

Heritage Statement – North Hall Cottage

Project ref: 782

November 2024



North Hall Cottage, Mallion's Lane, Staplefield, RH17 6AT

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1. Introduction

Ecotecture Ecological Design has been commissioned by Chris Mellish to design the proposed scheme, which involves the following:

- Some internal and external alterations to the listed building;
- The replacement of the modern metal-framed conservatory with a new metal-framed loggia with a glazed roof;
- The demolition of the modern annexe;
- The provision of a new single-storey (plus pitched roof) extension;
- Some landscaping adjacent to the east elevation of the listed building, south of the new extension;
- The relocation of the existing oil tank 2 metres northward, and the replacement of the existing below-ground septic tank/cess pit with a new treatment plant.

2. Authorship

This Heritage Statement has been prepared by Melisa Thomas, IHBC accredited heritage consultant, on behalf of Ecotecture Ecological Design – and signed off by Jo Saady, IHBC accredited architect.

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 house on the subject site (“Site”) was surveyed by Ecotecture in Spring 2023 and as existing plans, elevations and sections were prepared. These drawings took into account the topography of the land.

The history of the site and its surroundings has been researched based upon documentary and physical evidence. Research sources included British History Online, the West Sussex Record Office, the Historic England Archives, and the British Newspaper Archive.

The interpretative and condition assessment on the two timber open mullioned windows at North Hall Cottage (Joe Thompson of Sussex Oak and Iron, April 2024) has proved invaluable in interpreting the historical development of the house and its remaining fabric – and understanding the building within the context of local domestic vernacular architecture.

The heritage significance of the site and any other nearby heritage assets have been considered, as well as their settings.

The proposed scheme has thus been informed by a thorough understanding of the history, the heritage significance and heritage context of the 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. Location and heritage context

4.1 Location of the Site

The subject site ("Site") is located within the boundary of the Local Ansty, Staplefield and Brook Street Neighbourhood, and the local planning authority is Mid Sussex District Council.

The Site comprises a house (as well as an annexe and some sheds), within a plot of land located on the east side of Mallion's Lane [Figure 1 & Figure 3]. There is a stream which runs along the west side of Mallion's Lane, and it then runs beneath the lane, re-emerging on the east side just where the house is located. Therefore, the Site is accessed from Mallion's Lane via two pedestrian bridges [Figure 2 & Figure 10] which cross the stream.

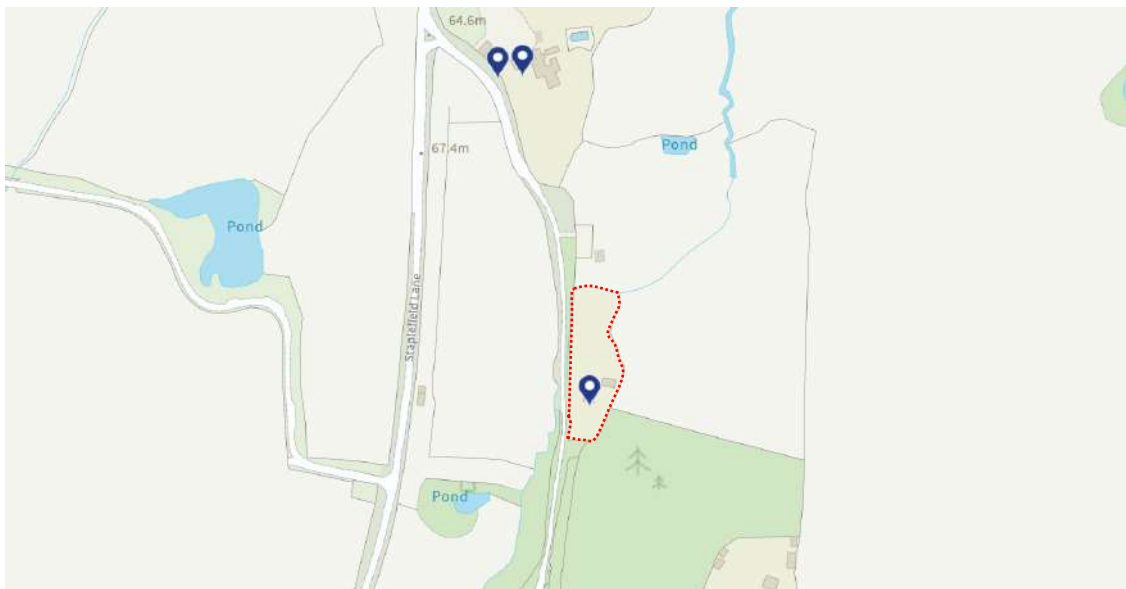


Figure 1: Map showing the Site (outlined in red dots). Grade II listed buildings are indicated by "dropped pins".



Figure 2: Stream between Site and Mallion's Lane (northward view). Note one of the pedestrian bridges over the stream. (The other bridge is immediately in front of the house, shown in Figure 10.)

4.2 Setting of the Site

The setting of the Site is characterised by the quiet, rural nature of Mallion's Lane, the woodland around the Site (particularly to the south of it), and surrounding fields [Figure 3, Figure 4, Figure 5 & Figure 6]. The setting of the Grade II listed house within the Site is also defined by the verdancy of its own garden, including some historic brick paving to the front garden. It is considered that the setting of the Site is very much "unspoilt", and it is likely to have remained relatively intact since at least the 19th century.

The modern annexe located adjacent to the historic house is considered to make an overall moderate and neutral visual impact on the setting of the Site. This is due to its single-storey height, and aspects of its design which reflect the appearance of the historic house (notably its clay-tiled pitched roof, its false timber-framing, and the proportions of its fenestration).



Figure 3: Google Earth, 2022. House on the Site is circled in red.



Figure 4: Northward view along Mallion's Lane (with the Site on the right, beyond the stream).



Figure 5: Southward view along Mallion's Lane (with part of the garden within the Site on the left).



Figure 6: Eastward view from the garden towards an open field.

4.3. High Weald Area of Outstanding Natural Beauty

The Site is within the High Weald Area of Outstanding Natural Beauty “AONB” [Figure 7]. 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. *Fieldsapes 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.*

It is considered that the existing Site is makes an overall **minimal and positive contribution** to the character and appearance of the High Weald AONB. This is due to the relatively intact nature of the Site’s grounds, with its mature trees and planting. The positive contribution is also by virtue of the historic house on the Site, which is characteristic of the vernacular architecture of the local area – built in the mid to late 16th century and extended eastward in the 19th century.



Figure 7: Map showing the High Weald Area of Outstanding Natural Beauty. Site location is indicated by red dot.

4.3. Landscape Character Assessment of West Sussex

An assessment of the landscape character of West Sussex 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 8]. Some key characteristics of the Character Area have been set out in **The West Sussex Landscape Land Management Guidelines**. Those which relate to the area in which the Site is located, include the following:

- Wooded, often confined rural landscape of intimacy and complexity partly within the High Weald Area of Outstanding Natural Beauty (AONB).
- 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.
- Biodiversity concentrated in the valleys, heathland, and woodland.
- Network of lanes, droveways, tracks and footpaths.
- Varied traditional rural buildings built with diverse materials including timber-framing, Horsham Stone roofing, Wealden stone and varieties of local brick and tile-hanging.

It is considered that the existing Site makes an overall **minimal and positive contribution** to the character and appearance of the High Weald Fringes Character Area. This is due to the relatively intact nature of the Site’s grounds, with its mature trees and planting. The positive contribution is also by virtue of the historic house on the Site, which is characteristic of the vernacular architecture of the local area – built in the mid to late 16th century and extended eastward in the 19th century.

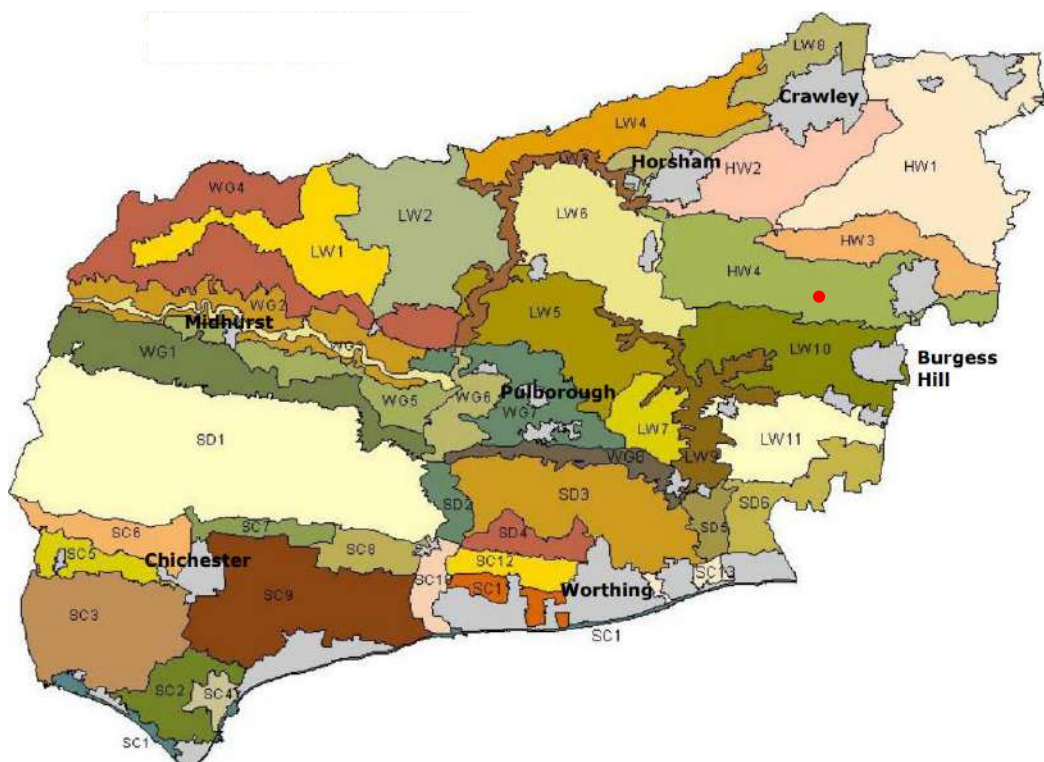


Figure 8: West Sussex Landscape Character Area Map. Site location is indicated by red dot.

