

Addendum to the Heritage Statement

Client: Mr and Mrs Reid

Site/Building: Sunte House, Birchen Lane, Haywards Heath

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Windows

Within the Heritage Statement we set out the evidence base for the replacement of the ground floor windows and that, based on historic photographs, this replacement is likely to have taken place whilst Gorer lived at Sunte House (post mid 1950s). The photographs are undated and therefore we cannot precisely determine the date the windows were replaced. We further set out that “it is known that the house underwent a series of alterations within the late 1980s (post 1987)” the details of which are set out within the Heritage Statement. It is likely, therefore, that the alterations to the ground floor windows occurred post mid 1950s and likely in the late 1980s and more specifically post 1987 based on the number of works substantial that occurred at this time.

On-site analysis and desktop research indicates that the extant windows to the first floor and the dormers to the roof are not original. The windows contain modern brass Brighton Fasteners (used from the nineteenth century onwards), the glazing is not demonstrably historic, and their fair condition suggests that they have undergone a series of refurbishments/replacement. It is known that the building has undergone substantial addition and alteration in the late nineteenth century and late twentieth century and, as has been set out, the ground floor windows were replaced post mid 1950s (and more likely in the late 1980s). In the absence of strong evidence for the date of insertion, and in the knowledge that twentieth century windows with traditional characteristics were inserted to the ground floor within the late twentieth century, taken in the round, there is compelling evidence that the first floor windows and the dormers were altered as part of an overall set of alterations made in the late twentieth century.

This reasoning is applied to the windows on the first floor including those listed below and the dormers.

- 1F – SW1 (Bedroom)
- 1F – SW2 (Bedroom)
- 1F-SM1 (Bathroom)
- 1F-SE1 (Master Bedroom)
- 1F-ES1 (Master Bedroom)
- 1F-ES2 (Master Bedroom)

- 1F-EM1 (Stair Landing)
- 1F-EN1 (Bedroom)
- 1F-EN2 (Bedroom)
- 1F-NM1 (Study)
- 1F-NM2 (Study)
- 1F-NM3 (Study)
- 1F-WS1 (Hallway)
- 2F-SWD1 (Dormer)
- 2F-SED1 (Dormer)
- 2F-ED1 (Dormer)

The above sets out further information regarding the windows and should be read in conjunction with the window schedule. This provides evidence for the date of the above windows and their likely replacement/substantial alteration or repair in the late twentieth century.

Basement (description and assessment based on photographs and other information provided by the architects)

The basement, which does not extend to the entire footprint of the building, is constructed of brick and stone. Evidence of modern intervention and repair is evident throughout, including the use of modern materials such as concrete pillars and concrete blocks in sections of the walls. The ceiling has been boarded over and finished with Artex.

The basement's east elevation includes a blocked up window opening to the north which has been infilled with concrete. Small sections of brick are visible on either side of the former opening. A second window is located further south along this elevation and consists of a timber frame and internally opening casement. This window also features an external grate and is the only remaining window within the basement. Concrete blocks are located to the north and south of the internal window ledge, and a timber beam/lintel is positioned above the window ledge, though it is partially obscured by the modern ceiling. It is likely that this window opening is original. The timber frame is in poor condition and shows evidence of decay. A brick plinth is situated to the south of the blocked window opening and to the north of the extant window.

The north elevation includes a blocked window opening which retains its brick lintel. This elevation is primarily constructed of stone however two brick buttresses/ columns and two concrete columns are also present. A concrete plinth projects from the north elevation into the basement and is a modern intervention.

The northern section of the west elevation is predominantly constructed of concrete blocks, with a single source of brick immediately below the ceiling. To the south is a concrete column with a brick top, upon which the timber beam rests. The central section of the west elevation is built of stone and a further concrete column is located to the south.

Within the northern section of the basement is a large beam which is partially covered by the modern ceiling. It shares the same form as the beam within the southeast bedroom and the southwest bedroom, suggesting it may be of a similar date, particularly as the basement lies within the late seventeenth/ early eighteenth century section of the house. Evidence of decay is present as identified within the Thermal Imaging Survey which indicates that the eastern end of the beam is rotten and affected by beetle infestation.

Within the southeast extent of the basement is a separate storage room built of brick. A beam runs along the ceiling in this area and the south elevation of the storage room aligns with the beam. The beam is smaller than that to the north and does not feature any decorative detailing. It does, however, include evidence of where previous joists connected to the beam. This may indicate how the basement was previously divided or that the beam has been reused. To the southwest of the storage room are two timber posts on brick bases, supporting a section of timber at ceiling level.

Inside the storage room, two large shelves are located to the north and south, each supported by three brick supports. This rooms would have originally been used to store food. The east elevation is built of stone and the door to the room is modern.

Within the basement lobby a timber lintel is visible to the north of the staircase, supported by a concrete column. The stairs are made of concrete and are considered not to be original.

Floor

The floor is comprised of variegated brick, including modern, and several bricks show signs of algae growth due to the damp conditions within the basement.

Significance

The basement is largely void of any historic fixtures and fittings. It does, however, contain a storage room which is able to provide some indication of how the basement was historically used. The extant brick lintel on the north elevation provides evidence of the former window opening, and the remaining window on the east elevation also retains a degree of evidential value as the only extant window in the basement. It should be noted, however, that the timber frame is in poor condition.

The extant timber beams retain a degree of evidential value as they are able to provide evidence of the basement's construction. The timber beam to the north shares a similar design to the beams on the first floor, suggesting that the beam within the basement and those on the first floor are of the same date. It is likely, therefore, due to the location of the basement and the principal timber beam, it is likely that the basement was constructed contemporaneously with the house, dating it to the late seventeenth to early eighteenth century.

It is clear that the basement has undergone modern alterations and interventions, as demonstrated by the use of modern materials such as concrete and the insertion of a false ceiling.

Rooflights

The installation of the proposed rooflight will require part of the rafter to be cut, removing a small section of timber. The rafter is concealed behind modern lining and is therefore not visible from within the roof space. With this in mind, without uncovering the roof structure to reveal the rafter, the date and condition of the affected fabric cannot be determined at this time. Despite this, only a small section of timber is proposed to be removed, and it is considered that this is unlikely to cause harm to the significance of Sunte House.

Wall insulation

The wall insulation will be carried out according to SPAB's guidance and recommendations and forms part of a whole building approach to thermal improvements. It is also recommended that Historic England guidance on wall insulation is also consulted.

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