



PORTERS, LINDFIELD, WEST SUSSEX

A historic impact assessment on a proposed conversion of a garage into residential accommodation adjacent to a Grade II listed building within a conservation area.

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1.0 Introduction

1.1 This report has been written at the request of Mr and Mrs Ulrich-North, the present owners of Porters, High Street, Lindfield. Mr and Mrs Ulrich-North moved into the property at the end of December 2020 and wish to convert the existing garage, which is situated adjacent to the main house, into independent living accommodation for a family relative.

This report is intended to inform the design and planning process.

1.2 Porters is a Grade II Listed building having been awarded Listed status in September 1951 and is situated in the Lindfield Conservation area. Its official listing reads as follows:

TQ 3426 LINDFIELD HIGH STREET (east side) 6/192 No 58 (Porters) 10.9.51 GV II House. Early C19 with early C20 extension to south. Brick built with grey header bond and red brick dressings, the south elevation of the original part partly tile hung, modern tiled roof. 2 storeys and attics. 3 windows. Brick sawtooth cornice and moulded wooden cornice below. Band between floors and end quoins. 2 hipped dormers with tripartite windows. 3 sashes, the central one 12 paned, the end ones tripartite with 24 panes. Central doorcase with flat hood on brackets, Tuscan half columns, rectangular fanlight with St Andrew's cross pattern and early C20 door. Brick end chimney stacks. 2 storeys early C20 extension to south in matching materials.

2.0 The Setting

2.1 Porters is situated on the east side of Lindfield High Street, on gently rising ground. It lies within the Lindfield Conservation Area and is typical of many houses along the High Street, which are highlighted on the Conservation Area appraisal, which states:

Lindfield has a strong individual village identity with a pond, a common, a church dating from the 13th century and a High Street. The High Street is lined with many buildings of architectural interest. Although representative of a variety of periods there are a number of buildings of medieval origin and the Georgian period. One of the most attractive features in the south part of the High Street is the way in which shops alternate with other uses.

2.2 It is believed that the present house was first constructed around 1685, and was originally used as an inn, as evidenced by its large cellar. However, by around 1728 the present Red Lion inn, which lies adjacent to Porters to the north, was built and the house became an apothecary's shop. The house appears to have derived its name from a Doctor William Porter, who occupied it from the 1850s until his death in 1895.

2.3 The 1910 25" Ordnance Survey (OS) map shows the footprint of Porters at that time. The site of the present garage is highlighted in red, where there appears to have been a couple of outbuildings (Fig.1)

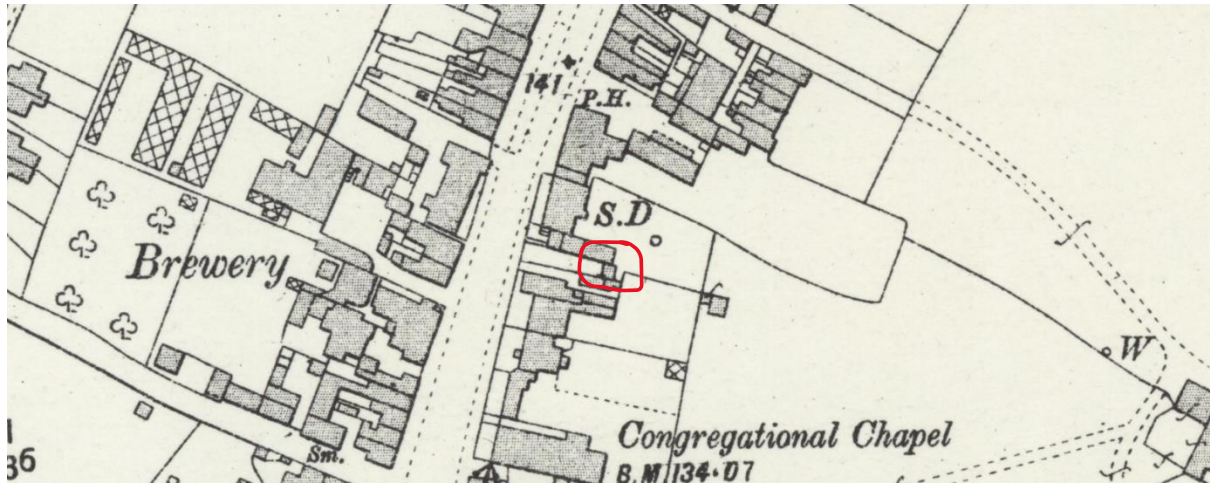


Figure 1 1910 OS Map showing Porters and site of garage (highlighted red)

