

HERITAGE IMPACT ASSESSMENT



Property Address: 29 High Street, Lindfield, Haywards Heath
West Sussex RH16 2HJ

Client: Jacqueline Murphy

Inspection Date: 15th October 2024

Report Date: 10th December 2024

Prepared by Richard Pocock MSc MRICS

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1. INTRODUCTION

Aspect: North Southeast West

Occupation: Vacant

Persons present: None

Weather during the inspection: Dry

Inspection Limitations: None of note

1.1 Instructions and Rationale

This appraisal has been carried out to assess the impact of proposed alterations to a residential building within the Lindfield Conservation Area/High Weald. The appraisal is concerned with the process of conserving the special architectural and historic interest of the building and the character and appearance of the Conservation Area, whilst providing comment upon both elements of change and alteration to the building.

This report is not concerned with matters relating to the interior of the building. We note that there have been consents (DM/24/0265) to remodel the interior and consents relating to the basement and also a single storey rear projection/infill extension. These are outside the scope of this report in consideration.

This report is entirely focused upon matters relating to external appearance in relation to a proposed rear first floor extension and also the remodelling of the garden.

This appraisal has been conducted in accordance with the general guidelines set out in British Standard 7913:2013 'Guide to the Conservation of Historic Buildings' and also the Historic England publications 'Informed Conservation' and 'Conservation Principles, Policies and Guidance' and in particular responds to policies outlined in the National Planning Policy Framework (NPPF). In respect of information requirements, it sets out that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

Guidance on the implementation and interpretation of historic environment policy has been provided by the Historic England publications including GPA2 'Managing Significance in Decision-Taking in the Historic Environment' and GPA3 'The Setting of Heritage Assets'.

Local level planning guidance has been provided for under the current Lindfield Neighbourhood Plan, Design Plan and other relevant documentation for Mid Sussex, as appropriate.

A site survey inspection of the property was carried out. This was limited to a non-invasive inspection. Background research was conducted using historic mapping databases, archived material, and through reference to readily available sources.

The assessment of the proposals has been conducted with reference to a range of texts, particularly the Historic England good practice guides and local authority's appraisal of the Conservation Area.

2. BUILDING LOCATION AND SITE INFORMATION

29 High Street, also referred to in this document as 'the building', or 'the property', is located at national grid reference - TQ

The building is on a southeast/northwest alignment and occupies a plot to the northwest of Lindfield Pond, at the very centre of the village.

The building lies within the Lindfield Conservation Area as designated and controlled by Mid Sussex DC.

2.1 Mapping Context

The property, or its position, is to be seen in context on various OS (or other) maps below:



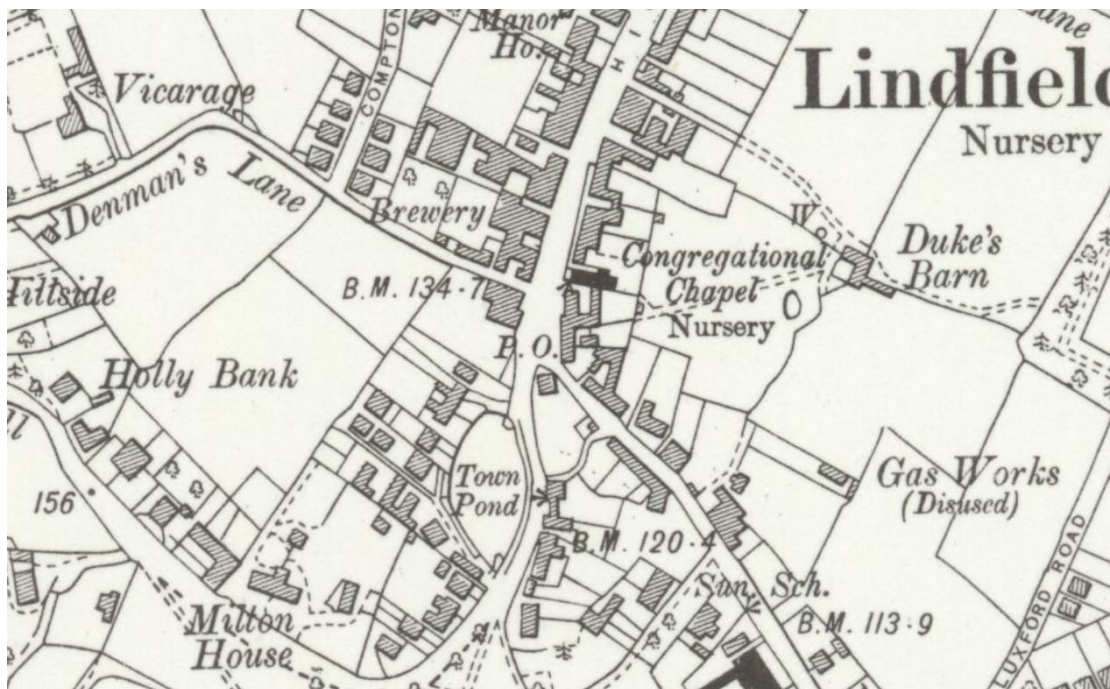
1874

The earliest OS map readily available, of course, is somewhat too early to show the subject building, but does give context as to where it would eventually be built. The subject property would eventually be built within the formal garden of the building that once stood directly to the north of the site and which once stood where numbers 33-39 High Street now stand.



