

Heritage Statement – Dumbrells, Somners and The Friary, Cuckfield

Project ref: 805

November 2024



Dumbrells, Church Platt, Cuckfield, West Sussex, RH17 5LA

Somners, South Street, Cuckfield, West Sussex, RH17 5LB

The Friary, South Street, Cuckfield, West Sussex, RH17 5LB

Ecotecture Ecological Design Ltd 2018
Registered in England and Wales
Company Registration Number: 11114542
Registered Address: Basepoint Business Centre,
Suite 43, Little High Street,
Shoreham by Sea,
West Sussex,
BN43 5EG

Contents

1. Introduction	4
2. Authorship.....	7
3. Scope and methodology	7
4. Description of the site.....	8
4.1. Garden and boundary treatment.....	8
4.2. Dumbrells	13
4.3. Exterior of Somners	17
4.4. Exterior of The Friary	21
4.5. Interior of Somners	26
4.6. Interior of The Friary	33
5. Location and heritage context	40
5.1. Location of the Site	40
5.2 Historic England’s guidance on setting	40
5.3. Setting of the Site.....	40
5.4. Character and appearance and setting of the Cuckfield Conservation Area.....	40
5.5. Nearby statutorily listed buildings and their settings	42
5.6. Nearby locally listed buildings and their settings	50
5.7. Mid Sussex district	50
5.8. West Sussex county	50
5.9. High Weald Area of Outstanding Natural Beauty	51
6. History of the site and its surroundings	53
6.1. Prehistoric era (to 43 AD).....	53
6.2. Roman era (43-409 AD).....	53
6.3. Anglo Saxon era (410-1065 AD) and Medieval era (1066-1539 AD).....	53
6.4. Post-Medieval era (1540-1749 AD).....	54
6.5. Modern era (1750 to 1899).....	54
6.6. More recent Modern era (1900 to present)	58
7. Assessment of Heritage Significance	64
7.1. Heritage designation	64
7.2. Archaeological interest	65
7.3. Architectural and artistic interest	65
7.4. Historic interest.....	66
7.5. Summary	66

8. Assessment of Impact	67
8.1. Proposed scheme.....	67
8.2. Historic England’s guidance on setting	67
8.3. Somners	67
8.4. The Friary	69
8.5. Dumbrells.....	69
8.6. Outbuildings.....	71
8.7. Landscaping and boundary treatment.....	72
8.8. Written advice from the Local Planning Authority	72
8.9. Summary	73
9. Policy Compliance	74
9.1. Cuckfield Neighbourhood Plan 2011-2031	74
9.2. Cuckfield Village and Brook Street Design Statement Supplementary Planning Document.....	75
9.3. Mid Sussex District Plan 2014-2031.....	76
9.4. Mid Sussex Design Guide Supplementary Planning Document (Nov 2020)	78
9.5. High Weald AONB Management Plan 2019-2024	79
9.6. National Planning Policy Framework (December 2023)	80
10. Conclusion.....	81
Appendix 1 – National Heritage List Descriptions.....	82
Appendix 2 – Existing and proposed drawings	92
Appendix 3 – Planning history	99
Appendix 4 – Extracts from <i>An Interpretive report on The Friars and Somners, South Street, Cuckfield, Sussex</i> , by Joe Thompson (July 2024)	100
Appendix 5 – Copyright and disclaimer	103

1. Introduction

This Heritage Statement should be read in conjunction with the Design and Access Statement (Ecotecture, October 2024), the Interpretative and Condition Assessment on the timber structure of Dumbrells, Somners and The Friary (Joe Thompson of Sussex Oak and Iron, July 2024), and the Archaeological Desk-based Assessment (Melisa Thomas on behalf of Ecotecture, Nov 2024).

The subject site (“Site”) is located in the village of Cuckfield, in West Sussex. The Site comprises two historic houses (i.e. Somners and The Friary, separately Grade II listed) which address South Street, a modern house adjoining the rear of Somners (i.e. Dumbrells, currently being rebuilt) which is accessed from Church Platt, a rear garden, and some outbuildings within the garden. The rear and side (north) boundary treatment comprises brickwork, whereas the side (south) boundary treatment comprises a mixture of brickwork, modern timber fencing, and the wall of the modern garage. There is also a modern brick boundary wall set back from South Street with a timber gate. It may be considered that Dumbrells is within the curtilage of Somners and/or The Friary, but this Heritage Statement concludes that it is not. The Site is in the Cuckfield Conservation Area, and within the settings of a number of other statutorily listed buildings.

Planning Permission has been given for the “modification and extension” of Dumbrells, the demolition of the previously existing outbuilding and garage, and the provision of a new workshop and garage (refs: DM/18/3863, DM/19/0585 & DM/21/3938). Given that this proposed scheme has now been enacted and the building works have commenced, this Heritage Statement will consider the Site “as existing” as being the completed consented scheme [Figure 2 & Figure 5] – rather than its current halfway state [Figure 4], or indeed the Site as it was prior to the recent building works [Figure 1 & Figure 3].

Ecotecture Ecological Design has been commissioned by David Thackeray to design a new proposed replacement building at Dumbrells, which would be detached from Somners and The Friary. The proposed scheme also involves some alterations to Somners and The Friary, the demolition of some modern outbuildings, and associated landscaping. The design of the proposed scheme has been informed by Chapters 4, 5, 6 and 7 of this Heritage Statement, and by the Interpretative and Condition Assessment on the timber structure of Dumbrells, Somners and The Friary (Joe Thompson of Sussex Oak and Iron, July 2024). The impact of the proposals has been assessed in Chapter 8, and compliance with national, regional and local policy is dealt with in Chapter 9 of this report.

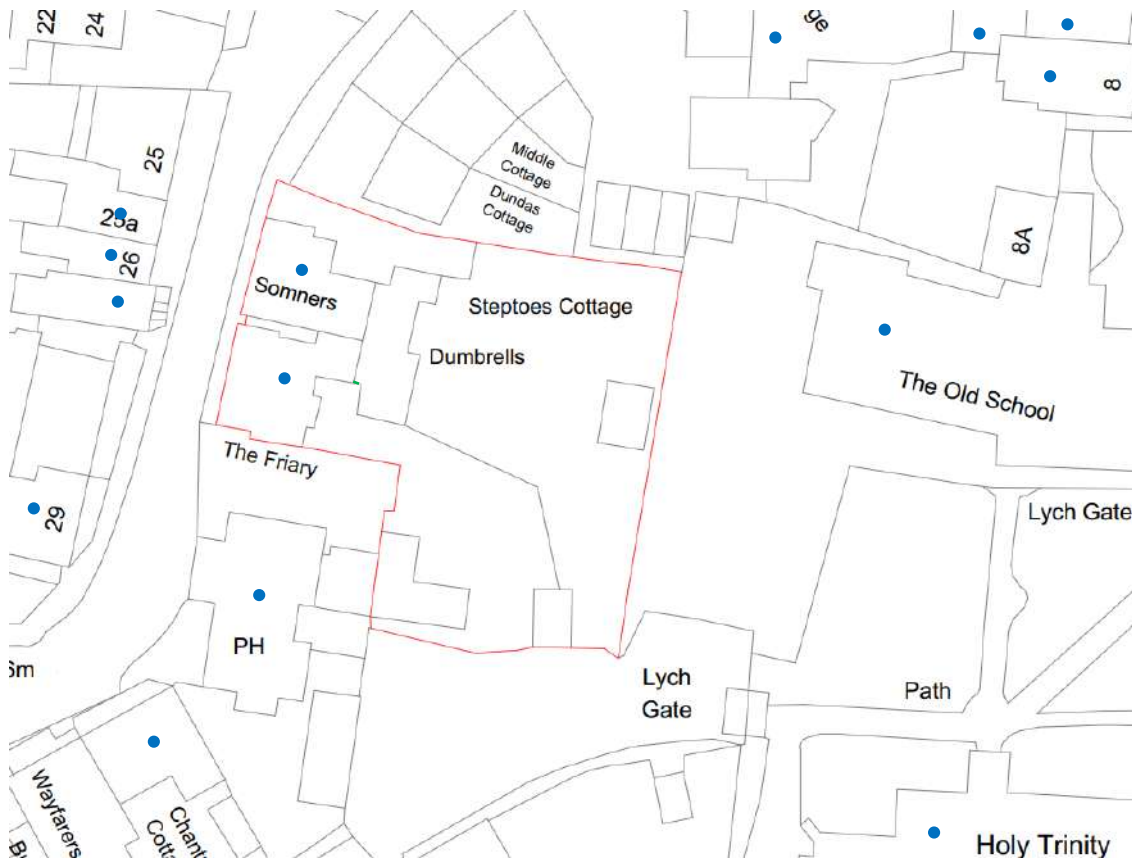


Figure 1: Extract from site plan, prior to consented scheme being built. Subject site is outlined in red. Statutorily listed buildings are indicated by blue dots.

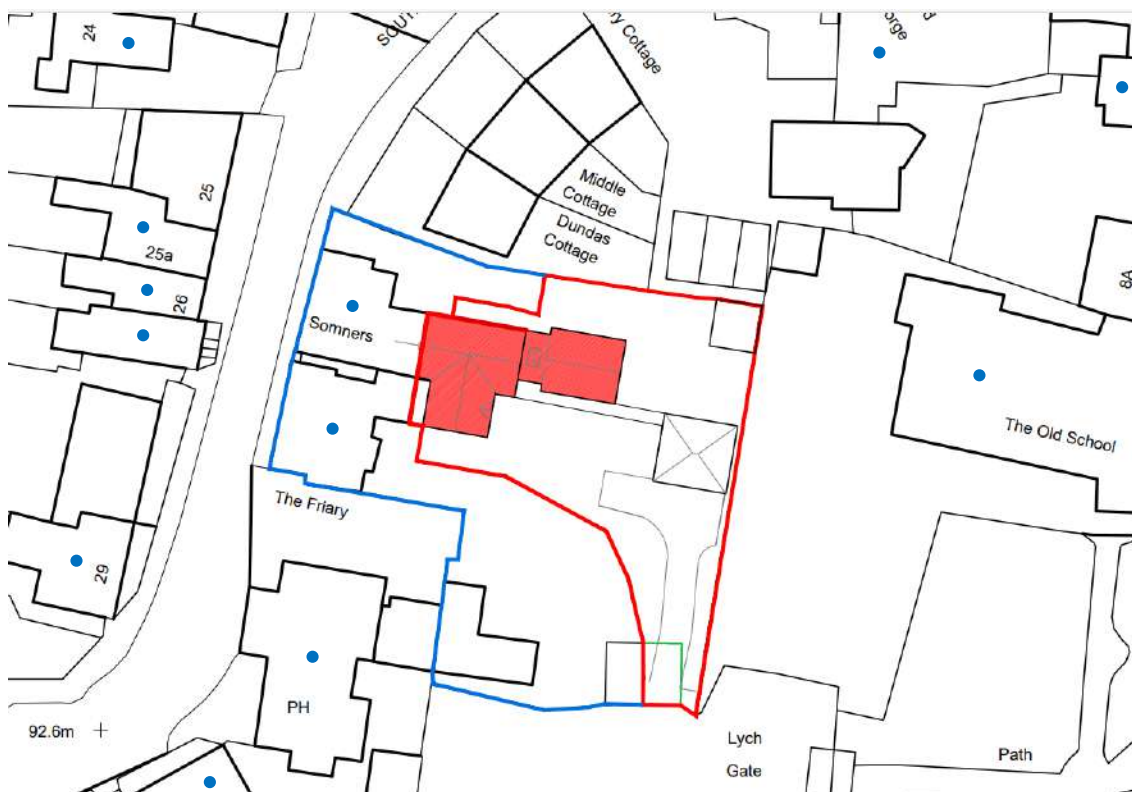


Figure 2: Extract from site plan, once consented scheme has been constructed – i.e. “as existing”. Subject site is outlined in red and blue. Statutorily listed buildings are indicated by blue dots.



Figure 3: Rear (east) elevations of The Friary (Grade II), Dumbrells, and Somners (Grade II), prior to enactment of application DM/18/3863.



Figure 4: Rear (east) elevations of The Friary (Grade II) and Somners (Grade II), in May 2024, once the works for the consented scheme had commenced.



Figure 5: Rear (east) elevation of Dumbrells, as consented – i.e. “as existing”.

2. Authorship

This Heritage Statement has been prepared by Melisa Thomas, heritage consultant, on behalf of Ecotecture Ecological Design.

Before completing her MSc in Conservation of the Historic Environment (for which she was awarded Distinction), Melisa pursued a career in the law while also working as a specialist guide, researcher and lecturer at Strawberry Hill House, Richmond-upon-Thames.

Melisa has now been working as a Heritage Consultant for a number of years on a variety of different projects involving heritage planning, design and townscape matters (including Appeals). She works on a freelance basis, principally for Heritage Information Ltd. and Ecotecture Ecological Design. She is accredited with the Institute of Historic Building Conservation (IHBC).

3. Scope and methodology

The history of the subject site and its surroundings has been researched based upon documentary and physical evidence. Research sources included the West Sussex Record Office, the Cuckfield Museum, Historic England Archives, National Library of Scotland Ordnance Survey Maps archive, Old Maps Online, the British Newspapers Archive, and British History Online.

Additional resources have included: the Cuckfield Village and Brook Street Design Statement SPD (undated), The West Sussex Landscape Land Management Guidelines (c.2003), the Cuckfield Historic Character Assessment Report (October 2005), the Cuckfield Conservation Area Appraisal (2006), the Cuckfield Neighbourhood Plan 2011-2031 (May 2014), the High Weald AONB Management Plan 2019-2024, the Mid Sussex District Plan 2014-2031 (March 2018), and the Mid Sussex Design Guide SPD (Nov 2020).

The detailed Heritage Statement prepared by HB Archaeology & Conservation Ltd in February 2016 to accompany application DM/18/3863 was also a useful resource, as was the Interpretative and Condition Assessment on the timber structure of Dumbrells, Somners and The Friary (Joe Thompson of Sussex Oak and Iron, July 2024).

Following documentary research and visual inspection of the subject site and its surroundings, the heritage significance and settings of the site and any other nearby heritage assets were considered.

The proposed scheme has thus been informed by a thorough understanding of the history, the heritage significance and heritage context of the subject site. This Heritage Statement assesses the impact of the proposed scheme on the heritage significance and setting of the site, on the character and appearance of the Conservation Area, and on the settings of any other nearby heritage assets.

4. Description of the site

This description should be read in conjunction with the Design and Access Statement (Ecotecture Ecological Design), and the Interpretative and Condition Assessment on the timber structure of Dumbrells, Somners and The Friary (Joe Thompson of Sussex Oak and Iron).

4.1. Garden and boundary treatment

Rear garden and outbuildings: The rear garden comprises a lawn, with a stone pathway leading from the Church Platt entrance to Dumbrells [Figure 6]. There is also a brick-paved terrace immediately adjacent to (i.e. east of) The Friary [Figure 9]. There is a discreetly located single-storey “L-shaped” building to the south-east of The Friary and to the west of the existing garage [Figure 11]. This building has a modern appearance, but it comprises traditional materials (i.e. brickwork, timber, slate and glass), and its design has incorporated architectural features which refer to local traditional architecture – such as its pitched roof with a hipped gabled element, and its horizontal timber weatherboarding. The consented, “existing” garden has a smaller footprint than that shown in the photographs in this report, and with a greater area of hard surfacing. Consent has been given to demolish the modern timber outbuilding located within the garden [Figure 7, Figure 8 & Figure 10], and the modern brick slated garage which forms part of the south boundary treatment [Figure 12 & Figure 13]. The consented scheme also involves the provision of a workshop in the north-east corner of the garden, and a double garage adjacent to the east boundary wall at the centre, with a new gravel driveway and turning head [Figure 2]. The consented double single-storey garage (ref: DM/18/3863 & DM/21/3938) comprises brickwork, with a pitched hipped slated roof. It has double timber garage doors to the south elevation, two casement windows to the north elevation, and a single two-panelled door to the west elevation. There are no elevational drawings for the consented “workshop building”.

Boundary treatment: Most of the boundary treatment comprises non-historic brickwork – including that which separates the Site from Church Platt to the east [Figure 7, Figure 8, Figure 10, Figure 75, Figure 76 & Figure 74], the gardens of Dundas Cottage and Rosemary Cottage to the north [Figure 6 & Figure 7], the Ye White Harte Inn to the south [Figure 9 & Figure 14], and South Street to the west [Figure 27]. The boundary treatment to the south separating the Site from Church Platt, however, comprises some modern timber fencing, and the wall of the modern garage [Figure 13]. There is also some modern timber fencing between the secondary entrance to Somners, and the rear garden [Figure 22].



Figure 6: Northward view across rear garden of Site.



Figure 7: North-eastward view across rear garden of Site, with a glimpse of the Cuckfield Church of England Primary School (Grade II). Note west and south elevations of outbuilding in the garden.



Figure 8: South-eastward view from the rear garden of the Site of the Holy Trinity Church (Grade I). Note north and west elevations of outbuilding in the garden.



Figure 9: Terrace to the rear of The Friary.



Figure 10: South elevation of outbuilding in the rear garden of the Site (with a glimpse of the Cuckfield Church of England Primary School (Grade II) on the right).



Figure 11: North elevation of outbuilding to the south-east of The Friary and the west of the garage.



Figure 12: West elevation of the garage in the rear garden of the Site, by the rear entrance (with a glimpse of the Holy Trinity Church (Grade I) in the background).



Figure 13: Rear entrance to Site from Church Platt.



Figure 14: Side (south) boundary treatment between The Friary (Grade II) and the adjacent site at Ye White Harte Inn (Grade II).

4.2. Dumbrells

The Cuckfield CA Appraisal describes the Site at Dumbrells as follows:

... a dwelling which is accessed from Church Platt. It is a curious house for the roof and walls are built in corrugated iron. The corrugated iron walls are overlaid with timber battens so that at first glance it has the appearance of a Tudor cottage. ...

However, permission has since been given to replace the previously mentioned “curious house” (refs: DM/18/3863, DM/19/0585 & DM/21/3938) – and the consented scheme has since been enacted.

Dumbrells comprises some historic timber framing from the former two-storey 19th century workshop [Figure 15, Figure 16, Figure 17, Figure 18, Figure 19 & Figure 20] – further analysis of which is provided by Joe Thompson, in his Interpretative and Condition Assessment. As shown in Appendix 2 of this Heritage Statement, the consented (“existing”) building has elevations with a mixture of timber weatherboarding, brickwork and render, with pitched slated roofs, and modern single-paned windows/glazed doors – thereby with a design which brings together traditional and modern idiom features [Figure 21, Figure 102, Figure 106 & Figure 110].



Figure 15: Remnants of Dumbrells.



Figure 16: Remnants of Dumbrells, and the rear of Somners.



Figure 17: Interior of north elevation of rear part of Somners.



Figure 18: Interior of north elevation of rear part of Somners.



Figure 19: Interior of east elevation of rear part of Somners.



Figure 20: Reconstructed roof timbers of rear part of Somners (re-using two historic timebers).



Figure 21: Side (north) elevation of reconstructed rear extension to Somners (Grade II).



Figure 22: Timber fence between Somners (Grade II) and Dumbrells.

4.3. Exterior of Somners

Somners is a two-storey timber-framed house, with a one and a half storey rear extension. It has a rendered front (west) elevation (likely re-faced in the mid-19th century) [Figure 23, Figure 26 & Figure 99], and a pitched clay-tiled roof, with brick chimney stacks either side. Its three-over-three sash windows

appear to date from the 19th century – i.e. two at ground floor level and two at first floor level, within rendered architraves. Its front entrance comprises a four-panelled timber door with glazed upper panels, within a rendered architrave.

The side (south) elevation of Somners is immediately adjacent to the side (north) elevation of The Friary [Figure 24 & Figure 25]. It comprises red brickwork, and an external chimney breast with a historic bread oven (in red brickwork with a clay-tiled “roof”).



Figure 23: Somners (Grade II).



Figure 24 (left): Historic bread oven attached to the side (south) elevation of Somners.



Figure 25 (right): Chimney breast attached to the side (south) elevation of Somners.

