three-cell hall house of medieval origin, comprising a centrally situated two-bay hall with the narrower northern bay accommodating the cross-passage. The hall was flanked by a pair of two-storey end bays, that to the south was separated from the high-end of the hall by a boarded partition surmounted (at ground floor level) by a moulded cross-beam (the dais partition). The layout and inclusion of the moulded beam marks the south end of the house as its high-end.
- 8.1.24 The off-set location of the staircase in bay 1 and the redundant soffit jointing on at least one of the joists may be indicative of an atypical high-end arrangement. As discussed above, three joists supporting the first floor include soffit jointing indicative of partitioning. There is little doubt that some of the partition evidence relates to later phases of reconfiguration, however, if any of the evidence relates to the first phase of construction there is potential for a bipartite layout (Figure 2), a clear departure from the traditional arrangements of a medieval hall house.
- 8.1.25 High end rooms were intended to serve as a self-contained private suite; the staircase accommodated within the bay rather than accessed via a doorway leading directly to it from the hall (as would be the case at the low-or-service-end of the house). Should a two-roomed arrangement, and/or a passage and external entrance

have been included from the outset, then the high-end suite may have been specifically laid out to serve a specialised function, perhaps as a commercial or professional space (a study, workshop or office) with access to the chamber above, and perhaps also, directly from the exterior of the property via the doorway in the south end elevation, useful for those requiring access to the occupant, his goods and/or services.

- 8.1.26 Again, it is worth emphasising that the soffit jointing may relate to later phases of alteration rather than being indicative of the layout of the house as first built in the first half of the 15th century.
- 8.1.27 The work undertaken by David and Barbara Martin in the Rape of Hastings identified 12 rural houses, eight village houses, and four urban houses where the ground-floor of the high-end bay was sub-divided into two rooms by an axial partition (Martin & Martin, 2012).
- 8.1.28 In the Rape of Hastings study area, the front rooms were usually intended as parlours, or as commercial/professional spaces, such as at Silverden in Northiam, commissioned by a lawyer. The Martins state that '*a room dedicated either to professional or commercial use sited at the high, rather than the low end is uncommon but not unknown*' (.ibid. 64). In most cases, the main room, either a commercial, professional or private domestic space, was accessed via an ante-room.

Dating Criteria

- 8.1.29 The two-bay hall of unequal length, crown-post roof and the inclusion of deep head-braces with a low springing point and spurs to the spandrels indicate a date of construction during the 15th century for the first phase of construction at Crosskeys, suggested here as around the second quarter of the 15th century (1425 – 1450).



KEY:

- Phase 1: 15th C
- Phase 2: late 16th (c. final quarter)
- Uncertain
- Evidenced
- Conjectural
- Overhead



For interpretive purposes only. Some details are shown approximate: do not scale from this drawing

8.2 Phase 2: Late 16th century (c. final quarter; Figure 3)

- 8.2.1 The general pattern of development expected of buildings of this type took place to bring the house out of the medieval era, comprising the insertion of a multi-flue chimney stack into the former cross passage (bay 3) at the north end of the hall and the flooring over of the remainder (bay 2) to create a hall chamber on the floor above (Figure 3).



Plate 19: The new joists inserted into the open hall to create a chamber above and the masonry base of the southern hearth of the new multi-flue chimney stack

The Hall Chamber Floor

- 8.2.2 The floor inserted into the open hall to create a new chamber above comprised the addition of a new cross-beam at the T3 truss to support the ends of a series of north – south oriented joists. The joists measure 120 mm wide by at least 105 mm thick (the true depth is concealed by the ceiling finish): these are jointed and pegged to each side of the new T3 truss cross-beam and are finished with chamfered leading edges terminating in cyma stops (Plate 19).
- 8.2.3 The wide east – west oriented boards of the new floor can be seen within the closet to the west side of the new chimney stack.

The Chimney Stack

- 8.2.4 The multi-flue chimney stack is in masonry to the two back-to-back ground floor fireplaces, rising through the building in brick to terminate in a cruciform stack above the roof-line. The largest of the two ground floor hearths, sufficient to provide heat and to serve as a cooking hearth is situated to the south side of the chimney stack, fronting into bay 2 of the hall (Plate 19). The two first floor fireplaces are in brick as is the remainder of the chimney stack; all fireplaces include timber bressumers.

- 8.2.5 The addition of the multi-flue chimney stack with its cooking hearth fronting into the hall and a smaller fireplace to the rear may have been carried out in conjunction with a programme of end reversal. The newly heated northern bay may have become the parlour whilst the former unheated high-end at the southern end of the hall may have been converted to serve as the service rooms. If there had been no partitions within the former high-end bay at the outset, then their insertion at this stage in the development of the building would have reinstated the pantry and buttery functions lost at the northern end when the facilities in that location were converted to a heated parlour.

Other Phase 2 Alterations

- 8.2.6 The insertion of the chimney stack may have created a lobby-entry arrangement to the floor-plan, with the original entrance to the west side of the cross-passage opening into a small lobby that provided access to the rooms on each side. The multi-flue chimney stack, lobby entry and end-reversal, would have resulted in an up to date plan form for the house in a cost-efficient manner requiring the removal of one partition (bay 4) and the insertion of another (bay 1 – if not already *in situ*) to bring the house into the modern era.



Plate 20: Two compass drawn circles, apotropaic marks in the bressumer of the north hearth on the ground floor

Graffiti

- 8.2.7 The timber bressumer over the fireplace in bay 4 bears evidence of graffiti perhaps intended as apotropaic marks, due to their compass-drawn circular form (Plate 19).

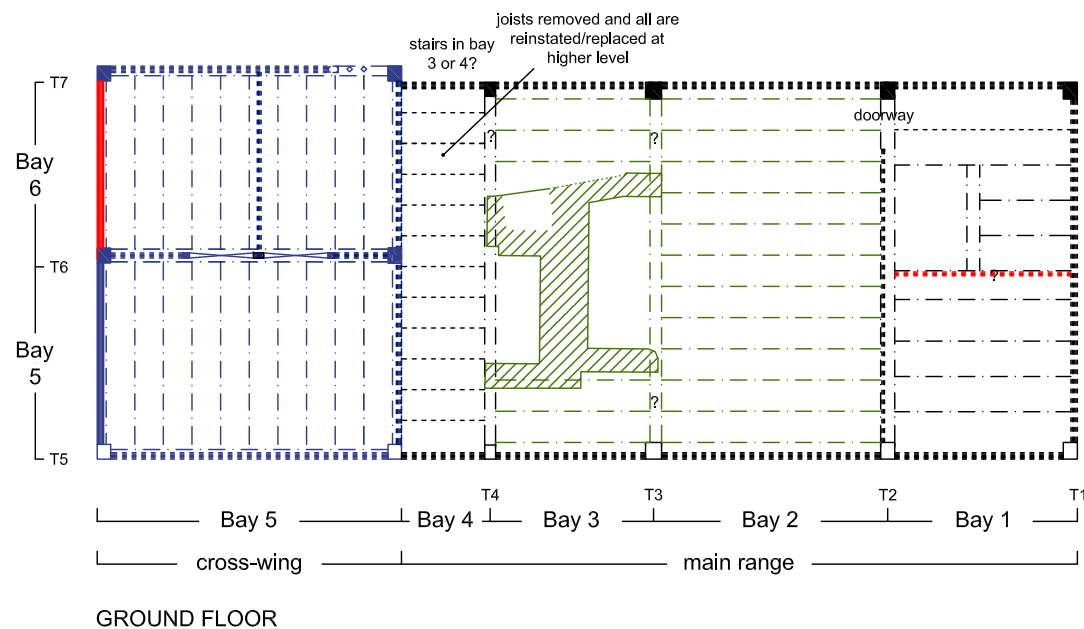
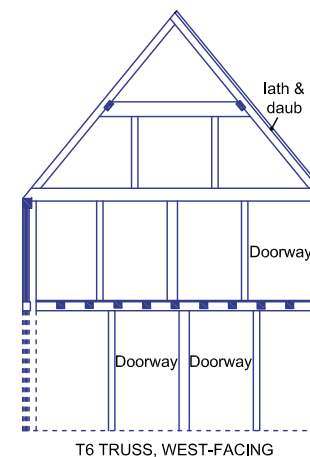
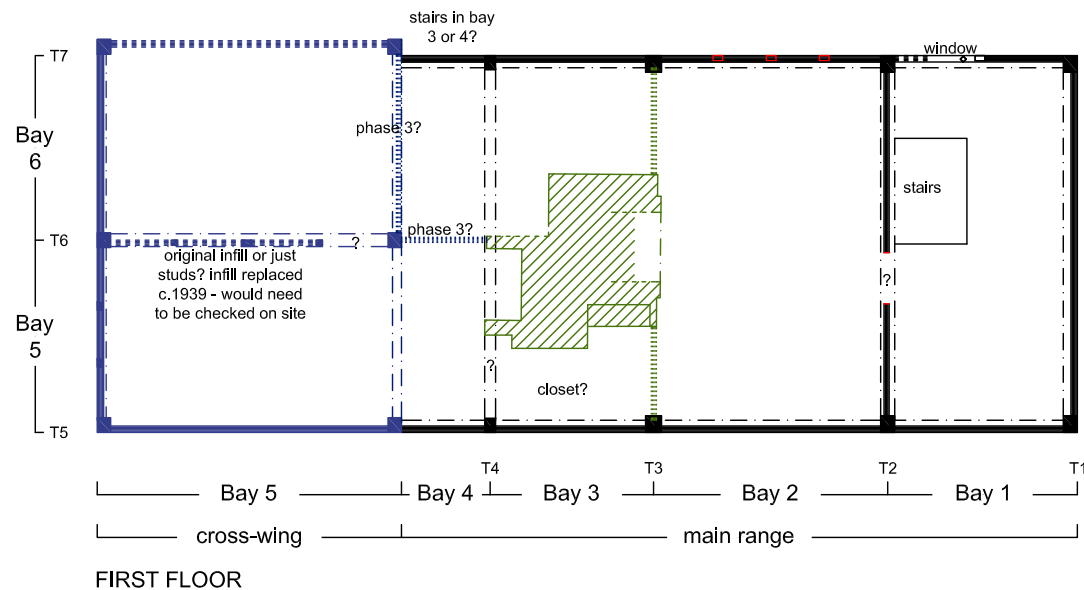
Form and Function

- 8.2.8 The phase 2 alterations served to modernise the medieval building through the insertion of a multi-flue chimney stack and first floor structure over the remainder of

the open hall. The inclusion of the large chimney stack may have resulted in a lobby entrance, providing private access to the hall (bay 2) and the new heated parlour (bay 4), whilst the programme of end reversal relocated the service facilities to the former high-end of the hall.

Dating Criteria

- 8.2.9 Joist dimensions and the 50 mm brick thickness for the chimney stack are indicative of a late 16th century origin for the phase 2 work, suggested as having taken place in the final quarter of the century.

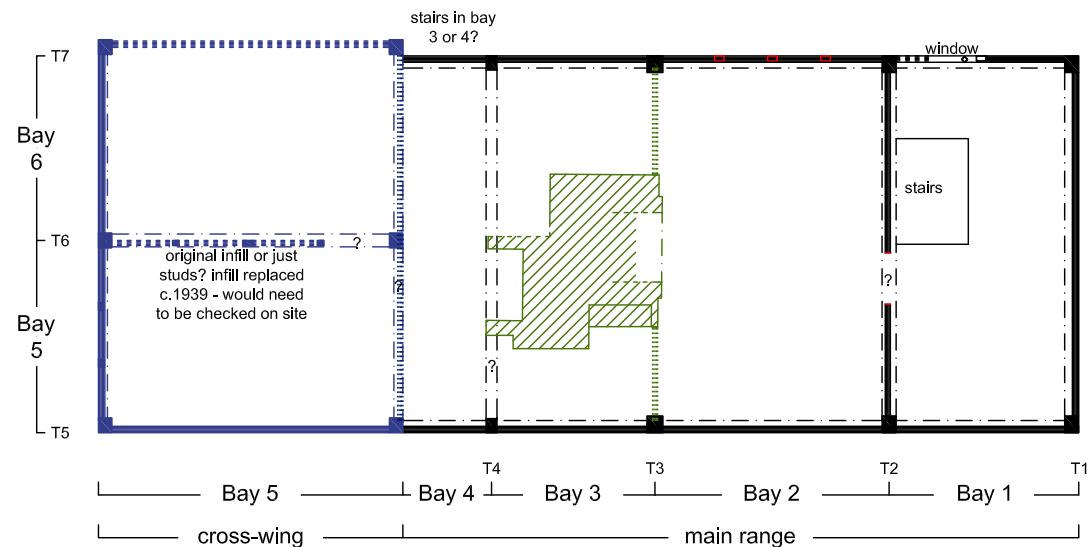


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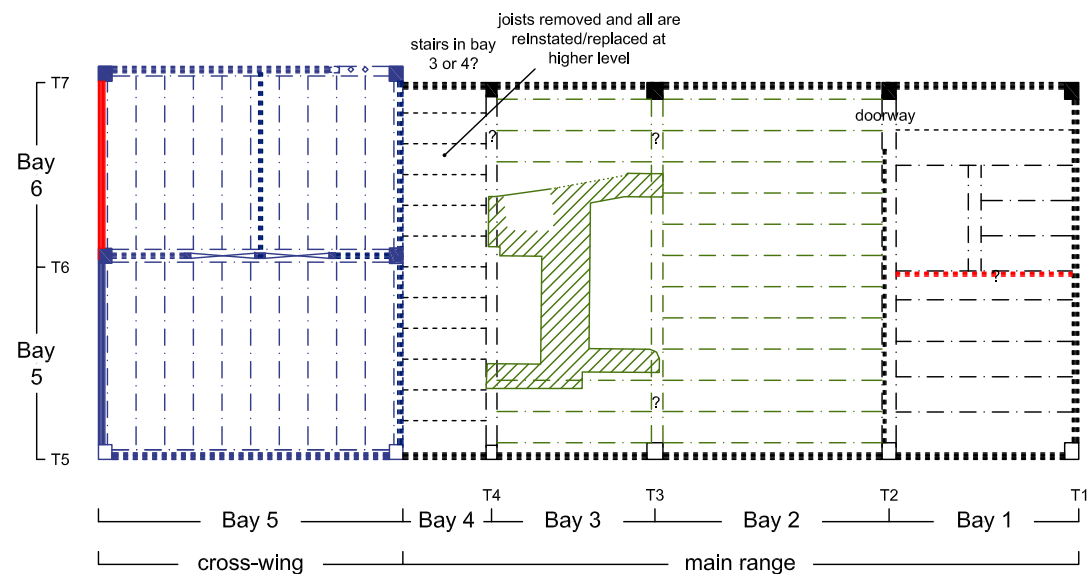
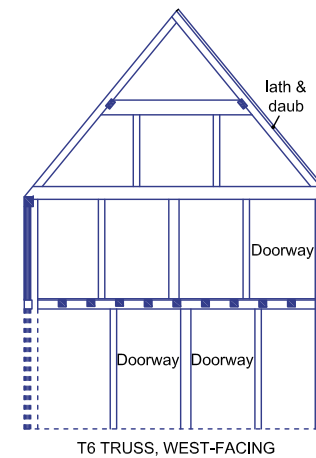
- Phase 1: 15th C
- Phase 2: late 16th (c. final quarter)
- Phase 3: c. 1635 +/- 15 years
- Uncertain
- Evidenced
- Conjectural
- Overhead



For interpretive purposes only. Some details are shown approximate: do not scale from this drawing



FIRST FLOOR



GROUND FLOOR

KEY:

- Phase 1: 15th C
- Phase 2: late 16th (c. final quarter)
- Phase 3: c. 1635 +/- 15 years
- Uncertain
- Evidenced
- Conjectural
- Overhead

0 5 m

For interpretive purposes only. Some details are shown approximate: do not scale from this drawing

8.3 Phase 3: c. 1635 +/- 15 years (Figures 4 and 5)

- 8.3.1 The northeast end of the house was rebuilt, substantially reducing bay 3 of the phase 1 range to c. 1.5 metres in length (Figures 4 and 5). The new wing, measuring c. 4.65 metres north – south by c. 5.90 metres east – west, was set at right angles to the main range, its west end elevation flush with the west side elevations of the earlier building; its eastern end elevation extending a little past its earlier counterpart. The wing was built to two-storeys in height, its first floor rooms open to the apex of the roof.



Plate 21: Lath and daub on the T6 partition truss surviving to collar level within the roof of the cross-wing

- 8.3.2 A partition truss at the centre of the wing created two bays of near equal length. On the ground floor, the provision of two doorways just to the south of centre indicates a two-room layout for the eastern bay of the building. The layout at first floor level comprised two chambers; the lath and daub partition between the two surviving to collar level (Figures 4 and 5; Plate 21).
- 8.3.3 The truncated northern bay of the phase 1 building resulted in an east-west oriented passage-like arrangement between the two ranges. It is unclear how the passage functioned as part of the building at this stage in its development, particularly in terms of the two fireplaces that had served the northern room.
- 8.3.4 The wall between the wing and the truncated remains of bay 4 includes redundant mortises on the soffit of the side girt, indicating that a partition between the two parts had been intended from the outset. The inclusion of the partition between the wing and the earlier range may have resulted in a large room dominated by the fireplace within combined bays 3 and 4, perhaps serving as a kitchen within easy reach of the new service rooms within the cross-wing.

- 8.3.5 The layout is less clear at first floor level: the new western room (bay 5) may have extended into bay 4, utilising the fireplace and resulting in a large room in bay 5 separated from the eastern half of bays 3 and 4 (Option 1, Figure 4).
- 8.3.6 A second option (option 2) would comprise the same arrangements as that shown at ground floor level in option 1 above albeit on both floors, resulting in two heated rooms, both dominated by the fireplace in combined bays 3 and 4, completely separate from the new accommodation provided by the cross-wing, the latter then comprising two unheated rooms separated by the partition at the T6 truss (compare Figures 4 and 5).



Plate 22: The small-panel framing in the cross-wing at first floor level, north end (bay 5)

Wall Construction

- 8.3.7 The external wall construction, still surviving at first floor level to the rear (north) and front (west) is of small-panel framing type, with long, deep, mid-rails and the principal posts have swelling jowls (Plate 22). No bracing was visible within the limited areas of exposed timber frame.
- 8.3.8 The partition truss, of queen-post type, included three studs between the tie-beam and cross-beam, dividing the wall into four tall panels, the southern of which accommodated the doorway between the two bays. It is unclear if the southern panel included an integral doorway from the outset.
- 8.3.9 The wall infill is of lath and daub where it survives. The daub had been scored on its eastern face (at least; Plate 21): it is suggested due to the character of the scoring that this had been intended to act as a key for lime plaster rather than to create a decorative finish.



Plate 23: The soffit of the cross-beam of the T7 truss at the eastern end of the cross-wing with evidence of a three-light close-mullioned window



Plate 24: The two doorways in the T6 partition truss, east side

Windows and Doorways

- 8.3.10 The current windows and doorways are the result of later phases of intervention although it is probable that some of the existing window openings had been reused, the fixtures replaced in line with innovation and changes in fashion.

- 8.3.11 A single three light window is evidenced in the cross-beam of the T7 end truss: this includes two diamond mortises that would have carried the heads of a pair of diamond mullions for a close-mullioned, unglazed timber window (Plate 23; Figures 4 and 5).
- 8.3.12 The T6 partition truss had included a pair of doorways just south of centre (Plate 24; Figures 4 and 5). Both doorways have since been blocked; however, their former locations are clearly evidenced by the survival of robust iron pintles on the eastern face of the partition (Plate 25).

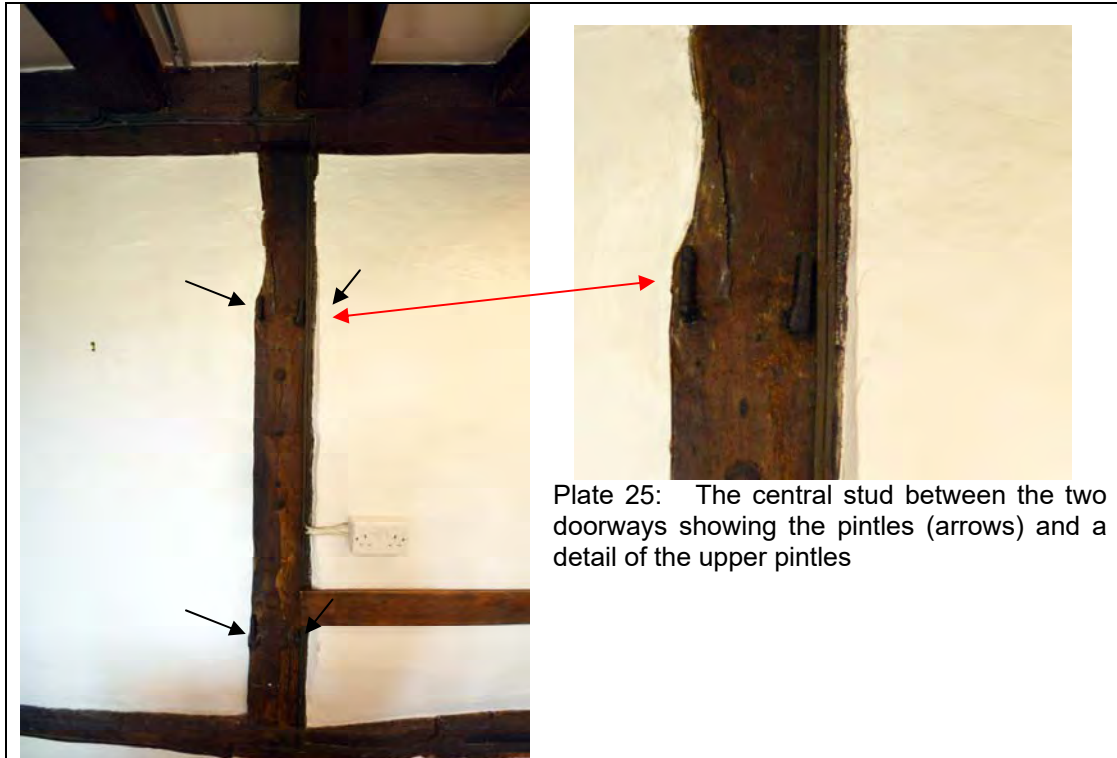


Plate 25: The central stud between the two doorways showing the pintles (arrows) and a detail of the upper pintles

Ceilings and Floors

- 8.3.13 The ceilings and first floor structure comprise a series of east- west oriented joists jointed and pegged to the cross-beam of the T6 truss; their outer ends jointed and pegged to the cross-beams of the two end trusses (T5 and T7). Joist dimensions are 130 mm wide by a minimum of 75 mm thick, finished with chamfered edges and step-and-hollow stops (Plate 26).
- 8.3.14 As outlined above, the first floor rooms were initially open to the roof; the current ceilings added during a later, albeit historic, programme of modernisation.
- 8.3.15 The floor in bay 7 on the east side of the cross-wing was refinished, at a lower level, in concrete when the building was remodelled in 1939. Bay 6 retains historic timber flooring that may relate to insertion at least in part when the cellar was added, or reinstatement of an earlier finish when work was complete.



Plate 26: Detail of the cross-wing joists supporting the first floor in bay 7

Heating System

- 8.3.16 The heating system for the new wing is atypical, particularly if the first floor west chamber was intended to be heated via the phase 2 fireplace in the truncated northern end bay of the main range (bay 4). An external chimney stack may have served the eastern of the two bays: this has since been altered to accommodate a cooker and the extent of alterations and later finishes conceal evidence of the origin of the chimney stack. As such it is unclear if the eastern of the two bays had been heated from the outset or if the rooms were intended as service areas in the manner of a traditional buttery and pantry, kept cool to facilitate the storage of food and drink.

Staircase

- 8.3.17 There is no evidence of a staircase within the wing; as such those *in situ* within the neighbouring range must have continued in use as the building was adapted to meet new needs. The loss of much of the phase 1 service bay (bay 4) means that it is not currently possible to ascertain the location of its original staircase, or if this had been kept in place within the much truncated bay to access the new wing that had been built against its remains. It may have been possible to insert a staircase in the eastern side of bay 3, perhaps tucked in against the side of the phase 2 chimney stack, a not uncommon location for staircases within a lobby entry house.

Graffiti

- 8.3.18 The south side of the side-girt in bay 5 of the cross-wing includes the initials *I. A* incised into the timber (Plate 27).



