

WYNCOTE, 63 High Street, Lindfield, RH16 2HN

Design & Heritage Statement:

The existing garden wall is in a very poor condition and at high risk of falling down and/or causing injury from crumbling brickwork. It has become necessary to rectify the problem and rebuild the wall. Given the recent changes in use of the neighbouring properties (65/65a/65b High Street) and the rear of 65 now being a private garden, it makes sense to extend the proposed rebuilt wall around the full perimeter of Wyncote's land. This is pertinent as the small section of Wyncote's land on the exterior of the current garden wall was once part of the 'yard' space for the Bakery rather than a garden.

The existing walls have no unique historic materials or features, nor are they of a significantly historic age and do not pre-date 1948 – therefore not part of the listed building itself. However, the walls sit within the curtilage of the Grade 2* listed property.

LOCATION & PROPERTY HISTORY:

The application property is an end of terrace dwellinghouse located on the western side of the High Street in Lindfield. It is of brick and tile construction with Georgian style sash windows. It sits back slightly from the pavement edge and behind a dwarf brick wall and boundary picket fence. Its front door, steps up in height from the level of the high street.

The application property is a grade II * listed building as are the adjoining properties to the north (no.s 65 and 65a) and also those to the east, immediately opposite the site and including numbers 56 and 58 High Street and the public house.

There is a protected tree on the High Street just between the application property and No 65. The site lies within the built up area boundary, the Lindfield Conservation Area, is an Article 4 Direction, and also an archaeological notification area, all as defined in the MSDP



TQ 3426 LINDFIELD HIGH STREET (west side) 6/157 No 63 (Wincote) 10.9.51 No 65 (formerly listed as Humphrey's Bakery) GV II* 2 houses and shop originally house. Quasi-aisled timberframed open hall of c1300- 1330 with contemporary crosswing to north with 1st floor hall, refronted in 1907. 2 storeys, No 63 faced in painted brick, No 65 stuccoed, the cross wing gabled with weatherboarding. Tiled roof with gablet to No 63 and cruciform stack to No 65. No 62 has 2 C19 sashes to 1st floor, ground floor canted bay and modern door to left. No 65 has 2 modern 3 light casements, modern door and shop front. The north elevation displays C14 flamboyant curved bracing, including passing braces and was originally jettied. It contains 2 original C14 narrow trefoliated lancet windows, a rare survival. No 65 displays closely spaced floor joists to the shop. 1st floor has 2 ogee-headed arches, originally leading to 1st floor hall and massive arched braces. Corner post, square in section with quadripartite braces. (See R T Mason "Framed buildings of the Weald" p24, p54 and p75. Also, by same author, "3 Medieval Houses in East Sussex", Sussex Archaeological Collections, Vol XCI).

HISTORIC TIMELINE RELATING TO WYNCOTE (WITH SPECIFIC REFERENCE TO THE REAR OF THE PROPERTY WHERE RELEVANT):

1796 – 1826 – John Meads rents and later owns Humphreys Bakery (65/65a) and Wyncote (63).

1826 – 1844 – Ann Meads & daughter Sarah Smith own Humphreys & Wyncote

1844 – 1883 – Edward Smith (husband of Sarah) own Humphreys & Wyncote

1883 – Henry Gasston buys Humphreys & Wyncote. Humphreys is rented to Richard Humphrey (snr) whilst Wyncote is rented to Richard Humphrey (jnr) – it is noted that at this time, Wyncote houses the bakery.

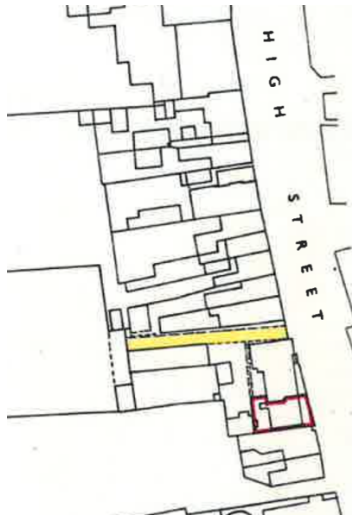
1896 – The first detached bakehouse is built on land belonging to Gasston – which replaced the bakery in Wyncote.

1912 – Richard Humphrey purchases both Humphreys & Wyncote and the associated land.

1942 – After the death of both Richard Humphrey (snr) in 1940, and then Richard Humphrey (jnr), Humphreys (65/65a) was sold to Clayton Wiles. It is at this time that Wyncote was first separated into a separately owned private dwelling.

Elizabeth Humphrey sells 65/ 65a (the Bakery, house and land) to Clayton Wiles. The land boundaries are reconfigured when she retains ownership of Wyncote, to provide her with a rear garden and a small section of land to the North of Wyncote in front of the rear of the residential part of 65 High Street. This is reflected in the 1942 Conveyance agreement between Elizabeth Humphrey and Clayton Wiles defining land boundaries and access rights. (LAND REGISTRY WSX8419)

Map of Wyncote land in Title Deed:



1968 – Ownership of Humphreys (65/65a) transferred to David Wiles and remained with the Wiles family until the 2020s. Wyncote remained a residential property under separate ownership.