The side (north) elevation of Somners is rendered [Figure 26]. The one and a half storey rear extension to Somners is accessed via a modern timber gate [Figure 27]. The side and rear elevations of this extension comprise painted brickwork, with modern fenestration and a pair of modern French windows [Figure 28 & Figure 29]. Apart from the modern two-over-two sash windows at first floor level, the modern fenestration rather detracts from the historic appearance of the building, due to its indifferent design quality. The less than straight-forward nature of the rear extension(s) indicates more than one phase of development. The single-storey element (which may have formerly been a service wing) has a mono-pitched clay-tiled roof.



Figure 26: The side (north) and front (west) elevations of Somners (Grade II), the front (west) elevation of The Friary (Grade II), and a glimpse of Ye White Harte Inn (Grade II).



Figure 27: A glimpse of Dundas Cottage on the left, and the side (north) and front (west) elevations of Somners (Grade II) on the right.



Figure 28 (left): Side (north) elevation of the rear extension to Somners (Grade II).

Figure 29 (right): Part of rear (east) and side (north) elevations of Somners (Grade II).

4.4. Exterior of The Friary

The Friary is a two-storey timber-framed house, with a rendered front (west) elevation (likely re-faced in the mid-19th century) [Figure 30 & Figure 99], and a pitched clay-tiled roof, with brick chimney stacks either side. Its front elevation has two three-over-three late 19th century sash windows at first floor level, and two jettied bay windows at ground floor level (each with three small modern one-over-one sash windows) with clay-tiled roofs. The front entrance comprises a six-panelled timber door, beneath a small lead-lined shelter supported by timber brackets.

The side (north) elevation of The Friary is immediately adjacent to the side (south) elevation of Somners [Figure 31]. It comprises a mixture of historic red brickwork, stonework at ground floor level, and there is some modern timber boarding at first floor level. The wider space between the two buildings to the east of the external chimney breasts is enclosed by a modern single-storey extension to The Friary – and this “courtyard” may be accessed via two doors in the modern extension (i.e. via an inner door [Figure 55], and then an outer door within a further single-storey extension [Figure 33]).



Figure 30: The Friary (Grade II).



Figure 31: Side (north) elevation of The Friary in the gap between Somners and The Friary. Note modern timber boarding (to the modern two-storey extension on the left), and historic brickwork and stonework (on the right).



Figure 32 (left): Eastward view of the gap between Somners and The Friary, seen from South Street. Note historic render to north elevation of the western part of The Friary.

Figure 33 (right): Eastward view of the west elevation of the part of The Friary which adjoins Somners, viewed from the courtyard. Note modern single-storey extension. (It has the appearance of having two-storeys, due to the mono-pitched roof which extends from the pitched roof of Somners.)

The rear (east) elevation of The Friary [Figure 34, Figure 35, Figure 37 & Figure 38] indicates various phases of development within the late 17th to early 18th century – including a projecting timber-framed two-storey element with tall casement windows at both ground and first floor level, and red brickwork in a herringbone arrangement. The east side of the roof has two different elements, with the central (i.e. north) element with a slightly different pitch, and a lower gutter-line. The windows to the north element are modern casements, matching the modern casements of the single-storey rear extension (which has a mono-pitched pan-tiled roof). The single-storey rear extension [Figure 36] adjoins Somners, and its east-facing gable formerly adjoined Dumbrells. It has a modern timber door with a glazed upper panel.

The side (south) elevation of the principal part of The Friary is rendered [Figure 39] – with a gabled element to the west (including a brick chimney stack), and a projecting hipped element to the east with casement windows at ground and first floor level, and a slender chimney stack.



Figure 34: Rear (east) elevation of The Friary (Grade II).



Figure 35: Rear (east) elevation of The Friary (Grade II).



Figure 36: Side (south) elevation of the modern single-storey rear extension to The Friary (Grade II). Note modern mono-pitched pantiled roof which continues from the pitched roof of Somners (creating a “cat-slide” roof effect).



Figure 37: Part of rear (east) elevation of The Friary (Grade II), and part of the modern single-storey rear extension.



Figure 38: Rear (east) elevation of The Friary (Grade II).



Figure 39: The side (south) elevation of The Friary (Grade II).

4.5. Interior of Somners

Somners has an idiosyncratic internal planform, due to the fact it has been much altered over the years. Its structural timbers remain exposed, contributing positively both to an understanding of the historic development of the building, and an appreciation of the building's historic character and appearance.

Further analysis of the physical structure of the house is provided by Joe Thompson in his Interpretative and Condition Assessment, but below is a brief overview.

Ground floor level [Figure 114]: At ground floor level, there is a principal room at the front (i.e. west) of the building in which the front door and south window is located [Figure 41]. The timber framing of the smaller room to the north (in which the north window is located) is not aligned with that of the principal room, indicating that it may have been added subsequently [Figure 42]. The staircase is located to the rear (i.e. east) of the principal room, and there is a small single-storey service wing further north of the staircase. The two front rooms have retained their original chimney breasts, and the fire surround to the smaller room appears to date from the 18th or 19th century [Figure 43 & Figure 44]. Today's kitchen is located within an eastward extension of the principal room, south of the staircase – although the listing description states that the beam between the front room and the kitchen “retains some sockets for a former partition”. There is another room located further to the east which was likely added in the 19th century – possibly as part of a workshop (judging by the dark grey shading in the 1880 map [Figure 86]), and it has retained its chimney breast. The secondary entrance on the side (north) of the building leads from the 19th century room to the east.

First floor level [Figure 115]: The stairs have modern balustrading, but some original timber framing at the top of the stairs has been retained [Figure 45]. There are three bedrooms at first floor level, located directly above the two front rooms at ground floor level, and the room to the south of the staircase. The bedroom to the north has retained its mid-19th century cast iron basket grate [Figure 49]. There is a WC above the service wing, and a bathroom within the 19th century extension. This bathroom has retained its chimney breast, 19th century fire surround [Figure 46], and timber framing – together with a carved out feature in the ceiling beam which indicates its possible former use to facilitate machinery [Figure 48]. Much of the original timber framing remains exposed in the bedrooms, along with the chimney breasts, and there are original 19th century sashes to the front bedrooms.

Attic floor level [Figure 118]: Much of the original structural timbers have been retained within the roof-space, along with chimney breasts [Figure 50 & Figure 51]. The listing entry notes that there are some carpenters' marks in the timber.



Figure 40: Interior of Somners (ground floor). Note Victorian chimney breast to the rear (east) wall. (The proposals involve the provision of a new door opening to the left of the chimney breast.)



Figure 41: Interior of Somners (ground floor) – Front principal room. Note original ceiling beams, and unusually large door opening to the north.



Figure 42: Interior of Somners (ground floor) – Ceiling timbers to room to the north, which do not align with those of the principal front room.



Figure 43: Interior of Somners (ground floor) – Room to the north. Note fireplace and ceiling beams.



Figure 44: Interior of Somners (ground floor) – Front principal room. Note chimney breast and original timber framing.



Figure 45: Interior of Somners (stairs between ground and first floors). Note modern balustrading, and timber framing at first floor level.



Figure 46: Interior of Somners (first floor) – Room to the rear (east). Note original timber framing, and Victorian chimney breast and fireplace.



Figure 47: Interior of Somners (first floor) – Room to the rear (east). Note original timber framing, and Victorian chimney breast and fireplace. (The proposals involve the provision of a new door opening to the left of the chimney breast.)



Figure 48: Interior of Somners (first floor) – Room to the rear (east). Note original timber framing, together with an indentation which provides an insight into the former use of the room as a workshop.



Figure 49: Interior of Somners (first floor) – Front bedroom. Note chimney breast, and Victorian sash windows.



Figure 50: Interior of Somners (attic floor). Note original chimney breast and timber framing.



Figure 51: Interior of Somners (attic floor). Note original timber framing.

4.6. Interior of The Friary

The Friary has an idiosyncratic internal planform, due to the fact it has been much altered over the years. Its structural timbers remain exposed, contributing positively both to an understanding of the historic development of the building, and an appreciation of the building's historic character and

appearance. Further analysis of the physical structure of the house is provided by Joe Thompson in his Interpretative and Condition Assessment, but below is a brief overview.

Ground floor level: At ground floor level, there is a single principal room at the front (i.e. west) of the building, together with retained structural timbers and a large open fireplace within the south chimney breast [Figure 52 & Figure 53]. The fireplace has a chamfered timber lintel which is likely to have been re-used within the mid-19th century westward extension in which it is located. The front room extends further eastward (south of the stair hall) [Figure 54], and the eastward part has a smaller element extending southward (which has been partitioned from the principal space, to form a smaller room). A historic-looking door leads eastward from the north part of the front room, to the stair hall [Figure 54]. The door is unlikely to be historic, but it has been treated so that its colour matches that of the structural timbers. Similarly, the balustrading to the stairs is modern, but it has been sensitively treated so that its colour matches that of the timber framing. There is a bathroom located further north of the stair hall. Within the stair hall, the original timber framing has been retained. Further eastward is the modern single-storey extension, which also has a door leading to the outdoor space between Somners and The Friary.

First floor level: Within the stair hall at first floor level, there is some decorative wallpaper which appears to pre-date the 18th century [Figure 56]. There are three bedrooms at first floor level, located directly above the principal room at ground floor level [Figure 59, Figure 60 & Figure 61], and a bathroom located above the bathroom at ground floor level [Figure 57 & Figure 58]. The original structural timbers have been retained, as have the chimney breasts. The doors comprise timber which is the same colour as the structural timbers, and they therefore at least have the appearance of being historic.

Roof-space: The northern part of the roof has retained its original blackened timber members [Figure 62]. (It was not possible to inspect the southern part of the roof during the site visit.)



Figure 52: Interior of The Friary (ground floor) – South part of front principal room. Note original fireplace, and timber framing.



Figure 53: Interior of The Friary (ground floor) – North part of front principal room. Note fireplace, and original timber framing.



Figure 54: Interior of The Friary (ground floor) – North part of front principal room. Note original timber framing and door.



Figure 55: Interior of The Friary (ground floor) – Modern two-storey rear extension. The door on the right (with the fanlight) is one of the doors leading to the “courtyard” (see Figure 33).



Figure 56: Interior of The Friary (first floor) – Landing. Note original wallpaper, and historic door.



Figure 57: Interior of The Friary (first floor) – Room to the north. Note original timber framing.

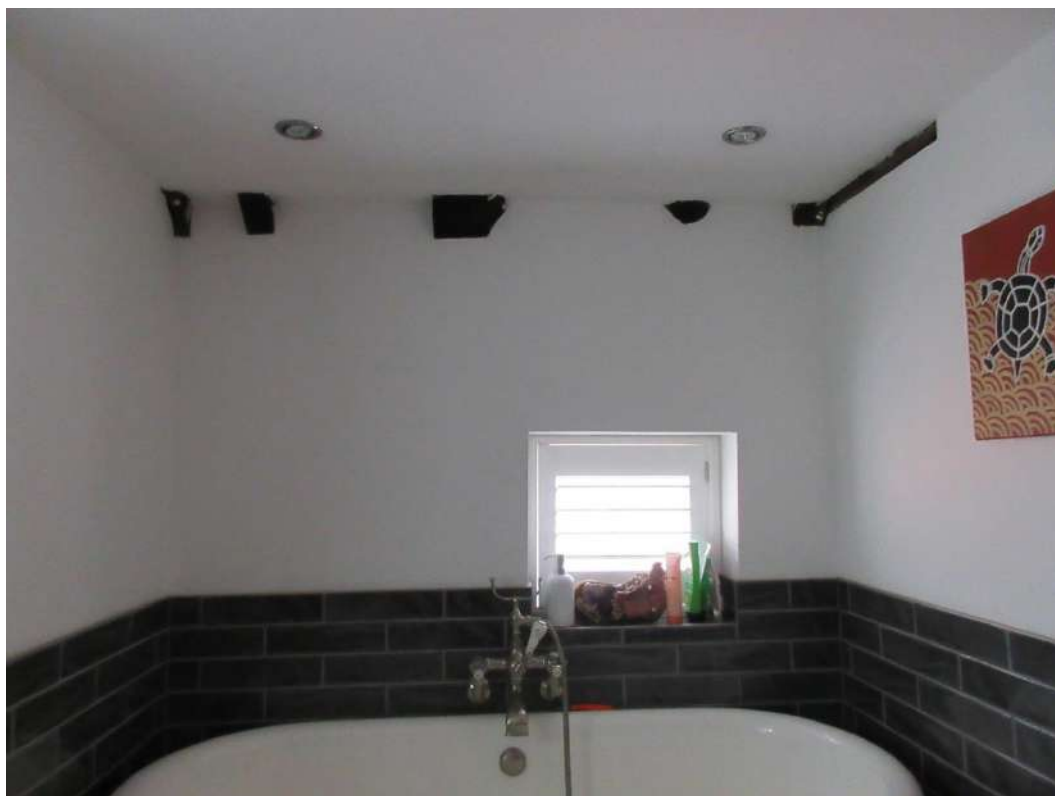


Figure 58: Interior of The Friary (first floor) – Room to the north. Note original timber framing.



Figure 59: Interior of The Friary (first floor) – Front south bedroom. Note original timber framing, and fireplace.



Figure 60: Interior of The Friary (first floor) – Front north bedroom. Note original timber framing, and historic fireplace.



Figure 61: Interior of The Friary (first floor) – Rear bedroom. Note windows (which may date from the early 20th century?).



Figure 62: Interior of The Friary (roof space). Note original roof timbers (which are blackened).

5. Location and heritage context

5.1. Location of the Site

The subject site (“Site”) is located within the village of Cuckfield, in the Cuckfield Conservation Area and within the settings of a number of statutorily listed buildings. The front elevations of Somners and The Friary both address South Street (i.e. the east side of the street), whereas the front elevation of Dumbrells (i.e. as consented) addresses Church Platt to the south.

5.2 Historic England’s guidance on setting

Historic England’s “The Setting of Heritage Assets” Historic Environment Good Practice Advice in Planning Note 3 (2nd ed.) (2017) provides guidance on managing change within the settings of heritage assets. It sets out a five-step approach, the first two of which are as follows:

- **Step 1:** *Identify which heritage assets and their settings are affected.*
- **Step 2:** *Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.*

5.3. Setting of the Site

Located on the east side of South Street, the collective setting of **Somners** and **The Friary** is principally defined by the quiet, residential character of the street with its somewhat enclosed appearance, and the nearby two-storey residential dwellings (and a public house) – most of which comprise a mixture of local vernacular styles and traditional materials [Figure 63, Figure 64, Figure 65, Figure 66, Figure 67, Figure 68 & Figure 69]. The setting of Somners and The Friary is to a certain extent also defined by the quiet character of Church Platt to the east, with the stone elevations of the Cuckfield Church of England Primary School (Grade II) and the Holy Trinity Church (Grade I) [Figure 73, Figure 74, Figure 75 & Figure 76]. The setting of these buildings is also defined by the garden to the rear, in which Dumbrells is located [Figure 7 & Figure 8] – with its lawn and brick-paved path and terrace adjacent to The Friary.

The setting of **Dumbrells** differs slightly from that of Somners and The Friary, given its backland location. It is defined by the garden in which it is located [Figure 7 & Figure 8], glimpses of nearby historic buildings (including Somners, The Friary), glimpses of nearby modern buildings, and the quiet character and appearance of Church Platt and the nearby church yard [Figure 73, Figure 74, Figure 75 & Figure 76].

5.4. Character and appearance and setting of the Cuckfield Conservation Area

The Cuckfield Conservation Area (“CA”) was designated in 1969, and extended in 1989. The village of Cuckfield is described in the CA Appraisal (2006) as follows:

Cuckfield is a typical Sussex village but with some unique features. The layers of history are evident in the morphology, in the texture and grain of the settlement and in the physical form and materials employed on the buildings. The village plan is based on the original medieval street pattern and comprises a central street of South Street which dog legs and rises northwards to form the High Street. In the lower end of the High Street, in South Street and Church Street there are medieval buildings dating from the 15th and 16th century built up to the rear line of the pavement. Materials were all sourced locally and transported by horse and wagon.

In contrast buildings in the upper part of the High Street and Broad Street frequently have gardens or forecourts creating the impression of a wider street. Here there are Victorian and Regency facades

and imported slate can be seen on several roofs. Several medieval buildings were refaced in brick and clay tiles in the 19th century.

In the early 20th century Courtmead Road was added to the west of the church. The layout embraces prevailing ideas on the Garden City and has detached dwellings set well back from the tree-lined road, in large gardens. Many parts of the conservation area adjoin countryside which is unusual in Sussex where more modern development has usually encircled the settlement.

The character and appearance of the CA is defined by its original Medieval street pattern, and its historic buildings. It is also defined by its varied topography and its views – both within the village, and from the village looking out into the surrounding countryside and parkland.

The CA's architecture includes domestic vernacular buildings, grand mansions, commercial buildings and institutional buildings. Some of the buildings which post-date the Medieval period are reminiscent of the original Medieval townscape in their grouping and scale. The irregular building lines and variety of different traditional materials add interest and variety to the townscape.

On the subject of building materials, it is stated in the CA Appraisal:

With the exception of the church, built largely of local Cuckfield sandstone, the pre1500 buildings are all timber framed, albeit with sandstone bases. The 16th century buildings see similar dominance of timber framing with the important exception of the use of sandstone for the school. Likewise, although timber framing is prevalent amongst 17th century buildings, sandstone is increasingly used...

The 18th century saw the almost complete dominance of locally available brick and this continued to be the main building material thereafter. The dark red colour of much of the brickwork is due to the high levels of iron within the local Wealden clay.

...

Some of the buildings are finished in render or painted brickwork predominantly white or cream in colour. Wealdon clay tiles are used for roofs and to great effect for tile hanging using a variety of patterns including plain, bull nose and club. Mathematical tiles are used occasionally. Horsham Stone is also used for roofing particularly on pre-1800 buildings.

A wide variety of traditional details are employed including hipped and half-hipped roofs, pendiced hoods, gauged brick arches, dentil courses, modillion cornices, stone plinths, flat headed door hoods, gabled and hipped dormers, sash windows, panelled and plank doors. Other details such as door furniture, chimney stacks and cast iron handrails and railings add authenticity to the conservation area.

The local planning authority recognises five character areas within the CA. The Site is located within Character Area 2, which comprises "South Street, up to and including its junction with the High Street", and "Ockenden Lane, Church Street and the north side of Church Platt". It is located within the Medieval core of Cuckfield.

South Street is one of the major thoroughfares of Cuckfield, characterised by its narrow, winding form and its sense of enclosure. There are glimpses of the spire of the Grade I listed Church of the Holy Trinity from various locations along South Street, and its southernmost end has westward views into the open countryside and parkland. The CA Appraisal notes that the overall ambiance of South Street "is of a tightly framed chicane with buildings that create visual deflection, anticipation and changing vistas".

The Cuckfield Historic Character Assessment Report (2005) comments that the dog-leg feature of South Street and the set back location of the church and its churchyard, indicates that the street may have been deliberately constructed around the church – in a style observed in other Wealden settlements.

It is considered that **Somners** and **The Friary** both make a positive contribution to the character and appearance of the Cuckfield Conservation Area. This is due to their historic designs using traditional materials, being timber-framed buildings constructed prior to the 18th century with later “polite” front elevations dating from the 19th century. The rear garden makes a neutral to positive contribution, by virtue of its remaining verdancy and spaciousness, although much of it has been taken up by the house at Dumbrells and the new consented driveway. The consented house at **Dumbrells** is considered to make a neutral contribution to the character and appearance of the CA, due to its two-storey height, and its use of traditional looking timber weatherboarding, brickwork and rendered walls.

5.5. Nearby statutorily listed buildings and their settings

Nearby listed buildings addressing South Street within close proximity of the Site include Ye White Harte Inn (Grade II) and Chantry Cottage (Grade II) located on the east side [Figure 63, Figure 65 & Figure 68], and Little Dormers and Tudor Rose (Grade II), Valentine Cottage (Grade II), Beam Ends (Grade II), and 22 & 23 South Street (Grade II), located on the west side [Figure 64, Figure 66, Figure 67 & Figure 68]. The settings of these listed buildings are defined by the character and appearance of South Street, as detailed above.

