

~ LITTLE PAKYNS ~

ALBOURNE ROAD, HURSTPIERPOINT, WEST SUSSEX, BN6 9ET

Replacement of modern extension and porches with single-storey extension. Minor internal and external alterations including replacement of existing stairs, changes to internal layout and replacement of existing rooflight with 2 conservation type rooflights.

HERITAGE STATEMENT



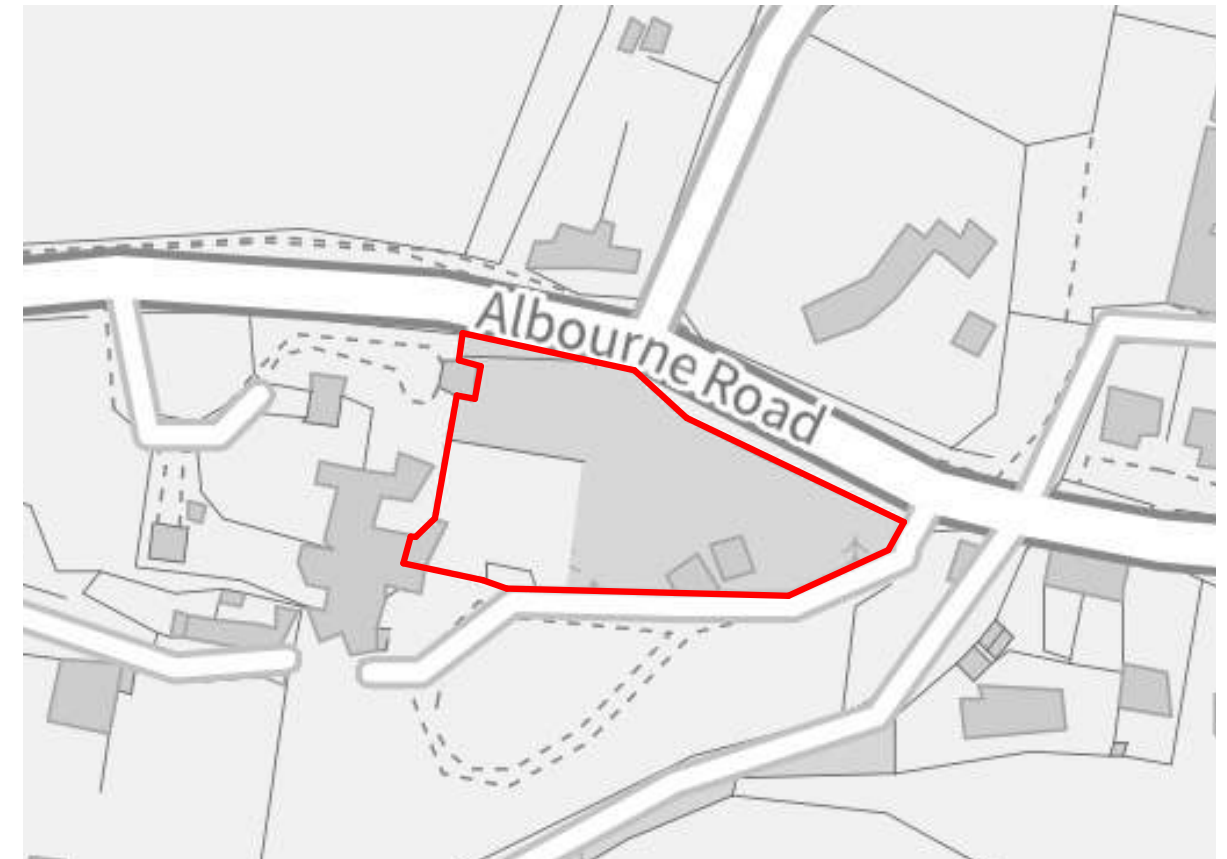
Prepared by Roberto Prieto-Labrador MA, PCIfA ~ Reviewed by Ben Kirk MSc, IHBC

July 2023



1 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by Roberto Prieto-Labrador MA, PCIfA on behalf of Manorwood to accompany an application relating to a proposal at Little Pakyns, Hurstpierpoint.
- 1.2 Little Pakyns is part of a larger manor house known as Pakyns Manor, which sits on the south side of Albourne Road on the western edge of Hurstpierpoint. The building is Grade II Listed and sits within the boundaries of the Langton Lane Conservation Area.
- 1.3 The manor house was originally built as an L-shaped with 3 porches to the north elevation. The oldest part of the building dates to the 16th century, although its current appearance is the result of numerous alterations carried out over the centuries, particularly during the 17th, 18th and 20th centuries.
- 1.4 Little Pakyns was formed after the manor house was split in 1980 and it comprises the eastern end of the original building's short axis and the easternmost porch.
- 1.5 The property is in the process of being acquired by the applicants who are keen to carry out a number of improvements the property requires to ensure its usability as a modern family home and reinstate, as far as possible, part of the building's original character.
- 1.6 A pre-application enquiry was submitted early in 2023 under reference DM/23/1057 to carry out alterations and extensions to the property to introduce a first-floor extension which would replace the existing single-storey 'chalet', together with the removal of the existing two porches to the front to be replaced with a flat roofed, largely glazed extension.
- 1.7 The advice provided by the Local Planning Authority was relatively vague due to the lack of information about the building's significance and historical background. It was recognised, however, that there is potentially scope for remodelling and some very limited extension of the existing additions to the building.
- 1.8 Taking the foregoing into consideration, this report offers a revised version of the scheme proposed under pre-application enquiry DM/23/1057, which seeks to address the feedback provided by the Local Planning Authority and comply with the building's significance, which has been assessed through a survey carried out by Manorwood in June 2023.
- 1.9 Historic mapping has been consulted to help understand the development of the building and its immediate environs, as well as its wider setting. The maps are included in section 4 of this report.
- 1.10 This Heritage Statement includes a Significance Assessment, which identifies the relative heritage value of the identified heritage assets. It also includes an Impact Assessment, which considers the potential impact of the proposed scheme on the significance of the heritage assets identified, including the contribution made by their setting. This approach to impact-assessment is required in order to satisfy the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF) and the Local Planning Authority.



Location of Little Pakyns



Little Pakyns in 2023.