Plate 27: Graffiti on the south side of the cross-wing side girt



Plate 28: The high-set collar and jointing evidence for a central jack rafter indicative of a hipped roof terminal at the eastern end of the cross-wing

Roof Structure

- 8.3.19 The roof is of clasped-side-purlin type, the principal rafters neatly notched to accommodate the purlins (Figures 4 and 5). The T5 (gable) and T6 (partition) trusses are of queen-stud type whilst the eastern roof terminal was a hipped one, evidenced

by the still in-situ high-set collar with its peg-hole evidence for a central jack rafter (Plate 28).



Plate 29: The lath and daub partition on the south slope of the cross-wing roof in bay 5



Plate 30: The lath and daub finish to the south slope of the bay 5 cross-wing roof, first floor

8.3.20 The south slope of the roof has a finish of lath and daub, separating the roof over the wing from the neighbouring main range and providing insulation to the interior of the

building (Plates 29 and 30). The provision of what is effectively a sloping lath and daub partition fixed over the backs of the rafters, with the rooms to each side remaining open to the roof is one of three options utilised in such instances, the others being vertical partitions rising from the wallplate and the omission of partitions in their entirety, the method chosen reflecting the personal choice of the owners, the skills of their craftsmen and the level of financial investment available at the time of the works.

Form and Function

- 8.3.21 The addition of the cross-wing replacing most of the northern end bay of the phase 1 building resulted in an atypical floor plan for the evolved household. The truncation of bay 4 appears to have created a passage-like arrangement that may have been conducive to the retention of the phase 1 staircase (if this was not already located within bay 3). The anomalous layout was no doubt derived at least in part from the constraints of the urban environment, restricting the amount of space available for any extension to an existing building due to the presence of neighbouring properties flanking the site.
- 8.3.22 The exact layout remains unclear, with the passage-like area considered at this stage as partitioned off from the new wing on the ground floor (options 1 and 2; Figures 4 and 5):

Option 1 Ground Floor

- Two rooms, staircase and passage at the south end of the phase 1 range (bay 1)
- Heated hall in bay 2
- Kitchen? within the combined remains of bays 3 and 4), with a lobby entrance to the west
- Three new rooms in the cross-wing; two to the east accessed via a pair of doorways at the centre of the partition truss

Option 1 First Floor

- A single chamber in the south end bay and another over the hall (bays 1 and 2)
- A single large heated room in the western side of bays 4 and all of bay 5 combined
- Two rooms to the east, one in bay 6 of the cross-wing and the other in combined bays 3 and 4 on the eastern side of the chimney stack (Figure 4).

Option 2

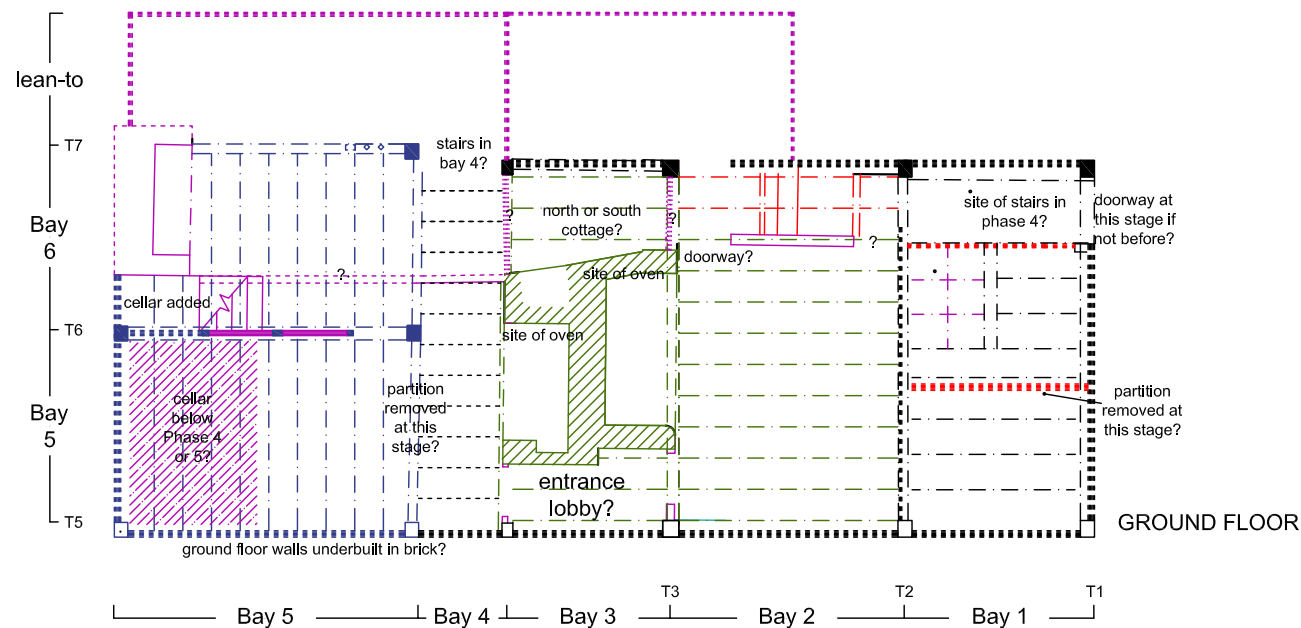
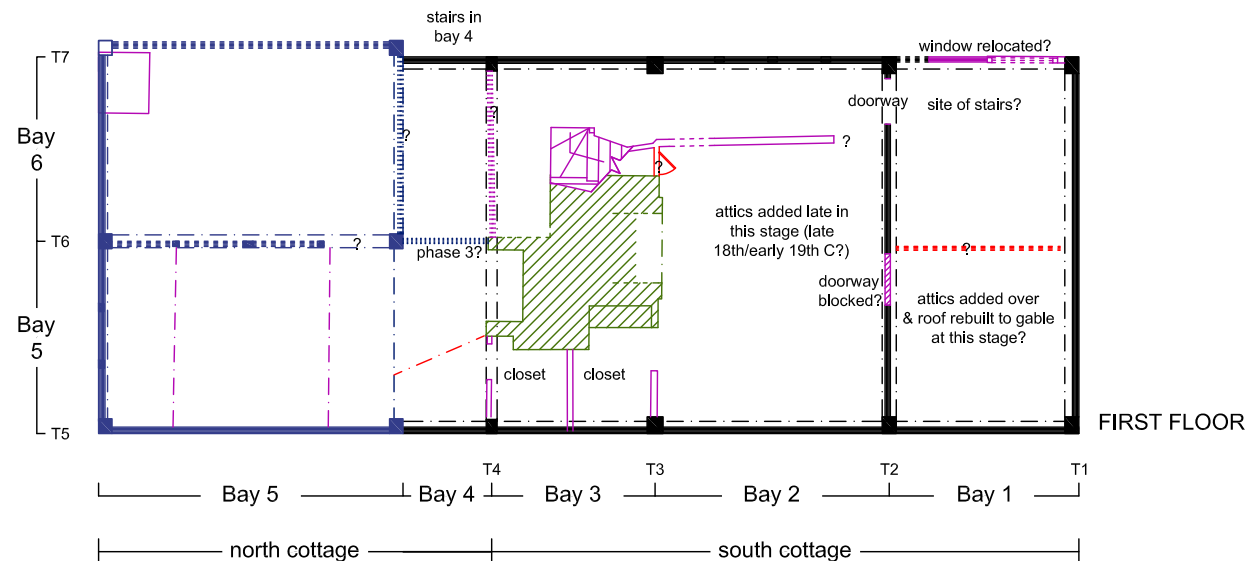
8.3.23 It is also possible that the layout comprised a large heated room derived from bays 3 and 4 combined (with lobby entrance to the west of bay 3), the same as in option 1 with the following arrangement on the first floor:

- A large room derived from the combination of bays 3 and 4, dominated by its fireplace and perhaps also served by a closet over the lobby below
- Two large rooms in the cross-wing

8.3.24 The extent of alterations has removed or concealed evidence that could shed light on the layout of the building as arrived at by the middle of the 17th century. Further detailed investigation during any intervention into the fabric in addition to a targeted programme of research may serve to refine the provisional interpretations provided in this report.

Dating Criteria

8.3.25 The small-panel framing with long mid-rails and the robust first floor joists sit at the earlier end of the date range for features such as this, whilst the inclusion of a high-set collar for a hipped eastern roof terminal indicates that the cross-wing was *in situ* by c. the middle of the 17th century. A date of construction with a mid-range of 1635 +/- 15 years is therefore suggested for the phase 3 work.



KEY:

- Phase 1: 15th C
- Phase 2: late 16th (c. final quarter)
- Phase 3: c. 1635 +/- 15 years
- Phase 4: Between c.1635 & 1845
- Uncertain
- Evidenced
- Conjectural
- Overhead

0 5 m

For interpretive purposes only. Some details are shown approximate: do not scale from this drawing

8.4 Phase 4: By 1845 (Figure 6)

- 8.4.1 Changes were no doubt made to the property during the remainder of the 17th and throughout the 18th centuries, however, there are no clear diagnostic features or readily discernible group of changes that can be assigned to any specific part of this period. The following section outlines the alterations that occurred by the issue of the tithe map in 1845, it is anticipated that the changes occurred in more than one phase of activity since the addition of the cross-wing in c. 1635, as such, some of the work relates to later 17th and 18th century building campaigns.
- 8.4.2 The historic map regression exercise set out above indicates that the property had been subdivided by 1845 (Plate 2), although it is unclear at which stage the subdivision occurred. The floor plan is particularly conducive to subdivision at the T4 truss, thus placing two hearths, one to each floor, within each property, indeed there is evidence on the east side of each hearth for the provision of bread ovens (since blocked or removed, that would have worked well for each individual dwelling. The addition of a lean-to outshot had also been made to the east side of the building from the northern half of the hall (Bay 2) to the north end of the group, providing additional facilities for each cottage (Figure 6).

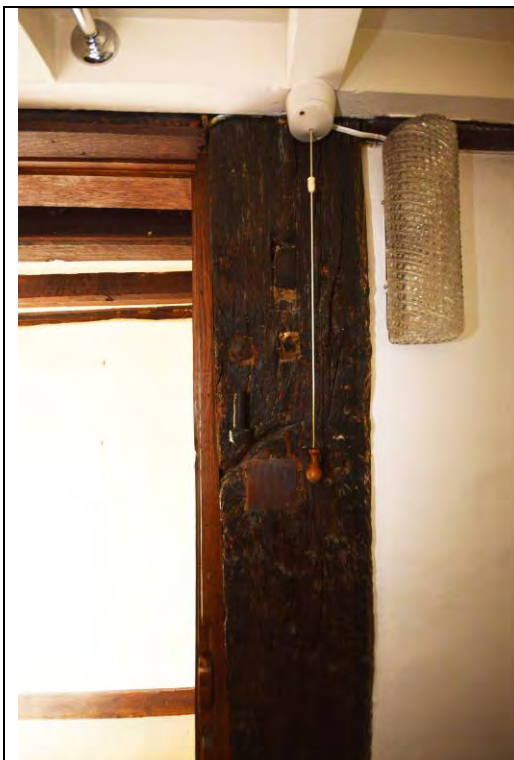


Plate 31: The rear of the T3 principal post on the east side of the building with its iron pintle for a doorway opening out into its outshot

- 8.4.3 The provision of a single storey lean-to outshot to the rear of the house required the addition of new doorways and one of those is evidenced to the rear of bay 2 at the principal post of the T3 truss. An iron pintle survives on the east side of the post indicating that the doorway had opened outwards, an indicator that this had been an internal doorway opening onto the lean-to extension rather than an external doorway opening onto the interior of the main range (Plate 31).

8.4.4 As two separate dwellings the cottages could then comprise:

South Cottage

- A living kitchen in bay 2 (the south bay of the former medieval hall)
- Two unheated ground floor rooms in bay 1
- A new external entrance on the east side of the group (or utilising an existing entrance if part of the earlier phases of construction)
- Retention of the phase 1 staircase in bay 1 or perhaps its relocation to the east passage as evidenced by the two inserted joists used to reinstate the ceiling above at a later date (Plate)
- Addition of a partition in bay 2 on its eastern side, following on from a passage in the south end bay, and providing access to a lean-to outshot via a new doorway in the east elevation adjacent to the T3 principal post
- It is unclear if the main access to the south cottage (and its northern neighbour) remained via the lobby in bay 4; it is also unclear if the east side of bay 3 on the ground floor belonged to the south cottage at this stage
- Two chambers on the first floor in bay 1 and a single heated chamber and passage in bay 2
- Attics added at this stage?
- Ceilings added to first floor rooms (with or without attics)



Plate 32: The eastern side of bay 1, looking south showing the two joists added to reinstate the ceiling over a probable staircase location. Note also the head-plate for a doorway in the south elevation

- 8.4.5 The staircase evidence for the south cottage (and the house as a whole) is confined to the eastern sides of bays 1 and 2. The original stair trap has been in-filled and two of the original joists removed to the east of the bay, facilitating the addition of a new staircase to the first floor, within the passage rather than taking up valuable space within the bay (Figure 6).
- 8.4.6 Two joists were subsequently reinstated filling any gap (Plate 32), and the staircase relocated further to the north within the passage: this is suggested by the series of trimmers currently supporting the first floor structure, in conjunction with several reinstated or truncated joists and supported by the proposal drawings prepared in 1939 (Figure 6).
- 8.4.7 The staircase referred to in the 1939 proposal scheme plans was situated within the passage and was removed at that time, replaced by a new dog-leg staircase accommodated within the rebuilt lean-to outshot (discussed below).



Plate 33: The attic floor joists in bay 2 looking south

Attics

- 8.4.8 It is suggested that the attics and attic access was added to the main range at this stage in the building's development. The attic access is situated within bay 3 and the attic rooms are over bays 1 and 2, with lofts over the remainder. The attic floor is supported over a series of north – south oriented joists of varied scantling, many of which include waney edges (Plate 33). The floor structure lacks any diagnostic details and as such it is unclear when the attics were indeed created, favouring perhaps a late date of insertion either at the end of this phase of construction or later in the 19th century.

The Bay 1 Roof

- 8.4.9 The roof over bay 1 had been rebuilt: this may have been to facilitate the creation of a further attic room rather than a loft within the former hipped roof of the phase 1 range. The rebuilt roof structure with its half-hipped roof terminal, with glimpses of a ridge-board (interrupted or continuous) would certainly indicate an 18th or 19th century origin for the rebuilding event, either in its own right to create attics or to extend any that may have already been *in situ*.

North Cottage

- 8.4.10 It is suggested that north cottage was served by the two fireplaces on the north side of the phase 2 chimney stack, supplemented by a further flue (or flues) added against the north elevation of the house (there were two by 1939, one serving each bay of the wing). The suggested layout of the accommodation at this stage is as follows:

- Entry via the lobby in bay 3?
- Single large room in bay 5 of the cross-wing, perhaps extending into bay 4 to utilise the hearth, requiring the removal of the intervening partition of the wing
- The two service doors blocked and the service partition
- The addition of a lean-to outshot, perhaps extending bay 6 by virtue of the removal of the east end elevation at this stage due to its proximity to the hearth
- The addition of a chimney in the northeast corner of bay 6 (if not already *in situ*)
- The addition of a cellar and cellar access in bay 6; alterations to the floor in bay 5 over the cellar; removal of the partition below the side wall between the wing and bay 4 (this group may have been added in phase 5)
- The provision of a closet in bay 3, first floor
- Uncertain configuration of the rooms to the east side of the cross-wing (bay 6) and bay 4
- Staircase within bay 4, albeit unconfirmed
- Ceilings added to first floor rooms
- Anomalous stepped ceiling to the west side of bay 4
- Under-building of the timber frame in brick; cladding the upper part of the frame in weatherboards (if not during the next phase of activity)

- 8.4.11 The north cottage comprised two heated rooms on the ground floor, the eastern of which may have extended into its added lean-to outshot, and indeed into bay 4. The area to the east of the phase 2 chimney stack (bay 3), if part of the northern property,

would have supplemented the storage and service areas within this compact domestic dwelling, or accommodated the staircase to the first floor, rising from bay 3 on the ground floor into bay 4 at first floor level, if not accommodated within bay 4 in its entirety.

8.4.12 The first floor layout may have comprised two bedrooms and a closet.

8.4.13 A cellar had been added below bay 5: this allowed for a suspended timber-floor in the western room and improved the service facilities through the provision of the cool subterranean room. Brick stairs had been added to access the brick-lined cellar: these were situated against the east side of the T5 partition, requiring the closure (and blocking) of the earlier centrally situated double doorway arrangement (Figure 6).

8.4.14 As outlined above, there is little diagnostic detail associated with the phase 4 alterations. The lining of the cellar is in brick at 225 by 110 by 60 mm sizes, commensurate with an origin in the 18th century; however it is unclear if this is the original finish or later brick lining. The joists supporting the ground floor vary in size from 80 mm wide by 100 mm thick to 50 mm wide by 100 mm thick, indicating more than one phase of intervention. Floorboards are also varied at 230 – 270 mm wide.



Plate 34: The stepped ceiling finish within bay 4 on the first floor of the main range

First Floor Ceiling (bay 4)

8.4.15 A particular anomaly extant in the north cottage lies within the bay 4 at first floor level. Within the bay there is a low-set flat ceiling with an angled eastern edge, situated at the west side of the bay (Plate 34; Figure 6). The ceiling is in lath and plaster supported by a north – south oriented ceiling joist, the higher level of the adjacent ceiling overlaps the lower part and is also in lath and plaster (Plates 35).

- 8.4.16 There is no clear reason for the differences although it is clear that the higher-set area of ceiling had been added at a later date – or reinstated at a higher level than its lower canted counterpart.



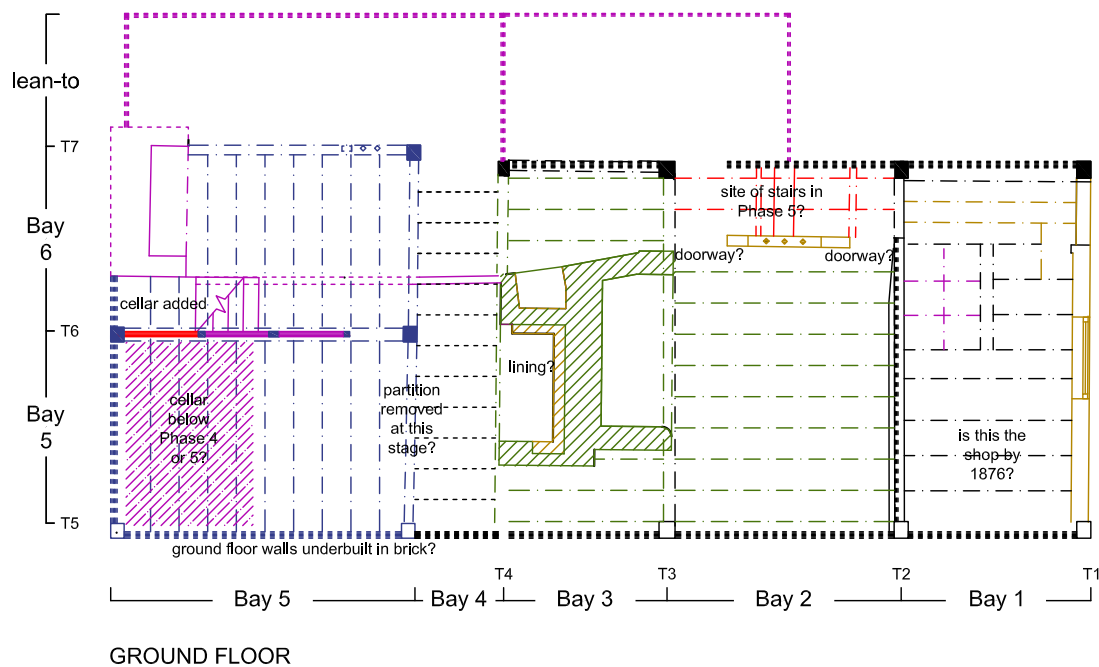
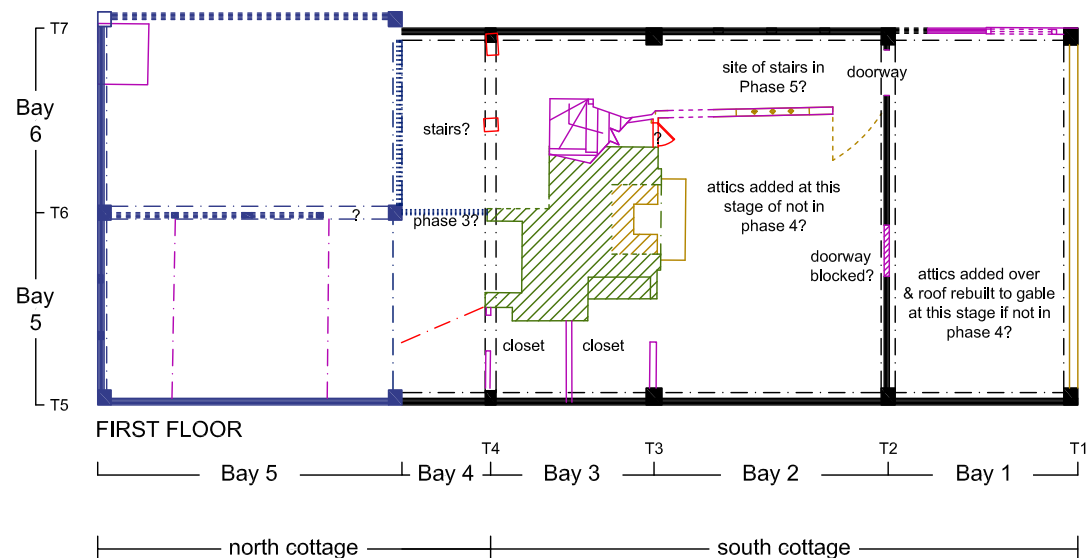
Plate 35: The two different ceiling levels in bay 4 viewed from the roof space (arrows)

- 8.4.17 The alterations may relate to a series of interventions: the removal of a staircase rising to attics or loft areas and infill with an under-drawn ceiling in turn retained at the western end of the bay when the remainder was raised to a new height. The retention of the canted part may merely relate to the position of a tank or other structure, kept *in situ* when the remainder of the ceiling was raised to improve head-room.
- 8.4.18 The ceiling finishes are in lath and plaster and are clearly the result of two phases of intervention at least; the date of intervention is unclear due to the lack of diagnostic detail.

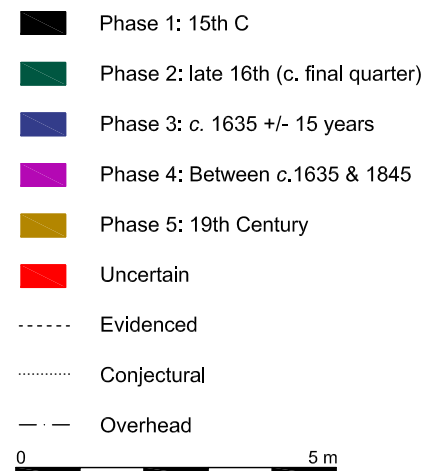
Form and Function

- 8.4.19 As set out above, the house had been subdivided by the early 19th century as indicated on the tithe map of 1845. It is very possible that the property had been subdivided at an earlier stage in its evolution, the layout of the house and the access provisions particularly conducive to the creation of separate dwellings.
- 8.4.20 The principal alterations that had taken place since the addition of the cross-wing in c. 1635 include reconfiguration of the layout, the relocation in one or more building campaigns of the stair access, the addition of a lean-to outshot, cellar and partial attics, and the rebuilding of the southern roof terminal to a gabled form.
- 8.4.21 As outlined above, the lack of diagnostic detail prevents at this stage, a clear assessment of the dates of each alteration, although it is anticipated that the cellar was added in the 18th or early 19th century at a similar time that the roof over the southern end bay (bay 1) was rebuilt to improve, or add, attics.

The reconfiguration of the staircase and the general accommodation within the building is more difficult to pin down in terms of the chronological development of the house, as partitions have been removed, relocated and indeed reinstated in their original locations in whole or in part.