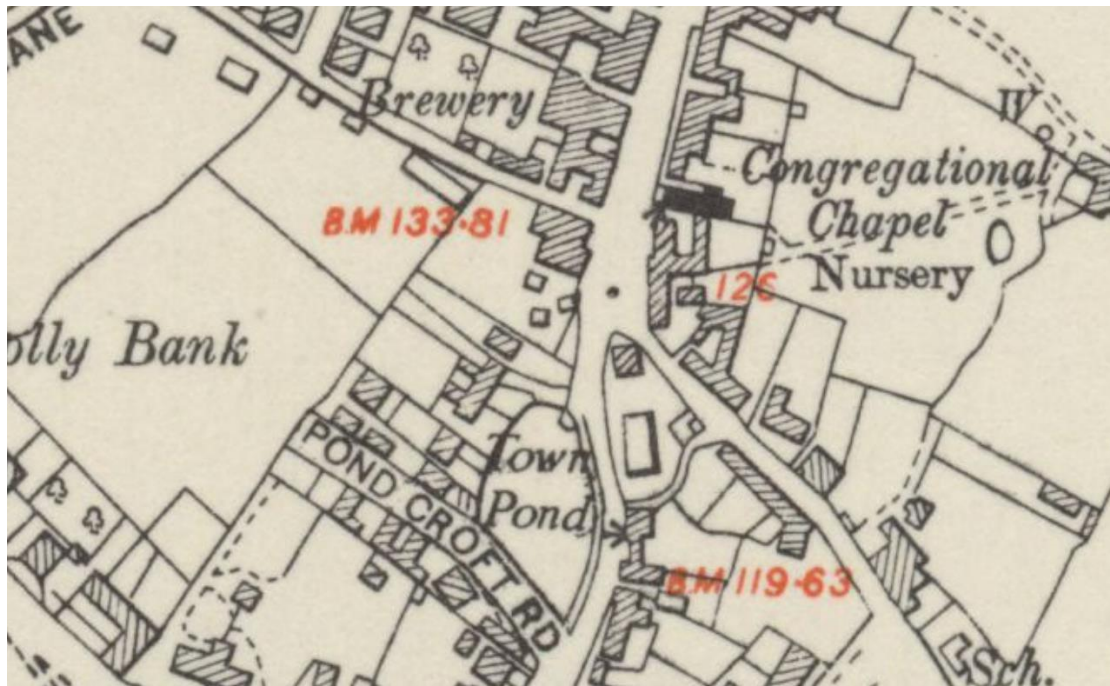
1896

By 1896 the subject property is still not showing as built and neither is the plot demarcated.



1909

The subject property has appeared by 1909. It seems likely that the adjacent building to the south was shortened to allow the plot to be freed up for the pair of semi-detached houses.



1938

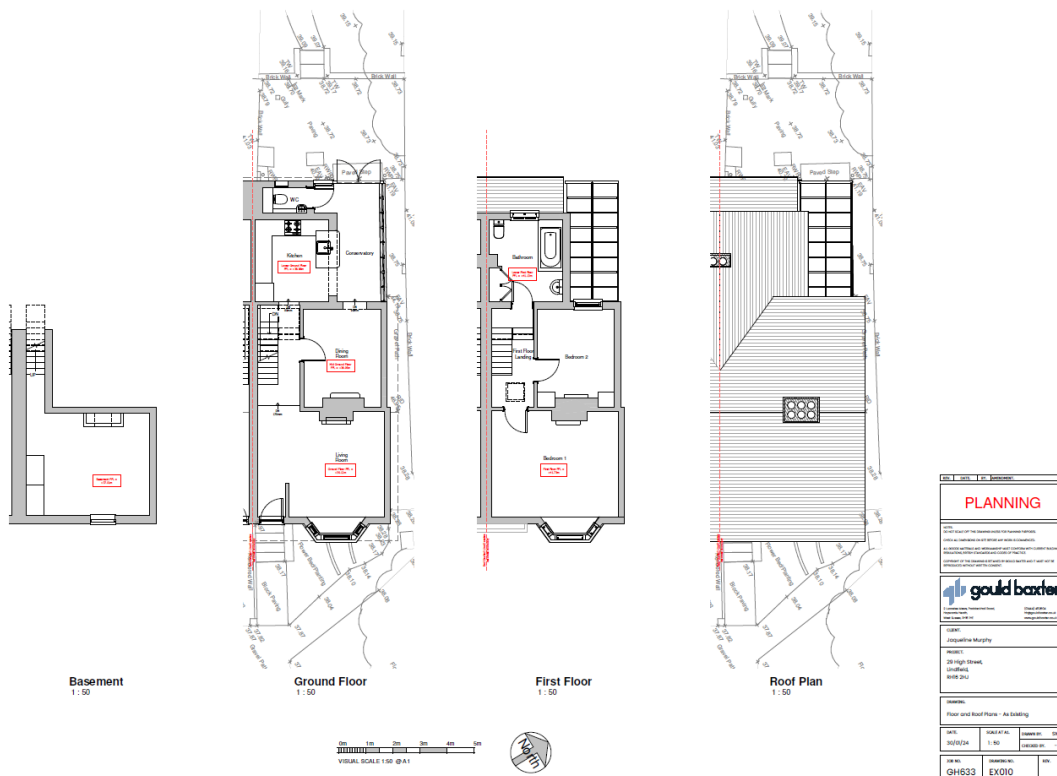
By 1938, little has changed, apart from Pond Croft Road being somewhat larger than the track that it once was.