Located further east of the Site are the Church of England Primary School (Grade II) and Parish Church of Holy Trinity (Grade I) [Figure 72]. The collective setting of these buildings is defined by the quiet, secluded nature of Church Platt and the church yard [Figure 71, Figure 73, Figure 74 & Figure 75]. In addition, the visibility of the spire of the Holy Trinity Church means that its setting extends to a further radius, including South Street [Figure 63, Figure 68, Figure 69 & Figure 70].

It is considered that **Somners** and **The Friary** both make a positive contribution to the settings of nearby listed buildings. This is due to their historic designs using traditional materials, being timber-framed buildings constructed prior to the 18th century with later “polite” front elevations dating from the 19th century. The rear garden makes a neutral to positive contribution, by virtue of its remaining verdancy and spaciousness, although much of it has been taken up by the house at Dumbrells and the new consented driveway. The consented house at **Dumbrells** is considered to make a neutral contribution to the settings of nearby listed buildings (including Somners and The Friary), due to its two-storey height, and its use of traditional looking timber weatherboarding, brickwork and rendered walls.



Figure 63: Ye White Harte Inn (Grade II), Chantry Cottage (Grade II) and Wayfarers, with a glimpse of the spire of the Parish Church of Holy Trinity (Grade I) in the background.



Figure 64: Northward view along South Street, with Beam Ends (Grade II), Valentine Cottage (Grade II), Little Dormers and Tudor Rose (Grade II), no. 25, and no.s 22 & 23 (Grade II) on the left; and a glimpse of The Friary (Grade II) on the right.



Figure 65: Northward view along South Street, with Somners (Grade II) and The Friary (Grade II) at the centre, and Ye White Harte Inn (Grade II) on the right.



Figure 66: Northward view along South Street, with Beam Ends (Grade II) and Valentine Cottage (Grade II) on the left, and Somners (Grade II) and The Friary (Grade II) on the right.



Figure 67: Northward view along South Street, with Tudor Rose (Grade II listed along with Little Dormers), no. 25, and no.s 22-23 (Grade II) on the left, and glimpses of Somners (Grade II) and The Friary (Grade II) on the right.



Figure 68: Southward view along South Street, with a glimpse of the spire of the Holy Trinity Church (Grade I) on the left, Somners (Grade II), The Friary (Grade II) and Ye White Harte Inn (Grade II) on the left. Chantry Cottage (Grade II) and Wayfarers are straight ahead. On the right are glimpses of Valentine Cottage (Grade II), Little Dormers and Tudor Rose (Grade II).



Figure 69: South-westward view from South Street in the direction of the rear garden of the Site. The Holy Trinity Church (Grade I) straight ahead in the background. Straight ahead in the foreground are Rosemary Cottage, Middle Cottage and Dundas Cottage. Glimpses of Somners (Grade II) and Beam Ends (Grade II) are on the right.



Figure 70: Southward view from South Street in the direction of the rear garden of the Site – with the spire of the Holy Trinity Church (Grade I) straight ahead. On the left is The Shades, and a glimpse of Cuckfield Church of England Primary School (Grade II); and on the right is Rosemary Cottage.



Figure 71: Southward view along Church Street towards the lychgate to the north of the church (Grade II), together with a glimpse of Cuckfield Church of England Primary School (Grade II). No. 1 (Grade II) and no.s 2, 3 and 4 Church Street are on the left. On the right are Kingtail (Grade II) and the King's Head Hotel (Grade II).



Figure 72: Parish Church of Holy Trinity (Grade I).



Figure 73: Westward view across the church yard of the Holy Trinity Church (Grade I), looking towards the rear of the Site.



Figure 74: Northward view with the Cuckfield Church of England Primary School (Grade II) on the right, and the east boundary treatment of the Site on the left.



Figure 75: Westward view from Church Platt, towards the Site.



Figure 76: Westward view towards the rear of the Site.

5.6. Nearby locally listed buildings and their settings

The local planning authority (Mid Sussex DC) has not allocated any sites in the area as non-designated heritage assets (such as locally listed buildings). Therefore, the Site does not affect the settings of any non-designated heritage assets.

5.7. Mid Sussex district

The Site is located within the Mid Sussex district of the county of West Sussex. The Mid Sussex area includes part of the High Weald to the north (including the Site), part of the Low Weald, and part of the South Downs to the south.

The Mid Sussex Design Guide Supplementary Planning Document (Nov 2020) reflects the wording of the West Sussex Landscape Land Management Guidelines. It summarises that the landform and landscape of the High Weald area is a “hilly landscape of ridges and secluded valleys with significant woodland cover and a dense network of hedgerows and copses” with “a sense of enclosure”. It states that there are a number of historic settlements “on high ridges, hilltops and high ground”, “connected by twisting lanes”. It also reiterates that local building materials are of a diverse nature, “including timber framing, Wealden stone and varieties of local brick and tile hanging”.

5.8. West Sussex county

An assessment of the landscape character of West Sussex (including the part of Mid Sussex in which the Site is located) was carried out in 2003. Of the 43 “unique areas” which were identified, the Site is located within the High Weald Fringes Landscape Character Area [Figure 77 & Figure 78].

The West Sussex Landscape Land Management Guidelines summarises the overall character of the High Weald Fringes area as being “densely-wooded”, “dissected by gentle gill streams draining west to the River Adur and east to the River Ouse”. The key characteristics were summarised as follows:

- Wooded, often confined rural landscape of intimacy and complexity partly within the High Weald Area of Outstanding Natural Beauty (AONB).
- South and east-draining gills and broad ridges sweeping gently down to the Low Weald.
- Western part drained by the headwaters of the River Arun, eastern part around Scaynes Hill by the River Ouse.
- Long views over the Low Weald to the downs.
- Significant woodland cover, a substantial portion of it ancient, and a dense network of shaws, hedgerows and hedgerow trees.
- Pattern of small, irregular-shaped assart fields and larger fields, and small pockets of remnant heathland.
- Orchards and horticulture on lower slopes, particularly to the west.
- Biodiversity concentrated in the valleys, heathland, and woodland.
- Network of lanes, droveways, tracks and footpaths.
- Dispersed historic settlement pattern, close to Horsham, the principal settlements Cuckfield, Haywards Heath and Lindfield and a few villages and hamlets.
- Some busy lanes and roads including A and B roads bounding the area to the west, and other roads crossing north to south, including the A23 Trunk Road.
- London to Brighton Railway Line crosses the area at Haywards Heath.
- Mill sites, hammerponds and ornamental lakes and ponds.

- Varied traditional rural buildings built with diverse materials including timber-framing, Horsham Stone roofing, Wealden stone and varieties of local brick and tile-hanging.
- Designed landscapes and exotic treescapes associated with large country houses.
- Major gill woodland garden and visitor attraction at Leonardslee.

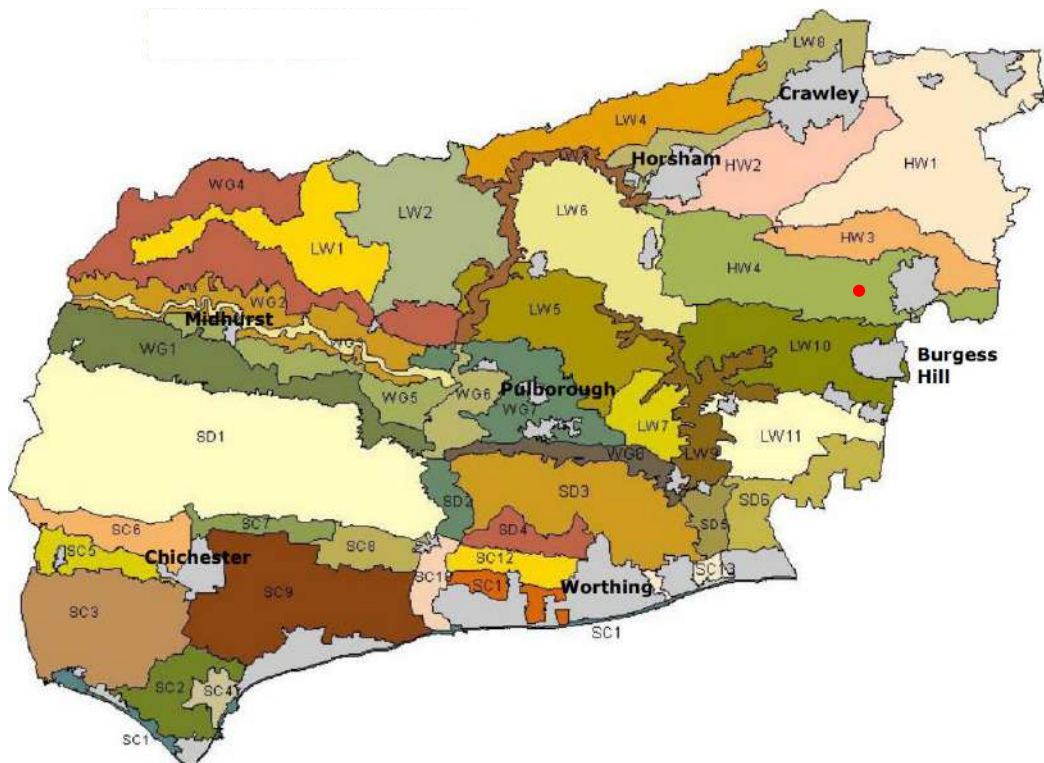


Figure 77: West Sussex Landscape Character Area Map. Site location is indicated by red dot.

(Source: West Sussex County Council website - [LINK](#))



Figure 78: Map of High Weald Fringes area. Site location is indicated by red dot.

(Source: West Sussex County Council website - [LINK](#))

5.9. High Weald Area of Outstanding Natural Beauty

The Site is within the High Weald Area of Outstanding Natural Beauty “AONB” [Figure 79]. The **High Weald AONB Management Plan 2024-2029** defines eight “core character components” of the AONB as follows:

- 1. Natural systems (geology, soils, water and climate) – a deeply incised, ridged and faulted landform of clays and sandstone with highly variable, relatively undisturbed soils and numerous headwaters (gill streams) functioning under an oceanic climate.

- 2. *Settlement – dispersed historic settlement including high densities of isolated farmsteads, hamlets and late Medieval villages founded on trade and non-agricultural rural industries.*
- 3. *Routeways – a dense network of historic routeways (now roads, tracks and paths).*
- 4. *Woodland – an abundance of ancient woodland, mostly in small holdings, highly interconnected with hedges and shaws.*
- 5. *Fieldscapes and heath – small, irregular and productive fields, bounded by hedgerows and woods, and typically used for livestock grazing; with distinctive zones of lowland heaths, and inned river valleys (reclaimed marshland).*
- 6. *Dark night skies – intrinsically dark at night with our own galaxy (the Milky Way) visible.*
- 7. *Aesthetic and perceptual qualities – arising from the interaction of people with the landscape, including the notion of a quintessential English pastoral landscape, intimacy of scale, a sense of history and timelessness; rurality and tranquillity; glimpsed long views; freedom to explore and make connections with the natural world, and a rich legacy of features and ideas left by writers, poets and gardeners inspired by the landscape.*
- 8. *Land-based economy and rural living – with roots extending deep into history, and which has visibly and culturally shaped the landscape.*



Figure 79: Map showing the High Weald Area of Outstanding Natural Beauty. Site location indicated by red dot.

6. History of the site and its surroundings

6.1. Prehistoric era (to 43 AD)

Although there is evidence that parts of the former woodland within the wider area of the High Weald [Figure 79] had already been cleared for cultivation by the Bronze Age, it is likely that the subject site ("Site") was located within dense forestland during Prehistoric times.

6.2. Roman era (43-409 AD)

By the Roman occupation of Britannia, the High Weald region remained forested, and was thus entitled *Anderida Silva* ("silva" meaning "forest"). During that time the region was the premier iron producing district in Britannia. Iron production and transportation was concentrated in the east of *Anderida Silva*, because that was where the navigable waterways of the Brede and Rother were located, as well as the highways which provided links both to the London market and to the wealthy villas and cornlands of the South Downs). The Site was located in the less industrious western part of the region. However, it was also located some 1.3km westward of the Roman road which ran north/southward between today's London and Brighton via Hassocks, and which enabled the movement of the military as well as facilitating the production and transport of iron.

6.3. Anglo Saxon era (410-1065 AD) and Medieval era (1066-1539 AD)

Wider area: The wider region was referred to in the Anglo Saxon Chronicle as *Andredesleah* ("leah" meaning "wood pasture"), and later as *Andredesweald* (i.e. the high forest of Andred) – until it was shortened to *Weald*. Today, the region is known as the High Weald. During the Anglo Saxon era, the land within the Weald was sub-divided into territorial units, and parishes were formed from the 8th and 9th centuries. The Medieval era saw the establishment of various permanent farmsteads in the Weald, as more of the previously forested areas were cleared.

Parish of Cuckfield: The "field" element of the name "Cuckfield" indicates a clearing in the wood as early as Saxon times – although the "cuck" element is believed to have Medieval roots, denoting "cuckoo-inhabited open country".

Village of Cuckfield: The earliest documentary record of Cuckfield dates from the late 11th century, in regard to its parish church (i.e. today's Holy Trinity Church, located south-east of the Site), when it was granted to Lewes Priory by William de Warenne. It is believed that de Warenne's manor house was located to the east of the church, surrounded by parkland. By the mid-13th century, Cuckfield was a thriving village with a weekly market and an annual fair. It was likely during this period that the village of Cuckfield was first laid out – including South Street, which appears to have been constructed around the Holy Trinity Church and its churchyard.

The Friary: The Friary may well date from as early as the late 15th or early 16th century (as suggested by Historic England's National Heritage List Description, based on the building's timber framing). However, Joe Thompson concludes in his assessment that The Friary is more likely to have been built in the mid-16th to mid-17th century as an open hall, or with a smoke bay [Appendix 4 – Figure 122].

6.4. Post-Medieval era (1540-1749 AD)

Wider area: In the 16th century, the Weald once again became a centre of iron manufacture (as it had previously been in the Roman era), following the import of blast furnace technology from mainland Europe in the late 15th century. This industry left its mark on the wider landscape, with interconnecting chains of leats, dams and hammer ponds built to facilitate water supply to forges.

Parish of Cuckfield: The 1647-64 map [Figure 80] shows that in the mid-17th century, the parish of Cuckfield was within the rape of Lewes. Cuckfield played its part in the Wealden iron production industry, with the first English blast furnace being established 17km from Cuckfield at Newbridge in the late 16th century. (This industry declined in the late 17th and 18th centuries, as the more efficient coal-fired furnaces and forges in the north of England started to dominate.) The leather industry was also prevalent in Cuckfield, with a number of curriers and tanners operating within the greater area. During the second half of the 16th century, a quarter of the manor of Cuckfield was acquired by a Henry Bowyer, who duly disparked the parkland located east of the Holy Trinity Church, and he then created some new parkland further south-west of the village, building a new manor house (i.e. today's Cuckfield Park).

Village of Cuckfield: A grammar school was founded in Cuckfield in the early 16th century, which is located to the east of the Site. By the late 17th century, a number of permanent shops are recorded as having been in the village of Cuckfield, including two saddlers and a shoemaker.

The Friary: As previously stated, it is likely that The Friary was built in the mid-16th to mid-17th century as an open hall, or with a smoke bay [Appendix 4 – Figure 122]. It has also been speculated (by Historic England) that the building may have previously been larger, extending further northward – but it was reduced and remodelled in the late 17th or early 18th century. The rear elevation likely dates from this period, together with its red brickwork.

Somners: The Heritage Statement for application DM/18/3863 suggests that a previous building is likely to have been constructed in the late 16th or early 17th century with a lower roof-line – only to be reconstructed in the 17th century. Joe Thompson concurs to the extent that the building appears to date from the late 17th or early 18th century – likely to have been built as a two-storey four-bay house with a loft, and end chimney to the south, and a rear stair tower [Appendix 4 – Figure 123]. The listing entry for Somners states that the building is likely to date from the early 18th century (using earlier, pre-18th century timbers which may have come from The Friary if indeed it had been reduced in size).



Figure 80: 1647-64 map. The word “Cuckfeild” is circled in red.

6.5. Modern era (1750 to 1899)

Wider area: As stated in the High Weald AONB Management Plan (2019-2024), Britain's Industrial Revolution saw a shift in the Weald “from a diverse industrial and farming economy to one that was

more linked to the development of capital in London and the coastal resorts, and the enjoyment of its landscape by new residents and visitors". In the 18th century, some farmsteads were converted into "pleasure farms" comprising a residential dwelling with landscaped grounds. As Brighton became increasingly fashionable as a seaside resort amongst the wealthy, the route from London to Brighton via Cuckfield was turnpiked in 1770 – encouraging the growth of the inn trade in Cuckfield, as well as other associated trades. (One such inn established in that period was today's White Hart public house located south of the Site.) The increase in traffic also led to the construction of a new road in the early 19th century (opening in 1813), along today's A3.

Village of Cuckfield: The Grammar School to the east of the Site became a National Free School in 1844, later acquiring some of the nearby buildings. Anecdotal evidence suggests that both The Friary and Somners were two such buildings owned and used by the school in the 19th century. The 1890s saw the central part of the historic parish of Cuckfield becoming Cuckfield Urban District, and the eastern portion later formed into the Haywards Heath Urban District.

The Friary: It was likely to have been in the mid to late 18th century that The Friary was extended to the north, with a chimney breast and stack [Appendix 4 – Figure 125] [Figure 125]. The roof was probably raised in the late 18th or early 19th century – and the historic wall painting likely dates to this period [Appendix 4 – Figure 126]. The building is believed to have been extended westward (i.e. closer to South Street) in the late 18th to early 19th century, at around the time it was re-fronted with a more "polite" rendered front elevation.

Somners: In the mid to late 18th century, Somners was likely extended to the rear (east) with two or three bays attached to the stair tower, with ancillary services [Appendix 4 – Figure 124]. The roof of the rear (east) part of the building was then raised in around the late 18th to early 19th century. It was also during this period that the brickwork partition wall and chimney may have been inserted on the western cross-frame, and the chimney re-built to the north of the original part of the building. Somners was probably re-fronted during this period too, with a more "polite" rendered front elevation.

18th century cartological evidence:

The 1776 map [Figure 81] shows Cuckfield as a principal village within the parish – with South Street, Ockenden Lane and the High Street clearly marked, as well as the Holy Trinity Church.



Figure 81: 1776 map. The village of Cuckfield is circled in red.

19th century cartological evidence:

The 1809 map [Figure 82] provides an impression of the street layout and the plot ownership of the village of Cuckfield, but not all of the buildings are shown – and therefore it tells us little (if anything) about the Site. It appears, however, that there were some gardens located between the church and

buildings addressing Church Street (labelled 58 on the map), where Church Platt and the rear gardens of the buildings are today. The footprints of The Friary and Somners have been sketched in 1843 tithe map [Figure 83], but it is not possible to definitively determine whether either had a rear extension at that time.

The 1874 map shows the village of Cuckfield when the coaching trade was coming to an end (due to the arrival of the railways in the early 1840s). The layout of the village shown in this map is still recognisable today, with its principal highways (i.e. South Street, High Street) and secondary roads (i.e. Ockenden Lane, Church Street, Church Platt, etc.) – and with open fields to the east, and the parkland of Cuckfield Park to the west. When the map is viewed more closely, it appears that The Friary and Somners had by then been extended to the rear – the former with what may have been a coach house or a workshop (since demolished), and the latter with the building which became known as Dumbrells. It appears that those two rear extensions were accessed from Church Platt, whereas the residential dwellings at Somners and The Friars were accessed from South Street. It is believed that Dumbrells then provided a workshop. There was a garden located immediately adjacent to (i.e. west of) the school, some of which is now within the boundaries of the Site.