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



Figure 9: Topographic map of surrounding area, with key showing ground level heights on the right. Site location is indicated by red dot.
(Source: topographic-map.com)

4.3 Nearby listed buildings and their settings

The Grade II listed North Hall and the Grade II listed barn to the north-west of North Hall, are both located approximately 175 metres north of the house on the Site [Figure 1]. These listed buildings share the same rural setting of the Site. However, due to the presence of mature trees lining Mallion's Lane and the boundaries of intervening fields, it is considered that the Site does not impact upon the immediate setting of these buildings.

5. Description of the site

5.1 Overview

This description should be read in conjunction with the Design and Access Statement, also authored by Ecotecture Ecological Design.

The site comprises a historic two-storey cottage (built in the mid to late 16th century, with a two-storey 19th century extension and a single-storey late 20th century "conservatory" extension), a detached single-storey modern annexe, some modern sheds, and a large garden.

5.2 House – exterior elevations

Front (west) elevation [Figure 10]: The front elevation of the house is set back from Mallion's Lane. Its elevational treatment comprises painted brickwork at ground floor level, and clay tile-hanging at first floor level. There is a steep clay-tiled roof with a large chimney stack on the north side. The roof is irregularly hipped. The original hip to the south has an overhanging eave [Figure 11], whereas the 19th century hip to the north extends down to ground floor level with a slight overhang [Figure 15 & Figure 16]. The windows are traditional timber-framed casements. The windows at first floor level are located immediately beneath the over-hanging eave. Immediately above these windows are non-original (but possibly historic) dormer windows with pitched roofs. The over-hanging eave separates the dormer casements from the casements below, but otherwise they almost adjoin one another. The front door

(which is accessed via some stone steps) does not appear to be historic, and there is an absence of any porch.



Figure 10: Front (west) elevation of house, and front garden.

Side (south) elevation [Figure 11]: As with the front of the house, the elevational treatment of the side (south) comprises render at ground floor level, and clay tile-hanging at first floor level. There is a steep clay-tiled hipped roof to the original part of the house. The side (south) elevation of the two-storey 19th century extension to the rear comprises painted brickwork, and there are timber-framed casement windows at first floor level. (The modern French windows with side lights [Figure 39] at ground floor level are encased within the modern conservatory.)



Figure 11: Side (south) elevation of house.

Rear (east) elevation [Figure 12 & Figure 13]: As with the front elevation, there are timber-framed casement windows immediately located beneath the eaves – but unlike the front elevation, there are no dormer windows above them. The rear elevation of the original part of the house is rendered, with some exposed timber-framing. There is a gabled two-storey extension dating from the 19th century, with a chimneystack. Rather curiously, part of the gable end is weatherboarded – and this is likely to be a modern addition. Otherwise, the rear elevation of the 19th century extension comprises painted brickwork. There is a modern glazed door (providing a secondary entrance to the house), and timber-framed casement windows at ground floor level [Figure 14]. There is also a modern metal-framed conservatory at ground floor level, which likely dates from the 1970s-80s. It is of poor quality and is rather unsightly, but it nevertheless provides a clear view of the original east elevation of the house.



Figure 12: Rear (east) elevation of house.



Figure 13: Rear (east) elevation of house (i.e. 19th century extension).



Figure 14: Rear (east) elevation – kitchen window.

Side (north) elevation [Figure 15 & Figure 16]: The side (north) elevation mostly dates from the 19th century (when the house was extended), save for the original chimneystack and part of the original gable (which is unlikely to have its original elevational treatment). The clay-tiled pitched roof slopes over the second floor. At ground floor level, some of the original timber-framing is visible, infilled with modern brickwork. There are some modern timber-framed windows at ground floor level, which are sympathetic to the historic building in their pared back style.



Figure 15 (left): Side (north) elevation of house.



Figure 16 (right): Side (north) elevation of house.

5.3 Grounds

Front (west) garden [Figure 10]: The front garden comprises historic brick-paving and planting. There is a cast iron gate with a parged back design, which may be historic.

South of house [Figure 11 & Figure 17]: The garden to the south has a verdant character and appearance, comprising trees and planting.



Figure 17: South-east view towards the part of the garden which is located south of the house.

Terrace to rear (east) of house [Figure 18, Figure 19, Figure 20 & Figure 21]: The terrace to the rear is paved in modern brickwork. There is also planting around the edges, and a separate flower bed at the centre of the terrace.



Figure 18: North-westward view of rear terrace, with rear (east) elevation of house.



Figure 19: Northward view of rear terrace, with front (south) elevation of annexe.



Figure 20: Southward view of terrace, with house on the right.



Figure 21: Westward view of rear terrace, rear (east) elevation of house, and front (south) elevation of annexe.

Garden located north of house: The area immediately adjacent to the north side of house comprises a “rock garden” and some modern suburban-style gravel [Figure 24 & Figure 25]. The garden located north of the house principally comprises a lawn, with trees and planting at the sides [Figure 22, Figure 23 & Figure 24]. At the end (i.e. north) of the garden is an area comprising bare earth, in which a cess pit and sheds are located [Figure 26, Figure 27 & Figure 28].



Figure 22: Garden (eastward view).



Figure 23: Garden (northward view).



Figure 24: Side (north) elevation of house, with side (north) elevation of annexe on the left.



Figure 25: South-eastward view towards annexe (left) and house (right), with recently added gravel.



Figure 26: North-westward view towards location of proposed bridge. (Mallion's Lane can be glimpsed in the middleground, beyond the stream.)



Figure 27: North-westward view at northern end of the garden, towards location of proposed bridge.



Figure 28: Garden (southward view) from the northern end.

5.4 House – interior

Ground floor (original part dating from mid to late 16th and 17th centuries): The front door provides direct access to the principal sitting room [Figure 29, Figure 30, Figure 31 & Figure 32], which has retained its historic character. In the 16th and 17th centuries this room would have been the principal room in

which “living” took place, including cooking and dining. The original doorway to the east now provides an opening to the later east extension. (This doorway may have originally been the front entrance, despite the fact it does not address the road.) The 16th and 17th century timber beams are still intact. The original 16th century hearth with its 17th century chimney stack and bread oven are to the north of the principal room. (It is likely that the furnace or copper was located within the chimney stack on the north side within the original lean-to element, but this no longer exists.)

The staircase [Figure 41 & Figure 42] and bathroom [Figure 44] are located to the south of the principal sitting room, in the area which is likely to have originally provided a workshop, store or additional bed chamber. The wall partition which forms the bathroom is likely to have been added in the late 18th or 19th century. The treads of the steps to the staircase are modern, whereas the risers are likely to be historic [Figure 43].

Ground floor (19th century part): The kitchen and utility room are located in the 19th century (or late 18th century) extension to the east and north [Figure 33, Figure 36 & Figure 37]. The treatment of the original external east and side walls (and chimney breast) has been kept intact within the 19th century extension [Figure 34, Figure 35 & Figure 38]. Although the winding cast iron staircase may date from the 19th century, it is likely to have been added in the 20th century.

Ground floor (late 20th century part): The modern metal-framed conservatory likely dates from the 1970s-80s [Figure 39]. The treatment of the original external east walls has been kept intact within this extension – including the timber mullions of the windows [Figure 40], which are likely to be original to the mid to late 16th century house. (Further information may be found in the interpretative and condition report by Joe Thompson of Sussex Oak and Iron, April 2024.)



Figure 29: House interior – Sitting room (westward view).



Figure 30: House interior – Sitting room (northward view).



Figure 31: House interior – Sitting room (westward view).



Figure 32: House interior – Sitting room (southward view). (See also Figure 41.)



Figure 33: House interior – Kitchen (westward view). Note original external walls of to the left, together with the chimney breast.



Figure 34 (left): House interior – Kitchen. Note original chimney breast.
Figure 35 (right): House interior – Kitchen. Note original external wall.



Figure 36: House interior – Kitchen (northward view).



Figure 37 (left): House interior – Kitchen (eastward view).

Figure 38 (right): House interior – Door between kitchen and sitting room (westward view from the kitchen).



Figure 39: House interior – Conservatory (southward view from kitchen).



Figure 40: House interior – Conservatory, with original external wall and windows (with original mid to late 16th century timber mullions).



Figure 41 (left): House interior – Sitting room (southward view).



Figure 42 (right): House interior – Stairs.



Figure 43 (left): House interior – Under the stairs.



Figure 44 (right): House interior – Door to bathroom.

First floor: The first floor comprises three bedrooms, the central one of which is used as a dressing room. The bedroom on the south side ("Bedroom 1") is within the original part of the house [Figure 45 & Figure 46], as is the dressing room [Figure 47, Figure 48, Figure 49, Figure 50, Figure 51 & Figure 52]. The bedroom on the north-east side ("Bedroom 2") is within the 19th century extension [Figure 53, Figure 54, Figure 55 & Figure 56]. Most of the original beams are still intact, although one of them has been cut into, in order to enlarge the opening between the 16th/17th and the 19th parts of the house [Figure 52 & Figure 53]. The floorboards over the principal sitting-room are likely to be original (as observed by Joe Thompson in his report – based upon the species of oak and the floorboards' size, arrangement and nail pattern). The timber-framed casement windows likely date from the 19th or early 20th century [Figure 46, Figure 47, Figure 48, Figure 49 & Figure 56]. The fireplace in the dressing room remains legible [Figure 51], and the chimneybreast in Bedroom 2 is hidden behind a modern fitted bookcase [Figure 55]. The original staircase between the ground and first floors to the south of the building leads to Bedroom 1, and there is a secondary staircase to the north of the building (which was likely added in the 20th century), from a narrow opening in Bedroom 2 [Figure 54].



Figure 45: House interior – Bedroom 1 (north-westward view), with centrally located door opening leading to the dressing room.



Figure 46 (left): House interior – Bedroom 1 (westward windows).