2.4 The 1947 25" OS map shows that the present garage appears to be in place, indicating that it was probably constructed in the 1920s or 1930s. In this respect it would be considered to be a curtilage listed building, having been constructed before the main house was listed in 1951. (Fig. 2)

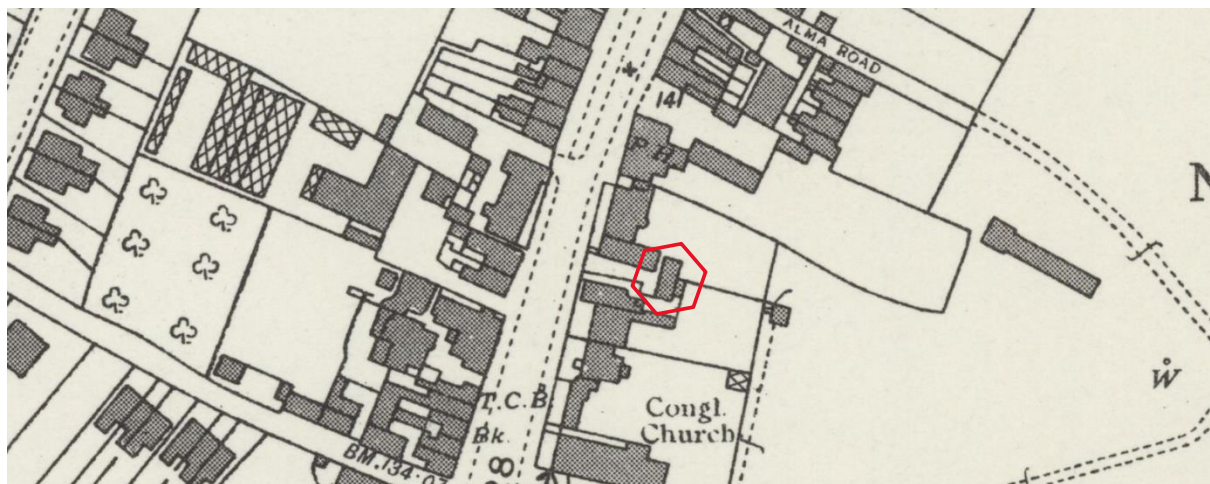


Figure 2 1947 OS Map showing present garage (highlighted red)



Figure 3 View of garage from rear garden



Figure 4 View of garage from driveway

3.0 The Proposed Plans

3.1 As mentioned at the beginning of this report it is proposed to convert the garage into living accommodation. (Fig. 5)