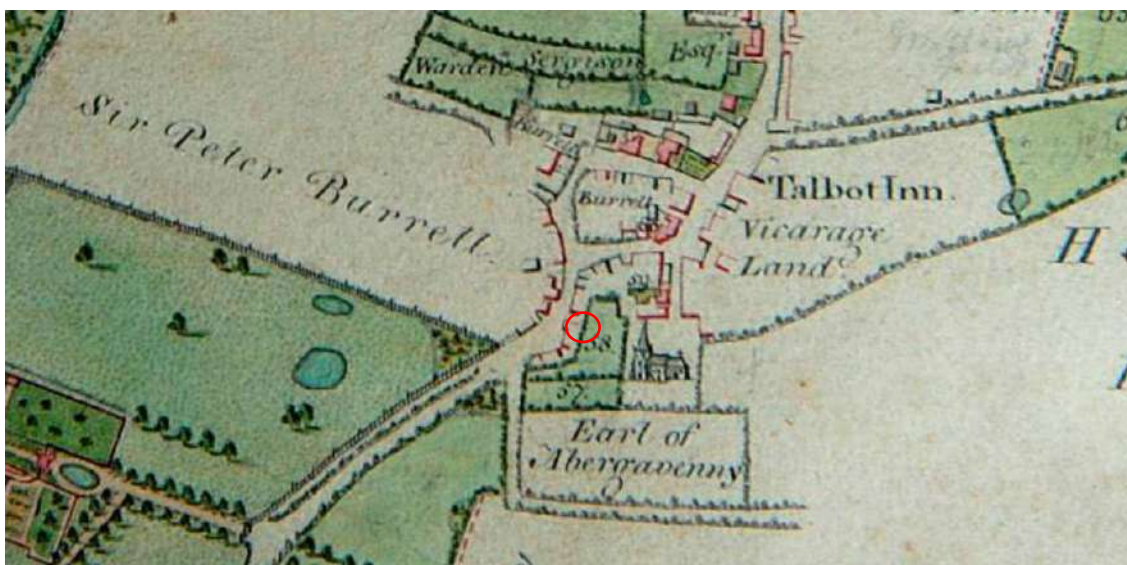


Figure 82: 1809 map (W Budgen's Sergison Estate map). Approximate location of Site is circled in red.



Figure 83: 1843 map (tithe). Approximate location of Site is circled in red.



Figure 84: 1874 map (OS) – wider view. Location of Site is indicated by a red dot.



Figure 85: 1874 map (OS) – closer view. Approximate location of Site is circled in red.

The 1880 map [Figure 86] shows The Friary and Somners as two separate buildings (shaded in pink), with what appears to be a single rear extension (shaded in grey) which has a larger footprint to today's Dumbrells, and it appears that there was an enclosed courtyard adjacent to the rear of The Friary. The rear building line of The Friary is shown as exceeding that of Somners.



Figure 86: 1880 map. Approximate location of Site is circled in red.

6.6. More recent Modern era (1900 to present)

Village of Cuckfield: The last commercial stage coach passed through Cuckfield in 1903, thus conclusively ending its coaching era. The village became increasingly suburban in character in the 20th century, with its residents increasingly comprising commuters and retirees. In 1934, the Cuckfield Urban District and the Haywards Heath Urban District were amalgamated to form an enlarged Cuckfield Urban District (Together with parts of Lindfield and Wivelsfield). Other parts of the old parish became Cuckfield Rural Parish.

The Friary: The two-storey extension to the south of the building was likely constructed in the early 19th century [Appendix 4 – Figure 129], and the single-storey extensions to the rear were likely built in the mid to late 19th century [Appendix 4 – Figure 130]. The rear bay windows date from the 20th century. The only reference to The Friary in archived local newspapers is in reference to an eight-year old child, Bernard Ballard of The Friary in 1933, who had a “fright” on his way to school when the owner of the King’s Head Hotel had failed to keep his dogs under control.

Somners: Somners acquired a rear (i.e. eastward) extension in the late 19th to early 20th century, which was initially used for commercial/industrial purposes [Appendix 4 – Figure 131]. According to the Heritage Statement for application DM/18/3863, this extension may have been built in the period between 1911 and 1937, involving some reconfiguration and re-use of existing fabric. It was stated that the first floor appeared to date from the early 20th century, due to its “pre-fabricated softwood construction with insulation and a full matchboard finish on the interior, clad on the exterior in corrugated sheets, a form of building construction that had made its appearance in the early 19th century, continuing in use until the beginning of the 20th century, with a short resurgence in the inter-war period”. The rear “lean-to” element to the north-east was later added around the mid-20th century. Archived local newspaper notices indicate that at the turn of the 20th century, Somners was occupied by a Mrs Edward Morfee, and formerly by her husband Edward (who had for many years been Headmaster of Cuckfield National Schools). In 1904, the elder daughter, Miss Evelyn E. Morfee, was married to a Mr Frank T. Payne of Bolney. By the 1930s, a J. Denman appears to have occupied Somners. He was Secretary of the Cuckfield Conservative Association (Men’s Branch). A Mr and Mrs. A. J. Green were living at Somners by 1944. Their eldest son, Mr Donald Albert Green, was married to a Miss Katherine Grace Martine of Cuckfield in 1945.

Dumbrells: The residential dwelling at Dumbrells dates from the 20th century, located within the former commercial/industrial extension to the rear of Somners. It was likely during the second half of the 20th century that the former commercial/industrial extension to the rear of Somners was converted into a residential dwelling, with new partitions creating rooms and corridors – and this dwelling was named “Dumbrells”.

20th century cartological evidence:

The 1909 map [Figure 87] shows the combined footprint of The Friary, Somners and Dumbrells as being approximately the same as that shown in the 1880 map, only the boundaries between the three different sites have been shifted so that the rear building line of Somners extends further than it had previously.

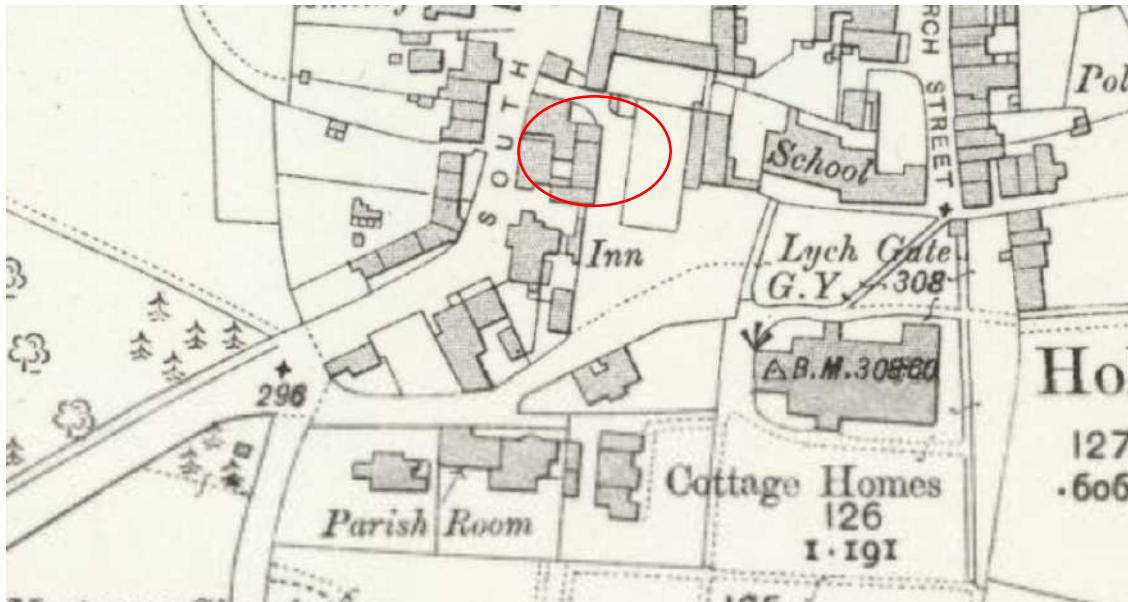


Figure 87: 1909 map (OS). Approximate location of Site is circled in red.

OS maps dating from 1937 [Figure 88] and 1955 [Figure 89] indicate very little change as having taken place in Cuckfield.

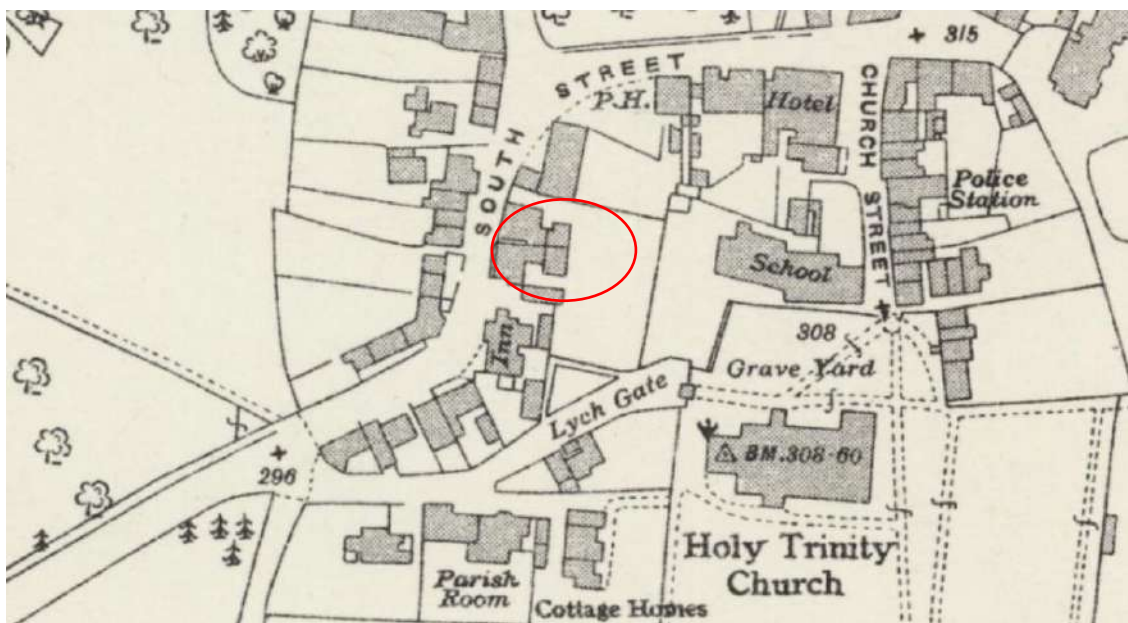


Figure 88: 1937 map (OS). Approximate location of Site is circled in red.

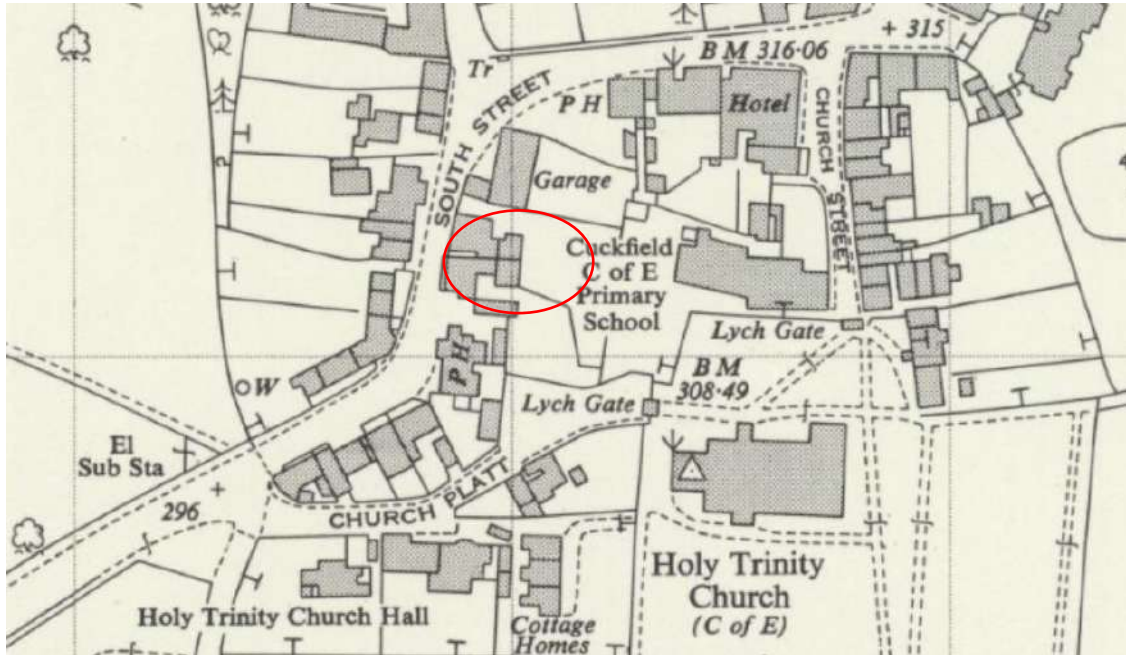


Figure 89: 1955 map (OS). Approximate location of Site is circled in red.

When the OS maps are viewed more closely, however, it is clear that some notable changes had taken place to Dumbrells between 1909 and 1937 [Figure 90 & Figure 91]. The part of Dumbrells adjoining Somners appears to have acquired a small northward extension (or it may have been rebuilt with a slightly larger footprint), and the part of Dumbrells adjoining The Friary had been reduced in footprint, so that there was no longer an enclosed courtyard to the rear of The Friary. In addition, the slender rear extension to The Friary further southward had been removed. It also appears that the boundaries between Somners and The Friary had been altered, so that more massing was allocated to The Friary than previously. By 1937, Dumbrells appeared to have comprised two separate workshops. The footprints of Somners, The Friary and Dumbrells appear to have been retained during the period between 1937 and 1955 [Figure 91 & Figure 92], and into the 1970s [Figure 93]. It appears that in 1909, the school had retained its garden, which was located adjacent to some outbuildings located further westward of the principal school building. By 1937, however, the school's outbuildings had been demolished, and the garden is no longer shown. The OS map for 1955 seems to suggest that the two adjoining buildings comprising Dumbrells were associated with the school, as the boundary lines have been reallocated. The same site boundaries are shown in the 1970 map [Figure 93]. It was not until later in the second half of the 20th century (or perhaps at the beginning of the 21st century) that Dumbrells was converted into a single residential dwelling with its own garden.

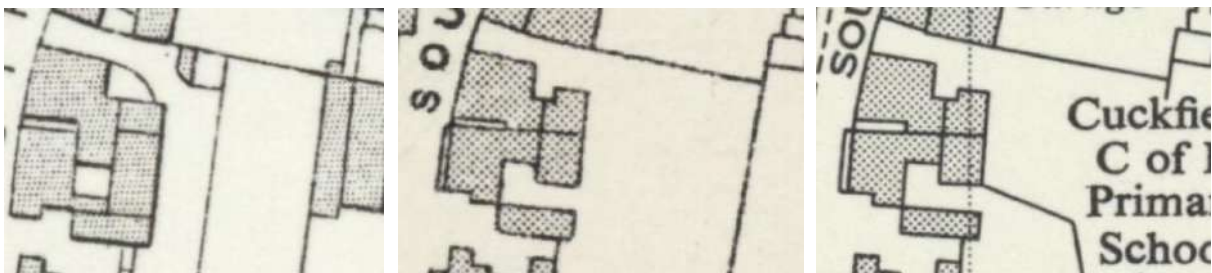


Figure 90 (left): 1909 map (OS) – close up. (See also Figure 87.)

Figure 91 (centre): 1937 map (OS) – close up. (See also Figure 88.)

Figure 92 (right): 1955 map (OS) – close up. (See also Figure 89.)

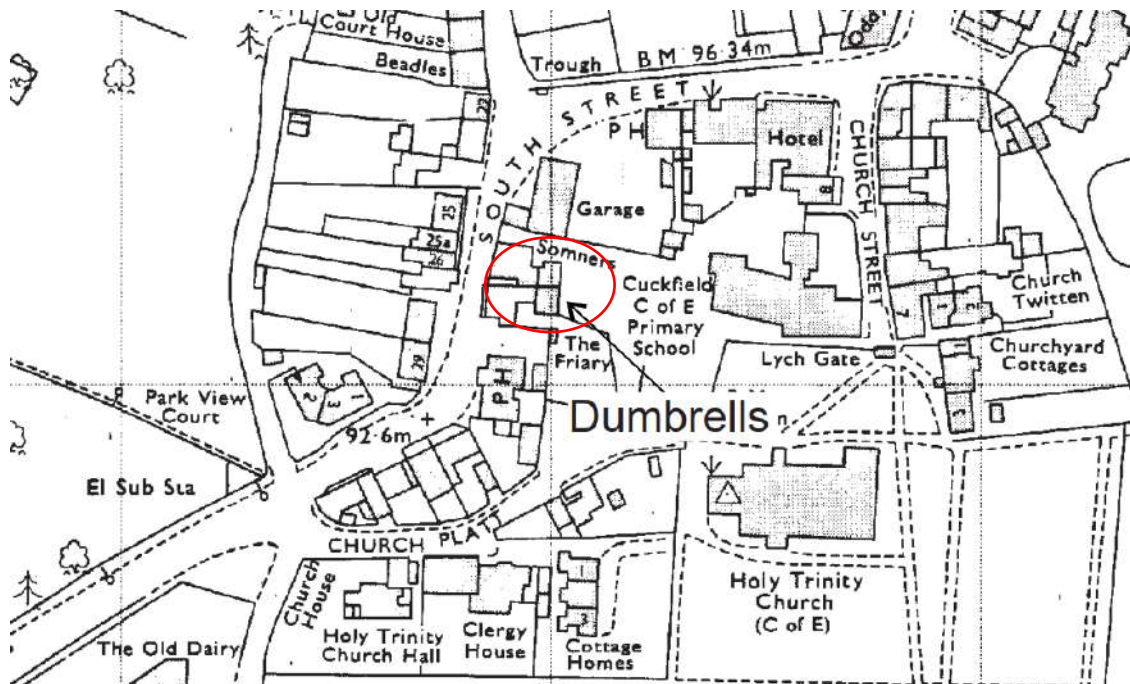


Figure 93: 1970 map (OS). Approximate location of Site is circled in red.

Historic photographs: Historic photographs taken at different times in the 20th century provide glimpses into the former appearance of the land between the Site and the school to the east. One such photograph (which likely dates from the early to mid-20th century) [Figure 94] shows the outbuildings to the south of Dumbrells (seen in maps dating from c.1909-1955 [Figure 90, Figure 91 & Figure 92]), with their three gables. It also provides a glimpse of the area between the church and the Site, before the hard-surfaced Church Platt had been laid out. Another photograph [Figure 95] shows the school's playing grounds enclosed by a timber fence, located to the west of the church graveyard, to the south and south-west of the school building. Part of the Site (i.e. the existing rear garden) may have been located within these grounds – but it is difficult to tell, because none of the OS maps show the timber fencing. An aerial photograph which likely dates from the 1970-80s appears to show the Site after it had been allocated its own garden, possibly after Dumbrells had been converted into a single residential dwelling [Figure 96]. Although neither Somners nor The Friary are visible, there is a glimpse of the roof of Dumbrells. The hard-surfaced Church Platt can also be seen in the aerial photograph, and the outbuildings to the south of Dumbrells appear to have been demolished by then. It looks as though the garden to the rear of The Friary comprised a lawn, whereas that to the rear of Somners was crowded with structures and planting – perhaps the layout of a vegetable patch.



Figure 94: Undated (but likely early to mid-20th century) photograph taken from Church Platt, looking northward towards the Site. The school is shown on the right in the background, and the gabled south elevations of some outbuildings within the Site are shown in the middle ground on the left.

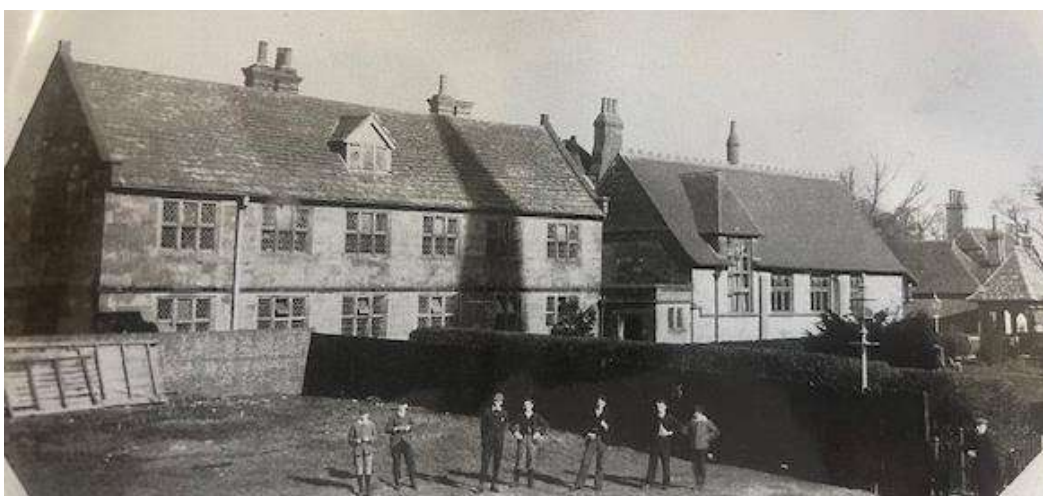


Figure 95: Undated (but likely early to mid-20th century) photograph showing the south elevation of the school buildings, and some fenced grounds to the south-west of the school (within which part of the Site may have been located).