KEY:



For interpretive purposes only. Some details are shown approximate; do not scale from this drawing

8.5 Phase 5: 19th Century (Figure 7)

- 8.5.1 Later changes to the property as demonstrated by the historic map regression exercise above includes the creation of three separate units out of the two already *in situ* by 1845: this may have involved the conversion of the southern end bay of the building to commercial use rather than the addition of a further domestic dwelling.
- 8.5.2 Alterations that may have been related to the conversion of bay 1 into a separate unit include relocation of any staircase that had existed in that location and the addition of a small access hatch in the ceiling, either to allow access for storage purposes to the room above, or for the installation of a flue.
- 8.5.3 By 1898 the two-cottage layout had been reinstated and a separate shop added to the west side of the south cottage (Figure 7). The two-cottage-and-shop layout remained current until 1939 when the property as a whole was purchased by J. C. Coxhead and plans were prepared for the removal of the shop and the reinstatement of the single domestic dwelling.
- 8.5.4 There is no clear evidence within the building for its subdivision between 1876 and 1898, however, the entrance in the south elevation of bay 1 on its eastern side, would certainly have been conducive to the creation of a third cottage, or a commercial unit, a reinstatement perhaps, of the suggested multi-functional use of this property.
- 8.5.5 Within the building the following features *may* relate to 19th century alterations carried out prior to the remodelling undertaken in 1939, no doubt in more than one phase of alteration:
- Relocation of any staircase situated at the east side of bay 1; reinstatement of two missing joists to infill the opening
 - Insertion of a staircase on the east side of bay 3 within the passage
 - Truncation of the third joist from the east at its southern end to create an access trap in the first floor of bay 1 (this could have enabled access for storage purposes, or to facilitate the insertion of a flue)
 - Insertion of diamond-section mullions in the partitions in bay 2 between the rooms and the passage on both floors to create windows and borrow light to the corridor
 - Removal of the two bread ovens in the multi-flue chimney stack in bay 3; lining of the ground floor fireplace, bay 4
 - Insertion of brick inserts into the south fireplace on the first floor
 - Rebuilding of the south end elevation in brick
 - The addition of a cellar and cellar access in bay 6; alterations to the floor in bay 5 over the cellar; removal of the partition below the side wall between the wing and bay 4 (this group may have been added towards the end of phase 4)

- 8.5.6 The majority of the alterations that may pre-date the 1939 building campaign were confined to minor reconfiguration of the circulation areas and staircases, the provision of additional natural light to the interior and the rebuilding of the south end elevation of the building in brick, blocking the former southeast entrance.
- 8.5.7 It is possible yet by no means certain that the cellar, the blocking of the two doorways in the T6 truss partition and the addition of a suspended timber floor in bays 4 (west) and 5 were added at this stage in the building's development if not part of the later stages of development that took place during phase 4.

8.6 Phase 6: The 1939 Proposal Scheme

- 8.6.1 The works proposed in 1939, designed by Searle & Searle for J. C. Coxhead Esquire were depicted on a series of drawings.
- 8.6.2 The alterations, as far as it is currently possible to determine comprise the following:



Plate 36: The front elevation as proposed in 1939 showing reinstatement of fabric on the ground floor, alterations to the fenestration and the addition of the porch



Plate 37: The front elevation showing the consistency of the brickwork across bays 1 and 2 and the differences in fenestration to those proposed in 1939

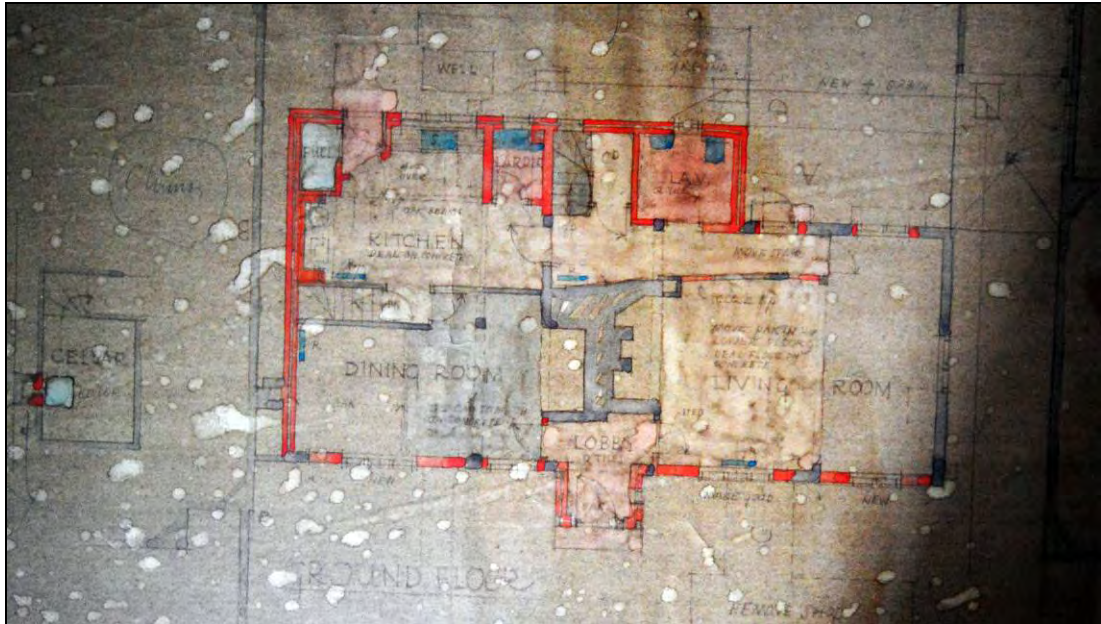


Plate 38: The ground floor plan as proposed in 1939 showing cavity walls to the north and along the rear of the rebuilt lean-to outshot

Externals

- The addition of a porch (west front)
- Alterations to the west elevation, ground floor: this is shown predominantly in red in plan, whilst the elevation shows patches of intervention intended to block doorways derived from subdivision and reinstate the wall where the link to the shop had once been (Plates 7 and 36). The consistency of the brickwork however, may indicate an entire rebuilding event, perhaps reusing the bricks from the earlier version of the wall (Plate 37).
- Replacement of the windows: those *in situ* at first floor level in the historic ranges do not match the proportions indicated on the elevation drawings (Plates 36 and 37): this may be due to retaining the proportions of earlier window openings
- Rebuilding of the north elevation appearing continuous with the rebuilt (storeyed) lean-to on the east side of the building (cavity wall indicated; Plate 38)
- Alterations to the chimney stacks on the north end elevation
- Re-pointing existing brickwork at the south end elevation
- Rebuilding of the lean-to outshot in brick on the same footprint as its predecessor; adding first floor extensions over with twin gabled terminals; cladding upper floors in white-painted horizontal weather-boards
- Removal of the shop

- Reduction of the ground level to the rear requiring under-pinning to retained historic elements (Plate 39)



Plate 39: The rear elevation as proposed in 1939 with under-pinning indicated at the northeast and southeast corners

8.6.3 Interior – Ground Floor (Plates 38 and 40)

Bay 2:

- lower flooring, add deal floor over concrete (Plate 40)
- insert new hearth
- Block two doorways in the east partition between the main room and corridor
- Remove staircase from corridor

Bay 3:

- Step up into tiled lobby
- New doorway between lobby and bay 4

Bay 4:

- Concrete slab to hearth
- New doorway to lobby in bay 3

Bay 5:

- Oak floor finish – existing

Bay 6:

- Deal floor on concrete proposed
- Refit kitchen, add stove to rebuilt chimney, add fuel store adjacent and larder to the southeast corner

8.6.4 Lean-to outshot east of main range:

- New staircase (rear of bay 3)
- Lavatory in southeast corner (rear of bay 2)

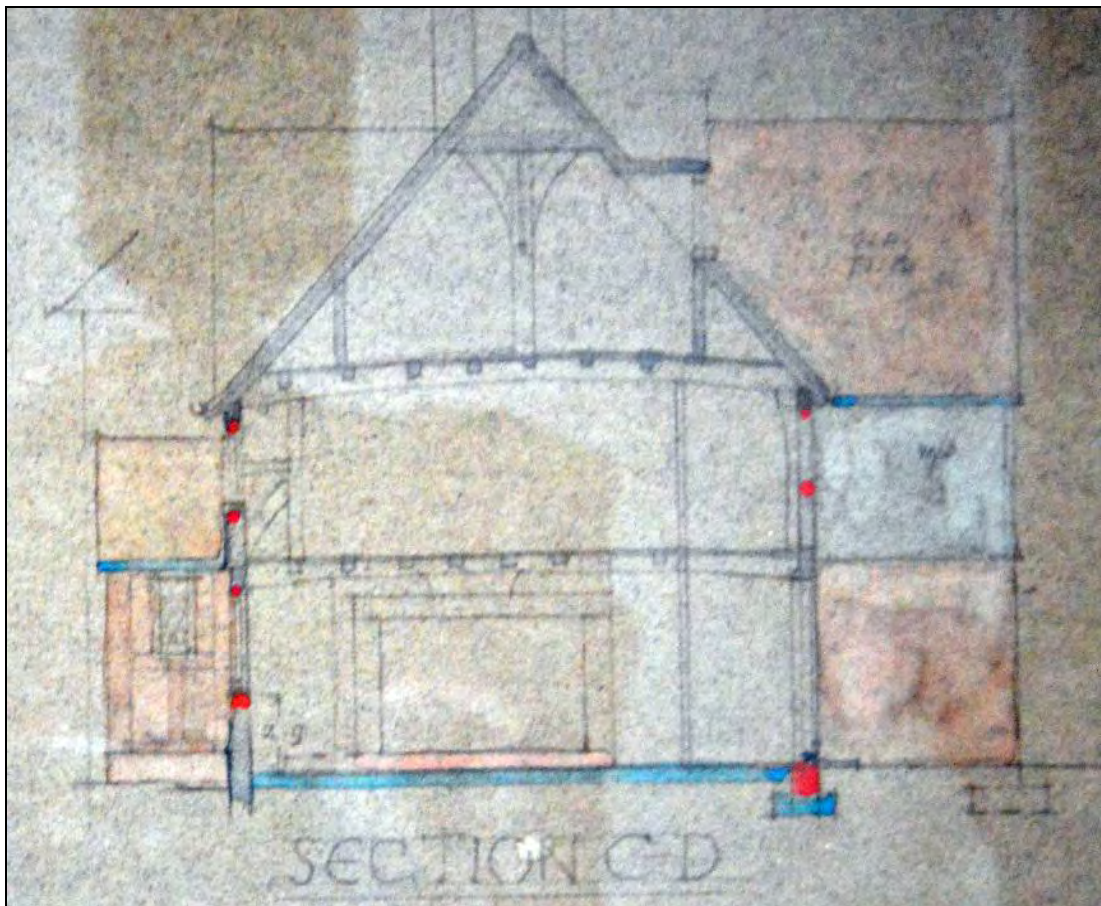


Plate 40: Cross section showing the concrete floor in bay 2

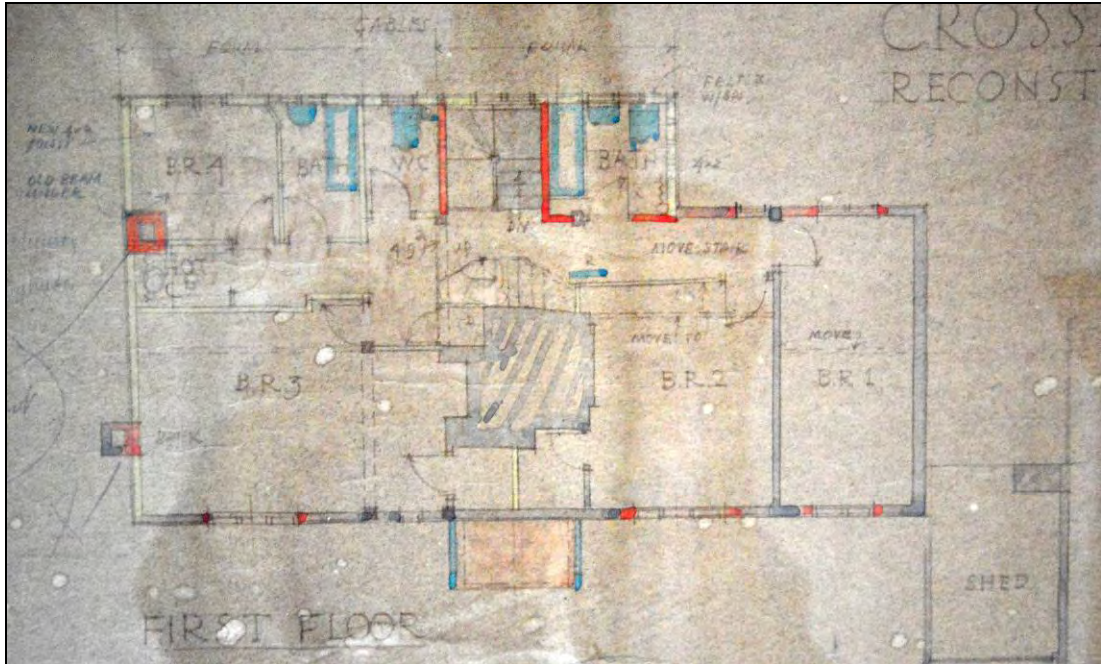


Plate 41: The first floor as proposed in 1939; some of the shading reflects the use of different materials (timber and mass construction)

Interior First Floor (Plate 41)

- New first floor over lean-to outshot comprising bathroom to the rear of bay 2, stairs to the rear of bay 3, a WC to the rear of bay 4 and a bathroom and bedroom to the rear of, and extending into, bay 6.

Bay 1:

- Remove partition in bay 1 to reinstate room proportions to full width of building

Bay 2:

- Indistinct – plan appears to show relocation of east partition west-wards in-line with chimney breast: this has not been carried out
- Remove staircase (new staircase in first floor of former lean-to to the rear of bay 3)

Bay 3:

- Closet subdivision is highlighted – no clear reason for this unless it denotes a timber partition, may indicate change or renewal
- New closet added to the northeast corner of the chimney breast

Bay 4:

- No obvious changes beyond the addition of partitions on the line of the south wall of the cross-wing to accommodate a new room layout in bay 6

Bay 5:

- This appears to show the partition between the two bays of the cross-wing further to the east, with a dog-leg at its southern end: the existing T6 truss includes three jointed-and-pegged-in studs which are in the original locations; as such, the truss may have remained in its original location at the date of construction

Bay 6:

- Reconfiguration to include a bedroom, bathroom, closet and lobby arrangement
- Loss of hipped roof terminal to accommodate the first floor extension

General Alterations

- Renewal of doors throughout – this may include refurbishment of existing doors or their replacement; all with handmade nails and strap hinges (if not part of an earlier programme of work undertaken at the end of the 19th or very early in the 20th century)

8.6.5 It is worth highlighting that the drawings are coloured although there is no key to explain the various shades. As such it is suggested that some of the shading refers to materials reflecting the use of timber and mass construction. The proposed alterations as outlined above remain open to interpretation, further complicated by the fact that some of the works may have been altered or omitted at building stage.

8.7 Phase 7: Changes since 1939 (Figure 8)

8.7.1 The changes since 1939 are derived from a comparison of the drawings prepared in 1939 and the current floor-plans of the house, as follows:

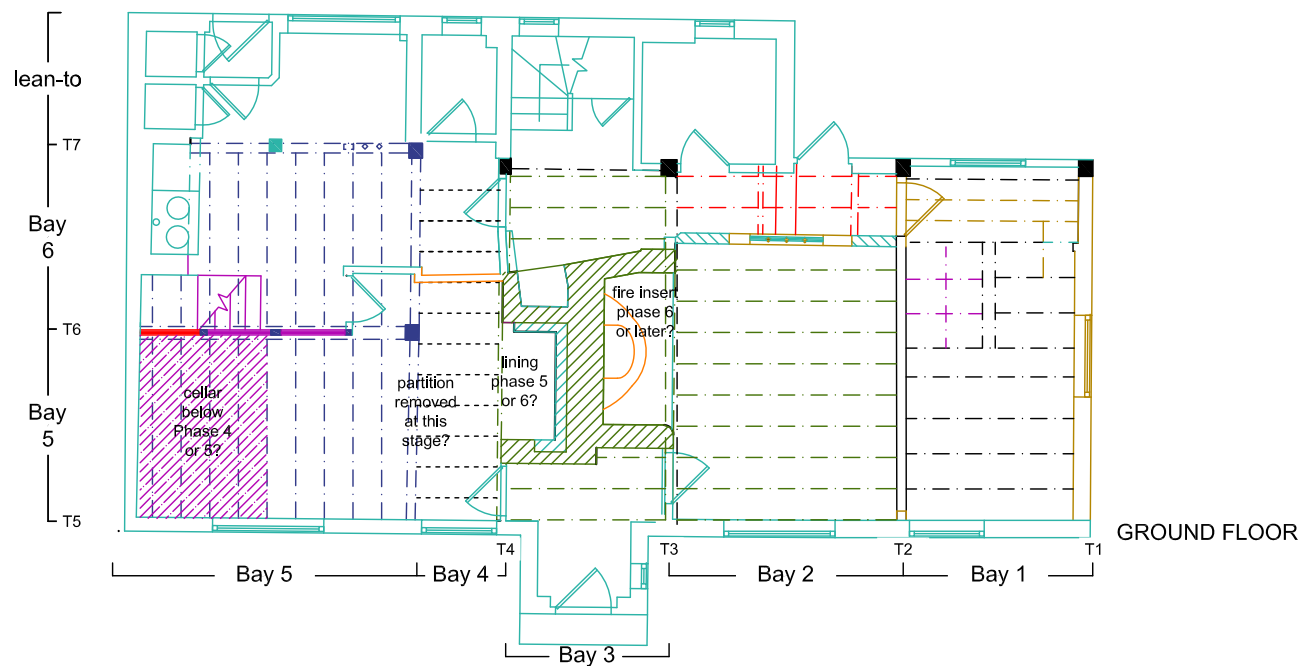
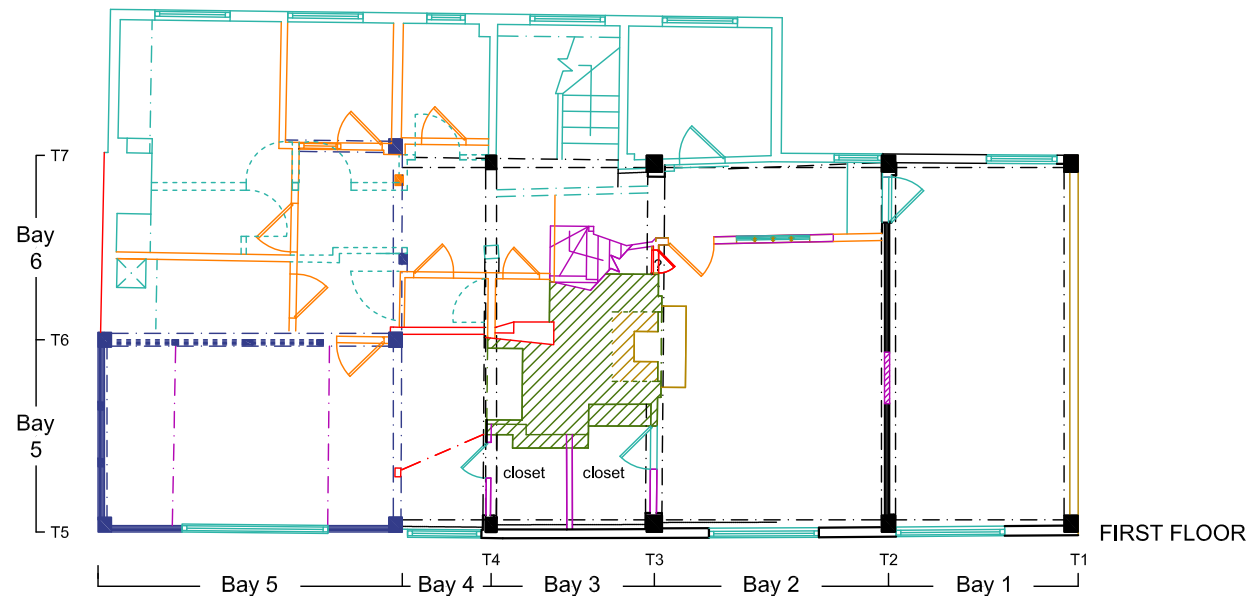
Ground Floor:

- Brick insert into the south fireplace in bay 2

First Floor:

- Reconfiguration of bay 6 and the lean-to, minor revisions to the layout in bay 4, east side, and the lean-to
- Relocation of a doorway in the east partition in bay 2

8.7.2 There is a strong possibility that the phase 7 changes took place during the 1939 programme of work, the layout deviating from the original plan to meet the changing requirements of the owner, a not uncommon phenomenon.



KEY:

- Phase 1: 15th C
- Phase 2: late 16th (c. final quarter)
- Phase 3: c. 1635 +/- 15 years
- Phase 4: Between c.1635 & 1845
- Phase 5: 19th Century
- Phase 6: 1939
- Phase 7: post-1939
- Uncertain
- Evidenced
- Conjectural
- Overhead

0 5 m

For interpretive purposes only. Some details are shown approximate: do not scale from this drawing

8.3 The Garage

- 8.3.1 A narrow range abutting the south boundary of the site is shown occupying much the same site as the garage in 1876; this was reduced to a single compact range by 1898 and replaced or substantially extended between 1911 and 1932 (Plate 42).
- 8.3.2 The current single storey building, 3.85 metres wide by 11.20 metres in length, has a north elevation in stretcher bond (Plate 43), multi-pane domestic-style casement two-light casement windows and a concrete tiled roof that is hipped at its eastern end, and has a weather-board clad gable at its western end. Access is via a single boarded-and-ledged door in north elevation and through garage doors in south elevation.

Significance

- 8.3.3 The garage is modern in origin; its fabric is generic and mass-produced resulting in a rather functional building with domestic detail on its northern side fronting into the garden. The building lacks any particular interest in its own right, although it may have been built against an earlier boundary wall (not inspected). The low single-storey form does however ensure that the building does not detract from or compete with the host building.



Plate 42: The evolution of the rear garden and the introduction of the garage between 1911 and 1932



Plate 43: The north elevation of the garage

9.0 THE PROPOSED ALTERATIONS (Appendix 2)

9.1 Introduction

- 9.1.1 This survey was commissioned to establish the origin and development of the property in order to determine its significance and to inform the proposal scheme at an early stage in its development. The scheme has now been revised to its final form, and the impact assessment below adjusted accordingly.