3. LISTED BUILDING DESCRIPTION

The building is not statutorily listed. However, it is in the vicinity of other buildings which are listed and its setting within context in this instance is a factor to take account of.

4. BRIEF HISTORIC BACKGROUND AND INTERPRETATION

The below ground floor internal plan has been attached for reference.



PLANNING			
gould baxter			
29 High Street, Lindfield, West Sussex			
GH633 EX010			

The subject property is an unlisted semi-detached residential house which looks to have been built around 1900. It is one of a pair of semi-detached houses which are halls adjoining and which have identical canted front bay window projections.



The building as a whole has deeply overhanging eaves which extend the pitch of the roof over the bay projections and the primary roof is a simple up and over pitched example.

The subject property and its neighbour retain a small external partition wall and steps up to the respective front doors. The bay window projections are cantilevered and overhanging windows which serve a lower ground floor which occupies only the front portion of the building.



The front door of both properties had adjoining bracketed hoods of a type utilised at the very end of the 19th and into the beginning of the 20th centuries.

The frontages of both buildings have likely striated rusticated render. Remaining elevations are in exposed coursed brickwork.

Both of the houses have adjoining rear additions which project into the back gardens, thus creating, if looked at from above, a broadly identifiable 'T' plan arrangement.

Fenestration remains broadly as original. This also goes for the rear of the building.

Modern alterations are limited to some minor internal alterations which do not form part of this report. Also, there is a modern rear conservatory and lean-to WC. This is proposed to be demolished to make way for the extension proposals.



The property and its neighbour also retain their respective chimney stacks both over the main part of the building and also the rear addition.

The subject property and its neighbour represent good examples of late 19th and early 20th century domestic architecture.

5. CONSERVATION AREA CONTEXTUAL ASSESSMENT

- 5.1 Lindfield Conservation Area was designated in 1969, with extensions in 1989 and 1998 and contains numerous statutorily listed buildings.
- 5.2 The Conservation Area appraisal makes no specific mention of locally listed buildings (buildings which are considered to be historically significant within local context but are not statutorily 'nationally' listed) although the Conservation

Area appraisal makes reference to a number of features which are considered to make a positive contribution to the character and appearance of the Conservation Area:

- the variety of buildings both in terms of age and architectural style and detail including timber framing, a variety of brick bonds, original features such as windows, chimneys and doors.
- the use of natural and traditional building materials including clay tiled roofs, sandstone, Horsham stone roofs, mathematical tiles, tile hanging and stucco.
- the rising curve of the High Street with the Church as a focal point.
- a tree and hedge lined approach into the village from the north.
- the presence of trees and hedges around and between the buildings in Black Hill which contributes to the overall character and appearance of the area.
- the trees along the High Street.
- the work of Charles Kempe at Old Place.
- the large residential properties in Black Hill set well back from the road in spacious grounds.

5.3 29 High Street forms part of the more central part of the village area surrounding the pond.

5.4 Several factors are acknowledged as having a detrimental impact on the character and appearance of the Conservation Area, but these are not detailed directly (merely commented upon in relation to 'Unsympathetic Alterations') and form the subject of the 1989 and 1998 changes to the Conservation Area.

6. ASSESSMENT OF HERITAGE VALUES

A broad appraisal of the heritage values associated with the building has been carried out relating to its evidential value, historical value, communal value, and aesthetic value. The purpose of assessing these values is to enable an assessment of the building's significance, whether physically manifest in its architectural features, or in some other less tangible form. This approach permits a more considered and objective assessment of proposed alterations and can inform management of the process of change.