Figure 47 (right): House interior – Dressing room (westward windows).



Figure 48: House interior – Dressing room (eastward windows).



Figure 49 (left): House interior – Dressing room (floor).



Figure 50 (right): House interior – Dressing room (ceiling).



Figure 51 (left): House interior – Dressing room (fireplace).

Figure 52 (right): Interior – Dressing room (eastward view towards bedroom 2). Note the original beam being cut into to raise the height of the door opening.

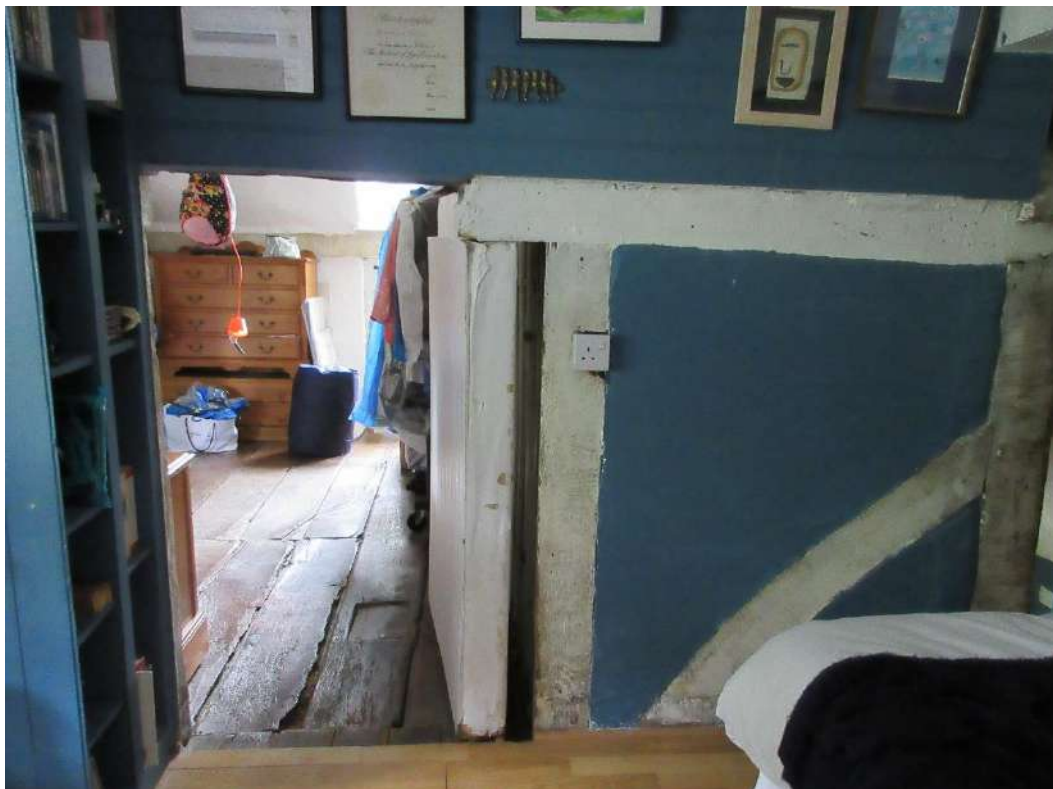


Figure 53: House interior – Bedroom 2 (westward view towards dressing room). Note the original beam being cut into to raise the height of the door opening.



Figure 54: House interior – Bedroom 2 (westward view towards the gap where the modern metal staircase is located – see also Figure 33).

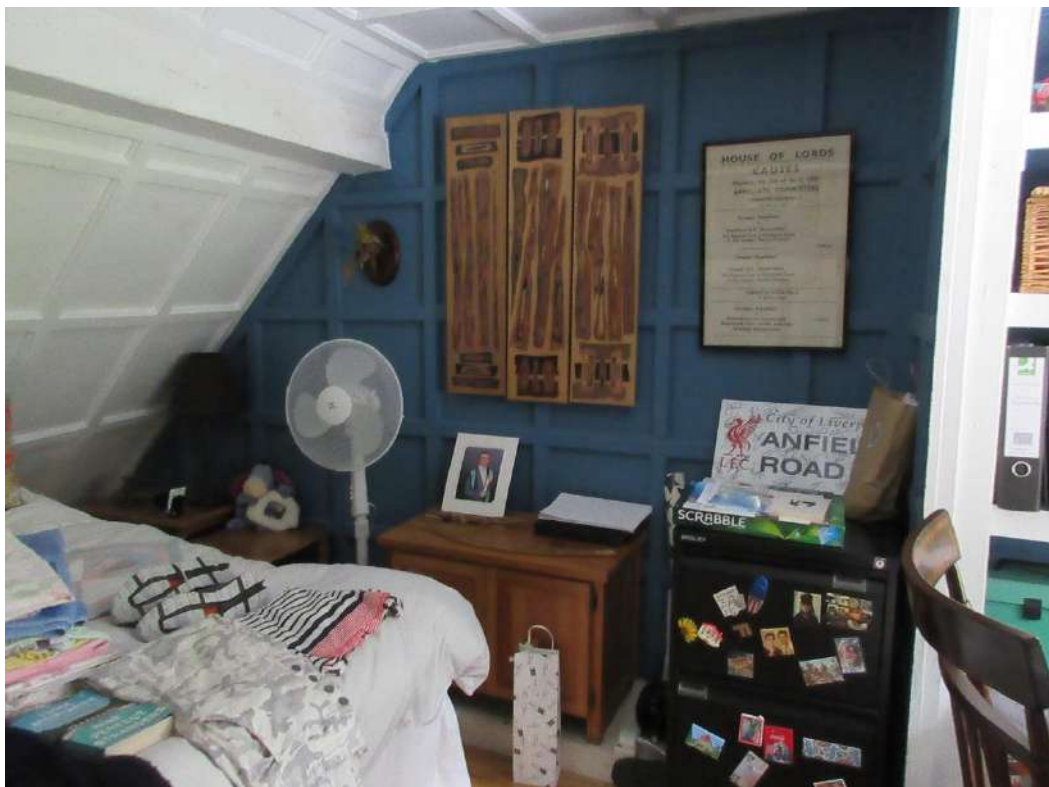


Figure 55: House interior – Bedroom 2 (eastward view). The fitted bookcase on the right is in front of the chimney breast.

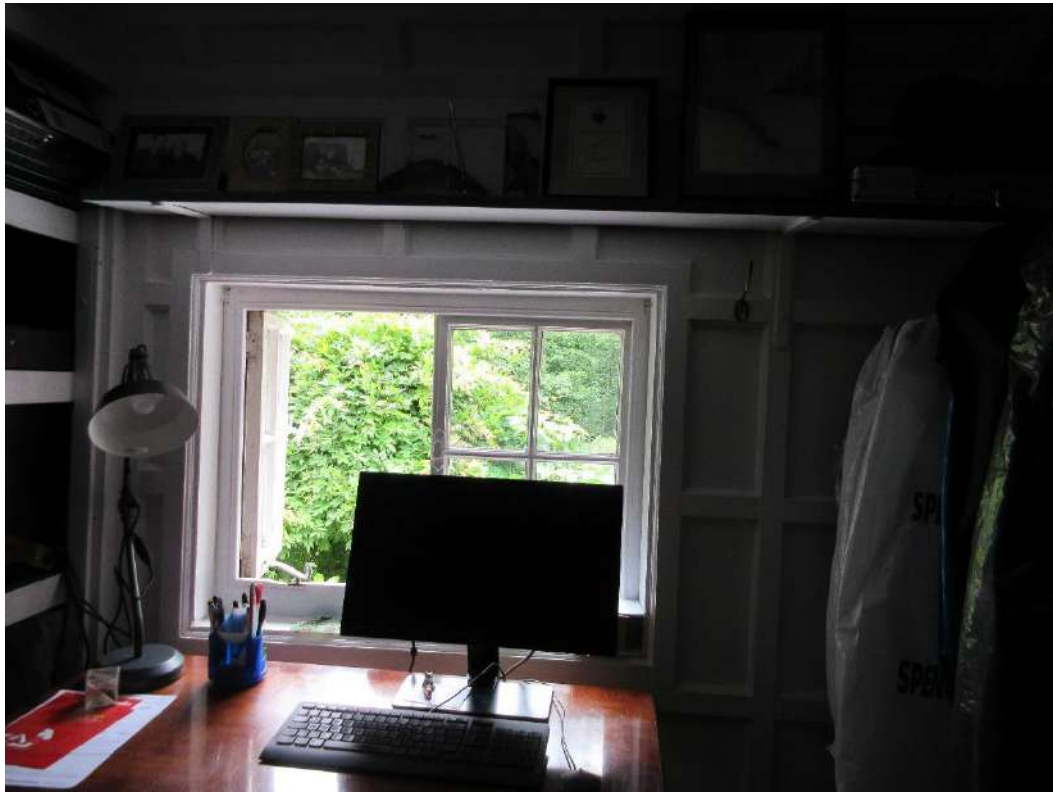


Figure 56: House interior – Bedroom 2 (southward view).

5.6 Modern annexe

There is a modern “annexe” located to the north-east of the house, built in 1992 (and renovated in 2017).

Exterior elevations [Figure 25, Figure 57, Figure 58, Figure 59 & Figure 60]: The elevational treatment of the annexe is somewhat eclectic. Aspects of it appear to have been designed to reflect the historic house – notably the clay-tiled pitched roof, the false timber-framing to the front (south) and side (north) elevations [Figure 58 & Figure 59], and the shallow height of the windows to those elevations (which reflect the modern windows to the side (north) elevation of the historic house [Figure 15 & Figure 16]). There is a centrally located projecting front entrance to the south elevation, with modern single-glazed timber-framed French windows, and a large clay-tiled pitched pediment. There is also some stonework either side of the front entrance, and stonework to the base of the building in order to address the uneven slope of the land. There is timber weatherboarding to the side (west) and rear (north) elevations [Figure 25, Figure 60 & Figure 61], as well as some exposed breeze-blocks. The fenestration is in a modern idiom – comprising timber-framed single-paned casements (some of which appear to be fixed) and Velux windows in the roof. There is also a round window to the north elevation.