9.2 The Alterations

- 9.2.1 The alterations for this application comprise the following:

(numbers in brackets are derived from the Gould Baxter Drawings)

1. Existing dining room floor to be reduced in level to match kitchen (1)
2. Existing step to be removed, door altered to suit adjustments at the threshold (2)
3. 3a, existing oak timber post retained to support existing beams over (5); 3b, existing post to be removed (13)
4. Modifications to existing drainage to enable construction of new extension (6)
5. Single storey extension to the northeast side of the house; Plateau rooflight over, glazed link between existing and proposed (7)
6. Modern infill to be removed and glazed panel to be inserted between existing timber studs (within former door opening, overall width TBC upon opening up) (14)
7. Existing modern finishes to be removed and new lath and plaster installed (15)

First Floor:

8. Remove a section of lath and plaster to increase existing height (8)
9. Insert a doorway in the partition to the south of the T6 truss (11) – this has been omitted from scheme
10. Removal of the partition and doorway in bay 4 leading to the closet – this has been omitted from scheme
11. Removal of 1939 partitions to the west side of bay 6 and replacement with new en-suite facilities (11)
12. Removal of the bathroom and WC in the 1939 first floor east extension
13. Two rooflights added to bay 6 of the cross-wing (9)
14. Existing ceiling to be removed to allow for opening up to the rafters, increasing visibility of elements of the crown-post (1)
15. Existing door to be extended at bottom and openings increased in height (2)

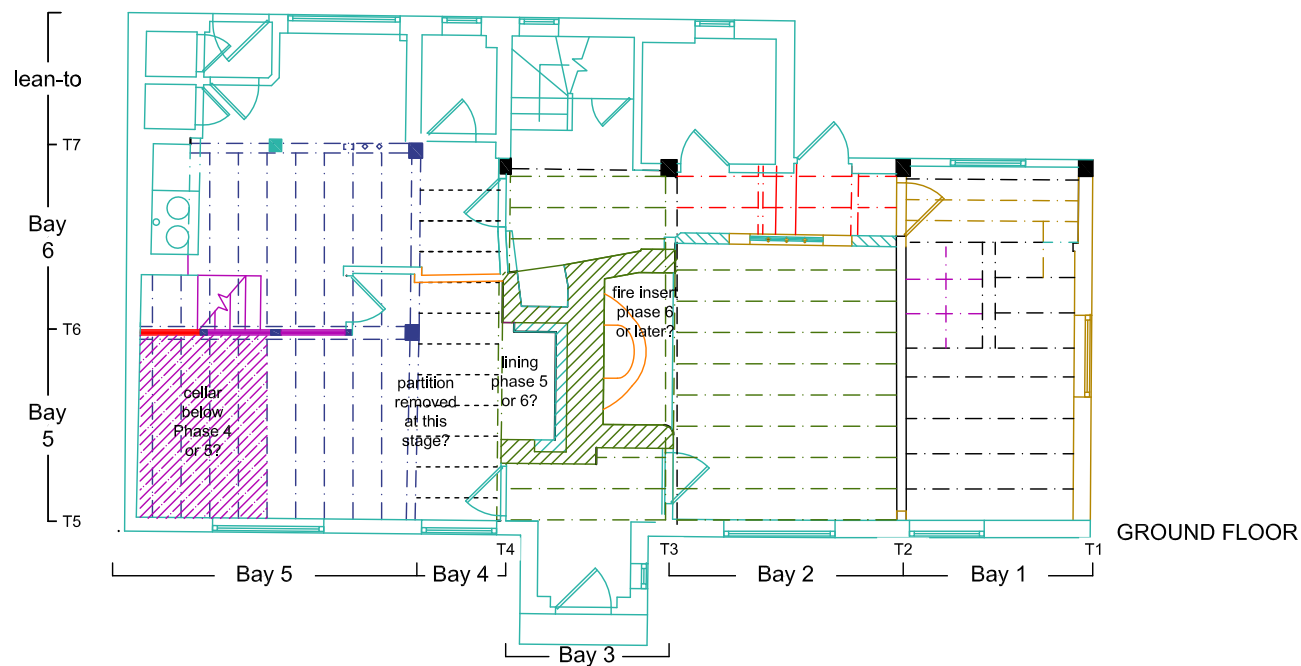
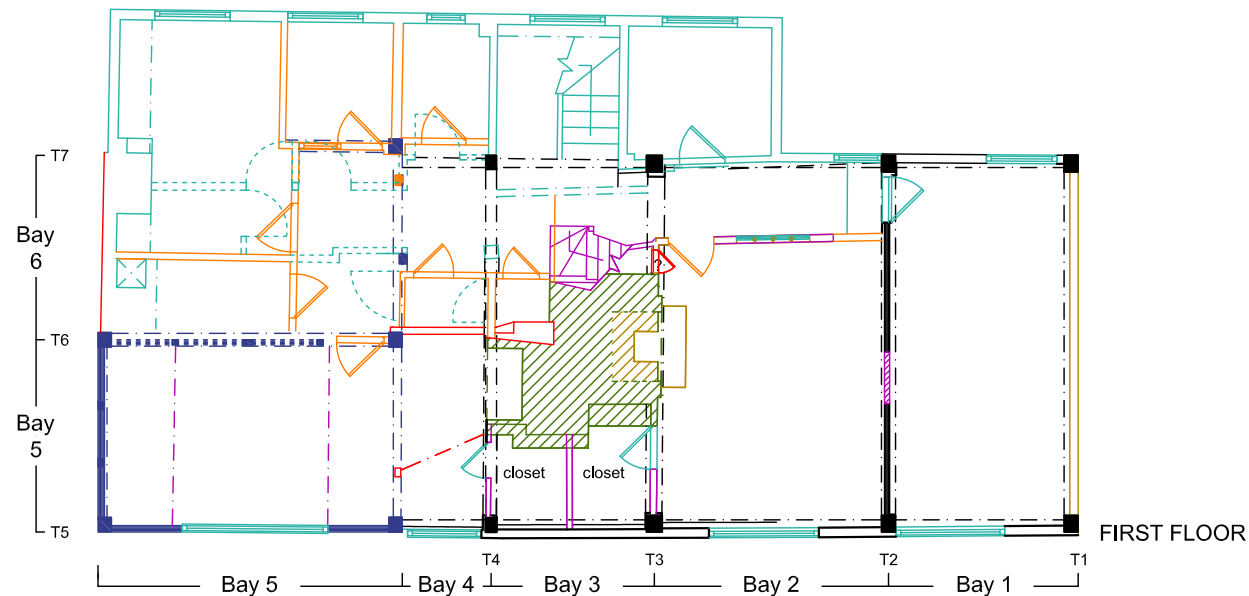
Attics:

16. Replace existing rooflight in bay 6 of the cross-wing with new conservation rooflight (10)
17. New rooflights in bay 4 (7)
18. New timber stud partitions in bay 3, east side (1 and 2) to increase views to original roof slopes; plaster finish to be applied to underside of rafters
19. Remove floor beam in attic over the hall chamber (3)
20. Remove ceiling finish, retain ceiling joists in attic rooms (4)
21. En suite bathroom in bay 1 (5) omitted from scheme
22. Remove chimney breast; retain external chimney stack (11) omitted from scheme
23. Plateau rooflight (6)

Ancillary building and externals:

24. Install large windows to garage in the north elevation, west and east ends (19)
 25. Remove c. 2.30 metres length of the east end elevation to link the gym to the new games room/outdoor living area
 26. Extend the existing building to create a games room/outdoor living area; add solar panels to south roof slope of the extension and the existing building
 27. Add patio surface to the east end of the extension
 28. Add paved area to the north side of the garage, continuing west to the new vehicle gates at the southeast corner of the house

 29. Further paved area in front of the domestic extension extending south to meet the paving adjacent to and bordering the garage
 30. Garden Outbuilding (22)
 31. Summer house
 32. New gates in new location – forward of existing (9)
 33. New crittal style, double-glazed windows set in timber frames (16)
 34. Existing beams to be lightened using chemical free non-abrasive treatment (21)
- 9.2.2 This document should be read in conjunction with the pre-application scheme package prepared by Gould Baxter.



KEY:

- Phase 1: 15th C
- Phase 2: late 16th (c. final quarter)
- Phase 3: c. 1635 +/- 15 years
- Phase 4: Between c.1635 & 1845
- Phase 5: 19th Century
- Phase 6: 1939
- Phase 7: post-1939
- Uncertain
- Evidenced
- Conjectural
- Overhead

0 5 m

For interpretive purposes only. Some details are shown approximate: do not scale from this drawing

10.0 IMPACT ASSESSMENT (Figure 9)

10.1 Ground Floor

1. Existing dining room floor to be reduced in level to match kitchen
2. Existing step to be modified, along with door to suit adjustments at the threshold

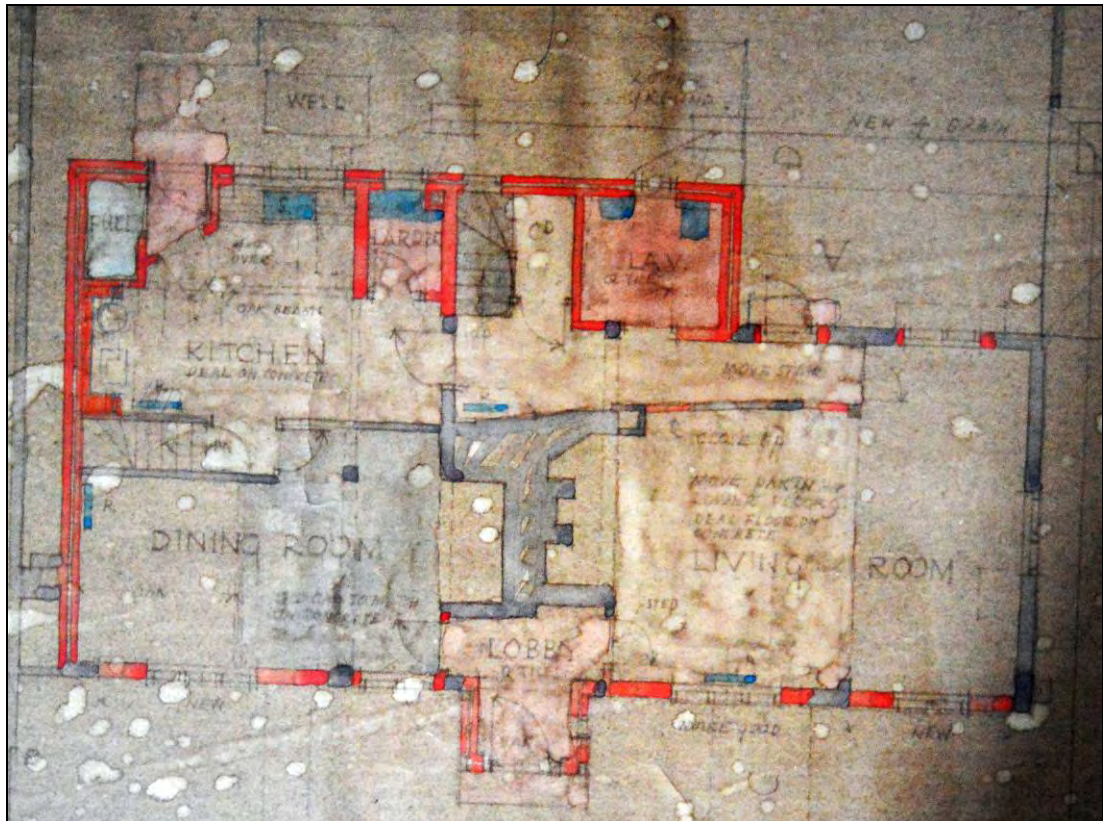


Plate 44: Ground floor plan from 1939 showing changes to the fabric and flooring

- 10.1.1 The proposal scheme comprises lowering the remainder of the floor within bay 4 and a narrow band of the floor in bay 5: this is intended to create a level floor to improve circulation through the building from the entrance hall to the kitchen. A step will remain within the dining room; the remainder of the floor to the north side retained at the existing level and in the existing finish.
- 10.1.2 It is proposed that the floor level is reduced to match the level of the kitchen (bay 6, kitchen). The 1939 proposal scheme shows floor reduction and the provision of concrete slabs within bays 2 and 3, with deal boards above. Concrete is also indicated for both fireplaces in bay 3 (Plate 44). Other materials appear to be denoted by shade with timber flooring perhaps indicated for the south end bay (bay 1) and the dining room (bay 4 west, and bay 5). The plan is annotated to show an oak floor to the northern half of the dining room (bay 5, Plate 44).
- 10.1.3 In the area proposed for alteration, the suspended timber floor extends east-wards past the T6 truss into the southwest corner of bay 6 and to the same extent in bay 4 (Plate 44). An assessment of the floor was undertaken on the 18th September 2025, the floor comprised boards of varying widths with a varied wear-pattern and a distinct lack of any gaps between the boards. The floor finish is considered to be the result of modern intervention, undertaken in 1939, utilising floorboards to hand tightly butt-jointed together to form a new surface. The resultant floor finish lacked any consistent

wear patterns and contrasted strongly with the floorboards that had been laid over the adjacent cellar and indeed the earlier floor finishes that survive within the house inside the first floor closet to the west of the chimney (bay 3) and in the attics (Plates 45-47).



Plate 45: The floor laid c.1939 at the south end of the current dining room (bays 4 and 5), butt-jointed with no gaps, a variety of board sized and differential wear patterns inconsistent with the current location



Plate 46: The floor over the cellar at the north end of bay 5, complete with consistent board sizes, wear patterns and gaps between the boards



Plate 47: Detail of the *in situ* early floorboards within the closet at the west side of bay 3 (late 16th century)

- 10.1.4 The removal of the floorboards and lowering of the floor in the location proposed within the current dining room (bays 4 and 5) will therefore focus upon areas already altered during the 1939 programme of work. No *in situ* early floorboards, or indeed consistent later historic floor finishes will be impacted upon by the proposed changes to the floor finish.
3. 3a Existing oak timber post retained to support existing beams over (5); 3b Existing post to be removed (13)
- 10.1.5 The existing timber post is the southern principal post of the T7 truss, part of the original fabric of the cross-wing as first built in the early 17th century, as such it is appreciated that the post will be retained *in situ*.
- 10.1.6 A timber post had been inserted under the cross-beam of the T7 truss after the infill of the end wall of the storeyed part of the cross-wing had been removed to create an open-plan kitchen area. It is probable that the work was undertaken in 1939 when the eastern side of the property was rebuilt and extended upwards. The removal of the post (subject to the input of a structural engineer) will not impact upon the historic character or significance of the building.
4. Modifications to existing drainage to enable construction of new extension (6)
- 10.1.7 Any excavations for new drain runs may impact upon sub-surface archaeological deposits or remains, depending of course on the existing impacts derived from the rebuilding of the lean-to outshot and under-pinning parts of the historic house in 1939.
5. Single storey extension to the northeast side of the house; Plateau rooflight over (13); glazed link between existing and proposed (12)

- 10.1.8 It is proposed that the east wall of the building as created in 1939 to the rear of the cross-wing is removed, leaving a short length of fabric at the northeast corner *in situ*. Part of the rear elevation of the adjacent store to the south will also be removed and the remains of its window blocked up. The window to the rear of the 1939 stair hall will be retained as an internal window looking into the proposed new study extension (Plate 48).
- 10.1.9 The fabric proposed for removal relates to the 1939 proposal scheme, as such, no earlier fabric will be lost or altered. The location of the extension is discrete, following on in a similar vein to the addition of the cross-wing, with accommodation at right-angles to that of the main range, added in the early 17th century. The single storey form of the proposed extension will allow substantial exposure of the first floor gabled additions to the house that were part of the building campaign undertaken in 1939, allowing the full narrative of the building's later evolution to remain extant.



Plate 48: Detail of the proposed extension at the northeast corner of the house, initial scheme to the left and revised scheme, with glazed link and more compact footprint to the right

Appearance

- 10.1.10 The proposed extension is modern in fabric and form, comprising abundant glazing, a flat roof and a plateau rooflight. The modern approach will ensure that the additions are legible as part of a new layer of activity, rather than seeking to replicate the traditional materials of the 1939 extension.
- 10.1.11 The provision of a plateau roof-light will ensure that sufficient natural light will filter through to the retained historic parts of the building. The flat-roof light reduces visual impacts by avoiding the creation of focal points that result from their lantern-style counterparts.
- 10.1.12 The inclusion of a narrow glazed link between the existing building and the proposed extension is intended to emphasise the chronology of development extant for this building as it continues to evolve to meet new needs.

Sub-surface impacts

- 10.1.13 It is clear that the property has substantial archaeological interest in its standing fabric and in the potential for sub-surface deposits and remains related to construction, use and disuse of any associated structures, related to the early to mid 15th century building in the first instance and its evolution since that time.

10.1.14 New foundations, reduced floor levels and service runs for example, have the potential here to impact upon underlying archaeological remains. It is anticipated that a programme of archaeological investigation may be requested by the local authority or their agents as a condition of the development of the property.

6. Modern infill to be removed and glazed panel to be inserted between existing timber studs (within former door opening, overall width TBC upon opening up) (14)
7. Existing modern finishes to be removed and new lath and plaster installed (15)

10.1.15 It is proposed that the infill of the former northern doorway of the two integral to the phase 3 T6 truss is reopened. The existing infill that had blocked the doorway will be removed and a glazed panel added: this is intended to bring more natural light to the interior of the dining room.

10.1.16 As demonstrated above, the T6 truss had included a pair of doorways broadly central to it, each accessing a room to the rear (bay 7). The reinstatement of an opening, albeit glazed, will enhance and better reveal the historic form of the cross-wing as first built, making the arrangement more visually accessible than it currently is, the existing evidence derived from the survival of the pintles for the strap hinges of the two doors.

10.1.17 Further, the removal of the infill provides an opportunity to examine the soffit of the cross-beam and the jambs of the former doorway, elements of the phase 3 frame that have the potential to retain further information related to the fabric and form of the T6 truss and by extension the cross-wing and house as a whole.

10.1.18 By opening one doorway and retaining the existing blocking of the doorway to the south, the later evolution of the cross-wing will remain legible.

10.1.19 It is clear that the panel to the north of the truss had been altered in more recent years. The proposal scheme offers the opportunity to remove modern infill and reinstate sympathetic materials in their place. The reinstatement of a traditional finish will gain back some of the lost character in this location and will also provide an opportunity to examine the timber frame and assess the form of the original infill, adding detail to the surviving lath and daub still visible in the roof below collar level.

10.1.20 No further changes are proposed at ground floor level, confining the greater part of the proposed works to areas that have already been the subject of much intervention during the 1939 building campaign.

10.2 First Floor

8. Remove a section of lath and plaster to increase existing height (8)

10.2.1 As discussed above, the junction of the truncated northern bay of the main range (bay 4) and the cross-wing has resulted in an awkward area within the earlier building. On the first floor, this awkward area includes a low lath and plaster ceiling over most of bay 4, with a slightly lower section, set at an angle, to the west side of the bay. The head-heights are further hampered by the location of the wall-plate of the wing and as such, it is proposed that a section of the later lath and plaster within bay 4 is removed.

10.2.2 There is a clear distinction between the two low ceilings in the bay, with the later fabric (perhaps including cementitious mortar) to the east side. It is therefore proposed that the removal is confined to the later fabric, retaining the lower level angled part of the fabric at the west end of the group.

10.2.3 It is suggested that the area proposed for removal relates to 19th or 20th century alterations, perhaps carried out as part of the alterations undertaken in 1939. Indeed, the lath and plaster may have replaced a lower level ceiling continuous with the retained part to the west, perhaps in conjunction with the placement of the water tank in the roof above.

10.2.4 Raising the ceiling level, or removing the later part to expose the roof structure above, will enhance and better reveal the proportions of the very truncated phase 1 service bay remains, bringing back some character to this much altered part of the building.

9. Insert a doorway in the partition to the south of the T6 truss (11)

10.2.5 This element of the initial proposal scheme has now been removed from the final scheme to further reduce any potential impacts of the alterations on the character and significance of this important historic building.

10. Removal of the partition and doorway in bay 4 leading to the closet

10.2.6 This element of the initial proposal scheme has now been removed from the final scheme to further reduce any potential impacts of the alterations on the character and significance of this important historic building.

11. Removal of 1939 partitions to the west side of bay 6 and replacement with new en-suite facilities; reinstatement of part of the partition on the line of the south wall-plate of the cross-wing in bay 6

10.2.7 The current layout of bays 4 (east) and bay 6 on the first floor are the result of the 1939 building campaign. As demonstrated above, the existing floor plan differs slightly from that proposed in 1939 and it is unclear if that is the result of changes during construction in 1939 or changes made soon after. Either way, the layout and the fabric of this part of the house is the result of 20th century alterations.

10.2.8 As such, the removal of the partitions is not considered harmful to the character or significance of the house; further the reconfiguration as proposed actually brings back some lost character through the reinstatement of the partition on the line of the cross-wing wall-plate. The proposal scheme therefore serves to enhance and better reveal the proportions of the early 17th century wing at first floor level.

12. Removal of the bathroom and WC in the 1939 first floor east extension

10.2.9 The removal of the fabric introduced into the house to create a first floor over the earlier lean-to outshot (also rebuilt) is not considered to be harmful to the character or significance of the building.

13. Two rooflights in bay 6 of the cross-wing (9)

10.2.10 It is proposed that two rooflights are added to the roof over bay 6 of the cross-wing. The position chosen appears to be within the confines of the part of the roof that was

added to the group in 1939: this is a softwood structure of common rafters with purlins at right angles to the slope and a continuous ridge-board (Plate 49). Care should be taken to ensure that the remains of the hipped roof terminal of the early 17th century building remain *in situ* and unaltered.



Plate 49: The interior of the roof added in 1939 over bay 6 of the cross-wing (south hip rafter of the phase 3 roof just visible – arrow)

10.2.11 There are no accompanying details at this pre-application stage pertaining to the treatment of a ceiling within this part of the house: if the plan is to remove the existing ceiling and create a high-set one with rooflights to each slope, then it is recommended that the ceiling and skelings remain plastered. This is due to the fact that the roof structure was never intended to be exposed to view, commensurate with the late date of construction.

10.2.12 Recommendations included in the pre-application stage report for the new rooflights to be placed over existing rafters (if that can be executed without undue build-up) in order to avoid cutting out any fabric, has been taken on board for this revised scheme.

14. Existing ceiling to be removed to allow for opening up to the rafters, increasing visibility of elements of the crown-post (1)

10.2.13 It is proposed that an area of ceiling to the east of the attic staircase (bays 3 and 4) is removed to expose the crown-post roof of the early 15th century building. The ceiling structure appears to be the result of 20th century intervention, comprising plasterboard nailed to ceiling joists (Plate 50).

10.2.14 The removal of modern material, in conjunction with the 20th century fabric that encloses the chimney stack will certainly enhance and better reveal the phase 1 and 2 fabric allowing the remains to be visually accessible as originally intended.



Plate 50: View towards the plasterboard ceiling adjacent to the attic staircase on the first floor



detail of the plaster-board nailed in place

15. Existing door to be extended at bottom and openings increased in height (2)



Plate 51: The entrance to the hall chamber in the partition in bay 2 (arrow)

10.2.15 It is proposed that the doorway in the partition leading to the hall chamber (bay 2) is increased in height and the door altered and lengthened to include additional timber at the base to correspond with the taller opening.

10.2.16 The doorway in the partition leading to the hall chamber had been at the northern end as illustrated on the 1939 plan, as such no earlier historic fabric should be harmed through the alterations as proposed. Further, there is sufficient fabric *in situ* above the door frame to allow the height of the entrance to be raised with minimal impact on the existing partition (Plate 51).

10.3 Attics

16. Replace existing rooflight in bay 6 of the cross-wing with new conservation rooflight (10)

10.3.1 No impacts are anticipated through the replacement of the existing rooflight if there are no adjustments to the size of the opening. Further, as the rooflight is situated within the confines of the roof added in 1939, there will be no harm to the historic fabric, character or significance of the building.

17. New rooflights in bay 4 (7)

10.3.2 The pre-application stage scheme included the addition of new dormer windows in the remains of the phase 1 roof on the eastern side of bays 1 and 4. It was clear that the provision of dormer windows would result in physical harm to the historic fabric and to the significance of the building, as such the dormer windows have now been omitted from the scheme.

10.3.3 As an alternative, it is now suggested that two rooflights are inserted into the east roof slope of bay 4. As intended for all proposed new rooflights, the fixtures will sit over the existing fabric rather than requiring the removal of any part of the original rafters, substantially reducing the potential impact of the alterations, whilst providing a source of natural light to the interior of the medieval roof.



Plate 52: New partitions proposed in bay 3, east side

18. New partitions in bay 3, east side (1 and 2)

- 10.3.4 It is proposed that the existing partitions forming the attic staircase enclosure are removed and new ones added at the locations indicated on plan (Plate 52 and 53), intended to redefine the enclosure and to open up the views towards the phase 1 roof and the feature multi-flue chimney stack added in the final quarter of the 16th century.



Plate 53: View up towards the attic doorway from the first floor landing showing existing modern partitions (arrow)

- 10.3.5 The existing partitions are 20th century in origin, concealing fabric and in so doing making a negative contribution to the character and significance of the building. By replacing the enclosure in the locations indicated, in particular, the proposed partition to the rear of the staircase; it will be possible to view the brickwork of the phase 2 chimney stack in addition to elements of the phase 1 roof.
- 10.3.6 There is certainly room for improvement in terms of the current attic staircase enclosure due to the generic modern materials and the concealment of the historic fabric. Subject to detail in terms of how the new partitions will be fixed to the existing fabric, the replacement of the current scheme with one that will better reveal the fabric of the phase 1 and 2 work will contribute strongly to the character and significance of the house as a whole.

19. Remove floor beam in attic over the hall chamber (3)

- 10.3.7 Further investigation into the origin of the beam in the floor of bay 2 will be required to address the potential impacts in heritage terms. If the beam was inserted as part of the programme of work that resulted in the creation of the attic floor then it is part of the later historic evolution of the house. It may however be possible, given the potentially late date of insertion, to replace the beam with one that is less obstructive within the attic room.

20. Remove ceiling finish, retain ceiling joists in attic rooms (4)

Bay 1

10.3.8 The impact of removing the ceiling finish and retaining the joists will depend on the origin of the fabric and in this case, on the roof structure that will be exposed. If the ceilings were inserted at a late date, then the joists will be of lesser scantling and of a form that was never intended to be seen. This is particularly relevant for the southern attic as this was converted to its current form from a hipped roof terminal no earlier than the 18th century.