In this case, the assessment is less stringent than would be the case for a listed building, but nonetheless still considers the building against matters pertinent to the overall Conservation Area and also its proximity to listed assets.

6.1 Evidential Value

6.1.1 Evidential value is described by Historic England as both "physical remains" and "evidence of human past activity." and evidential value is derived through assessment of what is visible and manifest for inspection.

6.1.2 Typically with buildings such as this, historic changes were often driven by many interlinking factors, such as changes of use, ownership, fashions,

technological change and development and commercial imperatives to allow the building to function suitably for its owners and users. Some changes contribute to the character of a building and some changes may be argued to have resulted in a diluting impact.

- 6.1.3 Externally, whilst alterations and extensions (rear) have taken place, these for the most part appear both typical and distinguishable.
- 6.1.4 The building retains much character and remains in good physical order. Original sash fenestration is still mostly in situ. The property would certainly be recognisable by its first owners from the frontage.
- 6.1.5 Internally, the building has undergone some layout alteration. Historic plan form remains broadly evident, but we note that consent has already been given to re-model the interior and this report is not concerned with matters of prior consent.

6.2 Historical Value

- 6.2.1 Historic England consider that historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. This can be either illustrative, whereby the site can be perceived to represent a period in history, or associative, where a connection with an event or person can contribute to the historic significance of a site.
- 6.2.2 The age and development history of the subject property is indicative of the mix of property types remaining within the centre of Lindfield. Whilst not the oldest by far, the house and its attached neighbour are otherwise representative.
- 6.2.3 The building has seen continuous occupation to the present day. This provides the building with general evolutionary interest.

6.3 Communal Value

- 6.3.1 Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. This can be divided into Commemorative and Symbolic values where the place may invoke emotion or contribute to an individual's or community's sense of place or social values where a place can be a form of catalyst for memories associated with it.
- 6.3.2 The communal value of this property can be considered as low. This is due to it being a somewhat unassuming residential house, set back from the carriageway. Though it is part of the general vista of the west side of the pond area.
- 6.3.3 This building and others like it in the vicinity provide a tangible link to the history of the locality and to our continued understanding of the built environment around us.
- 6.3.4 The contribution this and other buildings make to the character of the Conservation Area serve as a benchmark for future development and as a minimum standard for the quality and aesthetic of development within the Conservation Area.

6.4 Aesthetic Value

- 6.4.1 Aesthetic value according to Historic England “derives from the ways in which people draw sensory and intellectual stimulation from a place.” This value can be attributed to conscious design whether it be predetermined by an architect or the work of a craftsman and can also encompass historic and evolutionary changes to a building.
- 6.4.2 The principal elevation can be argued to have moderate aesthetic value, as it is broadly complete and unaltered. The rear has a low value when compared to neighbouring houses, nearly all of which are extended and altered – this being that nature of houses both changed over time and also that are not, in some cases, listed.

7. STATEMENT OF SIGNIFICANCE

Following consideration of the above values it can be considered that the subject property – 29 High Street presents low level attributes across the full range of heritage values above, both in respect of original features and also of historic changes and alterations. It is not listed, but a good representative example of its type.

8. PROPOSAL OVERVIEW

- 8.1 The proposals are:
1. Further to extend the property over and above the present consents to the first floor to provide for a bathing area and en-suite entry from the rear bedroom adjacent.
 2. To remodel the exterior garden area.
- 8.2 The section below will consider the two proposals with reference to the values and considerations outlined previously in this report. The works will be considered also against a broad framework which is outlined below to attempt to categorise the impact and nature of the alterations:

Proposal: Brief description of the proposal together with an assessment to establish whether there is enough information comprehensively to understand the impact of the proposals on the character and historic significance of the building.

Impact: Consideration of the effects of the proposal on authenticity and integrity of the heritage values attributed to the building.

Reversibility: Consideration is given to the ease of reversibility, so as not to prejudice alternative future solutions, where this can be considered of value and possible.