2 HERITAGE ASSETS AND DESIGNATIONS

- 2.1 Little Pakyns forms part of a larger statutory Listed Building designated in October 1957 under the name Pakyns Manor. The listing reads:

PAKYNS MANOR

Location Hurstpierpoint, West Sussex, BN6 9ET

District Mid Sussex (District Authority)

Date Listed 28th October 1957

List Entry No 1354857

Grade II

Description L-shaped C16 timber-framed, building mostly refaced in the late C17 with red brick and grey headers, and altered in the C19. Stringcourse. Eaves cornice. Horsham slab roof Half-hipped gable to east wing. Casement windows. C19 porch, veranda and bay window at end of south wing. C18 panelling inside.

Conservation Areas.

- 2.2 The building lies within the boundaries of the Langton Lane Conservation Area, which was designated in 1999. The Conservation Area Appraisal adopted in 2018 describes the Area as follows:

Langton Lane Conservation Area is located to the west of Hurstpierpoint Village beyond the area known as West Town. It is centred on Langton Lane, a rural lane running north from Albourne Road, opposite the most significant building in the area, Pakyns Manor.

The verdant nature of the setting of the Manor House is important to both the special interest of the listed building and the character and appearance of this part of the Conservation Area.

Archaeological Notification Areas (ANAs)

- 2.3 Little Pakyns sits within the boundaries of the red Archaeological Notification Area (ANA) DWS9074 – Historic Core and Medieval Manorial Site of West Town, Hurstpierpoint and Sayers Common.
- 2.4 Red ANAs are described by West Sussex HER as a “very sensitive area for Archaeology, where new building(s), ground excavation or landscaping may have major adverse impact on nationally important and other significant archaeological sites”.



Location of Little Pakyns within the Langton Lane Conservation Area

3 PROPOSALS

- 3.1 The proposal is the construction of a single-storey extension to the front and side of the property following the removal of the existing 'chalet' extension and two porches.
- 3.2 The proposed extension has a lightweight and contemporary design, so it remains subservient to the host building and legible as a later addition.
- 3.3 The proposal also comprises minor internal and external alterations, which can be summarised as follows:

External

- Replacement of existing rooflight with 2no conservation type rooflights.

Internal

- Replacement of existing stairs with new timber staircase
- Reconfiguration of internal layout.

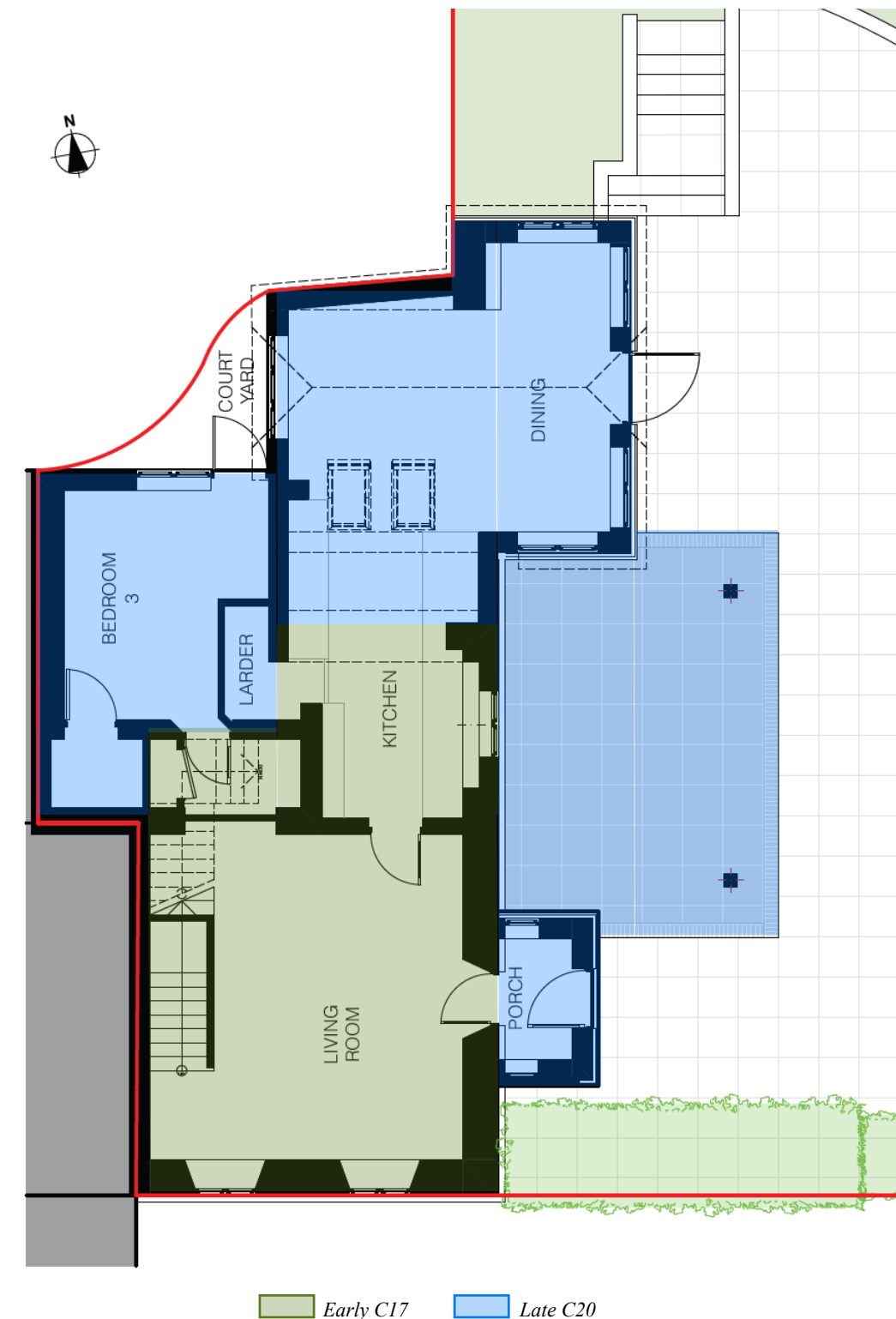
- 3.4 The impact of the proposed extension on the Listed Building and the Langton Lane Conservation Area is discussed in Section 6 of this report.