10.3.9 The suggested date is based on a glimpse of a ridge-board: if the ridge-board is continuous, then the date of construction would be pushed forward into the 19th century. Exposure of most of a probable 18th or 19th century roof through the removal of the ceiling finish is at odds with the date of conversion as a ceiling would have been included from the outset and the roof structure never intended to be publicly visible. However, if the ceiling has been replaced in plasterboard as part of a later programme of intervention, the removal and exposure of the 18th century infrastructure (if it remains in situ) will remove only modern materials and expose evidence of the earlier historic scheme for this part of the attic accommodation.

Bay 2

10.3.10 Within bay 2, over the high-end bay of the early to mid 15th century hall, exposure of the elements of the phase 1 roof in bay 2, would undoubtedly better reveal the fabric and the former free standing four-way braced crown-post. The appreciation of the exposed phase 1 roof may however be substantially marred by the retention of a series of closely spaced softwood studs riddled with nail holes (for lath and plaster, or plasterboard). It may therefore be possible, if the fabric is indeed of comparatively recent origin, to remove it in its entirety given the significance of the phase 1 roof structure that will be revealed.

21. En suite bathroom in bay 1 (5)

10.3.11 This element of the initial proposal scheme has now been removed from the final scheme to further reduce any potential impacts of the alterations on the character and significance of this important historic building.

22. Remove chimney breast; retain external chimney stack (11)

10.3.12 This element of the initial proposal scheme has now been removed from the final scheme to further reduce any potential impacts of the alterations on the character and significance of this important historic building.

23. Plateau rooflight (6)

10.3.13 A plateau rooflight is proposed for the existing flat-roofed part of the rear extensions that were remodelled in 1939. A plateau rooflight is a discrete means of adding further light to the interior of the extension without the creation of a prominent or dominant fixture such as the roof lantern.

10.3.14 The flat roof and integrated plateau rooflight will ensure that the remaining character and significance of the historic parts of the house remain visible to the rear of the group, such as the steep clay-tiled roof, cruciform chimney stack, historic northeast

chimney stack, small windows below the eaves at first floor level and ground to eaves weatherboard cladding, the latter providing clues to the underlying timber-framed origin of the building.

10.4 The Garage

- 10.4.1 An extension intended to provide a games room and outdoor living space is proposed to the east end of the garage: this is stepped forward of the existing building, projecting into the gardens. The eastern half of the existing garage is proposed for conversion to a gym and shower room (Appendix 2). Alterations are as follows:

24. Install large windows to garage in the north elevation, west and east ends (19)

25. Remove c. 2.30 metres length of the east end elevation to link the gym to the new games room/outdoor living area

- 10.4.2 The stretcher bond brickwork and the existing fenestration to the garage building are not considered to be of significance for this property; as such the enlargement of the two existing windows to larger glazed alternatives will not harm the character or significance of the house, subject to detail. It is recommended that the new glazing is simple in style, avoiding domestic detail to ensure that the building reads clearly as ancillary to the main house.

26. Extend the existing building to create a games room/outdoor living area; add solar panels to south roof slope of the extension and the existing building

- 10.4.3 The revised scheme retains the wedge-shaped gap between the existing boundary wall and the new extension to reduce or remove the need to underpin or intervene with the historic boundary wall.

Materials

- 10.4.4 The palette of materials proposed for the extension is intended to match those of the existing ancillary range and the late additions to the house to create a clearly legible group that contrasts with and does not compete with the earlier historic phases of construction.

Solar Panels

- 10.4.5 The proposed solar panels are on the south slope of the garage and its proposed extension. The panels face south towards the neighbouring listed building (Little Boarsland, 74 High Street, List Entry No. 1025457; Figure 1).

- 10.4.6 Any perceived impact on the setting of the neighbouring listed building may be reduced by the provision of utilising renewable energy and the wider public benefits of reducing environmental impacts.

27. Add patio surface to the east end of the extension

28. Add paved area to the north side of the garage, continuing west to the new vehicle gates at the southeast corner of the house

29. Further paved area in front of the domestic extension extending south to meet the paving adjacent to and bordering the garage

Landscaping

- 10.4.7 The remaining alterations comprise the addition of a series of hard surfaces to the group: this has been reduced from the extent proposed at pre-application stage (Plate 54).
- 10.4.8 Any ground-works associated with the creation of the paved areas may impact upon any surviving archaeological deposits and remains.

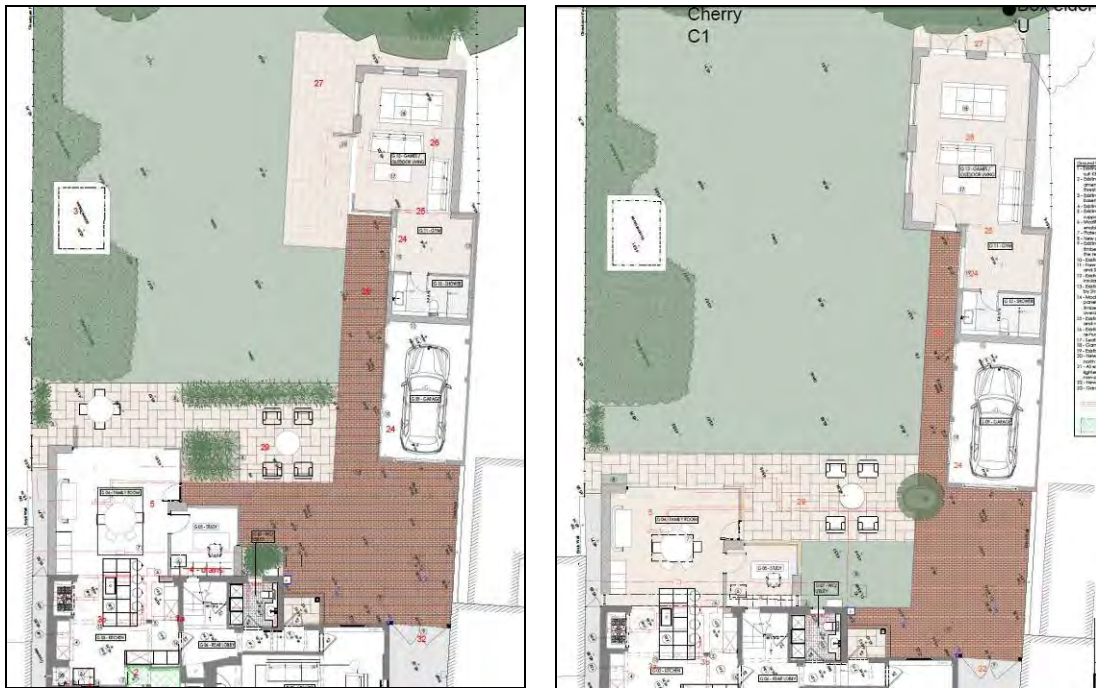


Plate 54: The revised patio and paved areas

30. Garden Outbuilding (22)

- 10.4.9 It is proposed that a new garden outbuilding, 7.40 metres north – south by 3.95 metres east – west is added at the southeast corner of the garden. An area of hard-standing, concrete and brick paving is already *in situ*.
- 10.4.10 The addition of a discrete building in the location indicated should be possible without harm to the historic character and significance of the house, subject to detail. The building should be clearly ancillary in character and simple in style, avoiding any overt domestic detail to ensure that there are no impacts on the character and significance of the property as a whole. Any ground-works for construction and services required for the addition of the building may have the potential to disturb sub-surface archaeological remains.

31. Summer house

- 10.4.11 A new summer house is proposed to the east of the house adjacent to the north boundary of the property. Subject to the size, structural details and any sub-surface

impacts, it should be possible to erect a compact summer house in the location indicated without harm to the special character or significance of the house.

32. New gates in new location

- 10.4.12 New gates are proposed to the east of the house adjacent to the north boundary of the property. The current gates are 20th century boarded-and-ledged fixtures, set back from the eastern elevation of the house: their replacement with modern alternatives in line with the east elevation of the house, subject to style, details and the manner in which the new fixtures will be attached to any historic fabric, should not impact upon the special character or significance of the house, any adjacent heritage assets or the conservation area as a whole.

33. New windows

- 10.4.13 It is proposed that the existing 20th century single-glazed windows with new double-glazed units in the same style as those already *in situ*. The windows appear in whole or in part to be the result of the 1939 programme of remodelling: all are of the same style despite the differences in size.

- 10.4.14 The windows do not contribute strongly in their own right to the character or significance of the building or that of the setting of neighbouring heritage assets including the conservation area. However, very close attention to detail is recommended as some of the window locations at first floor level are historic relating to the early phases of construction for this complex building. As such, it is recommended that the existing openings are reused and that no enlargement is made. Further, the replacement of the existing fixtures will provide an opportunity to record any fabric revealed and in so doing enhance the record of this buildings origins and evolution.

35. Existing beams to be lightened using chemical free non-abrasive treatment

- 10.4.15 As this building was an open-hall house of early to mid-15th century origin, some of its timbers are dark due to soot-staining derived from the open fire. Where the soot-blackening survives it will not be possible to remove the finish as it provides valuable physical and visual evidence of the building's origin and function.
- 10.4.16 Elsewhere in the building where later treatments have been applied it may be possible to remove or conceal the finish. It is recommended that the existing finish of all beams proposed for treatment is established in the first instance, and that any with soot-staining, and existing natural or water-permeable finishes, are retained as is, because they contribute to the substantial record of this building's origin and historic evolution. It may be possible to treat later (non soot-blackened) finishes with applied breathable alternatives such as limewash, whitewash, distemper or clay paints to create a lighter effect while ensuring that the history of the finishes are retained intact as part of the history of the house.
- 10.4.17 Where it is deemed suitable to strip the timbers of all finishes it is suggested that a non invasive treatment that will not harm the fabric of the building, leaving the data that the timbers retain (pressure marks, nail-holes, carpenter's marks, apotropaic marks etc) extant rather than removing them or opening up the grain of the timber in a way that will provide opportunities for decay or infestation.

10.5 Archaeology

- 10.5.1 As discussed above, this property has a very high potential to reveal further information in its standing fabric and in sub-surface deposits and remains that could shed further light on the building's early origin, evolution and function. Any intervention into the standing fabric or any sub-surface impacts derived from ground works related to the remodelling of the building, its extension and landscaping could therefore contribute further to the research questions raised by Roland Harris as set out above.

10.6 Neighbouring Heritage Assets

- 10.6.1 The location of the greater part of the work proposed for Crosskeys is located to the rear of the house and within its gardens and grounds. As such, potential impacts on the setting of the neighbouring heritage assets, in this instance the grade II listed house to the south (Little Boarsland, 74 High Street (List Entry No. 1025457) and the conservation area, are very much limited by location and by the fact that the greater part of the proposal scheme relates to existing areas of 20th century intervention.
- 10.6.2 Where impacts are possible, they are confined to the addition of the extension to the house and to the garage in addition to the extent of hard-landscaping proposed for the property, all of which may be visible from the neighbouring listed building. Care should also be taken in regard to the solar panels proposed for the south slope of the new pitched roof extension to the garage as this will face towards the neighbouring listed property.

11.0 BIBLIOGRAPHY

Harris, R.B. 2006. *Lindfield Historic Character Assessment Report. Sussex Extensive Urban Survey (EUS)*

Martin, D & Martin, B. 2012. *How Houses Evolved in the High Weald of Eastern Sussex, 1350-1750*

12.0 PURPOSE OF THIS REPORT

- 12.1 The above statement and recommendations are the opinion of the author and intended for information purposes only. Many of the views which inform the conservation of historic buildings are to some extent subjective, particularly in relation to more recent extensions and alterations; therefore, it should be emphasised that there is no guarantee that the opinions expressed within this document will be endorsed by the local planning authority.

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Appendix 1: List Entry Description

The description in the list entry is solely for the purpose of recognition and as such is primarily based on external appearance. The description must not be treated as a comprehensive schedule of those elements which are legally protected as no matter what grade, the legislative cover not only relates to both the interior and exterior, but also extends to any building or structure within the curtilage which predates the 1st of July 1948.

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1193170

Date first listed: 06-Apr-1970

List Entry Name: CROSSKEYS, 76, HIGH STREET

Statutory Address 1:

CROSSKEYS, 76, HIGH STREET

The building or site itself may lie within the boundary of more than one authority.

County: West Sussex

District: Mid Sussex (District Authority)

Parish: Lindfield

National Grid Reference: TQ 34755 25563

Details

TQ 3426 LINDFIELD HIGH STREET (east side) 6/196 No 76 (Crosskeys) 6.4.70 GV II House. Probably late C16, 3 bay timber-framed house with early C17 cross wing to north, refronted early C19. Ground floor brick (with some chequer brickwork) 1st floor weatherboarded, old tiled roof, half-hipped to right hand side and with gable flush with wall plate to left; tile hung to half hip. 2 storey lobby entrance house with 4 windows. Casement windows. Modern gabled porch, timber-framed with herringbone brick nogging. Late C16 brick cruciform chimney stack on ridge. Interior has fireplace with moulded bressummer and exposed heavy floor joists.

Listing NGR: TQ3475525563

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1025457

Date first listed: 06-Apr-1970

List Entry Name: LITTLE BOARSLAND

Statutory Address 1:

LITTLE BOARSLAND, 74, HIGH STREET

Location

Statutory Address: LITTLE BOARSLAND, 74, HIGH STREET

The building or site itself may lie within the boundary of more than one authority.

County: West Sussex

District: Mid Sussex (District Authority)

Parish: Lindfield

National Grid Reference: TQ 34751 25551

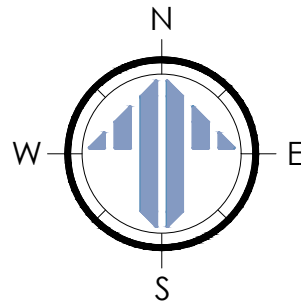
Details

TQ 3426 LINDFIELD HIGH STREET (east side) 6/195 No 74 (Little Boarsland) 6.4.70 GV II
Small cottage extension to No 74. c1830. Stuccoed with hipped slate roof. 2 storeys, 1 window. Wide eaves cornice with paired brackets. 1 sash with vertical glazing bars only. Left side doorcase with cornice, console brackets and 4 panelled doors. Included for group value.

Listing NGR: TQ3475125551

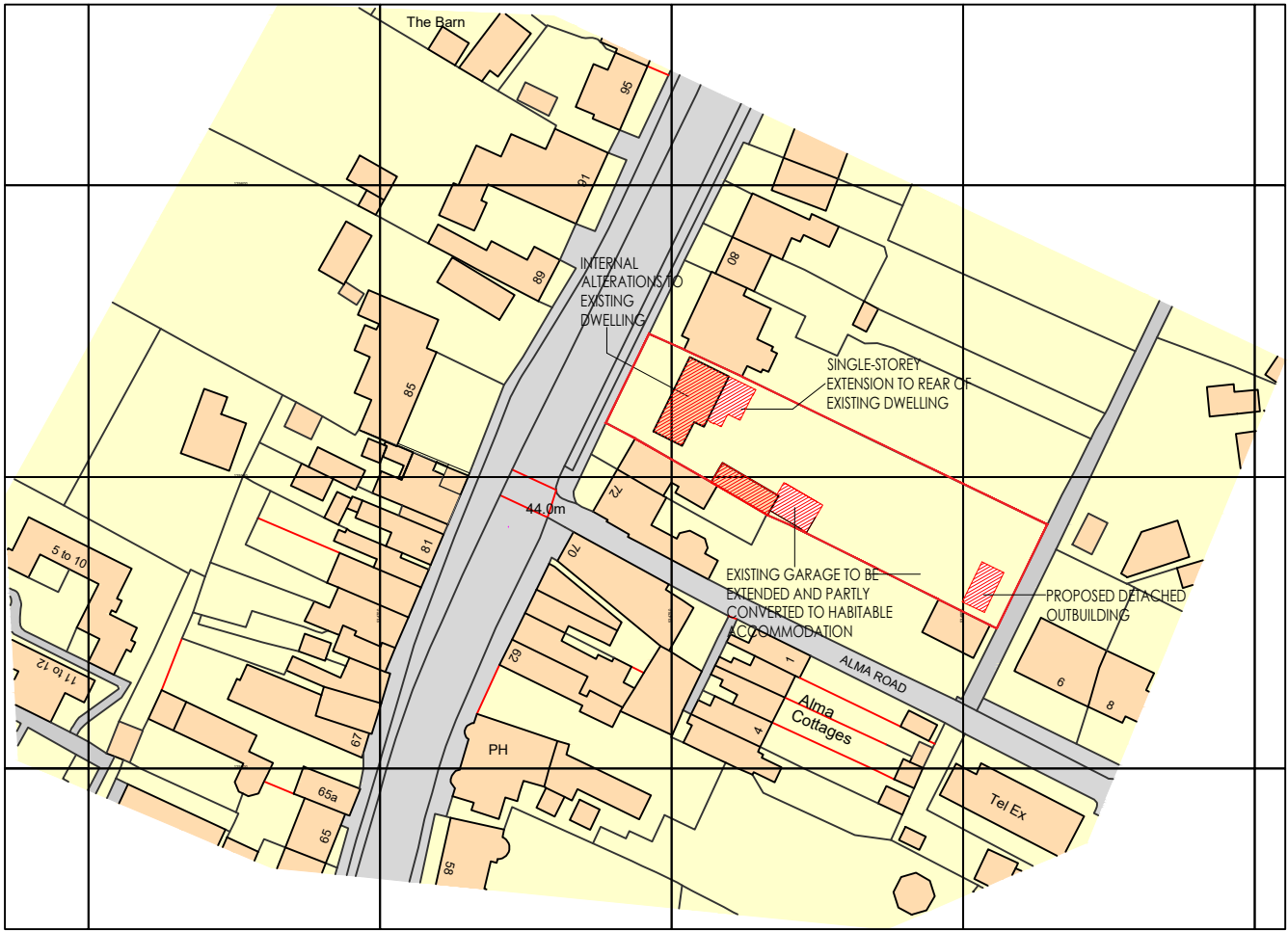
Legal

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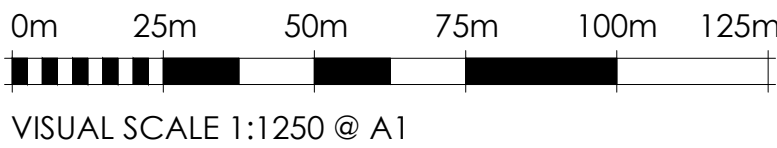
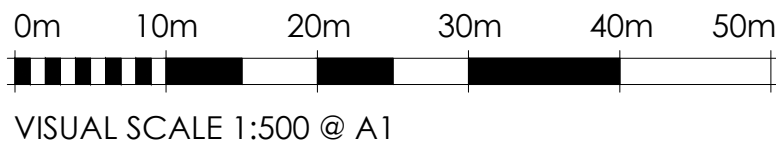
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SITE BLOCK PLAN - AS PROPOSED
SCALE @ 1:500 ON AN A1 SHEET



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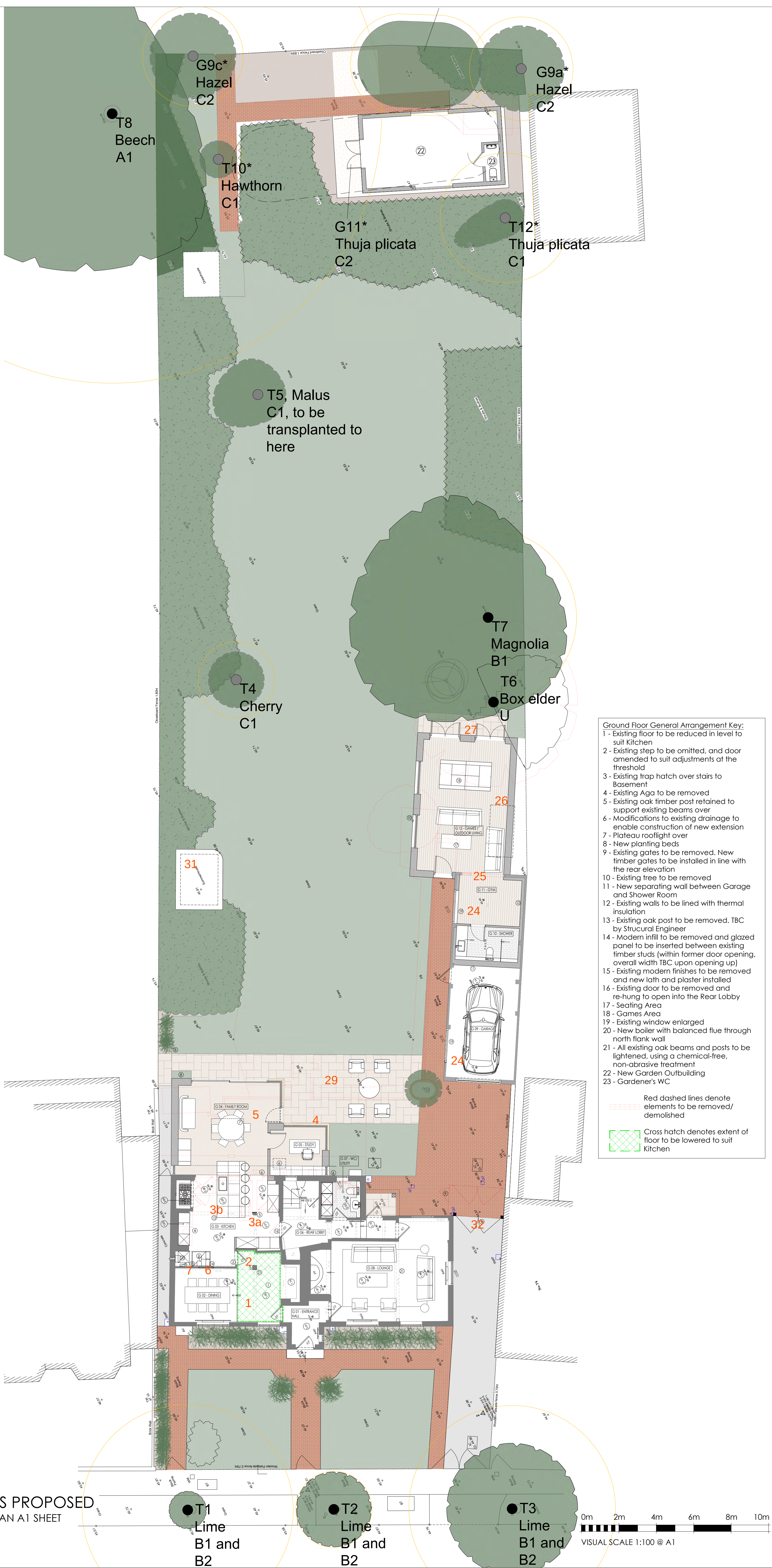
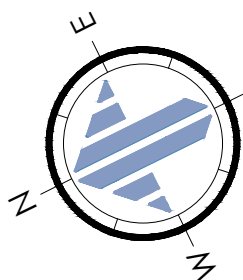
SITE LOCATION PLAN - AS PROPOSED
SCALE @ 1:1250 ON AN A1 SHEET



*	*	*	*	*	*
REV.	DATE.	BY.	AMENDMENT.	CHK.	
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CLIENT: Mr. & Mrs. Nunn					
PROJECT: Crosskeys 76 High Street Lindfield West Sussex, RH16 2HP					
DRAWING: Site Block and Location Plans As Proposed					
DATE: 08.05.2026	SCALE AT A1: Varies	DRAWN BY: RH CHECKED BY: MC			
JOB NO. GH712	DRAWING NO. PL.009	REV. *			

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- Ground Floor General Arrangement Key:
- 1 - Existing floor to be reduced in level to suit Kitchen
 - 2 - Existing step to be omitted, and door amended to suit adjustments at the threshold
 - 3 - Existing trap hatch over stairs to Basement
 - 4 - Existing Aga to be removed
 - 5 - Existing oak timber post retained to support existing beams over
 - 6 - Modifications to existing drainage to enable construction of new extension
 - 7 - Plateau rooflight over
 - 8 - New planting beds
 - 9 - Existing gates to be removed. New timber gates to be installed in line with the rear elevation
 - 10 - Existing tree to be removed
 - 11 - New separating wall between Garage and Shower Room
 - 12 - Existing walls to be lined with thermal insulation
 - 13 - Existing oak post to be removed. TBC by Structural Engineer
 - 14 - Modern infill to be removed and glazed panel to be inserted between existing timber studs (within former door opening, overall width TBC upon opening up)
 - 15 - Existing modern finishes to be removed and new lath and plaster installed
 - 16 - Existing door to be removed and re-hung to open into the Rear Lobby
 - 17 - Seating Area
 - 18 - Games Area
 - 19 - Existing window enlarged
 - 20 - New boiler with balanced flue through north flank wall
 - 21 - All existing oak beams and posts to be lightened, using a chemical-free, non-abrasive treatment
 - 22 - New Garden Outbuilding
 - 23 - Gardener's WC
- Red dashed lines denote elements to be removed/demolished
- Cross hatch denotes extent of floor to be lowered to suit Kitchen