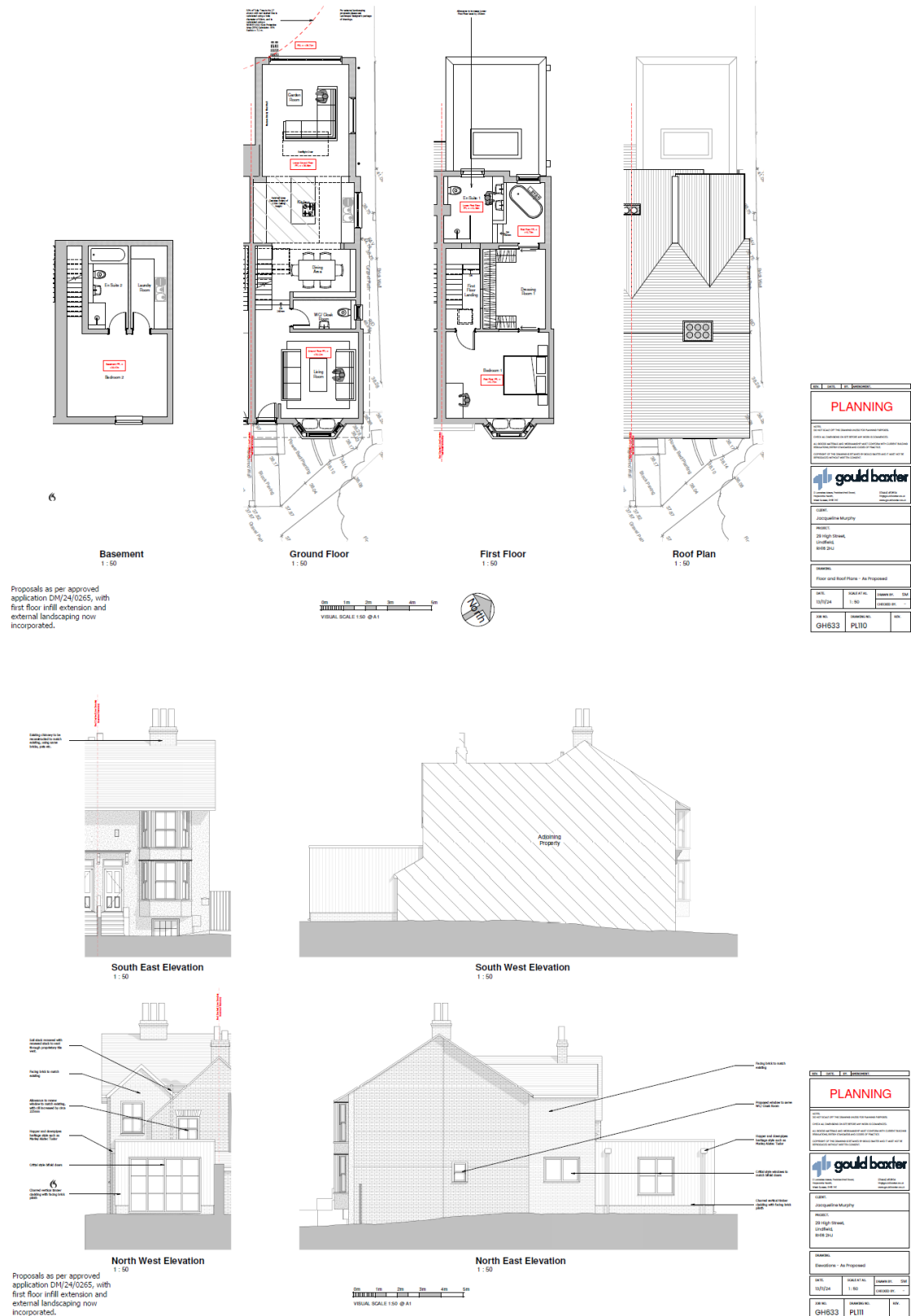
Mitigation: Consideration of the necessity to mitigate the impact of loss of any element of historic significance resulting from the proposals such as recording and archiving.

Compensation: Consideration of any consequential conservation-based benefits resulting from the proposals.

Outcome: Evaluation of the anticipated outcome of the proposals given the information available.

9. CRITICAL ANALYSIS OF PROPOSALS

Proposal 1: Extend the property to the first floor to provide an additional en-suite bathing area. Plans and elevations as below:



Impact:

Whilst the ground floor elements have already been consented to, assessment of impact relates to the matter of adding a further first floor element. Primarily, objection is noted from the DC in relation to the loss of historic 'T' plan form. The first-floor proposals were omitted from the approved application as a result of those concerns. The proposals (drawings noted above) have now been addressed in this resubmission.

In this instance, there were clear options as to how to achieve a suitable delineation and demarcation of form and historic development in this instance. Such a plan form can be read both from the above and from points on the ground and so such demarcation must be able to be discernible from both aspects.

One of the key factors is also to attempt, where possible, to make the property both legible in respect of its historicity and also to ensure that the aesthetic impact of such an extension is not such that it unbalances vistas of the property from the rear in relation to its semidetached neighbour.

The proposal will employ a gable ended roof much in the same manner as the adjacent rear addition. However, it is quite clearly subordinate. A central valley will run axially between the two pitches. This is a property which has simple up and over gable ended roofs and this particular arrangement is most appropriate. The level of this new roof will also match the eaves level of the main house roof and its apex will not extend above that of the adjacent rear addition. In lowering the apex thus, the existing rear window of the bedroom can be removed wholesale and supplanted into the rear wall of the proposed extension at exactly the same level and so, therefore, will not unbalance the position of the opposite window next door.