1980s – Wyncote is owned by the Blake Family

2021 – Wyncote is purchased by the current owner.

2022 – Humphreys is purchased by the owners of Doodie Stark.

The land boundaries are redrawn, creating the land which comprises the new 65b 'The New Bakehouse' as a commercial property, and 65/65a are resold to a new owner.

2023 – Consent is granted for change of use for Humphreys (65/65a) to become a residential property. With the old garden now being part of the curtilage of 65b, the 'yard' area to the rear of the property is to become the private garden of Humphreys.

With the renovation work approved for Humphreys (65/65a) including the redesign of the exterior area to provide a private garden, with the inclusion of gates to cover the public driveway to the north of the property, it now becomes reasonable for the garden wall of Wyncote to be extended to reflect the modern land boundaries for each property and to allow privacy and separation between the properties.

The land (Wyncote/ Humphreys) which had once been owned by one owner, now finds itself owned by three.

EXISTING PROPERTY: [REFERENCE DOC: EXISTING LAYOUT & EXISTING LAYOUT WITH IMAGES]

The proposal is to take down the existing two garden walls to Wyncote. Both walls are single skin walls, constructed from Lambs bricks. There are 4inch piers approximately every meter. The north wall has been attached to the end of the annex building to Wyncote. The West wall is freestanding and stands at it's closest point 40mm from the wall to the barn belonging to Humphreys (65/65a).

These walls are severely damaged with one of the walls bowing, and the other having been needed to be temporarily reattached to the exterior of the ground floor annex to prevent it from falling down and causing injury.

IMAGE 1: Area of Wyncote land which given the authorised change of use of Humphreys to a residential property and redefining of land boundaries in recent years is now fully visible within the Humphreys rear garden.



IMAGE 2: The two existing walls of Wyncote in a very poor condition (viewed from within the garden of Wyncote)



IMAGE 3 – 6 – The condition of the West Wall of Wyncote







IMAGES 7-9: West Wall as seen from the exterior of Wyncote's Garden. Visible in the new garden of Humphreys (65/65a)





IMAGES 10 : North section of Wall



DESIGN PROPOSAL: [REFERENCE DOC – PROPOSED LAYOUT]

- When rebuilding the walls it is proposed that the West new wall is longer in length to run along the full length of Wyncote's land boundary. It is further proposed that the North section of wall is taken down and repositioned to run along the other length of Wyncote's land boundary to provide full privacy to the owners garden of Humphreys (65/65a).
- The West wall would be positioned at an identical distance from the barn of Humphreys – a minimum of 40mm away. It would run an identical overlap of the barn of 1440mm
- The end of the North wall will be positioned c100mm from the wall of the house of Humphreys to avoid any impact on the historic building.
- The new walls will be constructed using Sussex clay Lambs bricks as and in an identical style to the existing walls.
- They will be single-skin as per the original walls, with 4 inch piers every meter. Lime mortar will be used with no cement, and the same bond will be followed as per the existing structures.
- The walls will be 1900mm in height as per the existing walls.
- They will have a 0.3mm cement and ballast foundation as per the existing.
- They will be built by a local contractor, experienced in building heritage walls.
- The wooden garden gate will be replaced with a like-for-like style.
- The grey slate paving from Wyncote's existing garden (as approved in DM/22/1257) will be extended to cover the area of land now within the new boundary wall to provide consistency of style with the remainder of the garden.

ACCESS:

There is no change to access to the property. Vehicular and transport links are generally not affected by this scheme. There are very good Public transport links available locally.

LANDSCAPING:

No trees or hedges will be removed, and existing parking arrangements will be unaffected.

PRE-APPLICATION ADVICE:

Pre-application advice was sought and Listed Building Consent advised as being required.

RELEVANT LOCAL APPLICATIONS:

Relating to Humphreys Bakery, 65/65a and 65b 'The Old Bakehouse', High Street, Lindfield, RH16 2HN

DM/21/0041 – Change of Bakehouse to residential use

DM/22/2133 – Renovation and extending existing Bakehouse... works to include 1 no set of gates

DM/23/2298 – Change of use from Class E to residential dwelling... external alterations including rear gates

POLICIES, GUIDELINES & DOCUMENTS RELEVANT TO THIS APPLICATION:

National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

DP 34 Listed Buildings and Other Heritage Assets

Neighbourhood Plan

The Lindfield and Lindfield Rural Neighbourhood Plan was 'made' on 23rd March 2016 and is a material planning consideration of full weight. It contains no relevant policies.

Mid Sussex Design Guide Supplementary Planning Document (SPD)

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications

National Planning Policy Framework (NPPF) (December 2024),

Section 16: Conserving and enhancing the historic environment.

Planning (Listed Buildings and Conservation Areas) Act 1990:

S. 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant listed building consent for any works the LPA should have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.