SITE PLAN - AS PROPOSED
SCALE @ 1:100 ON AN A1 SHEET

	*	*	*	*	*
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PROJECT:
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Lindfield
West Sussex, RH16 2HP

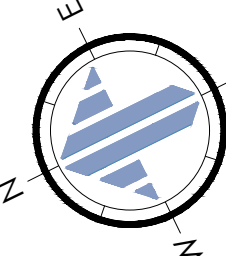
DRAWING:
Site Plan
As Proposed

DATE: 08.05.2026	SCALE AT A1: 1:100	DRAWN BY: RH CHECKED BY: MC
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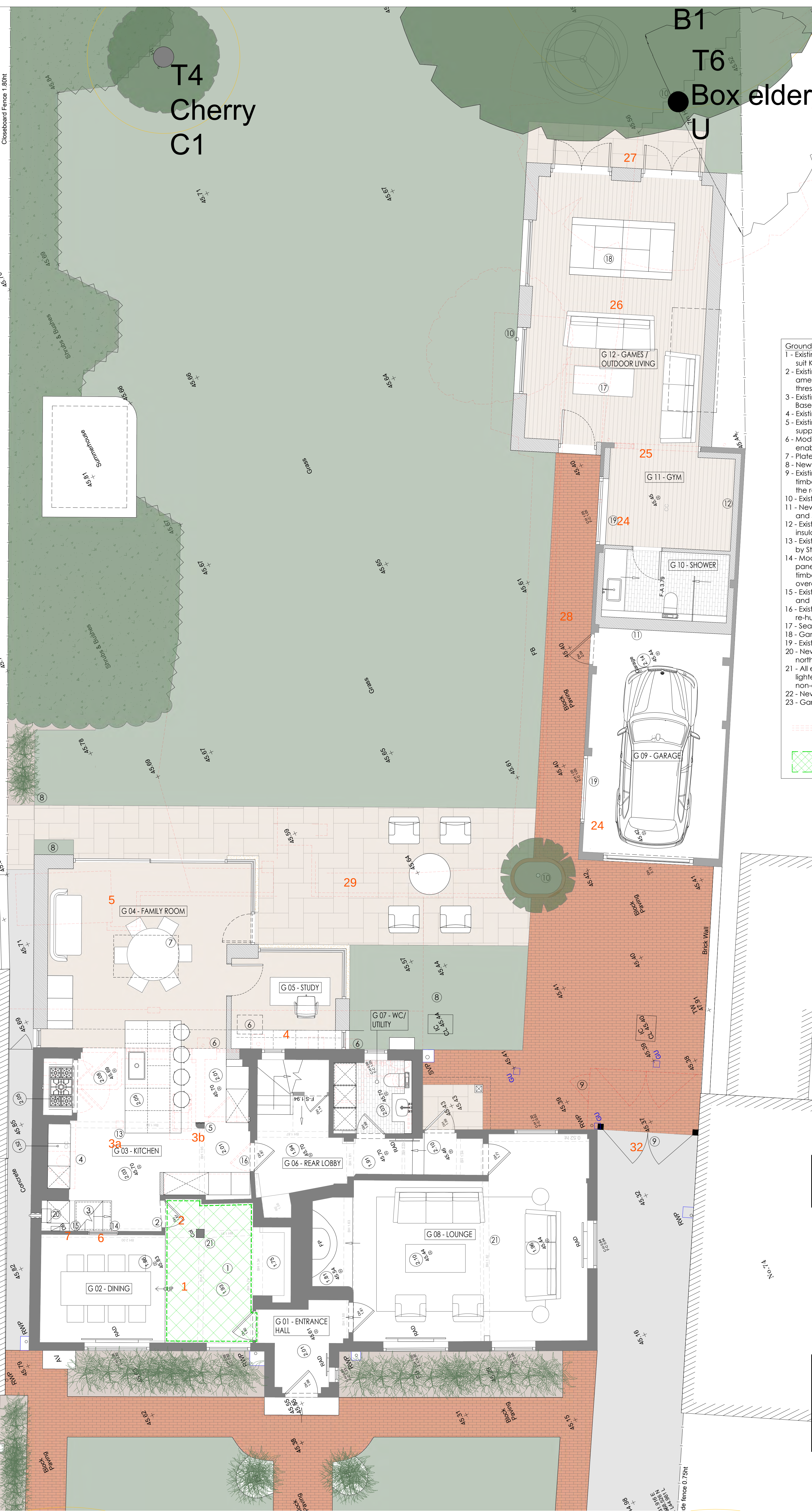
JOB NO. GH712	DRAWING NO. PL.001	REV. *
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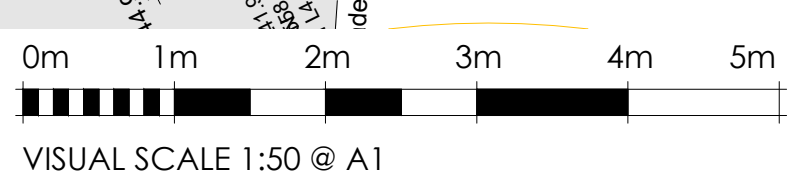
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- Ground Floor General Arrangement Key:
- 1 - Existing floor to be reduced in level to suit Kitchen
 - 2 - Existing step to be omitted, and door amended to suit adjustments at the threshold
 - 3 - Existing trap hatch over stairs to Basement
 - 4 - Existing Aga to be removed
 - 5 - Existing oak timber post retained to support existing beams over
 - 6 - Modifications to existing drainage to enable construction of new extension
 - 7 - Plateau rooflight over
 - 8 - New planting beds
 - 9 - Existing gates to be removed. New timber gates to be installed in line with the rear elevation
 - 10 - Existing tree to be removed
 - 11 - New separating wall between Garage and Shower Room
 - 12 - Existing walls to be lined with thermal insulation
 - 13 - Existing oak post to be removed. TBC by Structural Engineer
 - 14 - Modern infill to be removed and glazed panel to be inserted between existing timber studs (within former door opening, overall width TBC upon opening up)
 - 15 - Existing modern finishes to be removed and new lath and plaster installed
 - 16 - Existing door to be removed and re-hung to open into the Rear Lobby
 - 17 - Seating Area
 - 18 - Games Area
 - 19 - Existing window enlarged
 - 20 - New boiler with balanced flue through north flank wall
 - 21 - All existing oak beams and posts to be lightened, using a chemical-free, non-abrasive treatment
 - 22 - New Garden Outbuilding
 - 23 - Gardener's WC
- Red dashed lines denote elements to be removed/demolished
- Cross hatch denotes extent of floor to be lowered to suit Kitchen



GROUND FLOOR GENERAL ARRANGEMENT - AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET



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*	*	*	*	*

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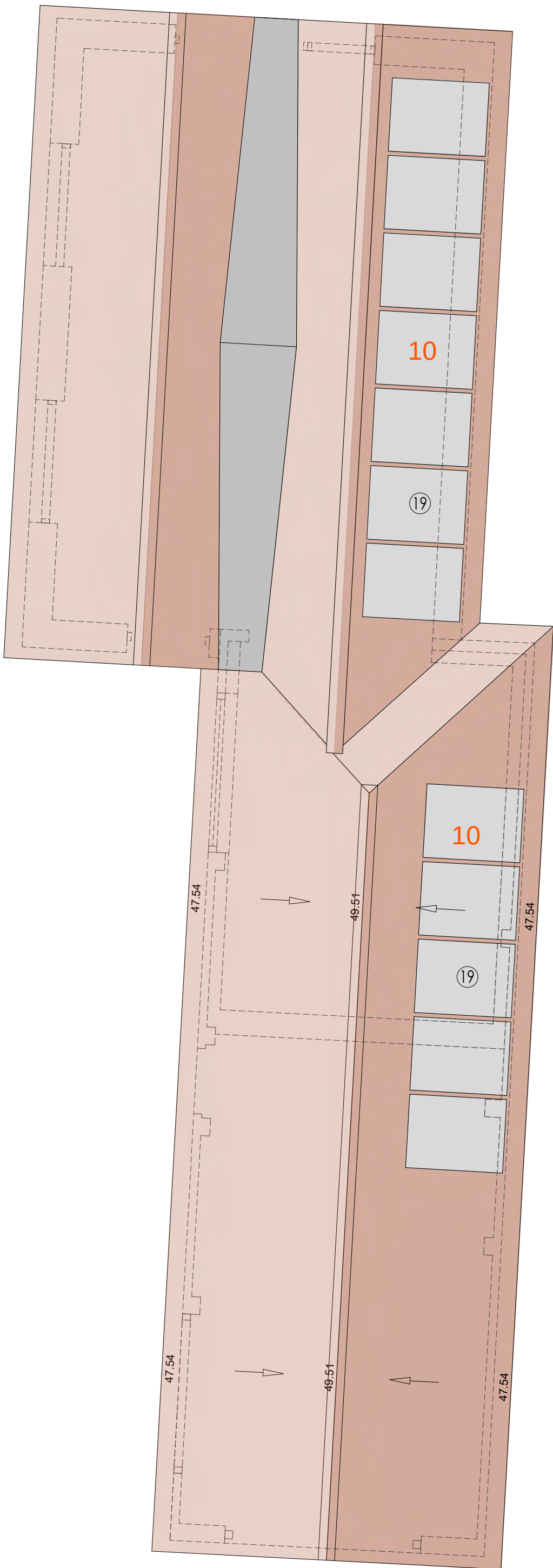
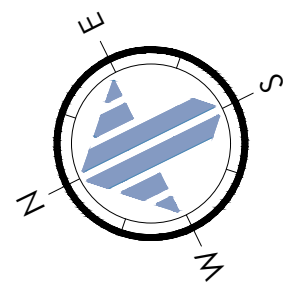
PROJECT:
Crosskeys
76 High Street
Lindfield
West Sussex, RH16 2HP

DRAWING:
Ground Floor General Arrangement
As Proposed

DATE: 08.05.2026	SCALE AT A1: 1:50	DRAWN BY: RH CHECKED BY: MC
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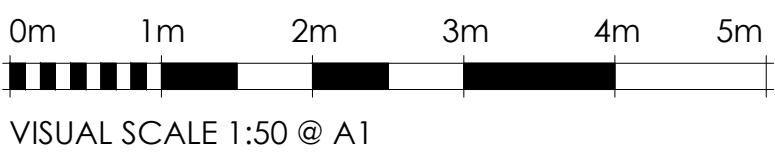
JOB NO. GH712	DRAWING NO. PL.002	REV. *
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FIRST FLOOR GENERAL ARRANGEMENT - AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET

- First Floor General Arrangement Key:
- 1 - Existing plasterboard ceiling to be removed to allow for opening up to the rafters, increasing visibility of the four-way braced Crown Post
 - 2 - Existing doors to be extended and openings increased in height
 - 3 - Existing door to be fixed shut
 - 4 - Existing door to be retained
 - 5 - Existing door and window removed. Modern infill removed
 - 6 - Plateau rooflight to existing flat roof
 - 7 - New bath to be installed within extended Bedroom
 - 8 - Plaster to be removed immediately abutting the existing beam to expose the existing rafters, increasing the sense of height
 - 9 - Existing plasterboard ceiling to be removed, and opened up to the rafters, incorporating conservation roof windows - extent indicated with grey cross-hatching
 - 10 - Through-wall extractor fan, discharging through cast-iron grille painted to match timber cladding
 - 11 - Ceiling extractor fan, discharging at roof level via inline tile vent
 - 12 - Blue hatching denotes extent of existing plasterboard ceiling removed, and overall height increased as far as possible (approx. 200-250mm)
 - 13 - Existing SVP, to be modified to terminate through inline tile ventilator in lieu of existing arrangement
 - 14 - Glass link between existing dwelling and proposed extension
 - 15 - Plateau rooflight to new flat roof
 - 16 - Code 7 lead to flat roof of proposed extension
 - 17 - Proposed plateau rooflight to new lead flat roof
 - 18 - Code 5 lead to Porch canopy
 - 19 - Solar photovoltaic panels
- Red dashed lines denote elements to be removed/demolished



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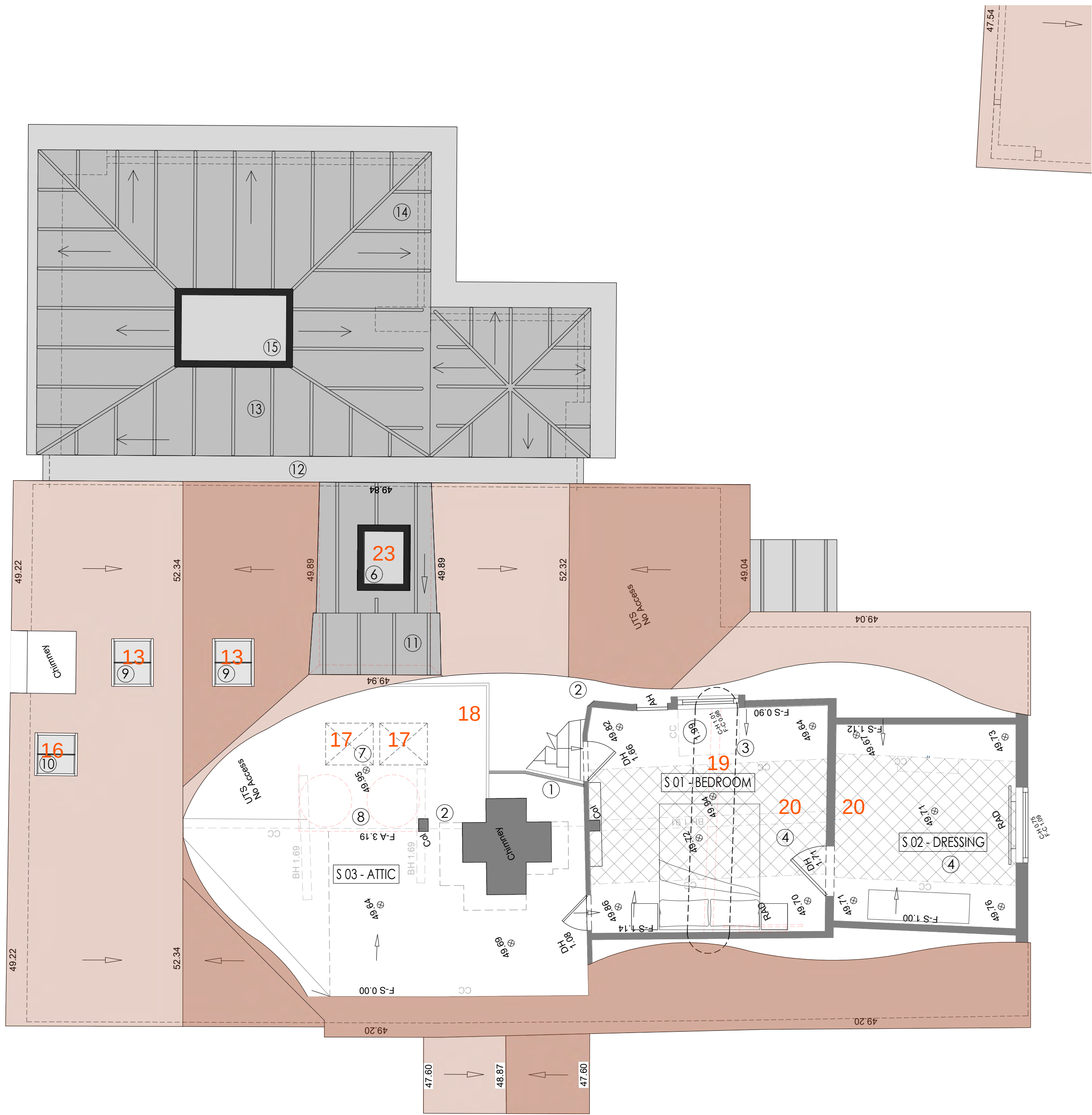
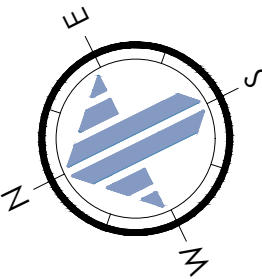
PROJECT:
Crosskeys
76 High Street
Lindfield
West Sussex, RH16 2HP

DRAWING:
First Floor General Arrangement
As Proposed

DATE: 08.05.2026	SCALE AT A1: 1:50	DRAWN BY: RH CHECKED BY: MC
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JOB NO. GH712	DRAWING NO. PL.003	REV. *
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NOT FOR CONSTRUCTION



- Second Floor General Arrangement Key:
- 1 - Replace plasterboard and fibre board with new glazed partitions to increase the visibility of the four-way braced Crown Post and Chimney
 - 2 - New timber stud partition walls to be formed following the opening up of the existing ceiling to increase views towards the original roof slopes - plaster finishes to be applied to underside of existing rafters
 - 3 - Existing floor-level beam to be removed
 - 4 - Existing ceiling lining to be removed - existing ceiling joists retained
 - 5 - Code 5 lead to Patch canopy
 - 6 - Proposed plateau rooflight to replacement lead flat roof
 - 7 - New Conservation roof window to serve Attic space. Rooflight to sit over existing rafters, to avoid cutting into them
 - 8 - Existing tanks and pipework removed, along with the timber deck upon which they currently sit
 - 9 - New Conservation roof windows over Bedroom below. Rooflights to sit over existing rafters, to avoid cutting into them
 - 10 - Existing Velux replaced with a Conservation roof window
 - 11 - Code 5 lead as replacement flat roof covering
 - 12 - Glass link between existing dwelling and proposed extension
 - 13 - Plateau rooflight to new flat roof
 - 14 - Code 7 lead to flat roof of proposed extension
 - 15 - Proposed plateau rooflight to new lead flat roof
 - 16 - Solar photovoltaic panels

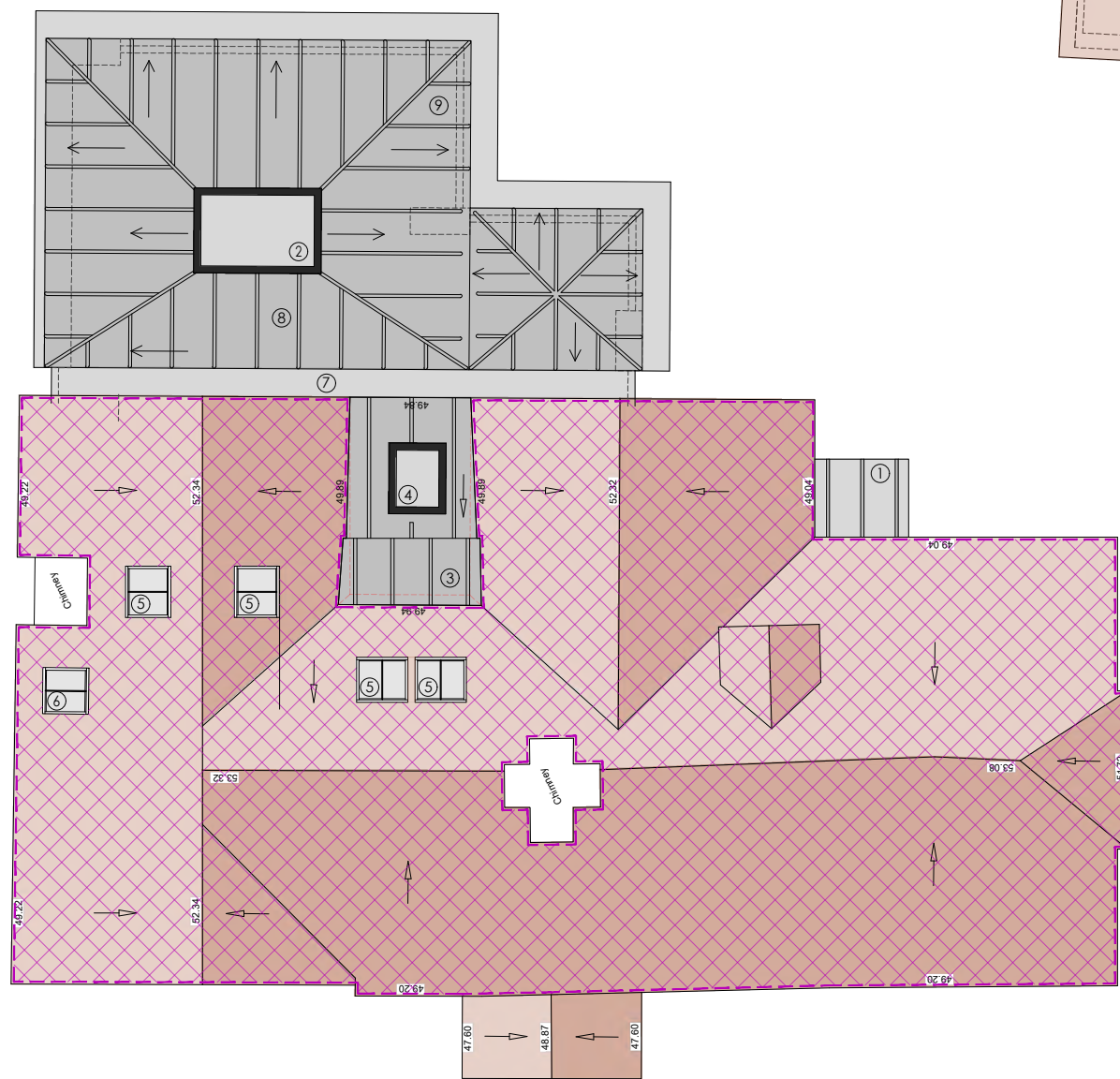
Red dashed lines denote elements to be removed/ demolished

Cross hatch denotes extent of ceiling to be opened up to the rafters

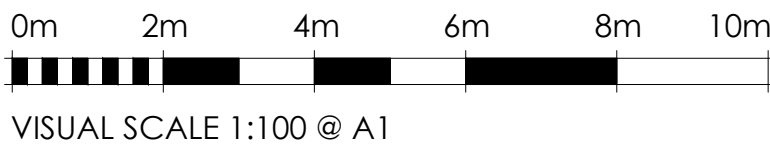
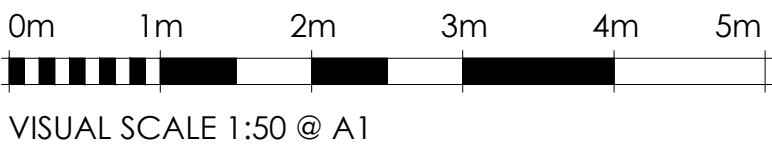
- Roof Plan Key:
- 1 - Code 5 lead to Patch canopy
 - 2 - Proposed plateau rooflight to new lead flat roof
 - 3 - Code 5 lead as replacement flat roof covering
 - 4 - Proposed plateau rooflight to existing lead flat roof
 - 5 - New Conservation roof windows over Bedroom below. Rooflights to sit over existing rafters, to avoid cutting into them
 - 6 - Existing Velux replaced with a Conservation roof window
 - 7 - Glass link between existing dwelling and proposed extension
 - 8 - Plateau rooflight to new flat roof
 - 9 - Code 7 lead to flat roof of proposed extension
 - 10 - Solar photovoltaic panels

Red dashed lines denote elements to be removed/ demolished

Cross hatch denotes extent of re-roofing to existing dwelling



ROOF PLAN - AS PROPOSED
SCALE @ 1:100 ON AN A1 SHEET



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PROJECT:
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76 High Street
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West Sussex, RH16 2HP