This will result in a step down internally. However, this will have to be accepted to allow the line of this extension to be fully subordinate but aesthetically correct externally.

The building has a stepped break line centrally and vertically on the main part of the building. This is to be mirrored by a similar break line in the roof where it steps in by a single brick. Furthermore, the leading-edge of the gable at the rear also steps back from the primary gable of the rear addition.

In respect of the impact of finish, it is proposed that the primary two-storey element of this structure retains coursed brickwork to match that of the main house. The ground floor projecting extension is due to have charred timber cladding. Whilst there are a number of surrounding buildings that employ this cladding to the first floor, in this instance it would seem more appropriate to restrict this to the modern projecting extension outside the line of the original building. The level of delineation and demarcation for the first-floor infill is deemed sufficient with the brake lines and stepping in of the masonry and roof profile that is presently proposed.

Reversibility: The entirety of the extension, both ground and first floor elements, could be reversed and the property brought back to its original layout without considerable issue.

Mitigation: There are no matters of mitigation to consider.

Compensation: There are no matters of compensation to consider.

Outcome: The proposal for a first-floor infill extension in relation to immediate impact upon the property itself, is not in itself controversial. The proposal as it now stands allows sufficient demarcation and delineation of the extension to be more than easily readable. The original 'T' plan of the house is also entirely discernible and the extension is now suitably subordinate. This subordination also allows for the relative position of fenestration on the back elevation to be in keeping with that of the next-door property.

Matters relating to the wider Conservation Area and views of the property are dealt with later in this report.

Proposal 2: Garden re-modelling

Impact: The garden is presently as below:

[illegible]

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The present proposals will lead to an increased paved area but mitigated by the use of 'plank' laid paving in a naturalistic and organic layout.

The garden north wall retained in situ as a masonry boundary to the adjacent car park/area to the north.

It is noted that the existing Bay tree and Japanese Maple are to be retained.

The end of the garden will also feature a garden structure. This is proposed to be a gazebo type summer house. The unit is set in from the boundaries and also the rear and is a simple flat roof structure.

The selection of plants proposed are an interesting and eclectic mix of native, European and Asian plants which will potentially create abundant low and mid areas and it is proposed to maintain the general canopy of trees surrounding.

There is no proposal to alter the front garden.

Reversibility: Any and all alterations of this nature to a garden can be changed at any point.

Mitigation: The retention of some of the more mature trees.

Compensation: N/A

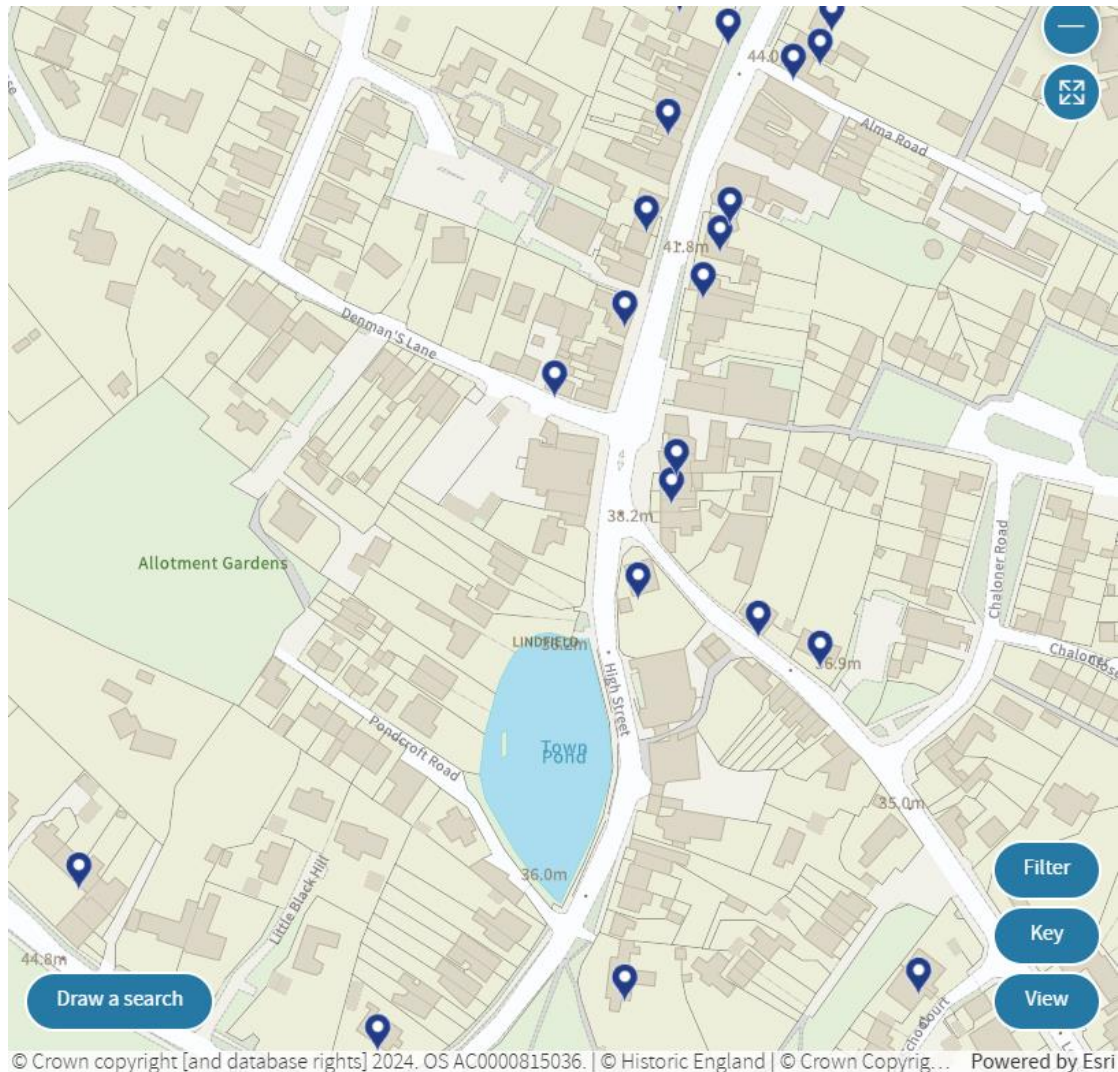
Outcome: The landscaping proposal for the rear garden will give the effect of a more modern Victorian kitchen garden in some respects, but with an aesthetic which also takes into account other more contemporary themes. The gazebo at the end of the garden is unobtrusive and will not be readily visible from the house. He will also not be readily visible from exterior views.