4 HISTORIC CONTEXT & SIGNIFICANCE

- 4.1 This section provides the historic context of Pakyns Manor. The information included in this section has been obtained from The Sussex County Magazine: Historic Houses of Sussex.
- 4.2 The manor of Pakyns was an early subinfeudation of the manor of Hurstpierpoint. It is said to take its name from Paganus, who was Sheriff of Sussex in 1157. This Paganus is thought to have been connected with the Pierpoints, who were the early possessors of the manor of 'Hurst', as it was called before its later name of Hurstpierpoint.
- 4.3 Early deeds of the manor indicate that the name changed to Pakyn and different members of the family possessed the manor until Roger Pakyn in 1509.
- 4.4 He was probably succeeded by John Burtenshaw in 1535, whose father had held a messuage and lands in 'Hurst'. John Burtenshaw was accused of murder and felony and in consequence, the manor of 'Pakens', together with lands in Hurstpierpoint came to Richard Holden in 1547.
- 4.5 He made his will in 1553, where he mentions his wife Anne (nee Luxford), and his daughters Mary, Agnes and Joan. These children were at the time respectively aged seven years, five years and one month. Richard Holden enfeoffed his father-in-law Thomas Luxford with the Manor of Pakyns.
- 4.6 Agnes Holden later married John Fynes, Esquire of Claverham. When John Fynes died in 1630, he was in possession (via his wife) of the manor and farm of 'Pakins' and of land called 'Potkins', also in Hurstpierpoint.
- 4.7 The Fynes was a short-lived family, for John's two sons, John and Anthony died respectively in 1633 and 1638, both in turn having been possessed of the manor and lands. The ownership manor seems to have reverted to Agnes as it passed through her to her second husband John Threel. From him, the manor descended to Lawrence Threel, Esquire of Lewisham in 1675.
- 4.8 In 1712, Pakyns passed to Richard Scrase from Ursula Short, the wife of Thomas Short. Richard Scrase's daughter married Richard Whitpaine of Hurstpierpoint and so, Pakyns came to her son Richard Whitpaine in 1733.
- 4.9 Mr Thomas Butcher was the next owner, and dying in 1767, his heirs sold Pakyns to Phillip Soale. It was sold by his trustees to William Borrer Esquire (1718 – 1797), who was then living at Bishopshurst, the now-extinct manor in Albourne.
- 4.10 He married Barbara Hardres, co-heiress of Hardres Court, Kent. His son, another William Borrer (1753-1832) was High Sheriff for the county and raised the 'Troop of Horse' for defence against Napoleon.
- 4.11 It was his son William Borrer (1781-1872) who was a distinguished botanist. He lived at Barrow Hill, Henfield, having let Pakyns for forty years to his younger brother Nathaniel. He was followed by his son William (1814-1898), who lived at Cowfold and was the author of Birds of Sussex.

5 DESCRIPTION OF THE BUILDING AND DISCUSSION

- 5.1 This section provides a general description of the historic core of the building, as well as a discussion of its original form based on physical and documentary evidence. The original construction phases of the building are illustrated in the following plan for clarity:
- 5.2 Pakyns Manor appears to have been constructed during the first half of the 16th century, as suggested by the will of Richard Holden of 1553.
- 5.3 This primitive house seems to have been a timber-framed building which comprised only the southern range of the historic core of the building. A timber-framed cross-wing incorporating 3 jettied porches to the north was added to the north end of the 16th century house, providing the building with an L-shaped appearance.
- 5.4 The cross-wing possibly included three rooms with their respective porches, as suggested by early images of the house, which show at least three chimney stacks against the cross-wing's north elevation. The existing property known as Little Pakyns incorporates the easternmost ground and first-floor rooms and their associated porch.
- 5.5 The original use of these rooms is not clear. Nonetheless, the good quality of the exposed ceiling joists, as well as the carved stone fireplace suggests this was likely used as a parlour. It is possible that the room above was used as a bed chamber and included a fireplace, as suggested by the presence of a second flue. No evidence of this fireplace remains to confirm this theory.
- 5.6 By the end of the 17th century or early 18th century, the entire building, except for the porches, was underbuilt in brick laid in Flemish bond. The building was also significantly extended to the west during the 18th century.
- 5.7 An 1826 drawing of the house seen from the east indicates that all the windows were replaced with sash windows, possibly at the same time the building was underbuilt, except for a former window in the cross-wing gable end which is shown as a leaded-light casement.
- 5.8 The walls of the building are illustrated as being of masonry. The easternmost porch and the cross-wing's gable end, however, were timber-clad suggesting there was original timber framing behind. Interestingly, the cladding on the porch extends over the ground floor, suggesting it was entirely timber-framed by the early 19th century. This matches the physical evidence found in the building which suggests the ground-floor walls of the porch were underbuilt during the 20th century.
- 5.9 Early maps of the area also contribute to the understanding of the building's evolution. The 16th/17th century L-shaped of the building with its 3 northern porches is still visible in the 1841 Tithe Map for the parish of Hurstpierpoint, albeit the building's west elevation shows the large extension built during the 18th century.
- 5.10 By the first years of 20th century, however, the building was large and extended again to the west and north, resulting in the loss of the two westernmost porches. The fenestration was newly replaced during the late 19th century with cross windows of late 17th century style and a full-height bay window was added to the south end of the 16th century range.





Drawing of Pakyns Manor in 1826.