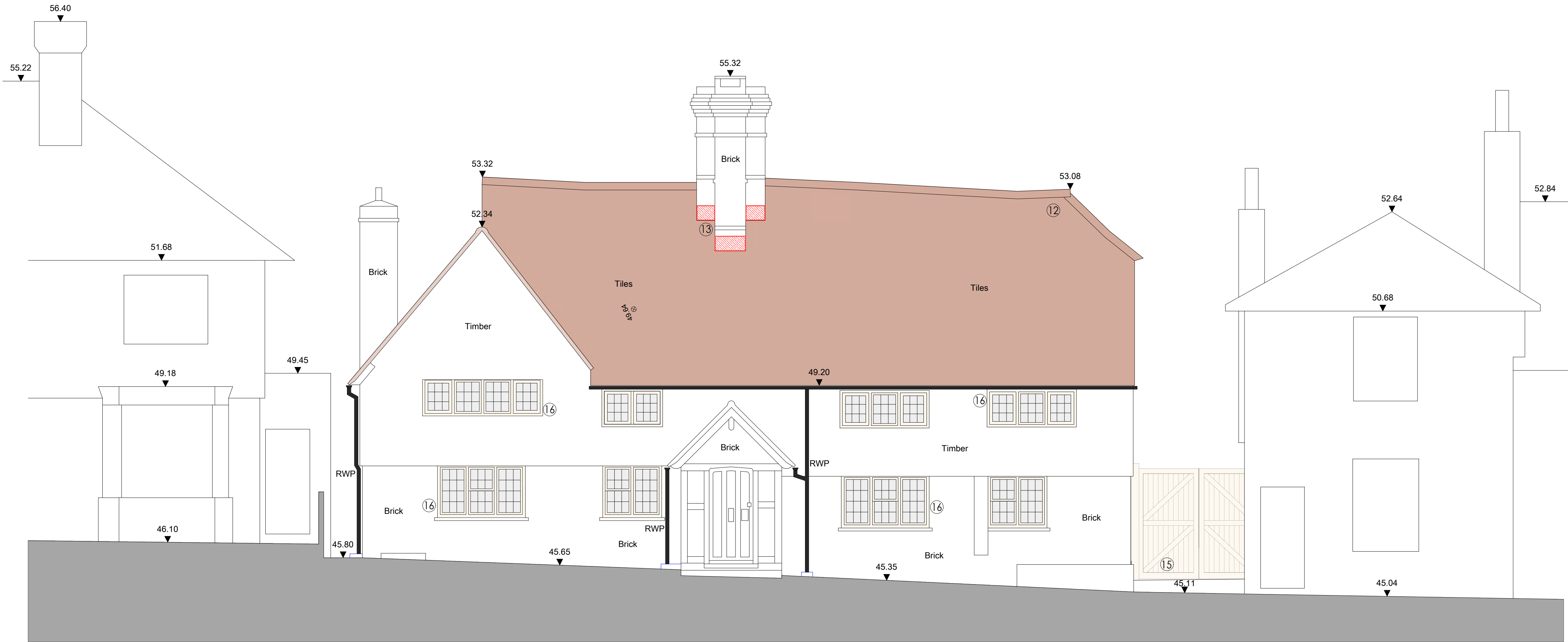
DRAWING:
Second Floor General Arrangement
and Roof Plan As Proposed

DATE: 08.05.2026	SCALE AT A1: 1:100 / 1:50	DRAWN BY: RH CHECKED BY: MC
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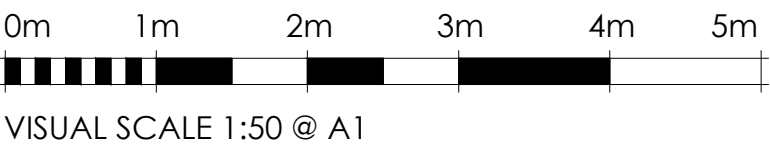


WEST ELEVATION - AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET

- Main House Elevation Key:
- 1 - Facing brick to walls, to match existing
 - 2 - Featheredge timber boarding to gable wall, to match the existing Garage and Main House
 - 3 - Timber windows in a style to match the existing, with a painted finish to match the existing
 - 4 - Rainwater goods in cast iron, painted in black
 - 5 - Timber fascias and soffits, painted to match cladding and joinery
 - 6 - Timber post with a white-painted finish, sat upon a brick stool
 - 7 - New Code 5 lead roof with 10 deg. pitch, to include back gutters lined in lead, and lead dressed over fascias
 - 8 - New plateau rooflights with powder-coated frames in black
 - 9 - Replacement flat roof to be finished in Code 5 lead
 - 10 - New conservation roof windows
 - 11 - Existing SVP to be replaced with a new cast iron pipe, painted in black
 - 12 - Replacement pitched roof to be finished with mostly retained plain clay tiles, with any new tiles to match existing. To include matching bonnet hip and ridge tile fittings
 - 13 - New Code 5 lead flashings to existing chimney
 - 14 - Code 5 lead to Porch roof, with painted timber fascia and soffit
 - 15 - Replacement timber gates, with a painted finish in white
 - 16 - Replacement windows with slim double-glazed panes, in Crittall-style metal frames set in timber sub-frames
 - 17 - Structural glass link to separate new extension from the existing Listed Building



EAST ELEVATION - AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET



	*	*	*	*	*
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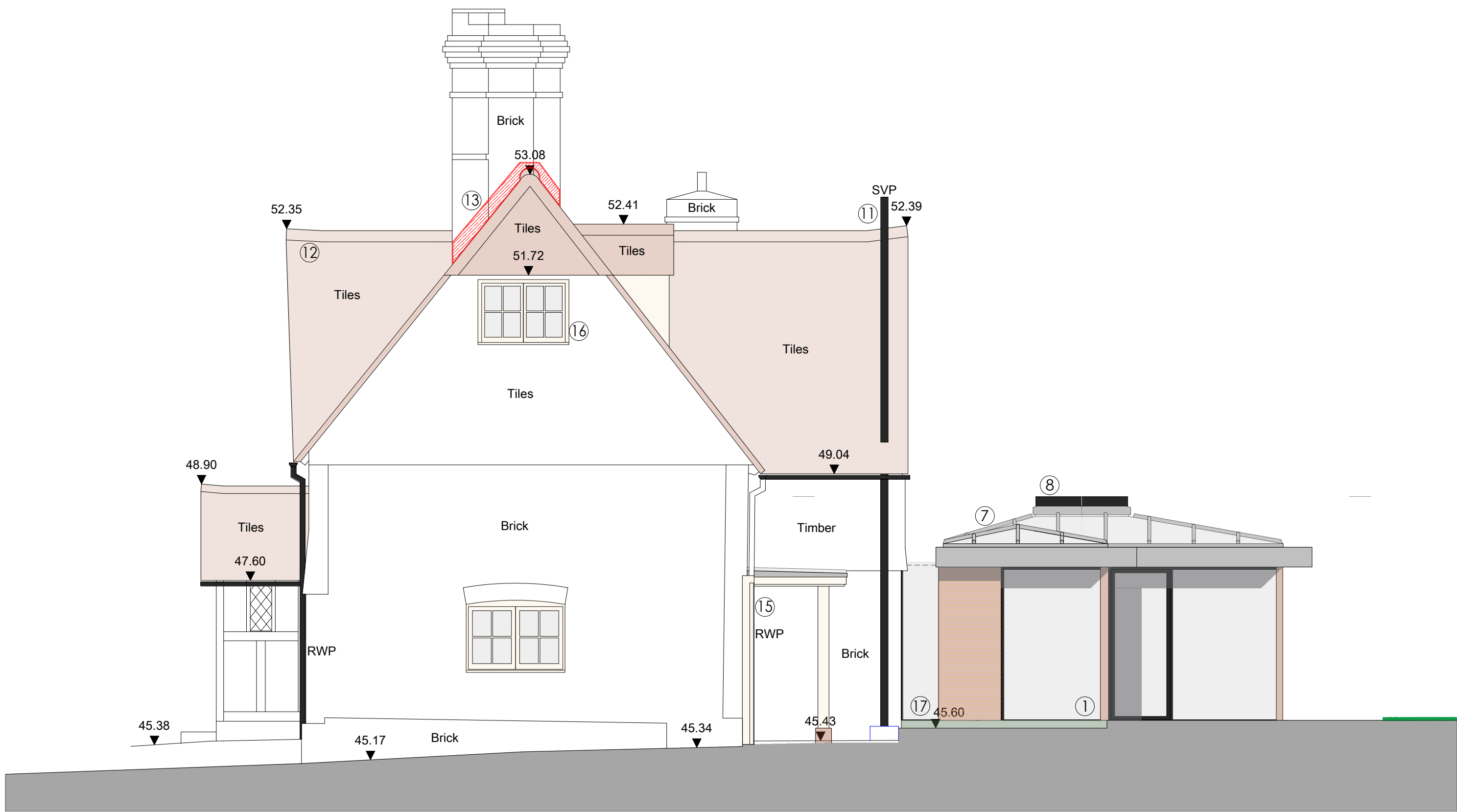
Crosskeys
76 High Street
Lindfield
West Sussex, RH16 2HP

DRAWING:

East and West Elevations As Proposed

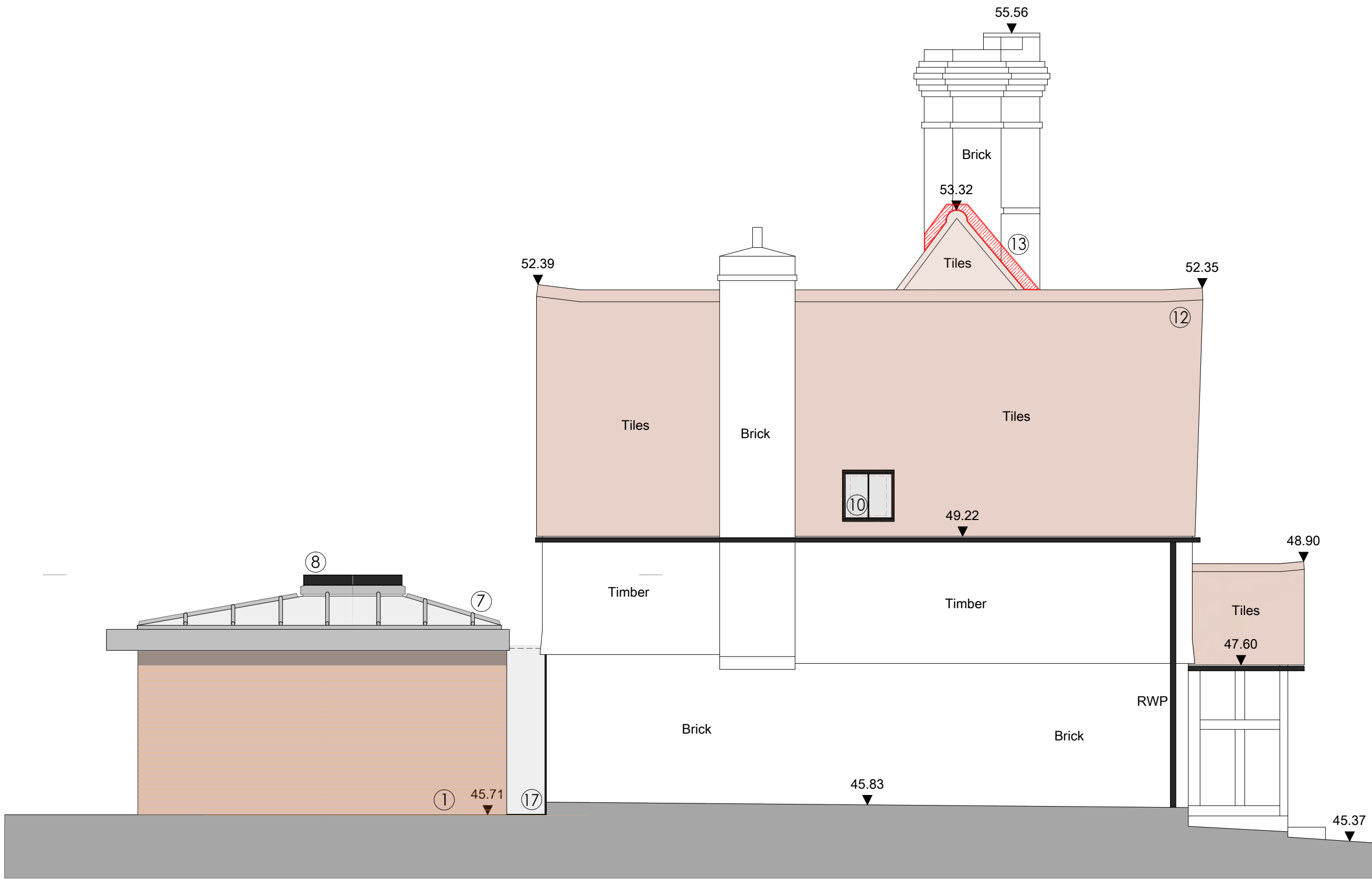
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JOB NO. GH712	DRAWING NO. PL.005	REV. *
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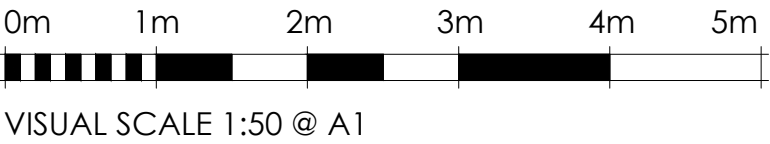


SOUTH ELEVATION - AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET

- Main House Elevation Key:
- 1 - Facing brick to walls, to match existing
 - 2 - Featheredge timber boarding to gable wall, to match the existing Garage and Main House
 - 3 - Timber windows in a style to match the existing, with a painted finish to match the existing
 - 4 - Rainwater goods in cast iron, painted in black
 - 5 - Timber fascias and soffits, painted to match cladding and joinery
 - 6 - Timber post with a white-painted finish, sat upon a brick stool
 - 7 - New Code 5 lead roof with 10 deg. pitch, to include back gutters lined in lead, and lead dressed over fascias
 - 8 - New plateau rooflights with powder-coated frames in black
 - 9 - Replacement flat roof to be finished in Code 5 lead
 - 10 - New conservation roof windows
 - 11 - Existing SVP to be replaced with a new cast iron pipe, painted in black
 - 12 - Replacement pitched roof to be finished with mostly retained plain clay tiles, with any new tiles to match existing. To include matching bonnet hip and ridge tile fittings
 - 13 - New Code 5 lead flashings to existing chimney
 - 14 - Code 5 lead to Porch roof, with painted timber fascia and soffit
 - 15 - Replacement timber gates, with a painted finish in white
 - 16 - Replacement windows with slim double-glazed panes, in Crittall-style metal frames set in timber sub-frames
 - 17 - Structural glass link to separate new extension from the existing Listed Building



NORTH ELEVATION - AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET



*	*	*	*	*	*
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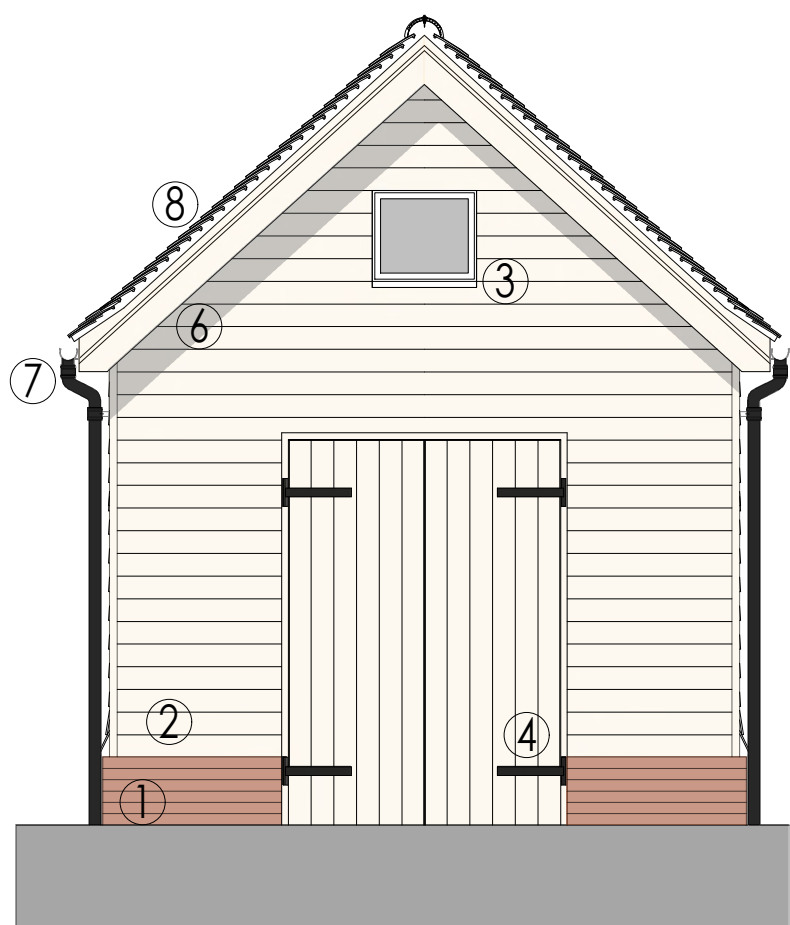
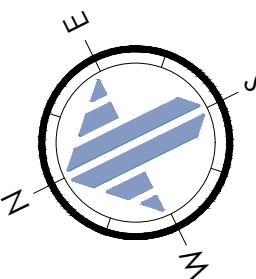
CLIENT: Mr. & Mrs. Nunn
PROJECT: Crosskeys 76 High Street Lindfield West Sussex, RH16 2HP

DRAWING:
North and South Elevations
As Proposed

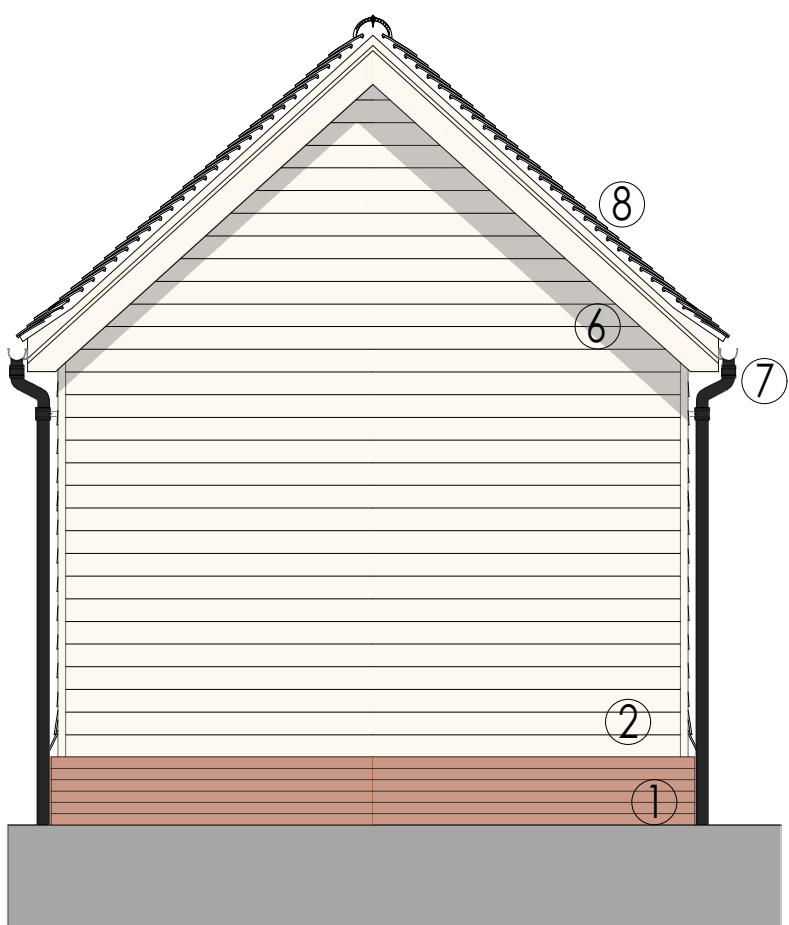
DATE: 08.05.2026	SCALE AT A1: 1:50	DRAWN BY: RH CHECKED BY: MC
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JOB NO. GH712	DRAWING NO. PL.006	REV. *
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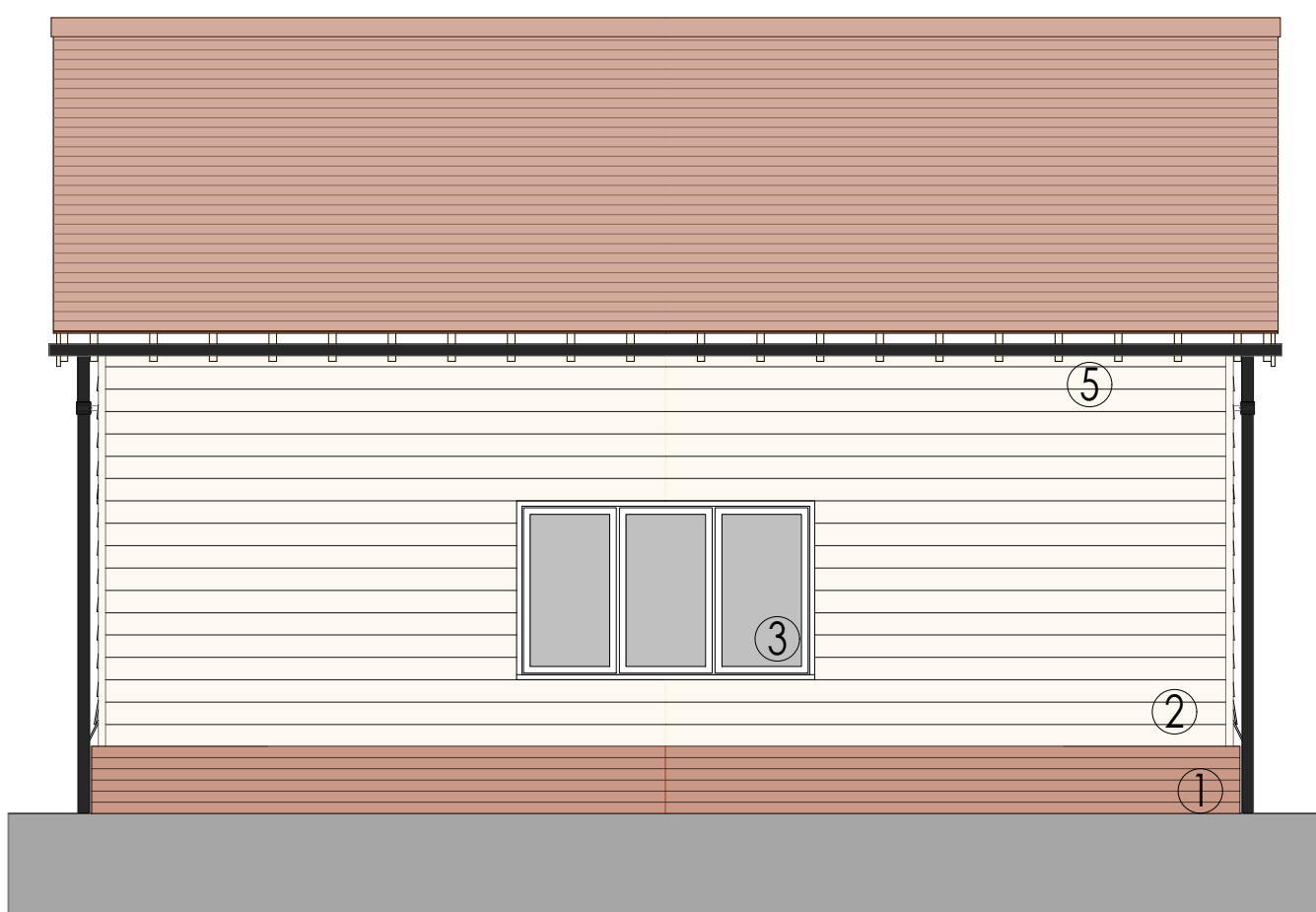
NOT FOR CONSTRUCTION



