

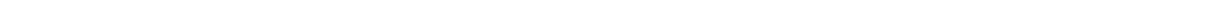
Buchan Rum Architects

Architectural Design, Interior Design and Design Consultancy

Design and Access Statement including Heritage Statement

In support of Planning Application

‘Maltmans South’, High Street, Cuckfield, RH17 5EN



Buchan Rum Architects

Architectural Design, Interior Design and Design Consultancy

Removal of existing internal walls in existing utility room

at

‘Maltmans South’, High Street, Cuckfield, RH17 5EN

Design and Access Statement including Heritage Statement

on Behalf of

Mr & Mrs Blakemore

Revision A

March 2025

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1. Introduction

- 1.1 This is a Design and Access Statement (including the Heritage Statement) prepared to accompany a Listed Building Consent application for the removal of two internal walls at Maltmans South, High Street, Cuckfield.
- 1.2 Maltmans South is, with the adjacent Maltmans North, one half of a Grade II listed building dating from the late 16th century and is located within the Cuckfield Conservation Area.
- 1.3 There have been a number of planning applications made in respect of the application property, the most recent being the demolition of an existing timber framed conservatory to the rear of the building and its replacement with an extension of the existing rear addition to which the conservatory is attached. (Ref: DM/21/0309), granted approval in April 2021, as well as planning permission to replace a damaged greenhouse utilizing the existing base (Ref:DM/19/0407), granted approval in April 2019. Planning permission was granted for a single storey rear extension to enlarge the kitchen and erection of a conservatory (Ref:CU/043/98).
- 1.1 This application demonstrates the following:
 - a) The principle of development is supported by the relevant planning policies within the Mid Sussex District Council planning policies and The National Planning Policy Framework;
 - b) The removal of the internal walls is justified in terms of its design and size;
 - c) The alterations to the utility room respect the existing building through adopting a sympathetic design approach;
 - d) When considered as a whole, the proposals will not detract from the quality of the Grade II listed building and its setting;
 - e) The proposals will not have any detrimental impact upon the amenity of the neighbouring properties.
 - f)

2. Use

- 2.1 There will be no change to the existing residential (C3) use of the property

3. Amount

- 3.1 The proposals comprise the following works:
 - Existing walls in the utility room to be removed, replacement kitchen and kitchen floor.

4. Layout

- 4.1 The proposals to the internal layout of the listed building include removal of two internal walls in the utility room to make a bigger more usable utility and bootroom. This part of the house is a new addition not in the original house.

5. Scale

- 5.1 The scale of the existing dwelling is unaffected by the removal of the walls and amended utility room or replacement kitchen.

5.2 Setting

The proposals will not have any effect on the setting of the listed building.

5.3 Neighbour Amenity

The proposed works will not have a negative impact upon the amenity of neighbouring properties.

5.4 Design

The external appearance of the listed building will remain the same.

- 5.5 The proposals are therefore able to demonstrate compliance with the relevant local planning policies and the relevant policies within the NPPF.

6. Landscaping

- 6.1 The proposals do not affect any landscaping.

7. Heritage Statement

- 7.1 Scheduled Ancient Monument (SAM) – The proposals do not affect a Scheduled Ancient Monument or its setting.

- 7.2 Archaeologically Sensitive Area (ASA) – The proposed development is not

situated within an Archaeological Notification Area defining a medieval and post-medieval farm complex.

- 1.4 Listed Building – Maltmans South and North originally comprised of a single dwelling and were listed in April 1970. Maltmans South is a semi-detached two storey dwelling situated on the eastern side of the High Street within Cuckfield village. Its north elevation is attached to Maltmans North, with a twitten and its south elevation to Twitten House, Mytten Cottage and Tendercroft. The list description reads as follows:

“House now subdivided. Late C16 timber-framed building, the south half (known as Maltman's South) is refronted with red brick on ground floor and tile hung on first floor (plain and curved tiles), The north half (now known as Maltman's North) has exposed timber framing with passing braces and plaster infilling. Rear elevation plastered. Tiled roof steeply hipped to north and half-hipped to south. 2 storeys and attics, 4 windows. 4 modern casement windows and two early C20 doorcases with flat wooden hoods and brackets and doors flanked by sidelights.

Roof has massive off-central C17 brick chimney stack and 3 C19 stacks. 1 hipped dormer. Interior of Maltman's South has open fireplace retaining entrance to bread oven and salt cupboards. Chamfered spine beam with lambs tongue stops. Original brick paved floor.

Maltman's North has arched wooden doorcase to hall, living room with open fireplace and chamfered cross beam with lambs tongue stops and exposed floor joists. First floor has jowled posts, sockets for triangular mullions and shutter groove to front wall, midrail, traces of original wall, plaster and wide floorboards.”

- 1.5 Conservation Area – The building is within the Cuckfield Conservation Area, primarily based on the village centre and comprises South Street and the High Street and is made up of a variety of buildings of different ages and construction styles. The centre contains a mixture of uses including a number of shops, small offices, restaurants, pubs and residential properties.
- 1.6 Registered Park or Garden of Special Historic Interest - The site is not situated within any Registered Park or Garden of Special Historic Interest.

- 1.1 The reason for the works is to improve access and circulation for the use of a bootroom and utility room.
- 1.2 The proposal is of a sensitive design and scale and respects the character of the dwelling.

2. Appearance

- 2.1 The current appearance of the bootroom/utility room can be viewed on the existing drawings attached to this application.
- 2.2 The existing two walls in the existing utility room are proposed to be removed. Therefore, remaining the same in its use and appearance.

3. Access

- 3.1 The proposals do not affect any of the existing access arrangements.

4. Conclusion

- 4.1 By virtue of its design and detailing, the proposed alterations demonstrate a **high standard of design**. The proposals are modest and in keeping with the Grade II listed status of the property.

4.2 The following can be concluded:

- a) The principle of development is supported by the relevant planning policies within the Mid Sussex District Council planning policies and The National Planning Policy Framework;
- b) The proposed removal of two internal walls is justified in terms of its design, size and location.
- c) The proposals are sympathetic to the listed building;
- d) The proposed works will not have any detrimental impact upon the amenity of the neighbouring properties.

APPENDIX A – PHOTOGRAPHS



1. Ground Floor Utility Room wall to be removed



2. Ground Floor Utility/Bootroom wall to be removed



3. Cupboard walls to be removed in bootroom