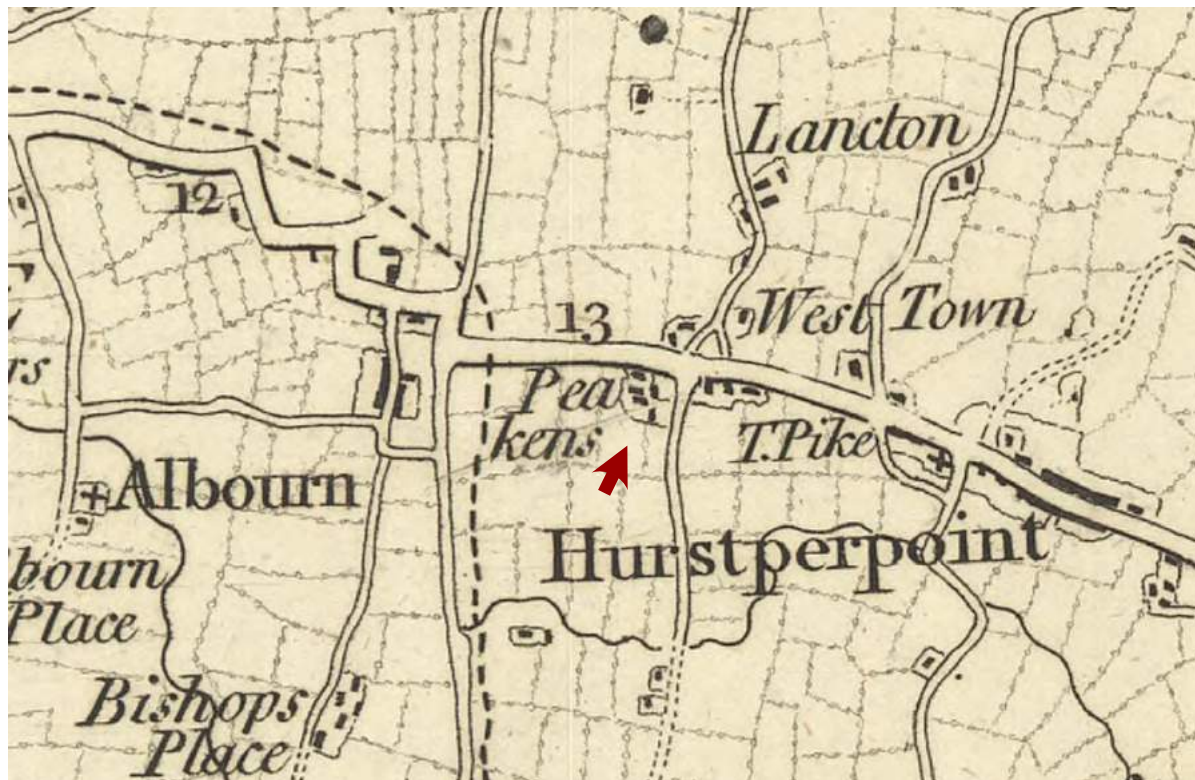
- 5.11 By the late 1970s, the building was in a ruinous condition. The building was restored in 1980 and divided into five separate dwellings, one of them being Little Pakyns. In addition to the restoration, the building was further extended by the addition of the existing extensions to the front of Little Pakyns.



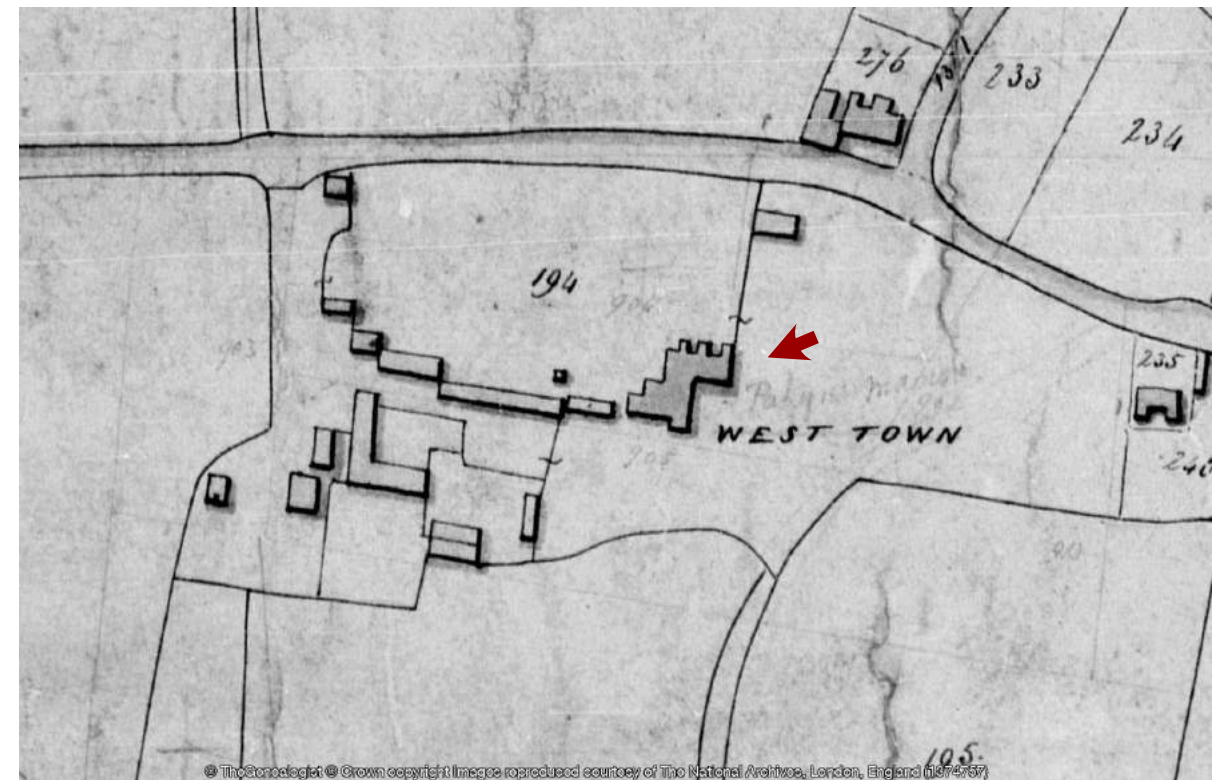
Pakyns Manor in c.1890.