The interior of the modern annexe [Figure 62, Figure 63, Figure 64 & Figure 65] has a modern cabin-like appearance, with timber floorboards and timber-treated walls. There are exposed modern roof timbers.



Figure 57: Westward view of rear terrace, rear (east) elevation of house, and front (south) elevation of annexe.



Figure 58: Front (south) elevation of annexe.



Figure 59 (left): Side (east) elevation of annexe.

Figure 60 (right): Rear (north) elevation of annexe.



Figure 61: Side (west) elevation of annexe.



Figure 62: Annexe – interior.



Figure 63: Annexe – interior.



Figure 64: Annexe – interior.

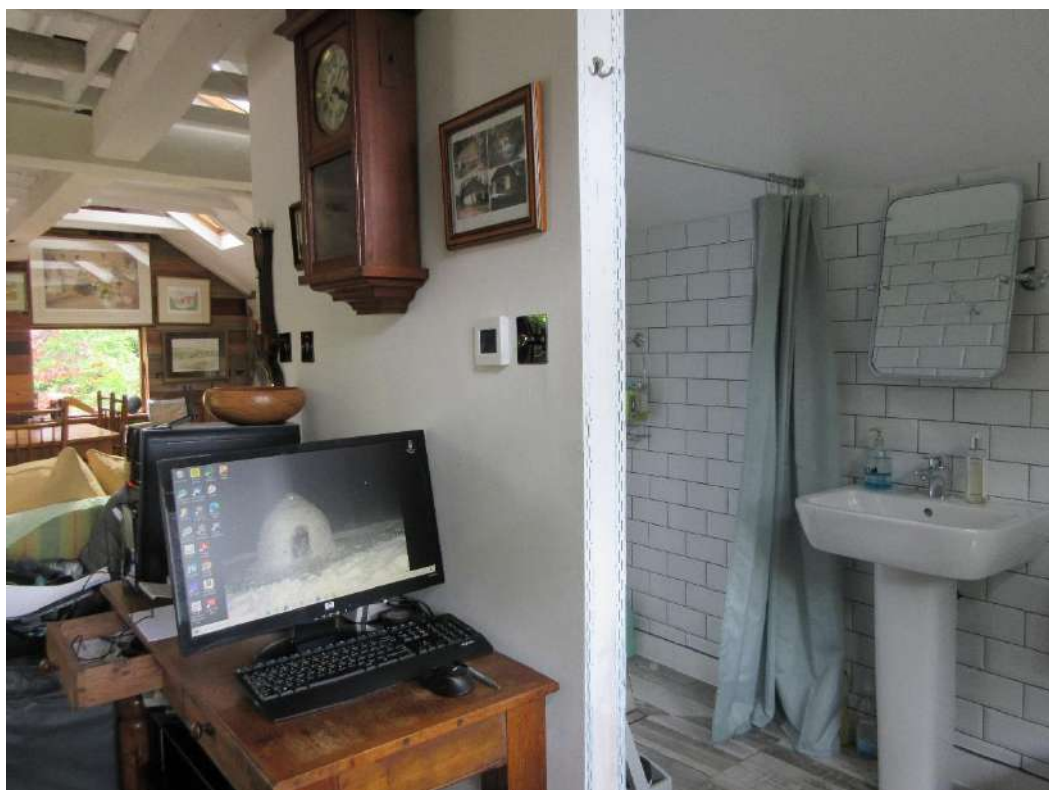


Figure 65: Annexe – interior.

6. History of the site and its surroundings

6.1. High Weald

It is likely that the Site was located within dense forest during Prehistoric times, within a valley [Figure 9]., and within close proximity to various springs and rivers. 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, however, was located in the less industrious western part of the region.

The 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.

6.2. Staplefield

Located south of the Weald Forest Ridge, Staplefield probably acquired its name from the Anglo Saxon words “staple” (meaning a stake) and “field” (indicating a cleared forest). Being located in the valley of the River Ouse and with various streams running through it, there was likely a settlement before Anglo Saxon times. Indeed, there are remains of a small stone bridge crossing one of the streams in Staplefield, which may be from the Roman period.

Staplefield was formerly within the ancient parish of Cuckfield, although in 1848, it was also made an ecclesiastical parish in its own right. In the late 19th century, the central part of the parish of Cuckfield became known as the Cuckfield Urban District under a separate local government, and shortly afterwards the eastern portion of that became the Haywards Heath Urban District. In 1934, these two urban districts were amalgamated to form an enlarged Cuckfield Urban District, together with parts of Lindfield and Wivelsfield. The rest of the old parish (including Balcombe, Clayton, Keymer and Staplefield) became Cuckfield Rural Parish.

6.3. North Hall Cottage

According to the listing entry [Appendix 1], North Hall Cottage is likely to date from the 18th century, or earlier. Further analysis (by Joe Thompson of Sussex Oak and Iron), however, indicates that the house is likely to have been built in the mid to late 16th century as a three-bay two-storey smoke bay cottage (with a lean-to element at its north end). The early to mid-17th century saw a second phase of development, when the brick chimney stack was added to the smoke bay, along with a second hearth with a bread oven, and probably a furnace or copper within the lean-to element to the north (which may have been rebuilt). Some of the brickwork to the south and west elevations may have also been built during this period. Some of the wattle and daub panels were probably replaced with brickwork in the late 18th or 19th century, at around the same time as the provision of glazed windows, and the brick pavers at ground floor level (instead of earth floors).

The two-storey extension to the east and the north extension (comprising another lean-to element) were likely added in the late 18th to early 19th century. Cartological evidence indicates that by the second half of the 19th century, the footprint of the house was much the same as it is today, located within a garden with boundaries which have remained intact to this day [Figure 67 & Figure 1]. It appears, however, that there were two pathways running through the Site – possibly linking the Site to South Hall Farm, and the fields to the east. The 1874 map [Figure 66] also indicates that the wider landscape

was likely to have been similar to how it is today, with open fields with hedgerows along the boundaries, areas of woodland, and disparate development.



Figure 66: 1874 map (OS).



Figure 67: 1874 map (OS).

The 1895 map [Figure 68] indicates that the paths previously running through the garden north of the house no longer existed, and there was a new pathway running west-east just north of the house (between Mallion's Lane and the field to the east). North of that pathway, the Site appears to have comprised an orchard or woodland.



Figure 68: 1895 map (OS).

In August 1897, the freehold of the land north of the Site (including North and South Hall Farms) was for sale. The notice in the East Grinstead Observer described the local area as a “delightful Residential District, famous for its salubrity and good sorting”.

The 1909 map [Figure 69] indicates that the footprint of the house on the Site remained the same, as little (if any) change had taken place within the grounds of the house during the course of some 14 years – at least from a cartological perspective.



Figure 69: 1909 map (OS).

It was in the 20th century that the weather-tiling was added to the south and west elevations of the house at first floor level, the dormers and extended windows were added to the west elevation, the floor of the principal room at ground floor level was lowered, and wattle and daub panels were infilled with brickwork.

In 1924, it appears that North Hall Cottage was occupied by a Mr and Mrs George H. Constable, as the death of Mrs Constable (aged only 31) was announced in the Mid Sussex Times. By 1933, the house was occupied by Mr and Mrs Sayers and their three daughters (Heather, Edith and Dorothy). The eldest daughter, Heather, married a William Stanley Fairhall in 1940. By 1943, it appears that the Fairhalls were living at North Hall Cottage (although Sergeant Fairhall spent some time serving in the Middle East). In January 1943, Sergeant Fairhall was awarded the Distinguished Conduct Medal.

The 1956 map [Figure 70] shows the Site as being unaltered since 1909, save for the reduction in tree coverage in the part of the garden north of the house.



Figure 70: 1956 map (OS).

The “conservatory” was likely added to the house in the 1970s-80s – enclosing the original open timber-mullioned windows to the east elevation (which are likely to have previously been covered for heat insulation purposes).

In 1992, a small detached annexe building to the rear (i.e. east) of the main house was constructed – and it is likely that by then the former pathway across the Site had been removed. In 2017, permission was granted for improvements to be carried out to this annexe “to create disabled-friendly space and replace existing asbestos roof with tiles to match main dwelling” (DM/17/0200).

7. Assessment of Heritage Significance

7.1 Heritage designation

The Site was statutorily listed in 1983 [Appendix 1], at Grade II. The modern annexe (built in 1992) is not curtilage listed.

7.2 Archaeological interest

The Site is not in an Archaeological Notification Area. It is likely to have been in a densely forested area in Prehistoric times. Being located in the western part of the Weald, there is unlikely to have been much (if any) Roman activity there. The nearby settlement of Staplefield dates from the Anglo Saxon era. However, it is likely that the Site remained undeveloped until the Post-Medieval era. The house is believed to date from the mid to late 16th century.

The archaeological interest of the Site is likely to be **low**. The extension of the house in the 19th century and the groundwork associated with the construction of the annexe in the 1990s, may have already had a detrimental impact upon any pre-existing below-ground archaeology. It is considered that any archaeology beneath the Site would likely be confined to Post-Medieval and Modern find-spots and/or horticultural soil, of local interest.

7.3 Architectural and artistic interest

The historic house derives its architectural interest from its local vernacular style, with its original (i.e. mid to late 16th century) timber-framing, the original window openings (and mullions) to its rear (east) elevation, and its large chimney stack and fireplaces (dating from the 17th century). Architectural interest is also derived from the building’s 19th century features, including some of its fenestration, and the extension to the north and east (which has retained the treatment of the original external walls at ground floor level, within the interior of the house). The clay-tiling to the roof is a like-for-like

replacement of the historic tiling. The modern conservatory comprises poor quality materials, and it is somewhat unsightly. However, its transparent nature lessens its visual impact – and therefore its contribution to the architectural interest of the building is considered to be minimal and neutral to negative. The boundaries of the garden are historic. The garden contributes positively to the artistic interest of the house due to its mature trees and planting, and some historic features such as brick paving in the front garden. However, there are modern aspects of the garden which make a negative contribution – notably the modern hard surfacing of the east terrace, and the modern gravel.