Figure 96: Undated (but likely post 1970) aerial photograph, with the approximate location of the Site indicated by a red oval.

Planning history: Permission was granted to construct a garage within the garden of the Site in 1988 (ref: CU/015/86). The planning history of the Site since the 1980s may be found at Appendix 4 of this Heritage Statement. Consent was given to replace some of the corrugated iron to Dumbrells in 2014 and 2015 (refs: DM14/02192/FUL & DM/15/0160). Permission was also granted for the “modification and extension” of Dumbrells “to include removal of two outbuilding and an existing garage (in part) to form modified existing vehicle access and detached garage building and workshop building” between 2018 and 2021 (refs: DM/18/3863, DM/19/0585 & DM/21/3938). The current footprint of Dumbrells has thus been altered since 1970 [Figure 93 & Figure 1].

7. Assessment of Heritage Significance

7.1. Heritage designation

The heritage list descriptions of The Friary (Grade II – listed in 1987) and Somners (Grade II – listed in 2015) are set out in Appendix 1 of this report. Both buildings are also described in the Cuckfield CA Appraisal – clearly considered to be positive contributors to the character and appearance of the CA.

Dumbrells is unlisted, but it was built as an extension to Somners and The Friary (albeit not internally linked) – and as such, it has the potential of being considered within the curtilage of one or both of the listed buildings. It is also located to the west of the Grade II listed Cuckfield Church of England Primary School, and part of its garden was formerly owned and used by the school.

Historic England's Advice Note 10 on listed buildings and curtilage (2018) states that the curtilage of a building is "*any area of land and other buildings that is around and associated with the principal building*". The three key factors to be taken into account when assessing whether a site is within the curtilage of a listed building are:

- the physical layout of the listed building and the structure;
- their ownership, both historically and at the date of listing; and
- the use or function of the relevant buildings, again both historically and at the date of listing.

The question of curtilage was raised in the Heritage Statement for application DM/18/3863 prepared by HB Archaeology & Conservation Ltd, but no firm conclusion was made. On the one hand, it set out how Dumbrells is structurally linked to The Friary and/or Somners as a rear extension, whereas on the other, it speculated:

The proximity of the building to the church and to the former grammar school may suggest that it had served some ancillary educational function. The potential function of the building is highlighted in the list description for Somners, whereby it and its neighbour to the south are described as: 'according to anecdotal evidence Somners was once connected to The Friary, and both buildings were in use as part of a private school in the 19th century'.

When The Friary was statutorily listed in 1987 and Somners was statutorily listed in 2015, Dumbrells was being used as a separate residential dwelling with different occupants. The internal layout of Dumbrells had been altered as a part of the conversion of the former pair of buildings into a single residential dwelling. It is likely that Dumbrells formerly provided workshops for the owners of Somners and The Friary, but there is no surviving fabric within Dumbrells which facilitates an understanding and/or appreciation of those former workshops.

Although the site boundaries in maps dating from the mid to late 20th century indicate that Dumbrells may have been previously associated with the school, this association did not exist in 1987, when the Cuckfield Church of England Primary School was statutorily listed. There is no surviving fabric within Dumbrells which facilitates an understanding and/or appreciation of its possible former use by the school. Part of the rear garden of Dumbrells was formerly owned and used by the school, but there is no surviving evidence of the former association of the garden with the school.

Therefore, it is considered that Dumbrells is unlikely to be within the curtilage of any nearby listed buildings.

7.2. Archaeological interest

The Site is within the Historic Core of Cuckfield Archaeological Notification Area. The Cuckfield Historic Character Assessment Report (October 2005) states that no Prehistoric, Roman-British or Anglo-Saxon finds or features “have been found through controlled excavation in the town”. Similarly, a 250-metre radius search of the Site carried out by the West Sussex Historic Environment Record in March 2024, did not reveal any recorded below-ground archaeological finds. However, this does not necessarily mean that there is no potential for archaeology within the Site.

The archaeological interest of the Site is likely to be **medium**. As concluded by the Archaeological Desk-based Assessment (October 2024), there is low potential for Prehistoric archaeology, low to medium potential for Roman archaeology, low to medium potential for Anglo-Saxon archaeology (likely confined to agricultural soil), medium potential for Medieval archaeology (likely confined to horticultural soil, domestic find-spots, and/or human remains from the church burial ground), medium potential for Post-Medieval archaeology (likely confined to horticultural soil and/or domestic find-spots), and medium to high potential for Modern archaeology (likely confined to industrial and domestic find-spots, horticultural soil, and/or remains of former outbuildings). However, this below-ground archaeology is likely to have already been compromised by the various different phases of groundwork to the rear of Somners and The Friary – most notably that involved in the creation of the existing garden in the late 1970s, and in the provision of the existing garage and outbuilding in the late 20th to 21st century.

7.3. Architectural and artistic interest

Dumbrells: Some architectural interest may be derived from the remaining historic timber framing, and the 19th century brickwork. However, the remainder of the building (as designed in 2018-21 by GWP Architects) has limited architectural interest, with its eclectic mixture of traditional local features (i.e. timber weatherboarding and render, and the pitched form of the roofs) and modern architectural features (i.e. the modern design of the fenestration). Similarly, the garden has been landscaped for practicality rather than aesthetic purposes, with the driveway addressing Church Platt. The overall architectural and artistic interest of Dumbrells is **low**.

Somners: The building at Somners derives considerable architectural interest from its surviving historic fabric and its internal planform, both of which provide a visual indication of the historic development of the building. Such historic architectural features include the building’s timber framing, retained chimney breasts and chimney stacks, external bread oven attached to the south elevation, and the 19th century fire surrounds and first floor windows. The modern fenestration (including the French windows) to the north elevation somewhat detract from the building’s architectural interest, however. Overall, the architectural and artistic interest of Somners is **medium**.

The Friary: The building at The Friary derives considerable architectural interest from its surviving historic fabric (dating as far back as the early 16th or even late 15th century), and its internal planform – both of which provide a visual indication of its historic development. Such historic architectural features include the building’s retained timber framing, chimney breasts and chimney stacks, and historic wallpaper which may well pre-date the 18th century. The modern single-storey extension rather detracts from the building’s architectural interest, although it is easily legible from the historic parts of the building. Overall, the architectural and artistic interest of The Friary is **medium**.

7.4. Historic interest

Dumbrells: Dumbrells is currently being entirely rebuilt, save for its 19th century timber framing which is attached to the rear of Somners. Overall, the historic interest of Dumbrells is **low**.

Somners: Somners derives historic interest from its surviving historic fabric and internal planform, which not only provide some insight into the historic development of the site, but into local history, due to architectural features such as the external bread oven and evidence of the industrial use of the rear 19th century extension. There are no notable figures or events associated with the building of local, regional or national significance, however. Overall, the historic interest of Somners is **medium**.

The Friary: The Friary derives historic interest from its surviving historic fabric and internal planform, which not only provide some insight into the historic development of the site, but into local history. There are no notable figures or events associated with the building of local, regional or national significance, however. Overall, the historic interest of The Friary is **medium**.

7.5. Summary

Overall, the Site is considered to have medium heritage significance. However, the modern parts of Dumbrells detract from the extent by which the historic and architectural/artistic interests of Somners and The Friary may be appreciated – due to the fact the building adjoins the rear Somners, and it competes with the listed buildings visually in northward and westward views.

8. Assessment of Impact

8.1. Proposed scheme

The proposed scheme involves alterations to the Grade II listed building at Somners, alterations to the Grade II listed building at The Friary, the replacement of the unlisted building at Dumbrells, the demolition of some modern outbuildings; and associated landscaping.

8.2. Historic England's guidance on setting

When designing the proposed scheme, the final three steps of Historic England's Planning Note 3 were followed closely. These steps are as follows:

- **Step 3:** *Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.*
- **Step 4:** *Explore ways to maximise enhancement and avoid or minimise harm.*
- **Step 5:** *Make and document the decision and monitor outcomes.*

8.3. Somners

8.3.1. Exterior:

The consented scheme involved the provision of a large two-storey extension to the rear of Somners which would have had an adverse impact on the extent by which the historic and architectural interests of the listed building may be appreciated from the rear garden. The current proposed scheme, however, involves the provision of a modest two-storey rear extension which would retain the historic timber-framing and roof of the existing rear extension and the roof. It would be far more sensitive in terms of its visual impact on the listed building.

The proposals involve the repair of the existing roof (re-using the existing clay tiles and where necessary supplementing them with matching replacements). The proposed conservation rooflights would be discreet, with a minimal and neutral visual impact.

The elevational treatment of the proposed two-storey extension (including the gabled east elevation) would comprise horizontal timber weatherboarding with a brick plinth. The weatherboarding would reflect the traditional use of weatherboarding in houses within the CA, while the modern style fenestration would help provide legibility between the historic part of Somners and the later rear extension. The fenestration would comprise single-paned casement (timber-framed) double-glazed windows – i.e. French windows to south elevation, casements to north elevation at ground floor level, and casements to the gabled east elevation at ground and first floor levels. The softwood timber eaves would match those of the existing building, and there would be good quality rainwater goods in cast aluminium.

The proposed removal of the mono-pitched roof over the modern rear extension to The Friary would reveal the original south elevation of Somners – thereby partially reinstating its former appearance. The proposals also involve the provision of a historically correct timber-framed casement to the south elevation of Somners at first floor level, and the wall would be clad in horizontal timber weatherboarding (which is a distinctive architectural feature of historic houses in the CA) [Figure 98]. The provision of the new window opening would involve minimal loss of historic fabric (i.e. Victorian brickwork).



Figure 97 (left): Extract from existing south elevations of The Friary and Somners – showing the modern single-storey rear extension to The Friary, with its mono-pitched roof which continues from the pitched roof of Somners. (See also Figure 36 & Figure 105.)

Figure 98 (right): Extract from proposed south elevations of The Friary and Somners – showing the replacement roof over the modern single-storey rear extension to The Friary, and the newly revealed original external wall of Somners with a new historically correct casement window. (See also Figure 107.)

8.3.2. Interior:

The proposed provision of new door openings to the left (north) of the chimney breast at ground floor [Figure 40] and first floor [Figure 47] levels, would provide internal access to the replacement rear extension (formerly part of Dumbrells). The loss of fabric (i.e. Victorian brickwork) would be minimal. It is considered appropriate that the new doors are Victorian style (four-panelled), given that the rear wall likely dates from the Victorian era. The proposals would retain the legibility of the historic planform of the building. Although the sizes of the new rooms at ground and first floor level would be approximately the same as the front reception room, their location at the rear of the building would ensure that there is no change to the hierarchy of the internal planform.

8.3.3. Impact of Somners proposals:

The proposed scheme would involve minimal loss of historic fabric to Somners, and it would retain the internal planform, save for the provision of single rooms to the rear at ground and first floor levels. The loss of historic fabric would be to some Victorian brickwork at ground and first floor levels, to provide the new door openings and a window opening – and the new doors and window would be traditional in style, comprising good quality timber. The proposed removal of the modern mono-pitched roof over the single-storey rear extension to The Friary would partially reinstate the former south elevation of Somners at first floor level. The horizontal timber weatherboarding would reflect the traditional use of weatherboarding in houses within the CA, while the modern style fenestration to the new extension would help provide legibility between the historic part of Somners and the later rear extension. Overall, this aspect of the proposed scheme would have a minimal and neutral impact on the heritage significance of Somners, and a minimal and neutral to positive impact on the settings of Somners and The Friary. It would have a minimal and neutral impact on the character and appearance of the CA and on the settings of other nearby heritage assets.

8.4. The Friary

8.4.1. Exterior:

The proposed scheme involves the removal of part of the modern unsightly single-storey extension within the “courtyard” [Figure 33]. It also involves the removal of the modern mono-pitched roof over the single-storey rear extension [Figure 97] – replacing it with a pitched roof over the south part of the modern extension, and a flat roof element to the north part where it is immediately adjacent to the “courtyard” [Figure 98 & Figure 120]. The roof would comprise clay tiles, white-painted timber fascia and soffits, a valley with welts resembling traditional lead, and black-painted cast iron gutters and downpipes.

The proposed timber weatherboarding to the modern single-storey rear extension (with a brick plinth) would reflect the traditional elevational treatment of a number of historic houses elsewhere in the CA [Figure 103].

8.4.2. Interior:

The proposals would only affect the modern single-storey extension to the rear of the building, and the historic part of the building’s interior would remain entirely intact. There would be no change to the building’s planform.

8.4.3. Impact of The Friary proposals:

The proposed scheme would not involve any loss of historic fabric, and it would retain the internal planform. Although the proposed replacement of the modern mono-pitched roof would only affect the single-storey rear extension, it would reduce the overall visual impact which the modern extension has on the historic parts of the building – thereby enhancing the building’s architectural interest. The removal of the rather unsightly modern element within the “courtyard” would be an enhancement, increasing the extent by which the building’s historic and architectural interests may be appreciated. The proposed timber weatherboarding to the modern single-storey rear extension (with a brick plinth) would reflect the traditional elevational treatment of a number of historic houses elsewhere in the CA. Overall, this aspect of the proposed scheme would have a minimal and neutral to positive impact on the heritage significance of The Friary, and on the settings of Somners and The Friary. It would have a minimal and neutral to positive impact on the character and appearance of the CA and on the settings of other nearby heritage assets.

8.5. Dumbrells

8.5.1. Removal of modern consented building:

It is considered that the consented two-storey extension to Somners (which has been implemented) has a detrimental impact on the extent by which the architectural and historic interests of Somners and The Friary may be appreciated. This modern extension has no inherent architectural or historic interest, other than the retained historic timber framing and roof structure in the part of the building adjoining Somners. The current proposed scheme would retain that historic fabric. The removal of the rest of the new extension would provide an opportunity for enhancement.

8.5.2. Siting:

The new building at Dumbrells would be sited so that it is separate from Somners, in order for the external elevations of Somners to be better appreciated from the rear garden. As such, its siting would have a neutral to positive impact on the setting of the rear elevations of Somners, and also of The Friary.

The existing garden is only considered to make a neutral contribution to the heritage significance of Somners and The Friary, as its footprint is not historic and its recent landscaping has low artistic interest. Its neutral to positive contribution to the settings of the two listed buildings is due to the fact it provides an open green space from which the buildings' rear elevations may be viewed. The proposed new building would not only sustain the views of the rear elevations of Somners and The Friary – it would enhance them by virtue of its siting. The siting of the proposed building would not in itself cause any detriment to the character and appearance of the rear garden, given the garden's low artistic interest.

Although the proposed new building would be closer than the consented building to the east boundary wall, its visual impact on views from within the grounds of the Grade I listed church and on westward and north-westward views from the public realm within the CA, would be reduced by its low height, its pitched form, and its elevational treatment (as outlined in paras 8.4 and 8.5 below).

The siting of Dumbrells would have no visual impact on the streetscape of South Street to the west – nor to the settings of the Grade II listed buildings along that street (including the front elevations of Somners and The Friary). Although the new building may be glimpsed within southward views from the part of South Street to the north of the Site [*Figure 69 & Figure 70*], the visual impact which Dumbrells would make on the townscape in that area would be reduced by the building's low height, its pitched form, and its elevational treatment (as outlined in paras 8.4 and 8.5 below).

8.5.3. Height, bulk, scale and massing:

The bulk, scale and massing of the proposed building would be comparable to that of the consented scheme [*Figure 2*]. Its single-storey height has been chosen in order to minimise the visual impact which the building would have on the character and appearance of the CA and on the settings of other nearby heritage assets. The building has been designed with a footprint which is approximately L-shaped in order to break down its overall bulk and massing, and to provide a paved terrace and lawn area which is separate from the parts of the garden being allocated to Somners and The Friary.

The footprint of the new building would allow for a bin store to be discreetly located within its approximate L-shape (to the north-west).

The proposed new building would have no impact on views along the part of South Street to the west of the Site, given the single-storey height of the proposed new building and the intervening buildings at Somners and The Friary [*Figure 65 & Figure 68*]. The impact on southward views from the part of South Street to the north of the Site would be negligible and neutral, due to the single-storey height of the proposed new Dumbrells building [*Figure 69 & Figure 70*]. The new building may be glimpsed in westward and northward views from Church Platt and westward views from the grounds of the Grade I listed Church of the Holy Trinity – but its single-storey height and the height of the boundary walls around the Site would mean that the visual impact of the new building on these views would be minimal and neutral [*Figure 73, Figure 75 & Figure 76*].

8.5.4. Architectural detailing, proportions and materials:

The proposed new building at Dumbrells would comprise red brickwork in English garden wall bond, a slated roof (with integrated PV panels which would not be discernible from the slate in views from the garden or the public realm), and modern style fenestration. Although the building would be recognisably modern in style, it would draw upon traditional architectural features observed elsewhere in the CA (including its pitched roof form and its gables, and its chimney stack), using traditional materials which are characteristic of the local area (i.e. red brickwork, timber, slate, etc.) The rainwater goods would be in cast aluminium.

There would be an external chimney breast and chimney stack to the east, to add architectural interest to the building – thereby sustaining the character and appearance of the CA and complementing the settings of other nearby heritage assets. The roof would be slated (with integrated PV panels imitating slate) and clay ridge tiles, and its timber eaves would be traditional in appearance.

The front elevation would address the south [Figure 108], with a “feature window” within its gable – a timber-framed casement within a stained timber surround (matching the colour of the timber framing of the two-storey bay window of The Friary, and the colour of the new timber weatherboarding to Somners and The Friary). There would be two sets of tri-partite multi-framed French windows (timber-framed), which would slide to open. The window to the gable and the French windows would have external louvred sliding timber shutters.

8.5.5. Impact of Dumbrells proposals:

It is considered that the proposed new Dumbrells building (replacing the existing Dumbrells which adjoins the rear of Somners) would have a minimal and neutral to positive impact on the heritage significance and settings of Somners and The Friary, on the character and appearance of the CA, and on the settings of other nearby heritage assets. This would primarily be by virtue of its siting – but also, the building has been carefully designed with a low single-storey height, and minimal bulk, scale and massing. It would be modern in appearance, whilst also responding positively to its heritage context (being within the settings of some statutorily listed buildings and within a CA which is partly characterised by its historic buildings comprising local materials and built using traditional methods).

8.6. Outbuildings

The modern single-storey garage (which forms part of the south boundary treatment) is unsightly and utilitarian in appearance [Figure 12 & Figure 13]. Consent has been given for its replacement with a new double garage. However, it is considered that the consented garage would be awkwardly located, with a higher visual impact than the existing garage. Therefore, the proposed scheme involves the partial reconstruction of the previous garage (which has not yet been demolished) so that its footprint has been reduced in size. It would comprise brickwork which has been re-used from the previous garage, and a pitched roof using slates which have been re-used from the previous garage.

Consent has already been given for the demolition of the rather odd-looking timber building, which looks incongruous in its setting [Figure 8 & Figure 10]. The proposed scheme similarly involves the demolition of this building.

The current proposals involve the omission of the consented “workshop building” to the north-east of the Site.

Given that this aspect of the proposed scheme would reduce the volume of modern buildings within the rear garden of the Site, it is considered that there would be a minimal and neutral to positive impact on the heritage significance and settings of Somners and The Friary, and on the character and appearance of the CA. It would have a negligible and neutral to positive impact on the settings of other nearby heritage assets, as the outbuildings are not visible from South Street, and their visibility from Church Platt and the church yard is limited.