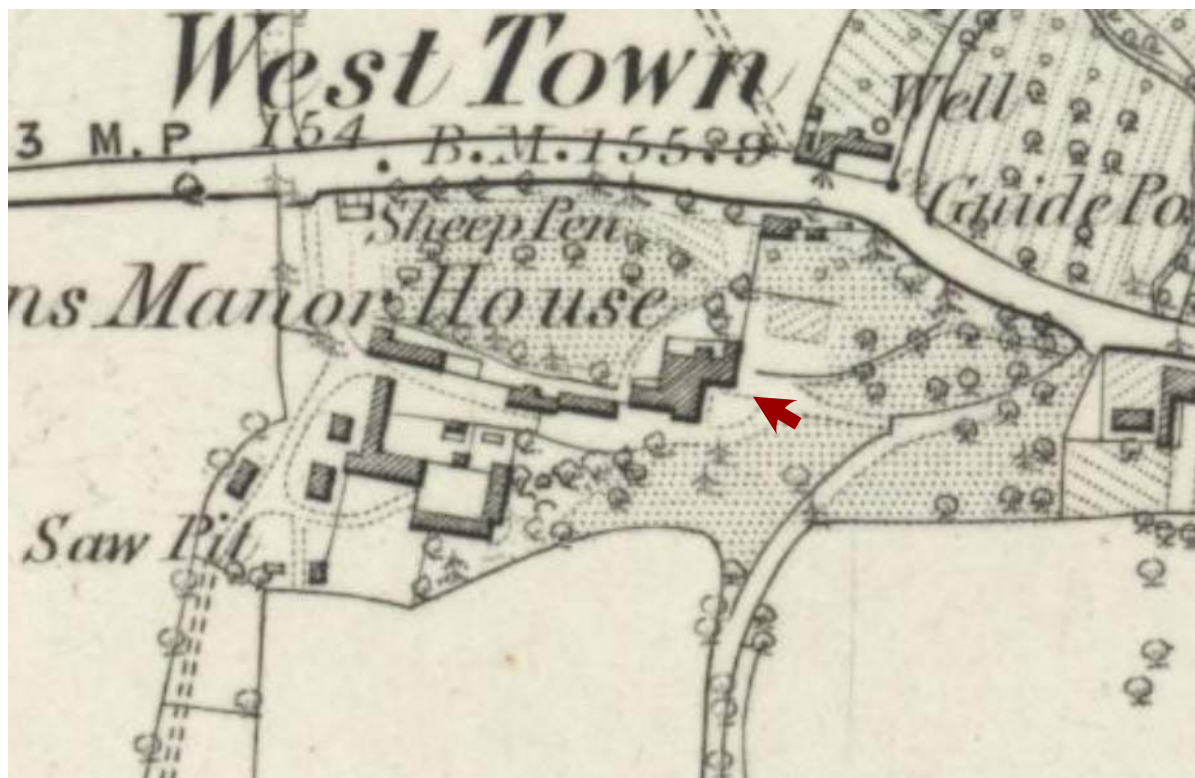
Pakyns Manor in 1915



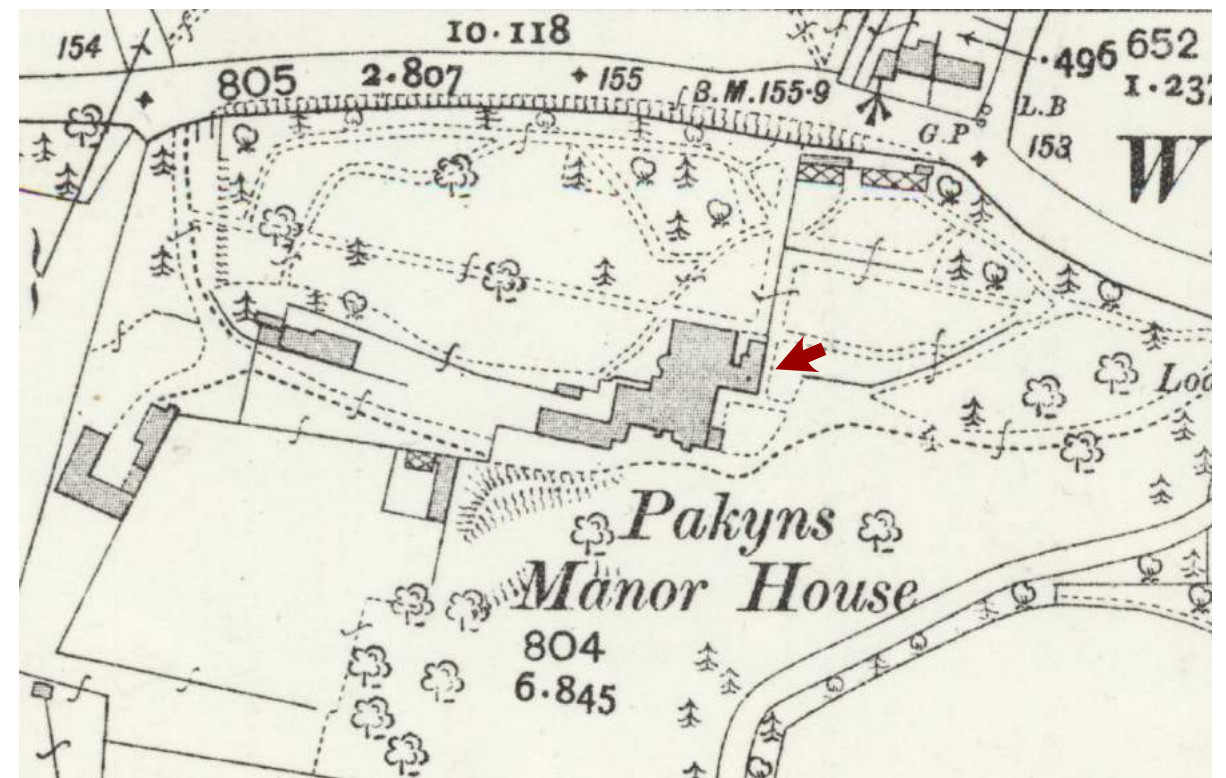
Detail of Thomas Gream's Map of Sussex showing Pekyns Manor, 1795 (McMaster University).



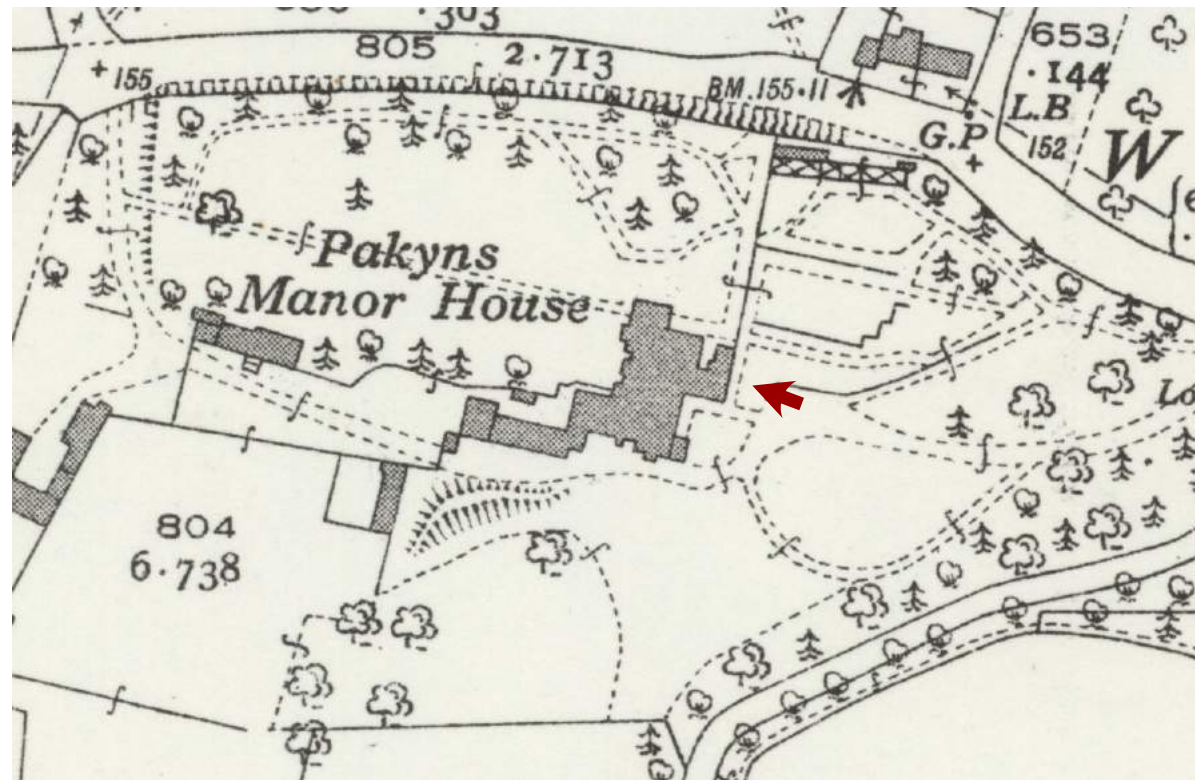
Detail of Hurspierpoint Parish Tithe Map showing Pakyns Manor, 1841 (The Genealogist).