Overall, it is considered that the architectural and artistic interest of the Site is **medium to high**.

7.4 Historic interest

The historic house derives its historic interest from its local vernacular style and its retained historic fabric, with its original (i.e. mid to late 16th century) timber-framing, the original window openings (and mullions) to its rear (east) elevation, and its large chimney stack and fireplaces (dating from the 17th century). Historic interest is also derived from the building's 19th century features, including some of its fenestration, and the extension to the north and east (which has retained the treatment of the original external walls at ground floor level, within the interior of the house). The clay-tiling to the roof is a like-for-like replacement of the historic tiling. The modern conservatory comprises poor quality materials, and it is somewhat unsightly. However, its transparent nature lessens its visual impact – and therefore its contribution to the historic interest of the building is considered to be minimal and neutral to negative. The boundaries of the garden are historic. The garden contributes positively to the historic interest of the house due to its mature trees and planting, and some historic features such as brick paving in the front garden. However, there are modern aspects of the garden which make a negative contribution – notably the modern hard surfacing of the east terrace, and the modern gravel. There are no notable figures or events associated with the Site of local, regional or national significance.

Overall, it is considered that the historic interest of the Site is **medium**.

7.5 Setting of the Site

The setting of the Site is characterised by the quiet, rural nature of Mallion's Lane, the woodland around the Site (particularly to the south of it), and surrounding fields [*Figure 3, Figure 4, Figure 5 & Figure 6*]. The setting of the Grade II listed house within the Site is also defined by the verdancy of its own garden, including some historic brick paving to the front garden. It is considered that the setting of the Site is very much "unspoilt", and it is likely to have remained relatively intact since at least the 19th century.

The modern annexe located adjacent to the historic house is considered to make an overall moderate and neutral visual impact on the setting of the Site. This is due to its single-storey height, and aspects of its design which reflect the appearance of the historic house (notably its clay-tiled pitched roof, its false timber-framing, and the proportions of its fenestration).

7.6 Summary

The overall heritage significance of the Site is considered to be **medium** – based on the local vernacular style of the building and its retained historic fabric, the historic boundaries of the garden, and the verdancy of the garden with its mature trees and planting, and some historic features such as brick paving in the front garden.

8. Assessment of Impact

8.1 Proposed scheme

The proposed scheme involves the following:

- Some internal and external alterations to the listed building;
- The replacement of the modern metal-framed conservatory with a new metal-framed loggia with a glazed roof; and
- The demolition of the modern annexe;
- The provision of a new single-storey (plus pitched roof) extension;
- Some landscaping adjacent to the east elevation of the listed building, south of the new extension;
- The relocation of the existing oil tank 2 metres northward, and the replacement of the existing below-ground septic tank/cess pit with a new treatment plant.

8.2 Alterations to listed building

Historic fabric: The removal of modern bathroom fittings at ground floor level and the provision of new plumbing and bathroom fittings at first floor level within the 19th century section, would be sensitively carried out in accordance with a methodology statement which may be provided upon request. The replacement of the modern flooring within the existing bathroom at ground floor level, the removal of the metal spiral staircase, and the removal of the modern wall at ground floor level (to the north of the central chimney breast) would all be carried out in a sensitive manner, involving no damage to any historic fabric. Therefore, there would be no loss of historic fabric.

Internal planform: The removal of the modern stud wall to the north of the central chimney breast, would have no impact on the internal planform of the building. Similarly, the relocation of the bathroom from ground floor level to first floor level would have no impact on the extent by which the architectural and historic interests of the listed building may be appreciated and/or understood.

Summary: This aspect of the proposed scheme would retain the historic planform of the house, and there would be no loss of historic fabric. The impact on the historic and architectural interests of the listed building would be minimal. Any perceived detriment would be counterbalanced by the enhancement being offered by the replacement of the modern conservatory with a loggia, as detailed below.

8.3 Replacement of modern conservatory with loggia

The existing modern metal-framed conservatory is of low quality, and it is unsightly in appearance. Its replacement with a more visually light-weight, architecturally literate loggia, would enhance the appearance of the east elevation of the listed building. In addition to being an enhancement in design terms, it would better reveal the architectural and historic interests of the listed building by reinstating the original external wall to the east as an external wall. In accordance with the recommendation of Joe Thompson of Sussex Oak and Iron, the original timber mullions to the east elevation would be protected from the elements by the sensitive fitting of reversible “storm-windows”. A methodology statement for this may be provided upon request.

This aspect of the proposed scheme would have a minimal and neutral to positive impact on the heritage significance of the Site. It would offer an enhancement which would help counterbalance any perceived detriment caused by other aspects of the proposals.

8.4 Demolition of modern annexe

The existing modern annexe is not within the curtilage of the listed building, and it makes a moderate and neutral visual impact on the setting of the listed building. Although some thought has gone into its design with its visual references to local vernacular architecture, the building's demolition would have a neutral visual impact on the setting of the listed building – possibly even providing some opportunity for enhancement. The impact on the heritage significance of the Site would be minimal and neutral.

8.5 New extension

Siting and footprint: The proposed new extension would be sited immediately adjacent to the listed building (to its east), further south of the existing annexe. The size of its footprint would be comparable to that of the existing annexe. The north building line of the extension would be level with that of the historic building, and its south building line would be set back in order to provide some visual legibility between the new and the historic. The section of the extension linking it to the historic house, would be minimal in width and length.

Views: The layout of the proposed scheme has been carefully designed so that the new extension would in effect replace the existing annexe, only being located to the east of the house. As a result, the extension would not be visible in eastward views from Mallion's Lane. Similarly, westward views from the adjacent field would not be notably affected, as the extension would sit within the form of the east elevation of the 19th century gable of the historic listed building.

Height, bulk, scale and massing: The height of the new extension would be lower than that of the historic house, in order to for it to remain visually subservient to it. Although the proposed scheme would represent an increase in bulk, scale and massing adjacent to the listed building, the visual impact of this would be partially off-set by the fact the extension would in effect replace the existing modern annexe.

Architectural detailing, proportions and materials: The design of the new extension has been informed by an understanding and appreciation of vernacular architecture which is local to the western part of the High Weald Area of Outstanding Natural Beauty. The extension's pitched roof form with clay tiles would reflect that of the listed building, and its timber weatherboarding would similarly reflect the architecture of local traditional buildings. The design of the metal-framed windows and glazed doors would be modern, and the proportions would complement those of the listed building. The windows to the north elevation in particular, would be horizontally aligned, reflecting the modern windows to the north elevation of the listed building which are in effect glazed panels within the timber framing of the building. The metal-framed glazed link between the existing building and new extension would be visually light-weight, and its transparent appearance would help sustain some sense of distance between the historic and the new.

Historic fabric: The new extension would adjoin a part of the listed building which dates from the 19th century, and no earlier. A methodology statement showing how the 19th century fabric would be affected by the extension, may be provided upon request. The existing terrace to the east of the listed building is paved in modern brickwork – and therefore there would be no loss of historic fabric involved

in the removal of the existing paving. Further information about the proposed groundwork may be found in the Design & Access Statement.

Internal planform: As existing, the historic planform of the listed building remains legible, and there is a clear sense of there being an original section and a later 19th century section. The new extension would be clearly legible from the historic parts of the building when experienced from within, and the impact on the internal planform of the listed building would be minimal and neutral.

Summary: This aspect of the proposed scheme would sustain the legibility of the historic planform of the house, and the only impact on historic fabric would be confined to the attachment of the glazed link to the 19th century part of the house at ground floor level. The design of the extension itself has been informed by a clear understanding and appreciation of local vernacular architecture. It would complement the listed building and the character and appearance of the local area by virtue of its pitched clay-tiled roof, its timber weatherboarding, its brick plinth, and its fenestration pattern. It would be visually subservient to the listed building, due to its lower height and the setting back of its south building line. It would be clearly legible from the historic listed building, with its modern style fenestration, and its glazed link which would have a modern idiom design. Overall, the impact of the extension on the heritage significance of the Site would be minimal and neutral. Any perceived detriment would be counterbalanced by the enhancement being offered by the replacement of the modern conservatory with a loggia, as detailed above.

8.6 Oil tank and septic tank/cess pit

Oil tank: The proposed relocation of the existing oil tank two metres northward, would have no visual impact (or at most, a negligible and neutral visual impact) on the heritage significance and/or the setting of the listed building. Furthermore, it would be hidden behind a trellis.

Septic tank/cess pit: The existing septic tank/cess pit is located below ground. The proposed replacement with a new treatment plant would not be visible, being below ground. As such, it would have no visual impact on the heritage significance or the setting of the listed building.

8.7 Summary of Impact

The proposed scheme would have a minimal impact on historic fabric, only affecting one small area of the 19th century part of the listed building (by providing a glazed link to the east elevation, leading to the new extension). The historic planform of the house would remain legible. The proposed extension would be visually subservient to the listed building due to its lower height and the setting back of its south building line, and it would complement the listed building and the character and appearance of the local area by virtue of its pitched clay-tiled roof, its timber weatherboarding, its brick plinth, and its fenestration pattern. The extension would be clearly legible from the historic listed building, with its modern style fenestration, and its glazed link which would have a modern idiom design. Any perceived detriment caused by the proposals would be counterbalanced by the enhancement being offered by the replacement of the poor quality, unsightly modern conservatory with a loggia. The loggia would add architectural interest to the building, with its good quality design and metal framing, whilst better revealing the architectural and historic interests of the listed building by reinstating the original external wall to the east as an external wall. Overall, it is considered that the proposed scheme would make a **minimal and neutral impact** on the heritage significance of the Site and more specifically the Grade II listed North Hall Cottage.

9. Policy Compliance

9.1 Local Ansty, Staplefield & Brook Street Neighbourhood Plan 2015-2031

The objectives of the Neighbourhood Plan include the following:

- 1. To protect the environment of the Neighbourhood Plan area in terms of its rural identity, landscape setting and local green spaces of importance.
- 2. To protect the heritage of the Neighbourhood Plan area [...]