8.7. Landscaping and boundary treatment

The proposed scheme would retain the existing brick boundary wall around the rear garden of the Site. The consented timber gates (which have not yet been constructed) would be retained, allowing for vehicles into the rear part of the garden – as already consented. There would be a gravel driveway with a turning area and two parking spaces. The current proposals would have approximately the same amount of hard surfacing as the consented scheme.

The existing brick paviours to the terrace adjacent to the rear elevation of The Friary would be retained, as would the brick pathway. A new terraced area would be created to the rear of Somners, comprising brick paviours matching those already to the rear of The Friary – and similarly a new terraced area would be created adjacent to the new Dumbrells building, comprising matching brick paviours. Pea shingle gravel would be added to the area immediately adjacent to the north and east elevations of the new Dumbrells building.

The remainder of the garden would comprise some lawn, with new hedging (comprising native hawthorn, holly and beech) would be provided between the Dumbrells site to the east and Somners and The Friary to the west. The existing garden to the rear of Somners and The Friary only dates as far back as the second half of the 20th century – and its sub-division would therefore not cause any detriment to the heritage significance of The Friary or Somners. The detached nature of the new Dumbrells building would allow for a greater appreciation of the rear elevations of Somners and The Friary, and sufficient garden (comprising lawn and a brick-paved terrace) would be allocated to the aforementioned listed buildings to allow for short views of the buildings' rear elevations.

It is considered that this aspect of the proposed scheme would sustain the existing heritage significance and settings of Somners and The Friary, the character and appearance of the CA, and the settings of other nearby heritage assets – and as such, its impact would be minimal and neutral.

8.8. Written advice from the Local Planning Authority

An E-mail was received from the Conservation Officer at the local planning authority ("LPA") in April 2023, with some written advice in response to a previous (now superseded) proposed scheme.

In response to this advice, the proposed scheme involves the retention of the historic timber framing of the former Dumbrells (i.e. the rear extension to Somners) – as shown by the demolition plan and structural report being submitted with the proposals.

The LPA also raised concerns about the openness and verdancy of the rear garden. Although the proposed scheme involves its sub-division, the footprint of the existing garden only dates to the second half of the 20th century – and sufficient garden space would be allocated to Somners and The Friary to allow for a continued appreciation of their rear elevations. It is considered that the proposals would sustain the collective setting of these listed buildings to a greater extent than the consented scheme, due to the fact the new Dumbrells building would be separate from Somners.

In response to the LPA's objections to the previously proposed enlarged and re-sited garage, the current proposals now involve the reduction in size of the previous garage (which had been earmarked for demolition), which is discreetly located to the south of the Site, forming part of the Site's boundary treatment.

The proposed scheme also responds to the LPA's advice by including hips to the roof of the proposed new Dumbrells, and an external chimney breast and chimney stack – in order to complement westward views from Church Platt and the grounds of the Grade I listed church.

8.9. Summary

The proposed scheme would involve minimal loss of historic fabric, being limited to some Victorian brickwork at ground and first floor levels of Somners, to provide the new door openings and a window opening. The internal planforms of both Somners and The Friary would be retained, save for the provision of single rooms to the rear at ground and first floor levels of Somners. The proposed removal of the modern mono-pitched roof over the single-storey rear extension to The Friary would partially reinstate the former south elevation of Somners at first floor level, and it would add architectural interest to The Friary. The horizontal timber weatherboarding to the rear extension to Somners and the newly exposed elevations of Somners and The Friary, would reflect the traditional use of weatherboarding in houses within the CA, while the modern style fenestration to the new extension of Somners would help provide legibility between the historic and the new. The removal of the rather unsightly modern element of The Friary within the “courtyard” would be an enhancement, increasing the extent by which the building’s historic and architectural interests may be appreciated.

The proposed new Dumbrells building would be more sensitively sited than the existing Dumbrells which adjoins the rear of Somners (as per the consented applications). The new building has been carefully designed with a low single-storey height, and minimal bulk, scale and massing. It would be modern in appearance, whilst also responding positively to its heritage context (being within the settings of some statutorily listed buildings and within a CA which is partly characterised by its historic buildings comprising local materials and built using traditional methods).

In addition to re-siting Dumbrells, the proposed scheme would involve the reduction in the size of the previous garage (which the consented scheme had earmarked for demolition), and it would omit the double garage and workshop building which have been consented. The proposed sub-division of the garden (the footprint of which only dates as far back as to the second half of the 20th century) would sustain short views of the rear elevations of Somners and The Friary. The landscaping scheme would involve the provision of some lawn, some gravel surfacing, some brick-paved surfacing, and hedging (using native species).

The proposed scheme would have no impact on views along the part of South Street to the west of the Site, given the single-storey height of the proposed new building and the intervening buildings at Somners and The Friary. The impact on southward views from the part of South Street to the north of the Site would be negligible and neutral, due to the single-storey height of the proposed new Dumbrells building. The new building may be glimpsed in westward and northward views from Church Platt and westward views from the grounds of the Grade I listed Church of the Holy Trinity – but its single-storey height and the height of the boundary walls around the Site would mean that the visual impact of the new building on these views would be minimal and neutral.

Overall, it is considered that the proposed scheme would have a minimal and neutral to positive impact on the heritage significance of The Friary, and a minimal and neutral impact on the heritage significance of Somners. It would have a minimal and neutral impact on the character and appearance of the CA, on the settings of Somners and The Friary, and on the settings of other nearby heritage assets.

9. Policy Compliance

9.1. Cuckfield Neighbourhood Plan 2011-2031

The Cuckfield Neighbourhood Plan was produced in 2014, as part of the Government's "approach to planning which aims to give local area more say about what goes on in their area", in accordance with the Localism Act 2011.

The Site is located within the Cuckfield Built Up Area Boundary of the Cuckfield Neighbourhood Plan Area.

The objectives of the Cuckfield Neighbourhood Plan are as follows:

- *To preserve and enhance the distinctive heritage of the area.*
- *To protect important open spaces within the village.*
- *To ensure development is well designed and reflects the heritage and distinctive character of Cuckfield.*
- *To protect and enhance the high quality and sensitive landscape within the Parish and the setting of the village.*
- *To maintain the distinctive views and visual connectivity with the surrounding countryside from public places within the built up area.*
- *To protect the identity of Cuckfield and prevent any further coalescence of Cuckfield with Haywards Heath.*
- *To protect and enhance biodiversity.*

It is considered that the proposed scheme complies with Policies CNP 1, CNP 7 and CNP 10 of the Cuckfield Neighbourhood Plan, for reasons set out in Chapter 8 of this report.

9.1.1. Policy CNP 1: Design of New Development and Conservation

New development in accordance with the Neighbourhood Plan will be permitted where it:

- *a) Is designed to a high quality which responds to the heritage and distinctive character and reflects the identity of the local context of Cuckfield as defined on Map 3 - Conservation Areas and Character Areas, by way of;*
 - *i. height, scale, spacing, layout, orientation, design and materials of buildings,*
 - *ii. the scale, design and materials of the public realm (highways, footways, open space and landscape), and*
- *b) Is sympathetic to the setting of any heritage asset and*
- *c) Follows guidance in the Conservation Area Appraisals and Management Plans, the High Weald AONB Management Plan, and*
- *d) Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site ...*

9.1.2. Policy CNP 7: Housing Development within the Built Up Area Boundary

Housing development within the Cuckfield built-up area boundary, as defined, will be permitted including infill development and change of use or redevelopment to housing outside the designated Cuckfield village centre and Whitemans Green neighbourhood centre where it meets the following criteria:

- *a) The scale, height and form fit unobtrusively with the existing building, or curtilage for new dwellings, and the character of the street scene.*
- *b) Spacing between buildings would respect the character of the street scene.*

- *c) Gaps which provide views out of the village to surrounding countryside are maintained.*
- *d) Materials are compatible with the materials of the existing building.*
- *e) The traditional boundary treatment of an area is retained and, where feasible, reinforced ...*

9.1.3. Policy CNP 10: Building Extensions

Within and Outside the Built Up Area Boundary Building extension will be permitted where it meets the following criteria:

- *a) The scale, height and form fit unobtrusively with the existing building and the character of the street scene.*
- *b) Spacing between buildings would respect the character of the street scene.*
- *c) Gaps which provide views out of the village to surrounding countryside are maintained.*
- *d) Materials are compatible with the materials of the existing building.*
- *e) The traditional boundary treatment of an area is retained and, where feasible, reinforced ...*

9.2. Cuckfield Village and Brook Street Design Statement Supplementary Planning Document

It is considered that the proposed scheme complies with the guidelines outlined in the Cuckfield Village and Brook Street Design Statement SPD, for reasons set out in Chapter 8 of this report.

9.2.1. Landscape guidelines

- *L/1 All new development in or around Cuckfield or Brook Street must recognize the importance of its unique urban shape and position on a ridge of the High Weald, surrounded by the Area of Outstanding Natural Beauty (north and west), Strategic Gap (east) and unique, unspoilt medieval setting south of the church.*
- *L/2 New development should minimise the impact on and from the landscape by preventing damage caused by reducing or blocking the wide views and open spaces of the area. Well considered landscape architecture will be used rather than the reliance on vegetation to simply screen buildings.*
- *L/3 Rural space within the village must be maintained to ensure the distinction in character between the built-up areas and the open countryside.*
- *L/8 Landscape design advice should be obtained for the planning of open spaces and planting should be of appropriate native species to retain the landscape character.*

9.2.2. Buildings guidelines

- *B/1 New buildings should reflect the characteristics of the locality and avoid pattern-book design, using materials sympathetic to Cuckfield's built environment. They should encompass a mix of styles and details from the various eras, taking inspiration from the best of existing local buildings.*
- *B/2 Design of new development should be high quality, innovative and interesting, using local materials wherever possible.*
- *B/5 Small extensions to existing dwellings should be of the highest quality materials and compatible with style of building.*

9.3. Mid Sussex District Plan 2014-2031

The Mid Sussex District Plan 2014-2031 was adopted in March 2018, with the aim of “providing a framework for new development, employment growth, infrastructure, and measures to ensure the protection of the countryside”.

Cuckfield is recognised as being one of the “Larger villages acting as Local Service Centres providing key services in the rural area of Mid Sussex. These settlements serve the wider hinterland and benefit from a good range of services and facilities, including employment opportunities and access to public transport.”

The Plan sets out 15 Strategic Objectives, three of which relate to heritage and design, as follows:

- **Strategic Objective 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.*
- **Strategic Objective 3:** *To protect valued landscapes for their visual, historical and biodiversity qualities.*
- **Strategic Objective 4:** *To protect valued characteristics of the built environment for their historical and visual qualities.*

Cuckfield is covered by **Policy DP3** (i.e. village and neighbourhood centre development), for which the following Strategic Objectives apply:

- **Strategic Objective 9:** *To create and maintain town and village centres that are vibrant, attractive and successful and that meet the needs of the community.*
- **Strategic Objective 10:** *To support a strong and diverse rural economy in the villages and the countryside.*

Cuckfield is also covered by **Policy DP6** (i.e. settlement hierarchy), for which the following Strategic Objectives apply:

- **Strategic Objective 2**
- **Strategic Objective 8:** *To provide opportunities for people to live and work within their communities, reducing the need for commuting.*
- **Strategic Objective 9**
- **Strategic Objective 12:** *To support sustainable communities which are safe, healthy and inclusive.*
- **Strategic Objective 13:** *To provide the amount and type of housing that meets the needs of all sectors of the community.*

It is considered that the proposed scheme complies with Policies DP16, DP26, DP34 and DP35 of the Mid Sussex District Plan, for reasons set out in Chapter 8 of this report.

9.3.1. Policy DP16: High Weald Area of Outstanding Natural Beauty (AONB)

This policy is aimed at helping achieve Strategic Objective 3. It states:

Development within the High Weald Area of Outstanding Natural Beauty (AONB), as shown on the Policies Maps, will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan, in particular;

- *the identified landscape features or components of natural beauty and to their setting;*
- *the traditional interaction of people with nature, and appropriate land management;*

- *character and local distinctiveness, settlement pattern, sense of place and setting of the AONB; and*
- *the conservation of wildlife and cultural heritage.*

9.3.2. Policy DP26: Character and Design

This policy is aimed at helping achieve Strategic Objectives 2 and 4. It states:

All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- *is of high quality design and layout and includes appropriate landscaping and greenspace;*
- *contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- *protects open spaces, trees and gardens that contribute to the character of the area;*
- *protects valued townscapes and the separate identity and character of towns and villages;*

9.3.3. Policy DP34: Listed Buildings and Other Heritage Assets

This policy is aimed at helping achieve Strategic Objectives 2 and 4. The Site is not statutorily listed, but it is considered to be within the settings of some nearby listed buildings. In order to protect the settings of listed buildings, Policy DP34 sets out the following requirements:

- *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;*
- *Special regard is given to protecting the setting of a listed building;*

With regard to “other heritage assets”, the Policy states:

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.

9.3.4. Policy DP35: Conservation Areas

This policy is aimed at helping achieve Strategic Objectives 2 and 4. It states:

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;*

9.4. Mid Sussex Design Guide Supplementary Planning Document (Nov 2020)

It is considered that the proposed scheme complies with Principles DG1, DG11, DG38, DG49 and DG51 of the Mid Sussex Design Guide SPD, for reasons set out in at Chapter 8 of this report.

9.4.1. The Mid Sussex Design Guide SPD recommends that a four-step approach is taken, as follows:

1. *Identify policy and planning designations (i.e. statutory and non-statutory designations)*
2. *Identify the character of the place (i.e. landscape, biodiversity, heritage, built form)*
3. *Identify constraints and opportunities through a site appraisal (i.e. topography, views, orientation, noise, flooding, services, landscape and heritage assets, access, rights of way, etc.)*
4. *Respond through design*

The proposed scheme has adhered to the four-step approach recommended by the Mid Sussex Design Guide.

9.4.2. Principle DG1: Character Study

Applicants should clearly identify whether their site lies within or in the setting of any statutory or non-statutory designation. Any development proposals within or in the setting of one or more of these designations will be required to demonstrate how the proposals respond to national and local policies relevant to the designation.

After identifying the relevant Planning designations, applicants should prepare a Character Study that identifies the context within which the application site is set, considering both the characteristics of the landscape and the settlement within which it is located or relates. This Study will help to guide and inform the proposals that are prepared later in the design process including the opportunities to contribute positively to the sustainability agenda.

9.4.3. Principle DG11: Respond to the existing townscape, heritage assets and historic landscapes

Heritage assets and historic landscapes should be celebrated, enhanced and preserved where appropriate, for the enjoyment of existing and future residents. Where appropriate and providing it does not cause harm to the heritage assets or their setting, they should be carefully integrated into development proposals as they help to reinforce a sense of place and local identity.

Elsewhere new development should generally reflect the scale of adjacent areas and the settlement context within which it is located to deliver a coherent and consistent urban fabric.

9.4.4. Principle DG38: Design buildings with architectural integrity and a sense of place

Applicants should establish an architectural approach and identity in the design of building that is borne from the place.

The facade and elevational treatment, roofscape fenestration and materials used in existing buildings within the locality should be a starting point for the consideration of architectural design of new buildings. However, this should not result in pastiche replicas of traditional buildings. Instead a re-interpretation of key aspects of their form should be demonstrated.

Good architecture involves the successful co-ordination of proportions, materials, colour and detail. Buildings should therefore be holistically designed with each part in harmony with its whole while appropriately responding to both its context and modern living requirements. This includes:

- *The elevational treatment and overall façade design;*
- *The placement, proportions and design of windows, doors and balconies;*

- *A roofscape and form that creates a harmonious composition and minimises the visual impact of downpipes and guttering;*
- *The appropriate incorporation of dormer windows and chimneys;*
- *An appropriate palette of good quality materials that are preferably locally sourced.*

9.4.5. Principle DG49: General principles for extensions

Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions.

Extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling. The design approach may benefit from coordinating with the existing pattern of window and door openings as well as employing facing materials to match those of the existing dwelling. Otherwise it should demonstrate the appropriateness of the alternative approach.

Extensions should not result in a significant loss to the private amenity area of the dwelling.

There are two general approaches to extending a property:

- *Designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and*
- *Designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings.*

Both approaches can create successful, well-designed extensions that can be mutually beneficial to both the house and the wider area.

9.4.6. Principle DG51: Rear extensions

Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should nevertheless have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens.

9.5. High Weald AONB Management Plan 2019-2024

The Site is within the High Weald Area of Outstanding Natural Beauty “AONB”. One of the aims of the Management Plan is to ensure that the High Weald AONB “retains its distinctive historic landscape character and beauty”, by “avoiding poor development and incremental change”. The Management Plan aims to protect the historic settlements within the High Weald AONB, via the following objectives:

- **Objective 1:** *To reconnect settlements, residents and their supporting economic activity with the surrounding countryside.*
- **Objective 2:** *To protect the historic pattern and character of settlement.*
- **Objective 3:** *To enhance the architectural quality of the High Weald and ensure development reflects the character of the High Weald in its scale, layout and design. This includes:*
 - *Describe and promote traditional architectural detailing*

- *Facilitate improved links between those specifying construction details and suppliers of construction materials produced from the AONB landscape*
- *Support innovation in timber technology and its use in construction*
- *Utilise AONB design guidance for new housing development*
- *Use local fencing materials or native planting for boundaries*
- *Reflect local landscape character and use of local provenance species in new landscaping scheme ensuring improved connectivity*

It is considered that the proposed scheme follows the objectives of the High Weald AONB Management Plan, for reasons set out in Chapter 8 of this report.

9.6. National Planning Policy Framework (December 2023)

9.6.1. Overview

The National Planning Policy Framework (“NPPF”) was first published by the Ministry of Housing, Communities and Local Government in 2012, and it was later updated in February 2019, July 2021, September 2023 and December 2023. The NPPF includes the following two sections, which are of relevance to the design and heritage of the site:

Section 12 (paragraphs 131 to 141) covers “Achieving well-designed and beautiful places”.

Section 16 (paragraphs 195 to 214) covers “Conserving and enhancing the historic environment”.

It is considered that the proposed scheme complies with Sections 12 and 16 of the NPPF, for reasons set out in Chapter 8 of this report.

9.6.2. Para 203

In determining applications, local planning authorities should take account of:

- *c) the desirability of new development making a positive contribution to local character and distinctiveness.*

9.6.3. Para 206

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- *a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- *b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

9.6.6 Para 212

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

10. Conclusion

The Site comprises two historic houses (i.e. Somners and The Friary, separately Grade II listed) which address South Street, a modern house adjoining the rear of Somners (i.e. Dumbrells, currently being rebuilt) which is accessed from Church Platt, a rear garden, and some outbuildings within the garden.

The Site as a whole has medium archaeological interest, medium architectural/artistic interest and medium historic interest – although Dumbrells (i.e. the consented rear extension to Somners) in its own right has low architectural/artistic and historic interest. It is considered that the modern parts of Dumbrells compromise the extent by which the historic and architectural/artistic interests of Somners and The Friary may be appreciated. This is due to the fact the building adjoins the rear Somners, competing with the historic building visually in northward and westward views. It is considered that the proposed scheme would have a minimal and neutral to positive impact on the heritage significance of The Friary, and a minimal and neutral impact on the heritage significance of Somners. It would involve minimal loss of historic fabric (confined to some Victorian brickwork in the creation of two door openings and a window opening in Somners). Otherwise, the proposed alterations to Somners and The Friary would only involve the removal of unsightly modern fabric, thereby enhancing the architectural and historic interests of the listed buildings.