Detail of Ordnance Survey showing Pakyns Manor, 1874 (National Library of Scotland).



Detail of Ordnance Survey showing Pakyns Manor, 1909 (National Library of Scotland).



Detail of Ordnance Survey showing Pakyns Manor, 1937 (National Library of Scotland).



Satellite view of Pakyns Manor, 2022 (© Google Earth).

6 ASSESSMENT OF SIGNIFICANCE

- 6.1 The following is an assessment of the significance of Pakyns Manor and the Langton Lane Conservation Area according to the range of heritage values as outlined in *Conservation Principles, Policies and Guidance* published by Historic England in 2008. These values are distilled under the following headings: evidential value, historical value, aesthetic value and communal value.
- 6.2 This assessment of significance has been used to inform the proposals in order to minimise the impact on the special interest of the building and the Conservation Area, and where possible to take opportunities to enhance the special interest.

EVIDENTIAL VALUE.

- 6.3 Evidential value is described by Historic England as “*physical remains*” and “*evidence of past human activity*” and is derived from one’s ability to interpret the history and historic evolution of a building through visible and tangible features.
- 6.4 Pakyns Manor is a manorial estate that can be traced back to the 12th century. As such, it possesses great evidential value, which relates to the development of the estate and the buildings that comprised it and especially the manor house, which possibly replaced an earlier building when it was built in the 16th century.
- 6.5 The original building was an L-shaped, timber-framed manor house incorporating 3 jettied porches to the north elevation. This shape is still visible in the 1841 Tithe Map, albeit the building’s west elevation shows the large extension built in the 18th century (see attached). Little Pakyns (the subject of this report) incorporates the eastern end of the original building’s short axis and the easternmost porch.
- 6.6 The original plan form of the rooms within the historic core of Little Pakyns (i.e., lounge, master bedroom and en-suite) remains practically unaltered and this contribute to the evidential value of the building. The room under the original porch is now part of the kitchen. Nonetheless, the end of the old building is still legible on the ground floor thanks to the nib and downstand, and the exposed ceiling beams.
- 6.7 The former 17th century fireplace was and still is the dominant feature of the ground floor room (despite having been partly altered and obscured by the staircase) and, as such, it contributes greatly to the special interest and character of the building.
- 6.8 The timber-framed eastern porch is the only survival of the original 3 porches decorating the building’s north elevation, making it a very important feature. Most of the building appears to have been underbuilt in brick during the 18th century; however, the porch remains as a fully timber-framed structure at first floor level, with the framing internally exposed.
- 6.9 All the existing cross-mullioned windows in Little Pakyns are of C20 construction replicating earlier fenestration as suggested by old photographs. The original surviving porch, however, retains an early 17th century timber-framed mullioned window incorporating a cast iron casement with original latches and stanchion bars. The etched leaded glass, however, is



Front (east) elevation of Lyttle Pakyns.



Ground floor room within historic core.



First floor room within historic core.



Surviving timber-framed C17 porch.

modern. The window is, therefore, the only surviving original window in Little Pakyns and possibly the only one or one of the few surviving original windows in the entire building.

HISTORICAL VALUE.

- 6.10 Historic England considers that historic value “*derives from the ways in which past people, events and aspects of life can be connected through a place to the present*”. This is generally regarded as either illustrative value whereby the site can be perceived to represent a period in history, or associative value, where a connection with an event or person can contribute to the historic significance of a site.
- 6.11 Pakyns Manor is a remarkable example of a post-medieval mansion which relates to a manorial estate which dates to the 12th century.
- 6.12 As such, the building is considered to possess significant illustrative value in illustrating architectural elements which are representative of particular periods (i.e., the 17th century timber-framed window or the 18th century Flemish-bonded brickwork).
- 6.13 Associative value is undoubtedly in the building’s intrinsic link to the aristocratic families who owned the manor since the Middle Ages. The life of those who owned and/or lived at the manor house can be reconstructed thanks to the surviving records such as deeds and wills and inventories kept at the record office.

AESTHETIC VALUE.

- 6.14 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.
- 6.15 Due to its high-status origin, it is expected that the manor house was built following aesthetic principles, which would have related directly to the social, cultural and historic background of the building. Unfortunately, it is not possible to be certain of the appearance of the building prior to the alterations carried out during the late 17th century/Early 18th century. The symmetrical arrangement of the building as an E-shaped house, together with archaeological evidence such as the empty mortices of a former oriel window, allows creating a reconstruction close to its original form.
- 6.16 Irrespective of its stately nature, the early construction of the building as a timber-framed house means that its character was originally mostly vernacular. This character changed dramatically when the building was underbuilt in brick during the late 17th century or early 18th century and new fashionable sash windows were inserted.
- 6.17 As a result, the building possesses an interesting variety of local materials and an attractive contrast between the generally polite sense of the building and the surviving of some vernacular elements such as the timber-framed porch or the Horsham stone roof.