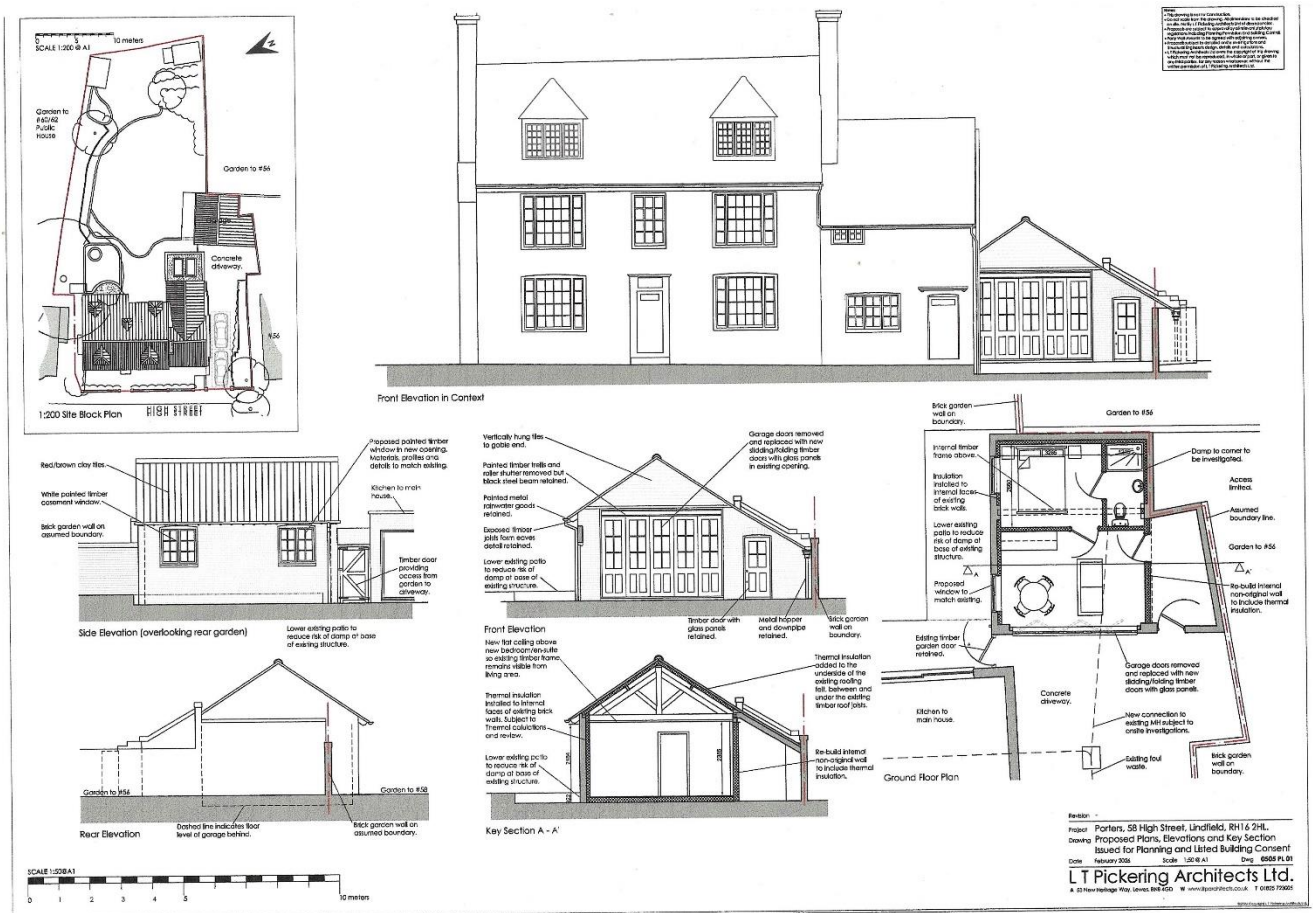


Figure 5 Plan showing proposed alterations

3.2 The garage is constructed from brick under a clay-tiled roof and is currently used as an indoor gym and for storage purposes.

3.3 It is proposed to divide the main garage area into a separate bedroom with an en-suite shower room and WC, at the rear of the garage.

3.4 The front section of the garage will form a sitting room with dining area. These rooms will be divided by means of wooden panels which could be removed should any future owners wish to convert it back into a garage.

3.5 Currently the internal roof area of the garage is fully exposed. However, it is understood that the bedroom and shower room will have a flat ceiling inserted. The sitting area will remain open to the existing rafters. The roof area will be fully insulated.

3.6 Entry to the property will be via the existing side door and lobby.

3.7 It is proposed to insert a new window into the wall overlooking the garden, to allow light into the sitting area (Fig. 6) This will match the existing window, thus minimising any visual impact.



Figure 6 Sidewall of garage where new matching window will be inserted

3.8 The existing up-and-over door to the garage will be replaced by new sliding/folding doors in the same style as the existing windows of both the main house and the garage, thus minimising any visual impact.

3.9 It is understood that patio area adjacent to the garage will be lowered to minimise any possibility of damp penetrating the garage (Fig. 6) This will have minimal impact on the building and the garden.

4.0 Conclusion

4.1 The proposed plans to convert the garage into living accommodation appear to be sympathetic to the listed building, its setting and the conservation area.

4.2 Externally, the proposed new window and the proposed sliding/folding door in keeping with the other windows to the property thereby having minimal impact.

4.3 Internally, the proposed wooden dividing walls could be easily removed should any future owners wish to return the building back into a garage.

4.4 The existing roof structure will be retained.

4.5 The removal of part of the existing patio adjacent to the garage to minimise the possibility of damp will have negligible effect on the setting and the historic asset.