As existing, Somners and The Friary both make a positive contribution to the character and appearance of the CA and to the settings of nearby listed buildings. This is due to their historic designs using traditional materials, being timber-framed buildings constructed prior to the 18th century with later “polite” front elevations dating from the 19th century. The existing rear garden makes a neutral to positive contribution, by virtue of its remaining verdancy and spaciousness, although much of it has been taken up by the house at Dumbrells and the new consented driveway. The consented house at Dumbrells is considered to make a minimal neutral contribution to the character and appearance of the CA and to the settings of nearby listed buildings (including Somners and The Friary), due to its two-storey height, and its use of traditional looking timber weatherboarding, brickwork and rendered walls. The proposed scheme would similarly have a minimal and neutral impact on the character and appearance of the CA, on the settings of Somners and The Friary, and on the settings of other nearby heritage assets. This would be due to the low single-storey height and the minimal bulk, scale and massing of the new Dumbrells building. Dumbrells would be modern in appearance, whilst also responding positively to its heritage context (being within the settings of some statutorily listed buildings and within a CA which is partly characterised by its historic buildings comprising local materials and built using traditional methods). The proposed sub-division of the garden would sustain short views of the rear elevations of Somners and The Friary. The proposals would have no impact on views along the part of South Street to the west of the Site, and the impact on southward views from the public realm to the north of the Site would be negligible and neutral, due to the single-storey height of the proposed new Dumbrells building. Given the single-storey height of the proposed Dumbrells building and the height of the boundary walls around the Site, the visual impact of the new Dumbrells on westward and northward views from Church Platt and westward views from the grounds of the Grade I listed Church of the Holy Trinity, would be minimal and neutral.

The proposed scheme would also sustain the neutral to positive contribution which the Site makes to the character and appearance of the High Weald AONB, by enhancing the rear elevations of Somners and The Friary, and due to the sensitive design of the new single-storey house at Dumbrells – which would be modern in style whilst comprising traditional materials characteristic of the local area, with visual references to local architecture.

It is thus considered that the proposed scheme would comply with national, regional and local planning policy and design guidance.

Appendix 1 – National Heritage List Descriptions

Somners

Heritage Category: Listed Building

Grade: II

List Entry Number: 1423492

Date first listed: 03-Feb-2015

Location

Statutory Address: Somners, South Street, Cuckfield, Haywards Heath, RH175LB

County: West Sussex

District: Mid Sussex (District Authority)

Parish: Cuckfield

National Grid Reference: TQ3029324528

Summary

Early C18 house, reusing some earlier timbers. Re-fronted and refurbished in the mid-C19.

Reasons for Designation

Somners, an early C18 oak framed house reusing some earlier timbers, re-fronted and refurbished in the mid-C19, is listed at Grade II for the following principal reasons: * Degree of intactness: despite mid C19 re-fronting it retains a substantially intact early C18 oak frame incorporating some earlier reused timbers; * Plan form: an L-shaped end chimney house surviving substantially intact apart from the original staircase position; * Interior fittings: retains a number of C18 and mid C19 cottage fittings, including a bread oven, tiled floor, doors, fireplace and staircase; * Group value: adjoins The Friary, with which it was historically linked, and a number of other listed buildings within the historic centre of Cuckfield.

History

Somners appears to have been built in the early C18, reusing some earlier timbers. The adjoining building to the south, The Friary, is believed to have been altered and reduced in size about this time and it is possible that some material came from this source. According to anecdotal evidence Somners was once connected to The Friary, and both buildings were in use as part of a private school in the C19.

A building is shown in this position on the 1843 Tithe Map. It appears on the 1874 First Edition 25" Ordnance Survey map appearing to be a separate property. On the 1911 Third Edition Ordnance Survey sheet it appears to be connected to The Friary.

Details

Early C18 house, reusing some earlier timbers. Re-fronted and refurbished in the mid- C19.

MATERIALS: oak structural timber frame, clad on the west side in render, the north side stuccoed with incised lines to imitate masonry and the south side in brick in Flemish bond. Tiled roof with a brick end chimneystack to the south.

PLAN: L-shaped end chimneystack house, the main eastern part of four bays, the L-wing of three bays.

EXTERIOR: the west or entrance front is pebble-dashed and has two three-over-three pane sash windows with horns in surrounds on each floor, and a central recessed doorcase with a similar surround and a half-glazed door. The north side is stuccoed with incised lines and the gable has a carved wooden barge-board. The south side has exposed brickwork with some grey headers and a brick chimneystack which appears to have the curve of a bread-oven near its base.

INTERIOR: the south ground floor room has a spine beam with a one-inch chamfer and triangular stops, probably reused, the south end supported on a curved wedge. The ceiling beams have nail holes showing they were formerly plastered over. The beam between this room and the kitchen retains some sockets for a former partition. Only the brick surround to the fireplace survives. The north ground floor room has a similar spine beam and ceiling beams with nail holes. The south end of the room was probably where the original stair was positioned. The fireplace opening retains its brickwork although the wooden fireplace is a replacement. The corridor to the east contains a mid-C19 half-winder staircase with a beaded plank partition but replaced balusters. One cupboard has an C18 door surround and there is an C18 tiled floor.

The first floor retains an C18 partition at the side of the staircase and a number of four-panelled doors. The north bedroom has a mid-C19 wooden fireplace with a cast iron basket grate. A further bedroom retains an original partition wall. The bathroom south wall, with a mid-rail and studs, is shared with The Friary. The reused spine beam has a curious semi-circular cut out on both sides. The door is ledged and planked with an original cast iron latch.

The attic retains the roof structure of staggered purlins; four bays north to south and three bays to the L-wing, with carpenters' marks.

THE FRIARY

Heritage Category: Listed Building

Grade: II

List Entry Number: 1192142

Date first listed: 11-Dec-1987

Location

Statutory Address: The Friary, South Street

County: West Sussex

District: Mid Sussex (District Authority)

Parish: Cuckfield

Details

In the entry for:-

TQ 3024 NW CUCKFIELD SOUTH STREET 7/84 The Friary GV II

the description shall be amended to read:

House, probably C15 or early C16, remodelled and probably reduced in late C17 or early C18 and extended at front possibly in circa mid C19. Roughcast brick front range, timber frame back range encased in circa 1700 Flemish bond red brick with burnt headers. Front range has Welsh slate roof with folded ends; back range has plain clay tile hipped roof. Red brick gable end stacks to front range and rear lateral stacks to back range. Plan: The house as it is now is of double depth plan in 2 parallel ranges. Two rooms in the front range with a central entrance directly into the larger right hand room and 2 rooms in the back range, the left hand room, now a stairhall, the right hand room with a rear lateral stack. The back range is the original building of medieval origin and timber framed. On the evidence of the smoke-blackened common rafter roof over the left hand section of this range at least this part was open to the roof originally. There was a stud partition towards the left end of this section and there is another dividing it from the right hand end which has a later roof. The back range is probably a fragment of a larger medieval building which was reduced and remodelled in circa late C17 or early C18 when it was faced in brick and a floor inserted (the floor might have been inserted earlier in C17). The front range might be a circa mid C19 extension or a mid C19 remodelling of an earlier range; it has gable end stacks, the right hand stack has a large fireplace on the ground floor with a chamfered timber lintel which might have been reused if this is a mid C19 extension. Exterior: 2 storeys. Symmetrical 2 window front. Late C19 sashes on the first floor with vertical glazing bars only. The 2 ground floor windows replaced with 3-light casements in late C20. Central doorway with moulded doorcase with hood on brackets and a late C20 panelled and glazed door. The rear elevation is faced in circa late C17 or early C18 red brick in Flemish bond with burnt headers and has 2 small window openings with cambered arches, the first floor with a circa late C19 2-light casement, the ground floor with a late C20 casement. To the left a large late C20 2-storey timber frame bay window. Interior: Some fragmentary timber framing exposed in the back range. There is a framed partition between the 2 rooms, the left side of which at first storey level (by the later staircase) is plastered and has interesting painted pattern in the form of rows of black sprigs on a white ground (probably C16 according to former list description). The roof structure over the left hand part of the back range is a common rafter type without a ridgepiece and with clasped purlins, all encrusted with soot. There is a framed partition between the 2 back rooms which extends into the roof and the remains of another partition towards the left end. The fireplace at the right hand end of the front range has a chamfered timber lintel which might have been reused or indicate that the front range is earlier than C19.

TQ 3024 NW CUCKFIELD SOUTH STREET (east side) 7/84 The Friary GV II House. C16 timber-framed house largely rebuilt and refronted in late C18 or early C19. Faced with rough plaster with slate roof. 2 storeys, 2 windows. Sashes with vertical glazing bars and horns to first floor and 2 C20 3-light casements on ground floor. Doorcase between these with flat hood on

brackets. Some framing visible internally. On the wall of the staircase is a black and white painting of a series of sprigs, probably of C16 date. Included for interior features.

YE WHITE HARTE INN

Heritage Category: Listed Building

Grade: II

List Entry Number: 1025496

Date first listed: 11-Dec-1987

Location

Statutory Address: Ye White Harte Inn, South Street

County: West Sussex

District: Mid Sussex (District Authority)

Parish: Cuckfield

National Grid Reference: TQ 30289 24500

Details

TQ 3024 NW and SW CUCKFIELD SOUTH STREET 7/85 and 8/85 Ye White Harte inn GV II Inn. C17 timber-framed building of 3 bays, refronted and with a further bay and projecting gabled portion added in 1881. Ground floor pebble-dashed, first floor tile hung. Tiled roof, half-hipped at right end. 2 storeys and attics. Central C17 brick chimney stack and external brick chimney stack to right hand side. 1 gabled dormer. Irregular fenestration. 2 C19 casements and 1 sash. Gable has plaque depicting White Harte and initials 'H W' and date '1881'. Modified Venetian windows below simple doorcases. Interior contains early C17 spine beam with lamb's tongue stops and inglenook fireplace with sandstone base.

CHANTRY COTTAGE

Heritage Category: Listed Building

Grade: II

List Entry Number: 1286735

Date first listed: 11-Dec-1987

Location

Statutory Address: Chantry Cottage, South Street

County: West Sussex

District: Mid Sussex (District Authority)

Parish: Cuckfield

National Grid Reference: TQ 30279 24486

Details

TQ 3024 SW CUCKFIELD SOUTH STREET 8/86 Chantry Cottage GV II Cottage. Early to mid C19, altered C20. Red brick, the front elevation pebble- dashed. Tiled roof. 2 parallel ranges, 2 storeys. Modillion eaves cornice. 2 altered C20 casements with diamond pane leaded lights. Central doorcase with 6- panelled door (the top 2 panels glazed). Later wooden weather porch. Hexagonal light to left side elevation. Tall chimney stack to left hand on ridge. Included for group value.

LITTLE DORMERS TUDOR ROSE

Heritage Category: Listed Building

Grade: II

List Entry Number: 1192198

Date first listed: 09-Sep-1951

Location

Statutory Address: Little Dormers, 26, South Street

Statutory Address: Tudor Rose, 25A, South Street

County: West Sussex

District: Mid Sussex (District Authority)

Parish: Cuckfield

National Grid Reference: TQ 30275 24531

Details

TQ 3024 NW CUCKFIELD SOUTH STREET (west side) 7/91 No 25A (Tudor Rose) 10.9.51 No 26 (Little Dormers) GV II Pair of cottages. C17 altered C19. Stuccoed on sandstone plinth with half-hipped tiled roof. 2 storeys and attics. Central late C16 panelled brick chimney stack and 2 gabled dormers (1 original). 1 C19 casement each. Modern doors with tiled penticed weather hood. Interior has exposed beams and wide inglenook fireplaces.

VALENTINE COTTAGE

Heritage Category: Listed Building

Grade: II

List Entry Number: 1354930

Date first listed: 09-Sep-1951

Location

Statutory Address: Valentine Cottage, 27, South Street

County: West Sussex

District: Mid Sussex (District Authority)

Parish: Cuckfield

National Grid Reference: TQ 30274 24526

Details

TQ 3024 NW CUCKFIELD SOUTH STREET (west side) 7/92 No 27 (Valentine Cottage) 10.9.51 GV II Cottage. C17 altered C20. Painted brick to street elevation, tile hung to side elevation, with hipped tiled roof. 2 storeys and semi basement built end on to street. Cogged eaves cornice. 1 casement. Right hand doorcase with moulded architrave and C20 gabled weather hood on wooden piers. 3 horizontal panelled door with lion's head doorknocker. 7 steps to street level with modern iron railings. 2 modern casements to side elevation. C20 flat topped extension to rear, not of special interest.

BEAM ENDS

Heritage Category: Listed Building

Grade: II

List Entry Number: 1192201

Date first listed: 09-Sep-1951

Location

Statutory Address: 28, South Street

Statutory Address: Beam Ends, 29, South Street

County: West Sussex

District: Mid Sussex (District Authority)

Parish: Cuckfield

National Grid Reference: TQ 30271 24511

Details

TQ 3024 NW CUCKFIELD SOUTH STREET (west street) 7/93 No 28 10.9.51 No 29 (Beam Ends) GV II One house originally, now subdivided. C16 altered in C20. Timber-framed building with square panels exposed on first floor with painted brick infill, ground floor underbuilt in brick the left side tile hung and with tiled roof. 2 storeys and attics, 3 windows with irregular fenestration. Steeply pitched roof with gablet to left, half-hipped to right with large clustered chimney stack off-centre on ridge and further one on end. 3 gabled dormers with leaded lights. First floor has 3 C19 casements with leaded lights. Ground floor has 2 C20 metal casements and one 16-pane sash window with horns. Simple modern planked door. Modern lean-to brick

addition to rear. Interior of No 28 has an inglenook fireplace with beehive-shaped bread oven, jowled post, winder staircase to attic which has wide floor boards and a through purlin roof.

22 AND 23, SOUTH STREET

Heritage Category: Listed Building

Grade: II

List Entry Number: 1025498

Date first listed: 09-Sep-1951

Location

Statutory Address: 22 and 23, South Street

County: West Sussex

District: Mid Sussex (District Authority)

Parish: Cuckfield

National Grid Reference: TQ 30284 24561

Details

TQ 3024 NW CUCKFIELD SOUTH STREET (west side) 7/90 No 22 and No 23 10.9.51 GV II Pair of houses and shop. No 22 dated 1722 over doorway but probably C17 or earlier timber-framed building. Front Flemish bond red brick with grey headers. Side elevation tile hung on sandstone plinth. Half-hipped tiled roof with cruciform chimney stack. Brick band between floors. No 22 has 2 later casement windows on ground floor under original cambered brick arches. Central doorcase with swan's neck pediment, scrolls and date 1722, brick pilasters and moulded wooden architrave. 4 flush panelled door and C18 iron handrail. No 23 has 2 16-pane sashes with horns and central doorcase with flat wooden hood on brackets and 6 flush panelled door, the top 2 panels cut away and glazed. Left side C18 iron handrail. Mid C19 addition to No 23. Brown brick with tiled roof. 1 storey, built gable end to street. 32-pane C19 shop front with cornice above. Left side rectangular fanlight and 4 fielded panelled door. Plinth.

CUCKFIELD CHURCH OF ENGLAND PRIMARY SCHOOL

Heritage Category: Listed Building

Grade: II

List Entry Number: 1025520

Date first listed: 11-Dec-1987

Location

Statutory Address: Cuckfield Church of England Primary School, Church Street

County: West Sussex

District: Mid Sussex (District Authority)

Parish: Cuckfield

National Grid Reference: TQ 30356 24519

Details

TQ 3024 NW CUCKFIELD CHURCH STREET 7/41 Cuckfield C E Primary School GV II Former Grammar School now Primary School. 2 builds, west part Grammar School, founded in 1510 but dating from late C16, east part C19 addition. West part of Ardingly sandstone ashlar and Cuckfield stone with Horsham stone slab roof. 2 storeys and attics, 6 windows. 1 modern dormer. Gable ends have kneelers with carved diamond motifs and stumps of apex pinnacles. 6 casement windows with 3-light stone mullioned and transomed windows. Moulded string-course above ground floor. Chamfered plinth. On the north side is a projecting chimney stack with 2 attached square brick shafts. East part also sandstone with tiled roof. 2 storeys and attics, 4 windows. Gable ended with 4 trefoiled mullioned and transomed windows. Brick moulded string-course. S-shaped iron tie. Serrated patterned ridge tiles and brick tapering chimney stack with tumbling in. Interior of C16 part has stone fireplace on first floor and the bays of the ground floor are divided by moulded ceiling beams with channelled soffits and carved stops. Roof of Queen post type. (See VCH Vol II and Vol VII p 148).

PARISH CHURCH OF HOLY TRINITY

Heritage Category: Listed Building

Grade: I

List Entry Number: 1191625

Date first listed: 09-Sep-1951

Location

Statutory Address: Parish Church of Holy Trinity, Church Street

County: West Sussex

District: Mid Sussex (District Authority)

Parish: Cuckfield

National Grid Reference: TQ 30357 24473

Details

TQ 3024 SW CUCKFIELD CHURCH STREET 8/12 Parish Church of Holy Trinity GV I Parish Church. Built on foundations of C12 church. c1250. South aisle and arcade built and some alteration of chancel and west tower up to bell chamber. 1330-40, lengthening of the nave by 1 bay to east, additions of north aisle of 4 bays and enlargement of chancel with North and South chapels to match width of nave aisles and raising of clerestory above nave. Bell chamber of West tower probably added 1330-40. c1460 chancel and nave given new roof and ceiling

and chapel and aisle walls heightened. Late C16 or early C17 Sergison chapel added. Restored mid C19 and few of the windows retain ancient masonry. Built of Sussex sandstone rubble on plinth. Roofs covered with Horsham stone slabs. Shingled spire to west tower, comprises chancel with North and South chapels and Sergison chapel to North vestry, 4 bay nave with North and South aisles, North and South porches (very unusual) and west tower with spire. Chancel: C13 and C14. C14 arcades on North and South of 2 bays with hexagonal pillars with responds to match, mainly moulded capitals and bases and 2 centred arches. 2 blocked doorways East of the arcade. C13 piscina in South wall, with trefoiled head to inner order, carried on shafted jambs with moulded braces and capitals. Cill has remains of basin of 12 foils. Stone shelf behind the capitals. Mid C19 East window of 5 lights and tracery of late C13 character. North Chapel: c1330-40. C14 restored east window of 3 trefoiled lights and vertical tracery in 2 centred head with external hood-mould and hollow-chamfered four centred rear arch. C16 doorway into vestry with depressed Tudor arch. Sergison Chapel: Late C16 or early C17. Walls of rubble with ashlar dressings and chamfered plinth. Doorway with C15 moulded jambs reset and modern Tudor arch and old 4 centred chamfered rear arch. Mid C19 windows. South Chapel: c1330-40. Piscina in square-headed recess with plain round basin. Mid C19 windows. Reredos of c1910 and pavement of white and serpentine marble. Nave: Mid C13 and C14. C14 north arcade of 4 bays with hexagonal pillars. 3 western bays of south arcade are mid C13 and have cylindrical pillars with plain capitals and moulded abaci and bases. Pointed arches of 2 orders with small chamfers and voussoirs. Above the arcades are original C14 clerestory windows (now blocked by aisle roofs on outside), quatrefoils with inner splays and segmental-pointed rere-arch. In south wall, east of main south doorway, is a mutilated holy-water stoup with round-headed niche and another in south porch. North Aisle: Mid C14. Mainly C19 windows but 3rd window west of doorway is of 3 elliptically headed lights, probably early C16, partially restored. South Aisle: mid C14. Mainly C19 windows. South doorway of 2 chamfered orders and 2 centred head, reset except for outer order of the jambs. West Tower: Mid C13 and mid C14. Sandstone rubble in one unbroken stage up to string-course below bell chamber. Above this of squared rough ashlar with corbel table of trefoiled arches and embattled parapet. At 2 west angles are C15 diagonal buttresses of 3 stages of rough squared ashlar with plain offsets and chamfered plinths. West wall has C19 buttresses and south side a modern stair turret. C14 archway to nave has semi-octagonal responds of small courses with moulded bases and capitals and a pointed head of 2 chamfered orders of small voussoirs. West doorway of 2 chamfered orders with base stops and pointed head. Impost moulding now mainly decayed. Lancet windows. Broached shingled spire. North Porch: C19 except for middle tie-beam which may be C15. Structural timber-framing with carved bargeboards having Tudor rose emblem. Cinquefoil-headed lights and pointed entrance. South Porch: Late C19 except for C15 truss with cambered tie-beam and curved braces. Restored by Kempe who built one of the Lychgates. Base of sandstone, structural timber-framing with cusped heads and quatrefoil motifs, wavy bargeboards. Roofs of Nave and Chancel: Erected by Edward Neville, Lord Bergavenny, c1460. Chancel divided into 3 bays by 2 intermediate tie-beams and the nave into 4 bays with 5 tie-beams, one at each end and 3 between. Tie-beam moulded and embattled and supported by moulded wall posts and curved brackets. Spandrels filled with varying tracery, some with red rose centres. Roofs of trussed rafter and collar-beam type. 5 sided ceilings divided into panels by moulded ribs with bosses at inter-sections, variously carved. Nave has similar bosses. Panels covered by C19 painting and corbels have C19 angels holding shields. Roofs of Chapels and

Aisles: Modern boarded soffits. Some corbels and short posts are original. Furnishings: Font probably C13 having round bowl which has been patched and relined with lead, carried on modern shafts. Monumental Brasses: (1) Gerald Borell d. 1509, Archdeacon of Chichester and Vicar of Cuckfield. Inscription with shield. South wall of South chapel. (2) Milicent, wife of John Michel (d. 1524). Inscription north wall of north aisle. (3) Standing effigy of bearded man in Elizabethan armour, Henry Bowyer. Mouth scroll bearing words 'O Prais (Sic) the Lord'. (4) Henry Bowyer and Elizabeth his wife d. 1589. On a panel flanked by Ionic shafts of black marble and alabaster, with a moulded shaft and entablature, the effigies of a man in Elizabethan armour and his wife kneeling at a Prayer Desk with 3 sons and 3 daughters. North wall of south chapel. Mural Monuments and Tablets: Many, including Ninian Burrell (d. 1629) in south chapel, a kneeling effigy in recess with curtains held open by standing angels; Charles Sergison Commissioner of the Navy (d. 1732) on north side of sanctuary, a sarcophagus with seated figure of truth holding a plaque carved with his portrait, also supported by a cherub by Thomas Adey; wall tablet to Mary Ann Sergison (d. 1804) on north wall of north aisle, a Neo- Classical nymph mourning against an urn by Westmacott; also Sir Walter Headley (d. 1675), Percy Burrell d. 1807 by J Bacon and Francis Warden d. 1785. (See V C H Sussex, Vol VII (pp 160-163) Pevsner, Buildings of England, Sussex (pp 477 and 478).