9.2. 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”. 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.*

9.2.1. 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;*
- *character and local distinctiveness, settlement pattern, sense of place and setting of the AONB;*
and
- *the conservation of wildlife and cultural heritage.*

The proposed scheme has been designed to sustain the natural beauty of the High Weald AONB. The proposed extension would be discreetly located to the east of the historic listed building, its height, bulk, scale and massing would be subservient to the historic listed building. Its design has been drawn on local architectural traditions with its pitched clay-tiled roof, its timber weatherboarding (with a brick plinth). Its fenestration pattern complements that of the adjacent historic listed building.

9.2.2. 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;*
- 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;*

The layout of the proposed extension has been carefully designed so that it in effect replaces the existing annexe, but by being located to the east of the house, it would not be visible in eastward views from Mallion's Lane. Similarly, westward views from the adjacent field would not be notably affected, as the extension would sit within the form of the east elevation of the 19th century gable of the historic listed building.

9.2.3. Policy DP34: Listed Buildings and Other Heritage Assets

This policy is aimed at helping achieve Strategic Objectives 2 and 4. With regard to the protection of listed buildings, the following requirements for proposed alterations are set out:

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

The proposed scheme has been informed by a thorough understanding and appreciation of the heritage significance of the listed building and its setting. The historic form of the building would be respected by removing the unsightly modern conservatory, replacing it with an architecturally literate and visually light-weight loggia (using high quality metal and glass). It would also be respected by the form of the proposed extension, which would sit alongside the 19th century east gable of the listed building. Traditional building materials would be used (such as clay roof tiles, timber weatherboarding and brickwork for the plinth), thereby complementing the listed building and the rural character and appearance of the local area.

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

9.3.1. 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.

9.3.2. 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.

The proposed scheme has been informed by a clear understanding and appreciation of the High Weald AONB, the Landscape Character Assessment of West Sussex, and the setting of the listed building within the Site. It would have no impact on the settings of any other heritage assets.

9.3.2. 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.

The design of the proposed extension has been informed by a clear understanding and appreciation of the heritage significance of the Site, and the character and appearance of the western part of the High Weald AONB. It responds to the architectural and historic interests of the listed building by virtue of its general form, which would sit alongside the 19th century gable to the east. It would be visually subservient to the listed building with its set back south building line, and the lower height of its pitched roof. It would also complement the listed building and the character and appearance of the local area due to its pitched clay-tiled roof, its timber weatherboarding, its brick plinth, and its fenestration pattern. The extension would be clearly legible from the historic listed building, with its modern style fenestration, and its glazed link which would have a modern idiom design. The overall proposals would have a minimal impact on historic fabric, only affecting one small area of the 19th century part of the listed building (by providing a glazed link to the east elevation, leading to the new extension). The historic planform of the house would remain legible. The proposals also offer some enhancement to the architectural and historic interests of the Site, by replacing the poor quality, unsightly modern conservatory with a loggia. The loggia would add architectural interest to the building, with its good quality design and metal framing, whilst better revealing the architectural and historic interests of the listed building by reinstating the original external wall to the east as an external wall.

9.3.3. 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.*

The elevational treatment of the proposed extension would reflect that of the historic listed building with its traditional architectural features and materials (i.e. timber weatherboarding with a black-painted brick plinth, and pitched clay-tiled roof). Its modern style metal-framed windows and glazed door have been designed with proportions reflecting those of the openings to the listed building – and as such, the fenestration would complement the listed building. The roofscape of the proposed extension would reflect that of the listed building, while remaining subservient to it due to its lower height.

9.3.4. 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.

...

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.

The design of the proposed extension responds to and respects the character of the area and the immediate neighbourhood, in its use of traditional architectural features, traditional materials, and its subservient height, bulk, scale and massing. Care and attention has been paid to the elevational treatment of the extension, so that it is pared back (in order to remain visually subservient to the listed building) whilst having some architectural interest in its own right. The historic building would remain the dominant element, with the new extension sitting along side its 19th century gable to the east. It would be visually subservient to the listed building with its set back south building line, and the lower height of its pitched roof. The roof form of the extension would have the same angle and pitch as the

historic listed building, and its modern metal-framed windows and glazed door would be proportioned to reflect the window and door openings of the listed building. The extension would comprise traditional materials matching those of the existing building – including timber weatherboarding, a plinth of brickwork matching that of the chimneystack of the listed building, and clay roof tiles. The local planning authority’s guidance on the form in which extensions should take, has been closely adhered to – ensuring that the proposed extension would have an appropriate scale and massing in relation to the original dwelling [Figure 71].

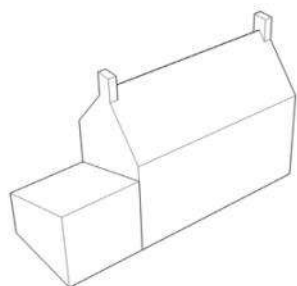


Figure 9A: The scale and massing of the extension bears no relationship to the existing dwelling

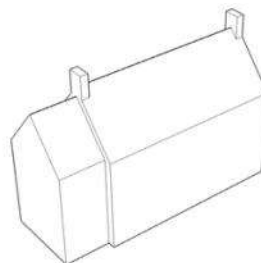


Figure 9B: The extension has an appropriate scale and massing in relation to the original dwelling

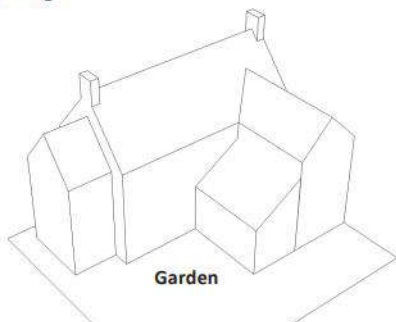


Figure 9C: Multiple extensions over time can have a compound impact and overwhelm the original dwelling

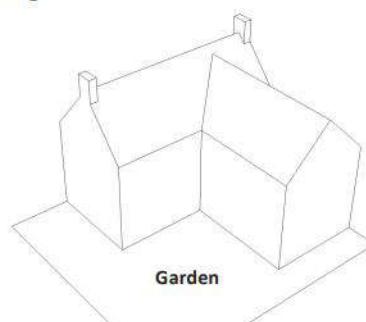


Figure 9D: The size of the extension risks overwhelming the original dwelling and may result in significant loss of garden

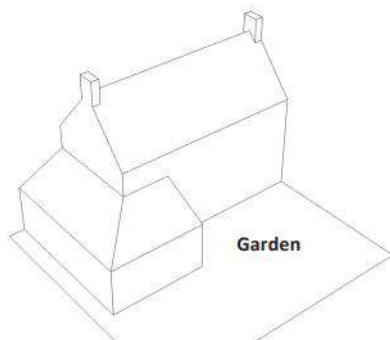


Figure 9E: Extensions that wrap around an existing dwelling can undermine the integrity of the original architecture

Figure 71: Guidance accompanying Policy DG49.

9.3.5. 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.

The extension would not be visible in eastward views from Mallion’s Lane, as it would be hidden behind the listed building. The Site is located adjacent to a field to the east and south. Westward views from

the adjacent field would not be notably affected, as the extension would sit within the form of the east elevation of the 19th century gable of the historic listed building.

9.4. 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*
 - *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*

The scale, layout and design of the proposed scheme has been informed by a clear understanding of the character, appearance, and heritage of the High Weald AONB. The proposed scheme would sustain the existing historic pattern and character of settlement of the High Weald AONB, as well as its architectural quality – for the reasons previously set out.

9.2 National Planning Policy Framework (December 2023)

9.2.1 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”.

9.2.2 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.*

The proposed extension to the listed building would sustain the local character and distinctiveness of the local area by virtue of its pitched clay-tiled roof, its timber weatherboarding, its brick plinth, and the proportions of its fenestration. It would remain legible from the historic listed building due to its subservient form, and its modern fenestration and glazed link. The extension would be sensitively

located behind (i.e. to the east of) the listed building, and therefore it would not be visible within the public realm. Westward views from the adjacent field would not be notably affected, as the extension would sit within the form of the east elevation of the 19th century gable of the historic listed building. Any perceived detriment caused by the proposals would be counterbalanced by the enhancement being offered by the replacement of the poor quality, unsightly modern conservatory with a loggia. The loggia would add architectural interest to the building, with its good quality design and metal framing, whilst better revealing the architectural and historic interests of the listed building by reinstating the original external wall to the east as an external wall.

9.2.3 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.*

The only designated (or indeed non-designated) heritage asset being affected by the proposals would be the Grade II listed North Hall Cottage within the subject site. The settings of other nearby listed buildings would not be affected. The proposed scheme would have a minimal impact on historic fabric, only affecting one small area of the 19th century part of the listed building (by providing a glazed link to the east elevation, leading to the new extension). The historic planform of the house would remain legible. The proposed extension would be visually subservient to the listed building due to its lower height and the setting back of its south building line, and it would complement the listed building and the character and appearance of the local area by virtue of its pitched clay-tiled roof, its timber weatherboarding, its brick plinth, and its fenestration pattern. The extension would be clearly legible from the historic listed building, with its modern style fenestration, and its glazed link which would have a modern idiom design. Any perceived detriment caused by the proposals would be counterbalanced by the enhancement being offered by the replacement of the poor quality, unsightly modern conservatory with a loggia. The loggia would add architectural interest to the building, with its good quality design and metal framing, whilst better revealing the architectural and historic interests of the listed building by reinstating the original external wall to the east as an external wall. Overall, it is considered that the proposed scheme would make a **minimal and neutral impact** on the heritage significance of the Grade II listed North Hall Cottage.

10. Conclusion

The Site is considered to have low archaeological interest, medium to high architectural and historic interest, and medium historic interest.

The proposed scheme involves the following:

- Some internal and external alterations to the listed building;
- The replacement of the modern metal-framed conservatory with a new metal-framed loggia with a glazed roof; and

- The demolition of the modern annexe;
- The provision of a new single-storey (plus pitched roof) extension;
- Some landscaping adjacent to the east elevation of the listed building, south of the new extension.