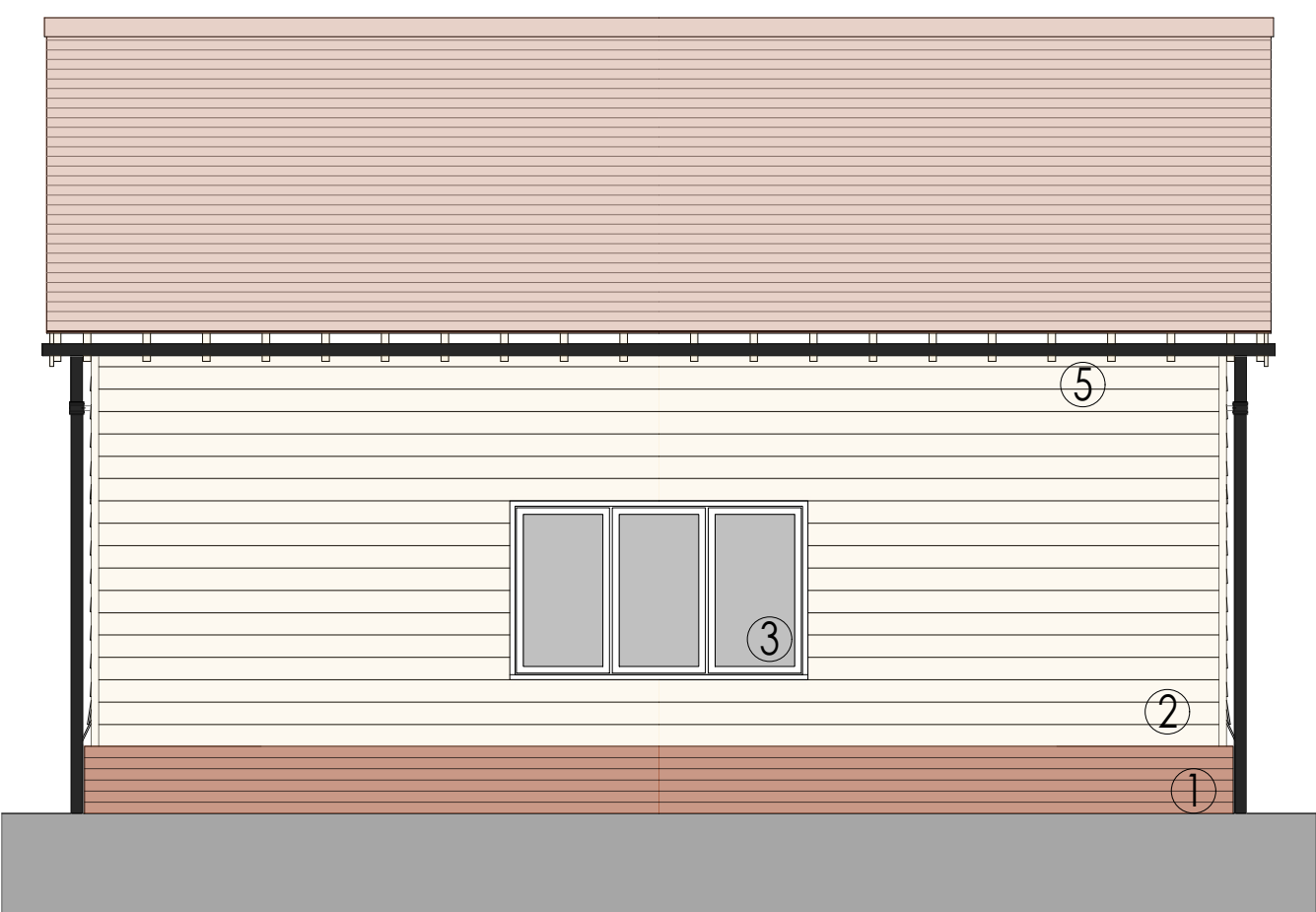
GARDEN OUTBUILDING
NORTH ELEVATION - AS
PROPOSED
SCALE @ 1:50 ON AN A1 SHEET



GARDEN OUTBUILDING
SOUTH ELEVATION - AS
PROPOSED
SCALE @ 1:50 ON AN A1 SHEET

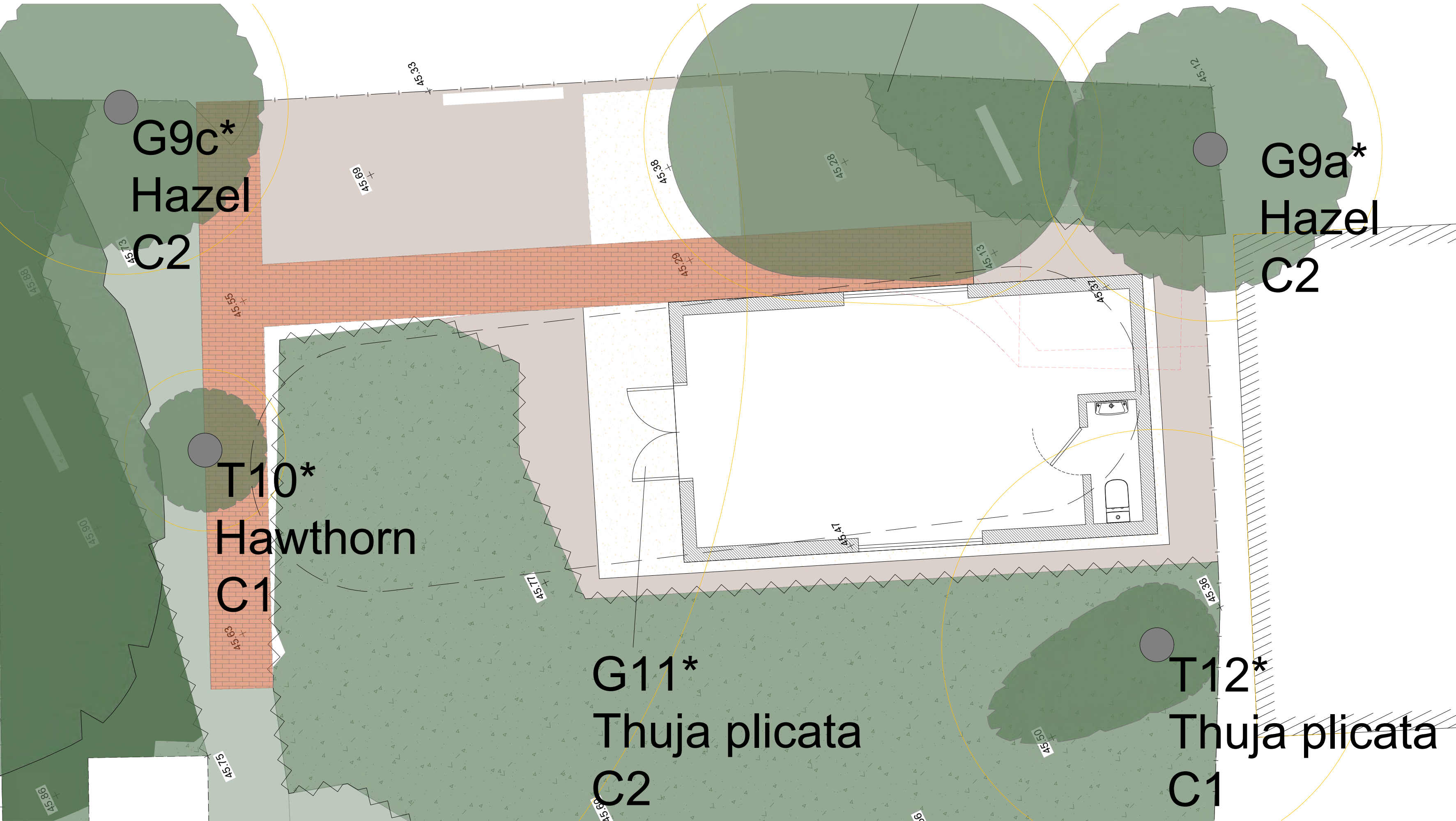


GARDEN OUTBUILDING WEST ELEVATION -
AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET

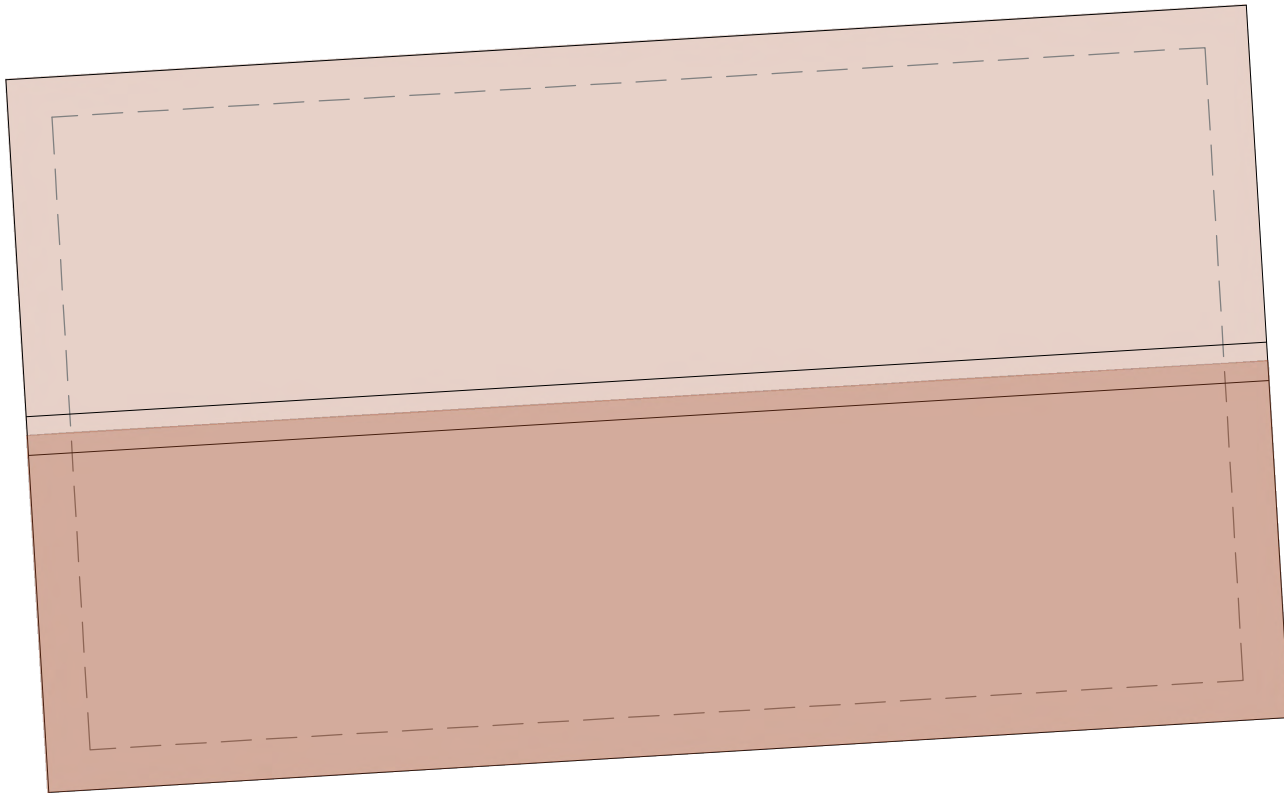


GARDEN OUTBUILDING EAST ELEVATION -
AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET

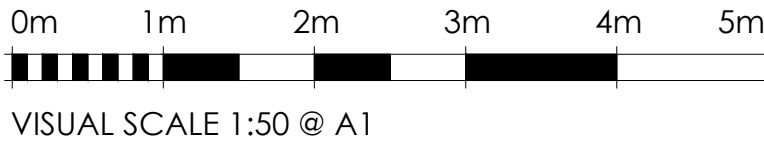
- Garden Outbuilding Elevation Key:
- 1 - Facing brick to plinth wall
 - 2 - Featheredge timber boarding to walls, to match the main house
 - 3 - Timber window with a painted finish to match the cladding
 - 4 - Ledged and braced timber doors, painted to match the cladding and windows
 - 5 - Exposed timber rafter feet, painted to match cladding and joinery
 - 6 - Timber barge boards, painted to match cladding and joinery
 - 7 - Rainwater goods in cast aluminium, powder-coated in black
 - 8 - New pitched roof to be finished in plain clay tiles with matching ridge tile fittings



GARDEN OUTBUILDING GENERAL ARRANGEMENT - AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET



GARDEN OUTBUILDING ROOF PLAN - AS
PROPOSED
SCALE @ 1:50 ON AN A1 SHEET



REV.	DATE	BY	AMENDMENT	CHK.
1	08.05.2026	RH		MC

PLANNING

gould baxter

2 Lucastes Mews, Paddockhall Road,
Haywards Heath,
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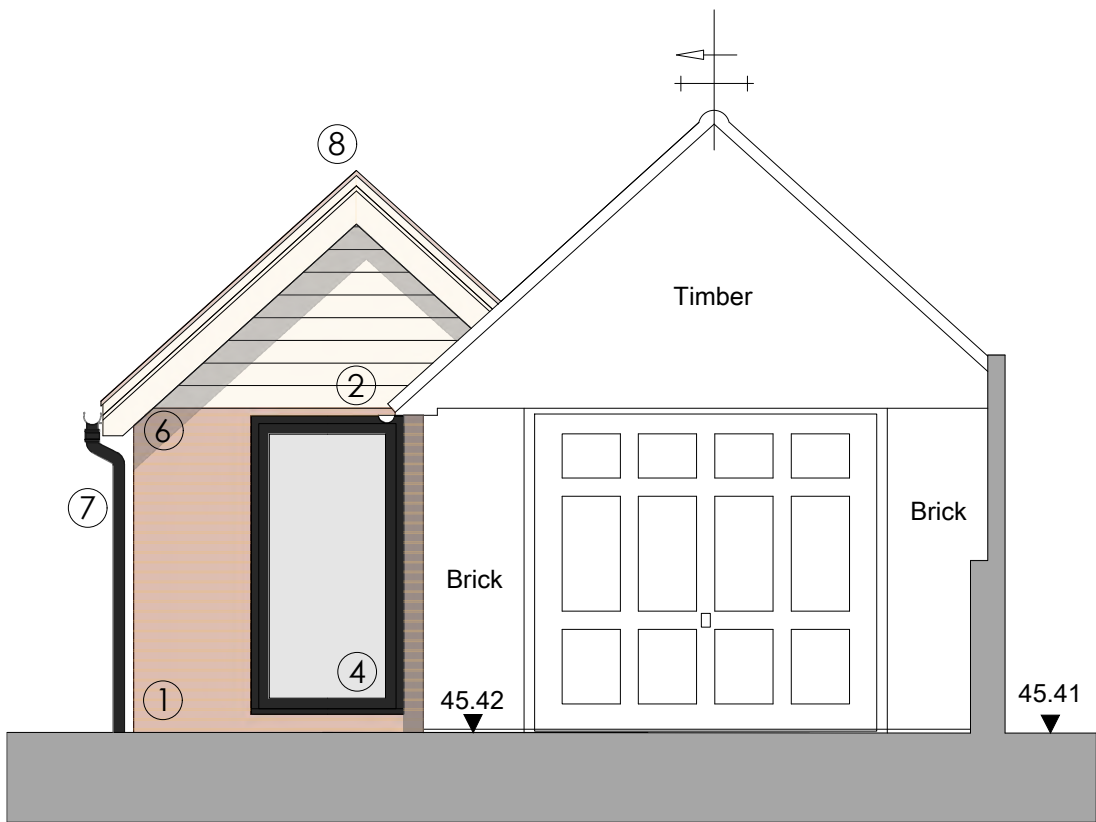
CLIENT:
Mr. & Mrs. Nunn

PROJECT:
Crosskeys
76 High Street
Lindfield
West Sussex, RH16 2HP

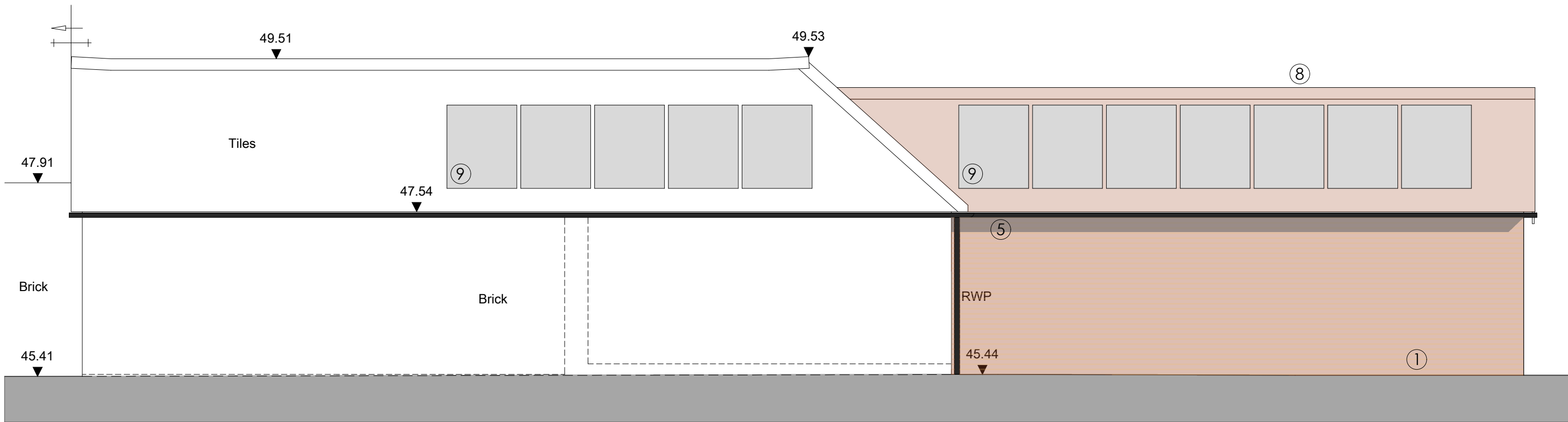
DRAWING:
Garden Outbuilding Elevations,
General Arrangement and Roof Plan
As Proposed

DATE	SCALE AT A1	DRAWN BY	CHECKED BY
08.05.2026	1:50	RH	MC

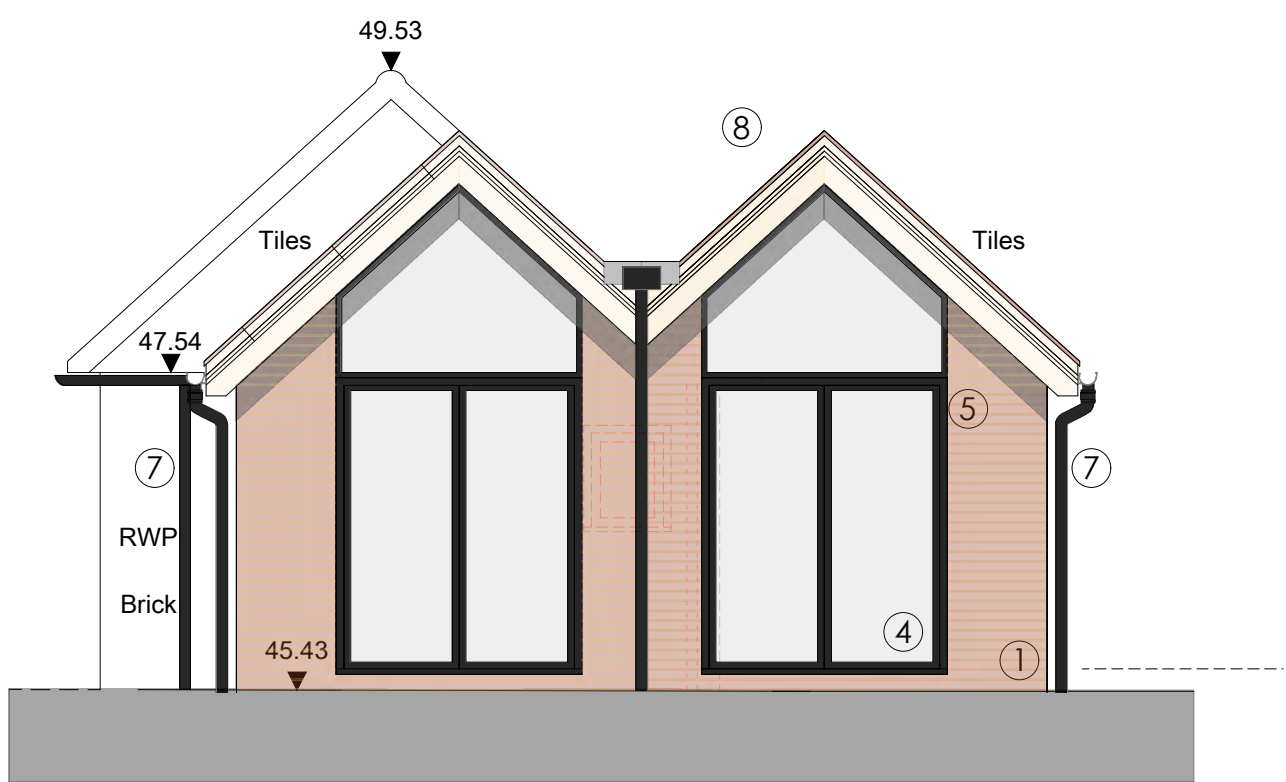
JOB NO.	DRAWING NO.	REV.
GH712	PL.007	*



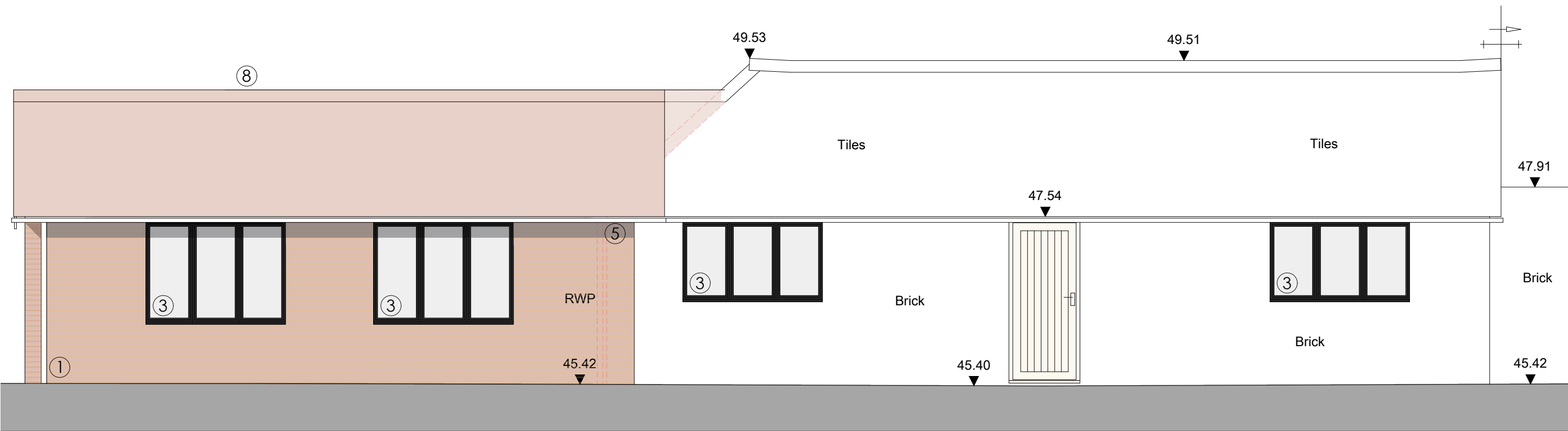
GARAGE OUTBUILDING WEST
ELEVATION - AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET



GARAGE OUTBUILDING SOUTH ELEVATION - AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET

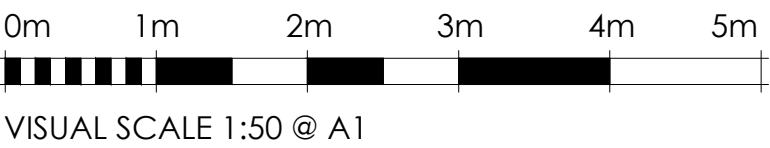


GARAGE OUTBUILDING EAST
ELEVATION - AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET



GARDEN OUTBUILDING NORTH ELEVATION - AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET

- Garage Outbuilding Elevation Key:
- 1 - Facing brick to walls, to match existing
 - 2 - Featheredge timber boarding to gable wall, to match the existing Garage and Main House
 - 3 - Timber windows in a style to match the existing, with a painted finish to match the existing
 - 4 - Fully-glazed timber doors, painted to match the cladding and windows
 - 5 - Timber fascias and soffits, painted to match cladding and joinery
 - 6 - Timber barge boards, painted to match cladding and joinery
 - 7 - Rainwater goods in cast aluminium, powder-coated in black
 - 8 - New pitched roof to be finished in plain clay tiles to match existing, with matching ridge tile fittings
 - 9 - Solar PV panels set in trays within south-facing roof slopes



	*	*	*	*	*
REV.	DATE	BY	AMENDMENT		CHK.

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CLIENT:
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PROJECT:
Crosskeys 76 High Street Lindfield West Sussex, RH16 2HP

DRAWING:
Garage Outbuilding Elevations
As Proposed

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GH712	PL.008	*

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