- 6.18 The use of vernacular materials such as timber, brick (clay) and Horsham stone are locally sourced, and the works were carried out most likely by local tradesmen and builders. The use of such materials links the building its surrounding landscape from where they were obtained.
- 6.19 Taking the foregoing into consideration, the building possesses great aesthetic value.
- 6.20 The numerous alterations and extensions carried out to the building during the 20th century, however, has eroded part of such aesthetic value. Particularly harmful to the character of the building are the extensions to the cross-wing of the historic building (now Little Pakyns) and the alterations to the original 17th century fireplace inside this area.

COMMUNAL VALUE.

- 6.21 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.
- 6.22 Pakyns Manor does not seem to possess specific communal commemorative or symbolic value, beyond the usual relation with the local community expected from a manorial estate. The manor house was possibly used to hold court sessions, where the manor’s tenants and copyholder would attend.

7 IMPACT ASSESSMENT

- 7.1 This section appraises the impact of the proposed works on the listed building known as Pakyns Manor and the Langton Lane Conservation Area.
- 7.2 The proposal is the replacement of the existing 20th century 'chalet' extension and porches to the front of the property with a single-storey extension to provide it with an extended kitchen and a more spacious dining area, as well as a lounge area and a ground-floor WC, improving the building's domestic space.
- 7.3 The existing 'chalet' extension and porches are clear 20th century additions of no value made in an ad hoc manner, which has obscured the legibility of the building's original form. They also result in a cluster of different roof forms that are considered to detract from the character of the building. This means that their removal will not cause any harm to the special interest of the existing building or the Conservation Area.
- 7.4 Despite these later additions, the original L-shaped form of the building and the surviving timber-framed porch remains legible when seen from the driveway. As such, maintaining the legibility of the historic core of the building and, particularly, the original timber-framed porch is essential. The proposal seeks, therefore, to preserve and, where possible, enhance such legibility.

PRE-APPLICATION ADVICE

- 7.5 In 2023, pre-application advice was sought for the construction of a single-storey, glazed extension replacing the existing porches to the front of the property and the remodelling of the existing 'chalet' extension to create a first-floor extension. The scheme also proposed the reconfiguration of the internal layout.
- 7.6 The proposed extension had a contemporary design which combined a flat-roofed single-storey element with a two-storey element with a half-hipped roof. Fenestration consisted of large, glazed areas to the ground floor and horizontal-shaped windows to the first floor.
- 7.7 The property was visited by the Local Planning Authority in May 2023 to assess the impact of the proposal on the significance of the listed building and the Conservation Area. Whilst it was recognised that there were opportunities to improve the existing arrangement of modern additions, the Local Planning Authority advised that any new additions should look to reflect the form and colour palette of the original building and remain subservient to it. The lack of information about the building's historic background and significance prevented the Local Planning Authority from providing more detailed advice.
- 7.8 Having considered the foregoing, the scheme has been revised to address the feedback provided by the Local Planning Authority and comply with the significance of the building after it was surveyed by Manorwood in June 2023.

THE DESIGN

- 7.9 Different options for the design of the extension have been considered in order to minimise the impact of the proposed scheme as far as possible. A traditional approach was considered to be inappropriate as it would result in faux traditional architecture and pastiche that would have the potential to further obscure the original form of the building.



Late C20 extensions to be replaced with new single-storey extension.



Location of the proposed extension seen from driveway.

- 7.10 Having considered this, a contemporary design which reflects the form, combined with traditional materials, such as stone, that relate to the host building, was considered the most appropriate solution.
- 7.11 Early designs for the proposed extension attempted to find the right balance between the legibility of the building's original form and the form of the new extension, so such legibility was no further obscured.
- 7.12 After reviewing these initial designs, which included different heights for the two-storey element, it was considered that the most appropriate and sympathetic approach would be the construction of a single-storey extension which would simplify the front elevation of the property and enhance the legibility of the historic core, whilst providing the desired domestic space.

PROPOSED EXTENSION

- 7.13 The resulting extension, therefore, will be a single-storey extension which will replace the existing 'chalet' extension together with the two front porches to provide the front elevation of the property with a more consistent appearance.
- 7.14 The proposed extension will, however, comprise two differentiated elements. The southernmost section will replace the two front porches and will consist of coreten cladding walls combined with large, glazed areas and will have a flat roof.
- 7.15 The use of coreten cladding here will create a smooth transition to the host building by using a material visually lightweight, which reflects the colour palette of the manor house's fabric.
- 7.16 The use of large, glazed areas, together with the flat roof will ensure the extension remains subservient to the host building and will allow for the appreciation of the building's original form through the glass.
- 7.17 The northernmost section of the extension will replace the existing 'chalet' extension and will be entirely covered with traditional 'diamond' shape tile hanging. The 2-storeyed element proposed here in the pre-application has been removed from the design and replaced with a pitched roof shallower than the chalet's existing pitch.
- 7.18 This approach will help to break the general horizontality of the extension by providing it with a vertical element. The proposed pitched roof will also continue screening the modern and unattractive constructions behind the property, so they remain invisible in context with the main house.
- 7.19 The removal of the 2-storeyed element and reduction of the roof's pitch will also contribute significantly to the character and special interest of the building by freeing views of the original timber-framed porch and associated mullioned window and allowing for a better appreciation of the building's original form.
- 7.20 The use of tile hanging in the northernmost section will introduce a more traditional element to the contemporary extension and will establish a visual narrative with the manor house, whilst the extension remains legible as a modern addition.

- 7.21 The lightweight and contemporary design of the extension is, therefore, considered to be appropriate and distinguishable from the listed building and a similar approach has been successfully adopted in other listed timber-framed buildings such as at Founthill Farm, Newick (East Sussex), listed Grade II* and at Leigh Hill Farm, Cobham (Surrey), listed Grade II
- 7.22 Access to the new extension from the host building will be via a new opening created in the east elevation. Whilst this is part of the historic core of the building, the area to be removed was underbuilt in brick during the 20th century and includes a cross window from the same period. The southern end of the elevation will be retained as it is of 18th century brickwork. This means that the new opening will only result in the loss of 20th century fabric, causing no harm to the special interest of the building.
- 7.23 In order to mitigate the loss of part of the building's east elevation, the proposal aims to retain nibs of the original wall, as well as a down stand to allow for the legibility of the building's original form. The new opening is, therefore, not considered to result in a negative impact on the significance of the building, as the legibility of its original form will be preserved.
- 7.24 The new extension will cause no impact on the character and special interest of the Conservation Area, since the building is set back from the south side of Albourne Road and well screened by trees along the road frontage, meaning the new extension will not be visible from areas within the public realm.
- 7.25 Taken as a whole and on balance, the proposed extension by virtue of its well and distinguishable design and subservient nature is considered to result in a positive intervention which will allow for the better legibility of the building's original form enhancing its character and special interest.