The proposed scheme would have a minimal impact on historic fabric, only affecting one small area of the 19th century part of the listed building (by providing a glazed link to the east elevation, leading to the new extension). The historic planform of the house would remain legible. The proposed extension would be visually subservient to the listed building due to its lower height and the setting back of its south building line, and it would complement the listed building and the character and appearance of the local area by virtue of its pitched clay-tiled roof, its timber weatherboarding, its brick plinth, and its fenestration pattern. The extension would be clearly legible from the historic listed building, with its modern style fenestration, and its glazed link which would have a modern idiom design. Any perceived detriment caused by the proposals would be counterbalanced by the enhancement being offered by the replacement of the poor quality, unsightly modern conservatory with a loggia. The loggia would add architectural interest to the building, with its good quality design and metal framing, whilst better revealing the architectural and historic interests of the listed building by reinstating the original external wall to the east as an external wall.

Overall, it is considered that the proposed scheme would make a **minimal and neutral impact** on the heritage significance of the Site and more specifically the Grade II listed North Hall Cottage.

It is considered that the proposed scheme would comply with the Local Ansty, Staplefield & Brook Street Neighbourhood Plan 2015-2031; Policies DP16, DP26, DP34 and of the Mid Sussex District Plan 2014-31; Principles DG1, DG11, DG38, DG49 & DG51 of the Mid Sussex Design Guide SPD (2020); High Weald AONB Management Plan 2019-24; and Sections 12 and 16 of the National Planning Policy Framework December 2023.

Appendix 1: National Heritage List Description

NORTH HALL COTTAGE

Heritage Category: Listed Building

Grade: II

List Entry Number: 1025709

Date first listed: 11-May-1983

Location

Statutory Address: North Hall Cottage, Mallion's Lane

County: West Sussex

District: Mid Sussex (District Authority)

Parish: Ansty and Staplefield

National Grid Reference: TQ 27169 26885

Details

CUCKFIELD RURAL MALLION'S LANE 1. 5405 North Hall Cottage TQ 22 NE 10/302 II

2. C18 or earlier. Two storeys. Two windows. Ground floor painted brick, above tile hung. Tiled roof. Casement windows, those on first floor extended to form dormers.

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Appendix 3: An interpretive and condition report on the two timber, open mullioned windows at North Hall Cottage, Mallion's Lane, Staplefield – by Joe Thompson, Sussex Oak and Iron (April 2024)

See following pages.

An interpretive and condition report on the two timber, open mullioned windows at North Hall Cottage, Mallion's Lane, Staplefield.



For
Chris Mellish
North Hall Cottage
Mallion's Lane, Staplefield,
West Sussex, RH17 6AT

By Joe Thompson,
Sussex Oak and Iron,
Ivy Cottage, Hog Lane,
Amberley, West Sussex, BN18 9NQ

April 2024

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1 Introduction.

1.1 Authority.

Joe Thompson of Sussex Oak and Iron carried out a site visit to the North Hall Cottage, Staplefield, West Sussex on Monday the 29th of April 2024. This was in accordance with the instructions sent via e-mail from Mr Chris Mellish on the 23rd of April 2024.

1.2 Location and site references.

For the purposes of orientation in this report, the front elevation shown on the cover, is taken as west facing and the long axis of the house is north to south.

National Grid Reference; TQ 27169 26885

1.3 Aim.

To outline the current condition and strategic conservation options for the two ground floor windows with surviving timber mullions to help inform the client and his advisors when they are assessing proposed changes to North Hall Cottage.

1.4 Use of the report.

This report is solely for the use of the addressee and shall not be reassigned to any other party, without the written permission of Joe Thompson.

1.5 Statutory designation.

North Hall Cottage is listed on the National Heritage List for England.

Grade II.	Listing No 1025709	Date first listed: 10 th May 1983
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C18 or earlier. Two storeys. Two windows. Ground floor painted brick, above tile hung. Tiled roof. Casement windows, those on first floor extended to form dormers.

2 Executive Summary

North Hall Cottage was originally built in the late sixteenth century as a three bay, two storey cottage with a smoke bay and a lean-to at its north end. In mid to late seventeenth century a two flue, lateral, brick chimney stack with bread oven was inserted into the smoke bay, a second hearth was added in the hall chamber and (*probably*) a copper was inserted into the re-built northern lean-to. The timber-framing on the south and west elevations was also underbuilt in brickwork. The late eighteenth to early nineteenth century saw a two storey eastern range added, with a northern lean-to abutting the earlier one. The twentieth century alterations saw the addition of weather-tiling to the upper part of the south and west elevations, two dormer windows on the west roof slope, the lowering of part of the ground floor and the addition of a greenhouse against the southern part of the east elevation that enclosed two original open mullioned windows.

North Hall cottage has medium archaeological and architectural significance due to the survival of much of the original timber-framing, the legible plan and circulation layout and elements such as part of the smoke bay and some of the floorboards. The pattern of later developments is typical and also clearly legible. The survival of the two timber open-mullioned windows is rare and these therefore have high significance.

These two timber open mullioned windows had been covered over at some point, as the now, exposed again, external face of all six oak mullions has the characteristic cuboidal cracking associated with a former brown rot infestation, due to high humidity and low ventilation. However, the surrounding timber-framework is unaffected. The condition of the mullions is currently stable but relies on them being continually dry and well ventilated.

If the late twentieth century greenhouse is removed - *it currently leaks at the abutments to the cottage and is a noticeably modern looking addition to an historic asset* - then these two open-mullioned windows would be exposed to the elements. The two main strategic options for their conservation would be to either provide an external glazed storm-window over each of them or a replacement structure enclosing both of them and the surviving timber-framing on this eastern elevation. I believe that the latter offers a number of benefits compared to the former and would best maintain and enhance the long-term significance of this listed building.

3 Phase A ~ *late sixteenth century.*

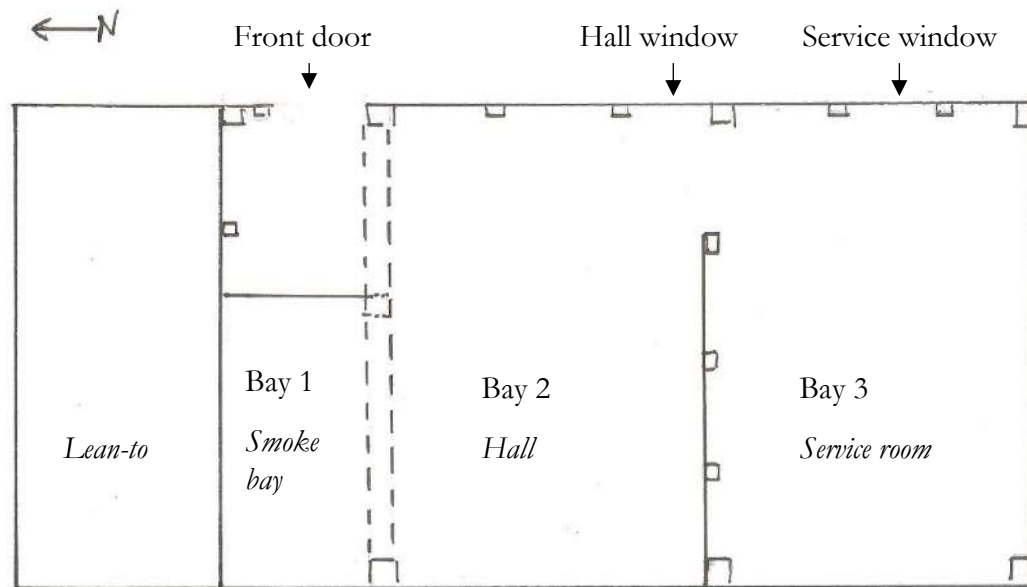


Figure 1; Ground floor plan showing location of known doorways and windows. Where the location of other doorways and windows is not known, for example into the lean-to, then they are not shown.

A three bay, two storey, smoke bay cottage aligned north south and parallel to the road which is about 10m to the west. The garden of just over half an acre also lies parallel to the road. The layout is typical of bipartite domestic dwellings built in the early modern period, with a smoke bay, baffle entrance, floored hall and service room with two chambers over, and an end lean-to. The roof has a hipped terminal at the south end and is a side purlin construction clasped by a collar on two queen struts. It has a span of about 4.25m, length of 7.25m plus 1.8m (lean-to).



Figure 2; the hipped terminal of the south end of the cottage.



Figure 3; the two queen struts on the cross-frame between bays 2 and 3.

The wall framing is square panels with curved down braces with originally wattle and daub infill.



Figure 4; internal view of the square panel framing of the east wall of the ground floor hall, bay 2, showing vertical studs and midrails.



Figure 5; external view of the square panel framing of the east wall of the first floor chamber, bay 3, showing (from top to bottom) a midrail, a down brace, a stud, and a girt.

The only surviving and visible area of timber-framing that are not square panels is at the “high end” of the hall where it comprises only vertical studs and no midrails. This suggests that a different decorative treatment may have occurred here, such as panelling, combed daub or a wall hanging? It is against this “high end” cross-frame that the bench and hall table were placed, looking towards the framed chimney. Part of this framed chimney forming the smoke bay in the hall is still retained.



Figure 6; the cross-frame at the high end of the hall, showing only vertical studs, 3 number, and no midrails.



Figure 7; the transverse beam of the framed chimney (arrowed) forming the front of the smoke bay in the hall.

The functions of the hall were for cooking, eating and communal activities.



Figure 8; the sawn off tenon for the stud that formed the dividing wall between the framed chimney and the baffle entrance. This framed chimney had an internal width of about 2.2m (7'6").

The location of the original doorway still survives, on the east elevation. Having the doorway on the opposite side of the cottage to the main trackway/road is not unknown.



Figure 9; the location of the original front doorway into the house, forming a baffle entrance that leads into the floored hall.