Appendix 2 – Existing and proposed drawings

N.B. These drawings have merely been reproduced (and cropped) for cross-referencing purposes, and are not necessarily to scale. Please refer to the application bundle for the original scaled drawings.



Figure 99: Existing west elevation of Somners (left) and The Friary (right).



Figure 100: Proposed west elevation of Somners (left) and The Friary (right).



Figure 101: Previous front (east) elevation of Dumbrells, and glimpses of the existing rear (east) elevations of The Friary on the left and Somners on the right.



Figure 102: Consented/ "existing" front (east) elevation of Dumbrells. (Same as Figure 5.)



Figure 103: Proposed rear (east) elevations of The Friary and Somners.



Figure 104: Proposed side (east) elevation of Dumbrells.

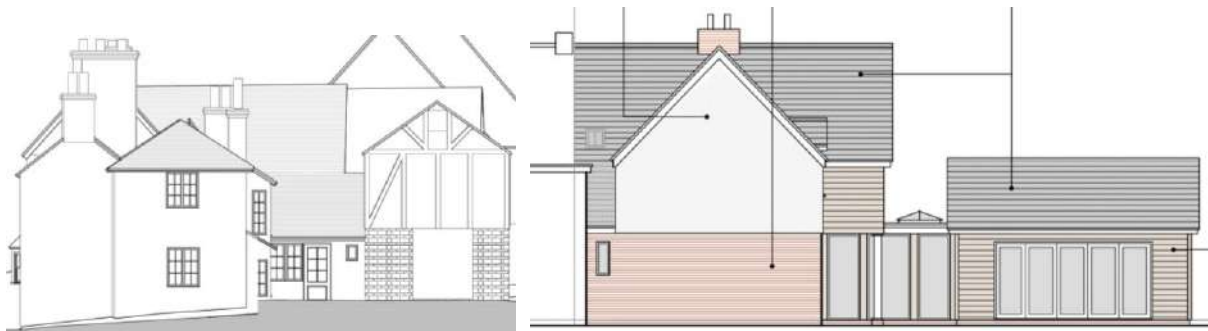


Figure 107: Proposed side (south) elevations of The Friary and Somners.

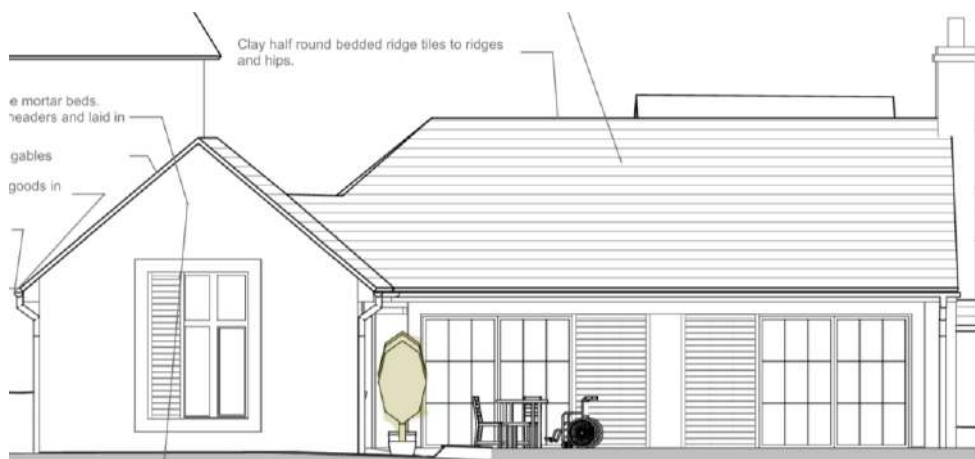


Figure 108: Proposed front (south) elevation of Dumbrells.

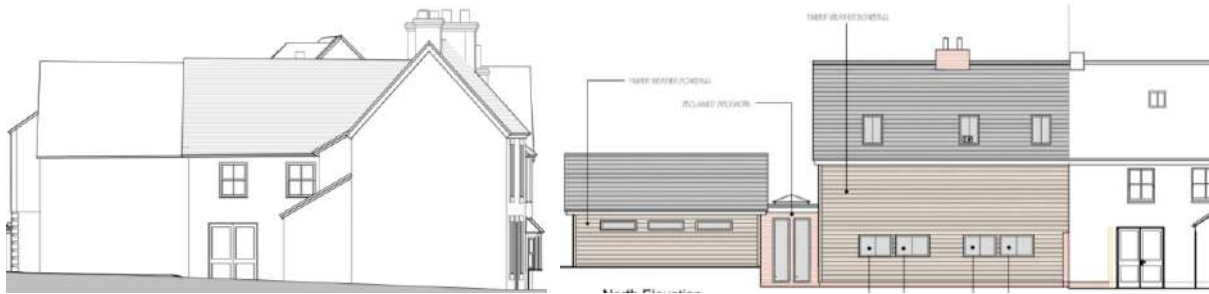


Figure 109 (left): Previous side (north) elevation of Dumbrells on the left, and Somners on the right.
 Figure 110 (right): Consented/ "as existing" side (north) elevation of Dumbrells on the left, and a glimpse of Somners on the right.



Figure 111: Proposed side (north) elevation of Somners.



Figure 112: Proposed rear (north) elevation of Dumbrells.

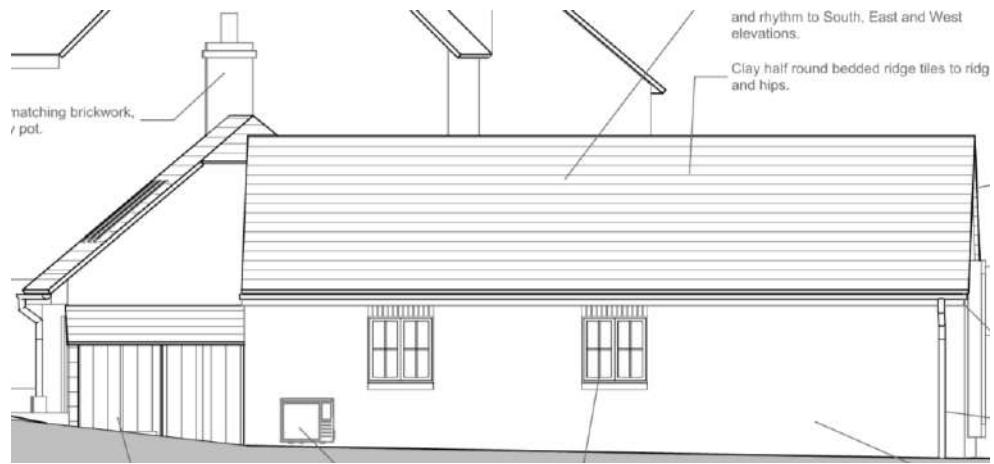


Figure 113: Proposed side (west) elevation of Dumbrells.



Figure 114 (left): Existing ground floor plans of Somners (top) and The Friary (below).

Figure 115 (right): Existing first floor plans of Somners (top) and The Friary (below).

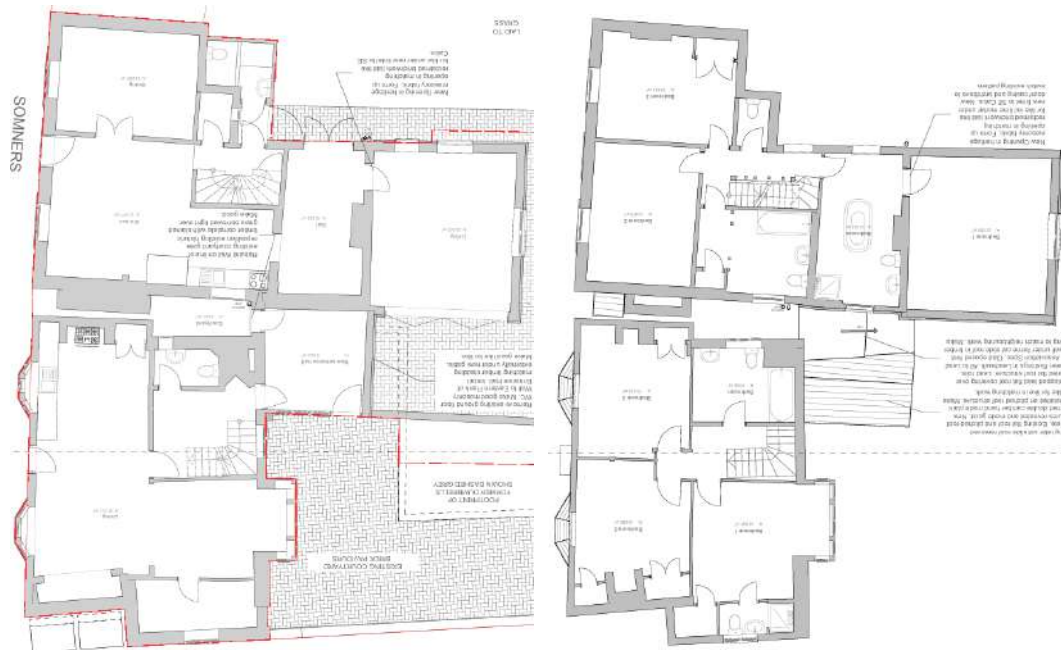


Figure 116 (left): Proposed ground floor plans of Somners (top) and The Friary (below).

Figure 117 (right): Proposed first floor plans of Somners (top) and The Friary (below).

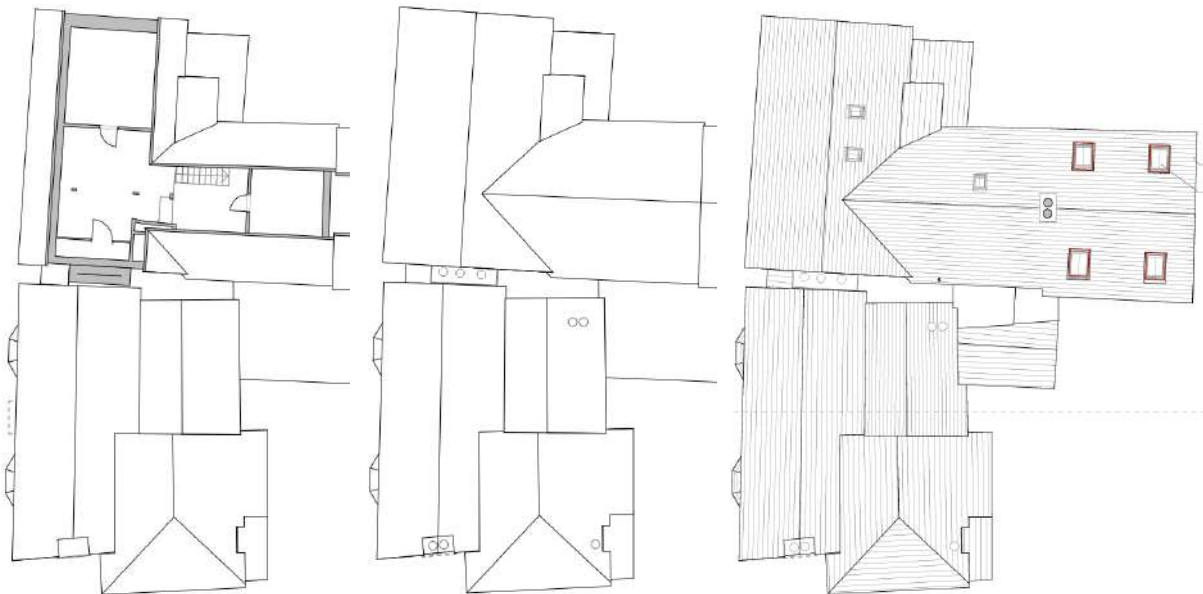


Figure 118 (left): Existing and proposed second floor plan of Somners (top) and roof plan of The Friary (below).

Figure 119 (centre): Existing roof plans of Somners (top) and The Friary (below).

Figure 120 (right): Proposed roof plans of Somners (top) and The Friary (below).



Figure 121: Proposed site plan, with outlines of consented/existing buildings in red. (See Figure 2 for existing/consented site plan.)

Appendix 3 – Planning history

Building	Date(s)	Reference(s)	Details
Dumbrells	1981	CU/223/81	Erection of detached garage and base and access onto Church Platt. REFUSED.
Dumbrells	1988	CU/015/86	Garage. APPROVED.
The Friary	1988	CU/013/88	Garage. APPROVED.
Dumbrells	1992	CU/017/92	Garden building to be used as a study. APPROVED.
The Friary	1992	CU/033/92	1. Replace existing ground floor windows with bay windows; 2. Replace existing slates to front elevation with tiles to match remainder; 3. Remove pebble dash and line squares to front and side elevations, re-render with plain finish.
The Friary	1998	CU/049/98 & CU050/98	Proposed garden studio and storage building. APPROVED.
The Friary	1998	CU/045/92	Tow ground floor bay windows to front elevation. APPROVED.
Somners	1999	CU/028/99	Re-paint masonry work. APPROVED.
Somners	2005	05/01089/FUL	Removal of existing brick pier and wall to rear of existing drive (erected by previous owner without permission) and reinstatement of 1500mm high timber gates to front of driveway. REFUSED.
Dumbrells	2014 & 2015	DM14/02192/FUL & DM/15/0160	Replace corrugated iron roof with Decra tiling. Replace corrugated iron first floor façade with wooden weatherboards enhancing insulation in the timber frame. APPROVED.
Dumbrells	2021	DM/21/3940	Demolition of existing dwelling and various out buildings/existing garage and provision of new replacement of 3no bedroom dwelling and detached double garage and shed. WITHDRAWN.
Dumbrells	2018, 2019 & 2021	DM/18/3863, DM/19/0585 & DM/21/3938	Proposed modification and extension of existing dwelling to include removal of two outbuilding and an existing garage (in part) to form modified existing vehicle access and detached garage building and workshop building. APPROVED.

Appendix 4 – Extracts from *An Interpretive report on The Friars and Somners, South Street, Cuckfield, Sussex*, by Joe Thompson (July 2024)

N.B. These drawings and annotations have been reproduced (with red lines added) for cross-referencing purposes only. Please refer to the original report for more detailed information about the development of The Friars and Somners.



Figure 122 (left): Phase A – Mid-16th to mid-17th centuries. *The Friary*: Two or more bays built with a smoke bay or open hall. Clapsed side purlin roof and small panel framing.

Figure 123 (right): Phase B – Late 17th/ early 18th centuries. *Somners*: Two-storey four-bay house built with a loft, an end chimney at the south, and a rear stair tower.



Figure 124 (left): Phase C1 – Mid to late 18th century. *Somners*: Timber-framed extension of two or three bays attached to the stair tower, and ancillary services.

Figure 125 (right): Phase C2 – Mid to late 18th century. *The Friary*: Extension to the north of Phase A, with a chimney.



Figure 126 (left): Phase D1 – Late 18th/early 19th century. *The Friary*: Roof raised higher over Phase A and B chambers. Wall painting imitating wallpaper.

Figure 127 (right): Phase D2 – Late 18th/early 19th century. *The Friary*: Two-storey, two-bay, timber-framed front range added, parallel with earlier frame. Rendered.



Figure 128: Phase D3 (left) – Late 18th/early 19th century. *Somners*: Roof raised on the Phase C1 extension. Brickwork partition wall and chimney inserted on the western cross-frame within this extension. Chimney re-built to the north of Phase A main range. Rendered. Outshot added to the rear.

Figure 129 (right): Phase E – Early 19th century. *The Friary*: Short two-storey extension to the south.

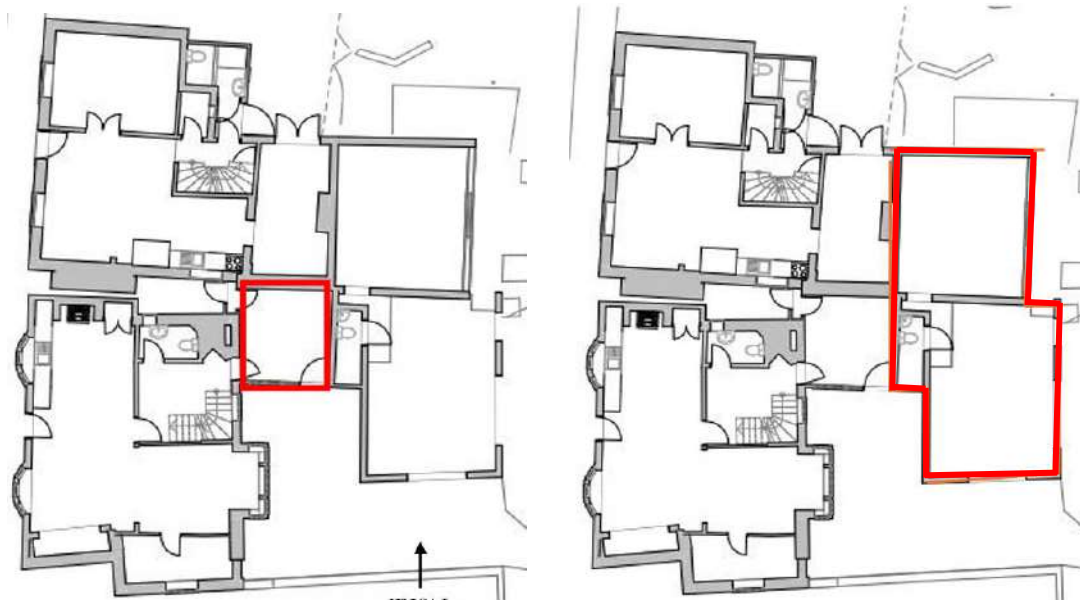


Figure 130 (left): Phase F – Mid to late 19th century. *The Friary*: Single-storey extensions to rear, abutting the walls of Phase C2 and D3 alterations.

Figure 131 (right): Phase G – Late 19th/early 20th century. *The Friary & Somners*: New prefabricated timber-framed and corrugated iron building (probably non-domestic) – attached to the rear of The Friary, and incorporating part of Phase C1 of Somners. Known as Dumbrells, and later used as a separate residential dwelling.

Phase H – 20th century. *The Friary*: Rear bay windows; *Somners*: Rear lean-to in north-east corner.

Appendix 5 – Copyright and disclaimer

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