10. ASSESSMENT OF HERITAGE SETTING

A further assessment of the impact of the proposals on the setting of the heritage asset and its position within the Conservation Area has been carried with reference to Historic England publication 'The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) 2017'. However, whilst that publication deals with matters relating to listed buildings it is also generally appropriate to consider the impact of those buildings close to other listed assets, as in this instance.

The Conservation Area appraisal document does not specifically give designated lines of sight, or views.

Primarily, it should be noted that the subject property does not have any overlooking listed assets to its rear nor even particularly to the north. There is a single asset immediately in front of the building and some up the High Street.



In form, appearance, and dominance, the alteration to the rear roof profile has minimal impact on views or vistas. It neither distracts from the general impact of nearby heritage assets nor detracts from the general level of interest in respect of the measurement of enhancement under the national planning policy framework.

There are a number of buildings adjacent which have had extensions both to the ground and first floors at the rear. The particular proposal in this instance would not create an overbearing extension, especially in relation to other properties nearby.

11. POLICY ANALYSIS

The National Planning Policy Framework was updated in December 2023 and, reflecting this, assessment of policy is as follows. These have been included, as the property has a bearing upon nearby assets.

Section 16, paragraph 200

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the

proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

This document outlines the historic significance of the subject building, as may be required and the Conservation Area in which it is situated. The assessment of the proposals is proportionately detailed and appropriate for the nature of the building and nearby assets and the works outlined.

Section 16, paragraph 201

'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimize any conflict between the heritage asset's conservation and any aspect of the proposal.'

The above document should be considered in light of the above.

Section 16, paragraph 208

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

Proposals involving alteration of a nearby building inevitably lead to some degree of visual change that must be proportionately measured and assessed. In this case, the inclusion of a subordinate first floor rear extension which cannot be seen from the front of the building and constitutes no alteration to the visitor from the nearby listed assets to the east constitutes a highly minimal element of change and consequently no appreciable harm.

12. CONCLUSION

This is intended to demonstrate that there is sufficient information, subject to detail, comprehensively to understand the impact of the works proposed and that the consequences of the proposals have been considered against numerous indicators.

- 12.1 29 High Street is an example of a domestic building at the turn of the 20th century. It itself is not listed. However, it is in the vicinity of other listed buildings. The proposed extension is not directly visible from those listed assets and remains at the rear of the building and is of a subordinate nature.
- 12.2 The proposals result in moderate, but not immediately visible/notable change to outward appearance. However, the impact on the setting of the building, or its surroundings/other assets is not considered to be in danger.
- 12.3 The proposed alterations are intended to be of a quality of design and execution which can be appreciated both now and, in the future, and will contribute to the

historic evolution of the area. This, however, is acknowledged as being subjective. This document demonstrates that the nature of the proposals is such that they will not prejudice future alternative solutions.