MINOR EXTERNAL AND INTERNAL ALTERATIONS

- 7.26 In addition to the new extension, the scheme proposes to carry out minor external and internal alterations to improve the usability of the building as a modern family home and, where possible, enhance the character of the building.

External

Replacement of rooflight with 2no conservation type rooflights.

- 7.27 The building currently benefits from a modern rooflight inserted in the western slope of the roof over bedroom 3, which occupies part of the late 20th century additions of the building.
- 7.28 The scheme proposes the replacement of the existing rooflight with two new conservation type rooflights of high-quality metal, which will sit flush with the roof surface, replicating early models.
- 7.29 Given the new rooflights will be inserted in the roof of the late 20th century extension and that they will not be seen in context with the historic core of the building, its front elevation or from the Conservation Area, they will not harm the character of the building and the Conservation Area.

- 7.30 The installation of the two new rooflights will also provide the opportunity to vault the entire ceiling over the bedroom, which will result in the loss of late 20th century plasterboard, causing no harm to the special interest of the building.

Replacement of staircase.

- 7.31 The property's existing staircase is a modern Victorian-style staircase with turned balusters built over and against the original fireplace (now redundant and turned into a doorway).
- 7.32 Whilst the staircase is not considered to detract considerably from the character of the building, it makes no contribution to the building's special interest and does not possess significant value. Furthermore, the shallow nature of the staircase together with its low steps provides a difficult and hazardous access to the first floor of the property.
- 7.33 It is, therefore, proposed to replace the existing staircase with a new high-quality, timber staircase of simple and traditional design so it relates to the early character of the building.
- 7.34 The flight of the staircase will also be reduced and made steeper with appropriate steps to provide safe access. This approach will reduce the visual bulk of the staircase, enhancing the appreciation of the room's original plan form and the original fireplace and so, contributing to the character and special interest of the building.

Insertion of 'headrest' wall

- 7.35 The proposal is the insertion of a dividing wall within Bedroom 1 to create a dressing area and serve as the bed's headrest.
- 7.36 This wall will be a studwork wall of 1500mm high, meaning that the wall will be a completely reversible element which will still allow for the appreciation of the room's original form, preserving the legibility of the building's plan form.



Ceiling to be vaulted and rooflight to be replaced with 2no conservation type rooflights.



Staircase to be replaced.

8 CONCLUSION

- 8.1 The proposed scheme of works is based on a thorough understanding of the listed building and the Conservation Area, their historic context and significance and has been informed by desk-based research and on-site visits.
- 8.2 The removal of the existing late 20th century extensions is not considered to detract from the character and special interest of the building as they are considered harmful elements.
- 8.3 The design for the new extension adopts a contemporary approach combined with traditional materials such as tile-hanging, but with simplified detailing to preserve the contemporary nature of the extension.
- 8.4 The lightweight and subservient nature of the structure, as well as the use of glass, will ensure the legibility of the building's historic core is preserved and enhanced, whilst the extension remains as a distinguishable addition. As such, the proposal will preserve the special interest of the listed building and the Conservation Area.
- 8.5 The impact of the proposed internal and external alterations to the building has been assessed and considered to preserve the significance of the building, as they will result in the loss of 20th century fabric.
- 8.6 When considered as a whole, the proposal will not result in any detrimental effect or harm to the special interest of the Listed Building and the Langton Lane Conservation Area, as their traditional character will be preserved.
- 8.7 The proposals are considered to be compliant with respect to the Planning (Listed Building and Conservation Area) Act 1990, the National Planning Policy Framework (NPPF) and the Mid Sussex Local Plan.

APPENDIX: LEGISLATION AND POLICY CONTEXT

The primary legislation relating to Listed Buildings and their settings is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990:

Section 16(2) states “In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall 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.”

Section 66(1) reads: “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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.”

In relation to development within Conservation Areas, Section 72(1) reads: *“Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

Policy relating to the historic environment is set out at national level within the National Planning Policy Framework (NPPF).

Policy relating to the historic environment is set out at local level within the Mid Sussex District Plan 2014 – 2031.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Chapter 16 (Paragraphs 189 to 208) of the NPPF updated and adopted in July 2021 constitute the Government’s national guidance and policy regarding development relating to the historic environment.

The NPPF is a material consideration and states that applications are to be determined in accordance with the local framework unless material considerations indicate otherwise.

The NPPF seeks to conserve and enhance the historic environment with much emphasis on “significance”, defined in Annex 2 as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”

Setting is defined in Annex 2 as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

Annex 2 defines Conservation (for heritage policy) as:

“The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”

This definition is important as it distinguishes conservation from preservation and puts an emphasis on proactively managing change rather than reactively resisting it.

LOCAL POLICY – MID SUSSEX DISTRICT COUNCIL

The site lies within the boundary of the Mid Sussex District Council Authority. Mid Sussex District Council adopted the Mid Sussex District Plan 2014 – 2031 as a Development Plan Document at its meeting on 28th March 2018. It replaces the Mid Sussex Local Plan 2004.

Policies PD34 and PD35 of the Mid Sussex District Plan relate to listed buildings and heritage assets, and Conservation Areas. They are, therefore, considered relevant to this proposal:

POLICY DP34 – Listed Buildings and Other Heritage Assets

Strategic Objectives: 2) To promote well located and designed development that reflects the District’s distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Evidence Base: West Sussex Historic Environment Record; Register of Listed Buildings.

Listed Buildings

Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;
- Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;
- Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;
- Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;
- Special regard is given to protecting the setting of a listed building;

Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.

Other Heritage Assets

Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.

The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.

Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.

POLICY DP35 – Conservation Areas.

Strategic Objectives: 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Evidence Base: Mid Sussex Conservation Area Appraisals; Sussex Extensive Urban Surveys; West Sussex Historic Environment Record.

Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:

- New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;
- Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;
- Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;
- Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;
- Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;
- New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.

Development will also protect the setting of the conservation area and in particular views into and out of the area.

New buildings of outstanding or innovative design may be acceptable in conservation areas provided that their impact would not cause material harm to the area.



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