All the bay posts that are still visible in the chambers either retain a down brace or show evidence of a down brace, except for the post to the side of the smoke bay, between bays 1 and 2. Here the brace was omitted to allow a closet to be accessed to the side of the smoke bay. This was over the baffle entrance.



Figure 10; a down brace on the cross-frame between bays 2 and 3



Figure 11; no evidence for a down brace on the cross-frame between bays 1 and 2.

All of the first floor joists (about 110mm by 100mm) survive in the hall and service room and these all run axially.



Figure 12; the notched end of a hall floor joist where it lodges over the transverse beam of the framed chimney. This allows the joists to be inserted once the main structural frame has been reared up.



Figure 13; The tenoned end of a hall floor joist where it joints into the transverse beam of cross-frame 3, at the high end of the hall.



Figure 14; the oak floorboards over the hall are likely to be original, based on their species, size, arrangement and nail pattern.

The doorway from the hall to the service room is still in its original location, abutting the eastern wall of the cottage. This also provides access to the stairs to the two chambers over. It is likely that the stairs are also in their original location, though these are probably later replacements.



Figure 15; the doorway from the hall into the service bay, and also showing the stairs to the chambers over. The two rare surviving open mullioned windows are also visible on the left-hand side. The nearest one providing light into the hall and the furthest one providing light into the service room.

The functions of the service room varied but typically included a workshop, store or an additional chamber (bedroom).

These two open mullioned windows have the typical arrangement of three mullions each. Each mullion has a triangular section with faces of about 55mm (2¼"). Normally unglazed mullions are square in cross-section and set on the "diamond", but the triangular mullion is a known variant, occasionally found, though often in the form of empty mullion mortices rather than with the mullions intact. The surrounding timber-frame shows no signs of having been altered and the mullions are entrapped by the frame as it is reared up. Therefore, these mullions, although the surfaces are relatively roughly hacked with an axe (or similar), are interpreted as being original.



Figure 16; external view of the service room window. 825mm by 580mm with nominal centres of 220mm



Figure 17; external view of the hall window. 810mm wide by 580mm with nominal centres of 220mm



Figure 18; showing the triangular cross-section of the three service room mullions.



Figure 19; showing a roughly hacked surface of a mullion.

The northern lean-to is interpreted as being contemporary with the original cottage, due to the lack of weathering on the visible, girt, midrail and stud, as well as the two empty mortices in the north-east bay post.



Figure 20; the north-east bay post, with its two empty mortices and square panel framing of the cross-frame between the smoke bay and the lean-to.



Figure 21; detail of a down brace, stud and girt on this cross-frame between the smoke bay and the lean-to, showing a lack of weathering and visible carpenter's assembly marks.

The function of the lean-to again varied but was typically to act as a store or a workshop.

The shape and sizes of the timbers are interpreted as indicating a late sixteenth century rather than a seventeenth century original build date range.

The overall setting of the cottage, parallel to a roadway and with a thin strip of associated land is consistent with “wayside” or “wasteland” cottages that proliferated during this period. Further documentary research may assist in supporting or refuting this.

4 Phase B ~ *early to mid seventeenth century.*

The major change during this phase was the insertion of a brick chimney stack within the smoke bay. This new chimney provided a ground floor hearth and a bread oven in the hall, a hearth in the hall chamber and probably a furnace or copper within the rebuilt lean-to.



Figure 22; new oak mantlebeam (from a reused timber) with brick chimney.



Figure 23; internal view of the mantlebeam showing the typical large chamfer associated with these timbers.



Figure 24; showing the opening for the former bread oven above and niche for the ashes below.



Figure 25; showing an inglenook on the eastern side of the chimney.

Furnaces or coppers are typically found in lean-to's and used in tasks such as brewing, washing, cheesemaking etc. So, whilst not confirmed the evidence is consistent with such a feature being introduced as part of this suite of alterations.



Figure 26; possible entry of a flue for a copper into the main chimney.



Figure 27; possible flue for a copper within the main chimney. Some bricks have been removed and some hacked back, at a later date.

As the dimensions of the bricks in the chimney, laid in English bond, and the bricks used for the underbuilding on the west and south walls, also laid in English bond match, then this is interpreted as evidence that the brick underbuilding was contemporary with the chimney. Supporting this is the fact that the end of the mantlebeam protrudes almost to the front face of the underbuilt west wall and the bricks fit neatly around it.



Figure 28; western end of the Phase B mantlebeam almost protruding to the external face of the underbuilt in brick, west wall.

5 Phase C ~ *late eighteenth to early nineteenth century.*

The major change during this phase was the range built against the east wall. This provided an additional ground floor room, a chamber above and extended the northern lean-to.



Figure 29; the range built against the east wall, viewed from the east.



Figure 30; the range built against the east wall and abutting the Phase B lean-to. Note the shallower roof slope of this range compared to the earlier phase.

The roof over this range is framed in softwood, probably imported European redwood poles that were then converted by sawing into rafters. It uses lay-boards to attach to the existing roof and a ridgeboard at its apex. Whilst the timbers used for the first floor are a mixture of reused oak and new oak.

It was also probably during this phase that the service room in Bay 3 was subdivided.



Figure 31; door hung on an elm stud, against the back of the cross-frame between bays 2 and 3.



Figure 32; the cross-garnet or T hinges used to hand the new door on.

It may also have been during this phase that the two open mullioned windows were covered over. Nail patterns and evidence for an inserted stud suggest this.



Figure 33; nail evidence, probably for laths, on a stud of the service window.



Figure 34; notch formed when a stud was inserted on the external face of the framework and probably lathed over to enclose the hall window.

Similarly, this period in general saw the introduction of brick pavers replacing earth floors, glazed windows replacing unglazed, and ceilings inserted (*if they had not already been ceiled in at an earlier phase*). The use of bricks also extended to replacing failing wattle and daub panels or whole areas of timber-framing (*underbuilding in brick*).

6 Phase D ~ *twentieth century*.

There have been a number of alterations during this phase, including.

1. weather-tiling the south and west elevations at first floor level,
2. adding dormers and extended windows on the west elevation,
3. lowering the ground floor in the hall,
4. adding the greenhouse against part of the east wall and uncovering the open mullioned windows.
5. replacing wattle and daub panels with brick infill.



Figure 35; showing the weather-tiling and dormers on the west elevation.



Figure 36; showing the step between the lower floor of the hall and higher floor of the service room.

7 The condition of the two timber open mullioned windows.

Currently the two open mullioned windows are enclosed within the aluminium framed greenhouse, that is attached to the southern end of the east elevation. This has protected them from the elements for the last forty or so years (*assuming that the greenhouse dates from the 1980's*). Their condition is stable as they are in a generally dry and well ventilated environment. The abutment of the greenhouse partway up the Phase A timber-framed wall of the east elevation and against the Phase B brickwork of the range has been subject to periods of water ingress. This is a challenging element to maintain as scaffolding is required to gain safe access.



Figure 37; the greenhouse enclosing the two open mullioned windows.

Close inspection of the mullions shows cuboidal cracking on the external face and a brown colour visible under the white paintwork.



Figure 38; Cuboidal cracking on an external face of a hall window mullion.

This is consistent with the interpretation that at some point the oak mullions were covered over externally but subject to a degree of moisture ingress that maintained a high moisture content and allowed a brown rot fungus to slowly degrade the outer 6mm or so of the mullions, where they were wettest. Since the covering was removed the moisture content has decreased to below the decay safety threshold and the fungal attack has ceased. The surrounding oak framework has not been subject to the same degradation, so supporting the interpretation that it was only the mullions and opening that were covered over and not part of or the whole wall.

8 Options for the conservation of the two open mullioned windows.

Exposing the timber mullions to the elements would raise their moisture content particularly at their bases and the risk of further decay would be high.

Two main strategic options present themselves.

8.1 Option one ~ *new storm-windows*.

This would involve fitting glazing supported on an external frame applied to the existing oak timber-frame, over each of the two timber open mullioned windows. This would protect the mullions from the elements assuming that the applied frame could be reliably weathered to prevent water ingress – *particularly from the top*. This weathering detail would ideally be surface applied, rather than cut in, so as to minimise harm to the surviving original timber-frame. This latter approach would be legible, with a high degree of reversibility though it would change the form of the windows from “flush” to a “planted on oriel” and so potentially confuse the archaeology. The arguments being that oriel windows are a form of display fenestration usually applied to the most visible elevation(s) rather than the rear one and also that they are related to the principal rooms and chambers, not service rooms. The majority of the surviving original timber-frame in this area would then itself be exposed to the elements. This is in contrast to nearly all the other Phase A timber-framing that has now been internalised and so well protected from deterioration, during the various phases of development.

8.2 Option two ~ *new lean-to*.

This could involve extending the roof line, at the southern end of the east elevation, down from the eaves, so matching the Phase B and Phase C lean-tos on the northern elevation. This would require two conservation roof lights or similar to provide borrowed light to the chambers in Bays 2 and 3. It would protect the entirety of the surviving Phase A timber-frame wall elements in this area and the two timber open mullioned windows. The weathering against the brickwork of the Phase C range could be detailed using lead flashings chased into the mortar joints so forming a reliable detail. Due to the pitch of the extended roof this proposed lean-to would have a smaller footprint than that of the existing greenhouse, reducing the span to about 1.8m (*again matching that of the other two lean-tos*). It would be legible, reversible and continue the approach taken in earlier alterations and is consistent with the historical use of lean-tos on rear and side elevations.

9 Conclusion.

This cottage retains a wealth of features associated both with its original build and subsequent development which are legible and reflect the desire of former occupants and owners for increased levels of comfort and expression. The conservation of the two original late sixteenth century, timber open mullioned windows is important as these are rare survivors and are of high architectural and archaeological significance.

Option two would ensure that not just the windows were protected from the elements but also the remaining exposed timber-framing. This would therefore provide an opportunity to conserve and maintain all of this cottage’s original timber-frame within a weathering envelope and in doing so would provide the best long-term protection for the two timber open mullioned windows. It would also be a legible (*and potentially reversible*) alteration continuing in the approach of earlier tried and tested solutions to extending, conserving and maintaining the significance of this cottage.