- 12.4 The proposals preserve and, in our view, do not detract from, the historic character and appearance of the Conservation Area.
- 12.5 Following a site visit, applicant, and inspection of the various proposal elements provided, the author is of the opinion that the proposals are acceptable and satisfy the principles of conservation in terms of minimum intervention, reversibility and impact.
- 12.6 In summary, it can be considered that the proposals and works carried out to date present no significant risk in terms of unnecessarily compromising the significance of the heritage asset and that the objectives set out by Historic England and the National Planning Policy Framework have been met insofar as:
- a. there is sufficient information comprehensively to understand the impacts of the proposal
 - b. the proposal would not materially harm the values of the asset
 - c. the proposals aspire to a quality of design and execution which may be valued now and, in the future
 - d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign and the proposals will not unduly prejudice alternative solutions in the future.
- 12.7 It is therefore recommended that the proposals are permitted subject to any conditions materially applicable.



Richard Pocock MSc MRICS
Desbruslais Chartered Surveyors
07430 771756
richard@desbruslais.co.uk

APPENDIX I

TERMS & CONDITIONS OF ENGAGEMENT FOR HERITAGE RELATED REPORTS, SUCH AS, BUT NOT LIMITED TO, STATEMENTS OF HERITAGE SIGNIFICANCE

Please note: These Terms & Conditions of Engagement form part of the contract between the Surveyor (Desbruslais Chartered Surveyors) and the client. Where these terms are sent to the client by email, they can be accepted and agreed by acknowledging receipt by email return from the client.

Subject to express written/email agreement to the contrary and any agreed amendments/additions; the Terms and Conditions upon which the Surveyor will undertake the inspection is set out below.

1. General

Before the inspection, the client will agree the purpose, aims, objectives and extent of the engagement, together with agreeing any reasonable limitations to research, scope and reporting, and provide a specific description of The Asset to be inspected..

2. The Asset

The Asset is the part of the structure to be inspected. This might be an entire building including external areas, or a specific clearly defined element or elements of the structure or property.

3. The Service

The objective of the service is to give the client professional advice on Listing or Heritage Asset matters, tailored to the purpose of the instruction – which must be suitably outlined prior to engagement, as set out in Sections 1 and 2. The objective will be met either in the form of a desktop written assessment, utilising mapping, documentation, images and other materials supplied by the client, or obtained by The Surveyor for the purposes of the engagement, or in the form of an onsite inspection and written report, also utilising appropriate material research as may be agreed in the scope outlined in Section 1.

The Service does not provide any advice on the condition of the asset inspected. However, where The Surveyor is requested to report on an Asset that is clearly in a state of disrepair, and if previously agreed as a part of The Service, The Surveyor might give an opinion on the condition and whether The Asset is beyond repair and cannot, therefore, be salvaged.

A separate service to report on condition can be provided on request.

4. The Inspection

(a) Accessibility and Voids

The Surveyor will inspect as much of the surface area of the structure as is practicable, but unless agreed prior to the inspection or on site, will not inspect those areas that are covered, unexposed or not reasonably accessible. If opening up of the structure is considered desirable, the client will take all steps possible to assist the surveyor in this regard.

(b) The Surveyor will have a ladder of sufficient height to gain access to a roof hatch or to a single storey roof, not more than 3.0m (10' 00") above the floor or adjacent ground. It will not be possible to physically inspect roofs above this level unless an alternative safe means of access is available. Pitched roofs will be inspected with the aid of binoculars. The Surveyor will follow the RICS and Health & Safety Executive guidance on surveying safely. The surveyor will not walk on flat roofs if there is a risk of damage.

5. Cancellation

The Client will be entitled to cancel this contract by notifying the Surveyor's office at any time up to the close of business on the day before the inspection. In case of cancellation, the Surveyor will refund any money paid by the Client for the Service, except for expenses reasonably incurred. In the case of cancellation by the surveyor, the reason will be explained to the Client.

6. Validity

No term in the agreement between the surveyor and the client is enforceable under the Contracts (Rights of Third Parties) Act 1999 by another person other than Desbruslais Chartered Surveyors or the Client. The survey can report only on the condition at the time of the inspection.

7. Fees and Expenses

The Client will pay Desbruslais Chartered Surveyors the agreed for the report and any expressly agreed disbursements in addition. All fees must be paid prior to the report being issued.

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8. Restriction on Disclosure

The report is for the sole use of the named Client and is confidential to the Client and his/her professional advisers.

Unless expressly provided, no term in the agreement between the Surveyor and the Client is enforceable under the Contracts (Rights of Third Parties) Act 1999 by another person other than Desbruslais Chartered Surveyors or the Client. Any such parties rely upon the report at their own risk. The report must not be reproduced, in whole or part, without the prior written consent of the surveyor. We reserve the right to act for and to advise any third party on this same property in the event that the client decides for any reason not to proceed with the purchase.

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