
Design Access & Heritage Statement

Fowlers, Broxmead Lane, Cuckfield RH17 5JH

Ref: HBA/NE/SH/1788



Courtesy of, Mr & Mrs Kerr

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March 10th 2026

Ref: HBA/NE/SH/1788

Mr & Mrs Kerr
'Fowlers'
Broxmead Lane
Cuckfield
Haywards Heath
West Sussex
RH17 5JH

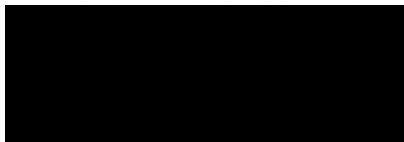
The office
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HBA Associates

Dear Mr & Mrs Kerr

Please find attached a recently prepared Design Access and Heritage Statement which is required in order to validate your Listed Building application for the proposed alteration works of removal of the modern partition and install changes.

- 1) Cut away modern partition FF bathroom fit up revised dividing partition to allow adjusted layout of white goods. Waste system update to accommodate, internal and external.

Yours sincerely



Neil England IHBC. Aff

For and on behalf of HBA associates.

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Written by:	Neil England IHBC Aff
Checked by:	Steve Potter ARB Ret
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What are Heritage Statements and Heritage Assets?

A Heritage Statement outlines the significance of a heritage asset and the likely impact of proposed development upon that significance. Heritage assets are buildings, monuments, sites, places, areas or landscapes that are positively identified as having a degree of significance meriting consideration in planning applications. They are the valued components of the historic environment and include:

- **Designated assets** (i.e. Scheduled Monuments, Listed Buildings, Registered Parks and Gardens of special historic interest, Conservation Areas)
- **Non-designated assets** (e.g. archaeological sites and historic buildings recorded in the Local Authority Historic Environment Record; other historic assets identified by the Local Authority through the planning process).

1.0 PLANNING/CONSERVATION OFFICER COMMENT IN REPLY TO APPROACHES

Dear Mr Kerr

I am writing in response to the above 'Do I Need Planning Permission?' enquiry for which I am the Case Officer.

As you will know, Fowlers is a Grade II listed 17th century or earlier cottage located in a rural position outside Cuckfield. Listed building consent will be required for any work to the building, internal or external, which will potential affect its special architectural or historical interest.

You have enquired regarding the following works to the family bathroom and second shower room to the property, which are located adjacent to each other at first floor level:

- Removal of the existing partition wall between the bathroom and shower room (suggested to be modern), and construction of a new partition on a different alignment to create an enlarged bathroom with shower, and a smaller separate dressing room accessed via the existing shower room door.*
- Removal and replacement of the existing bathroom fittings, tiling and floor covering.*
- Installation of a free standing bath.*
- Associated external alterations comprising removal of pipework and making good of openings.*

In my opinion, as this work affects the plan form and fabric of the building (including external fabric) it has the potential to affect its special interest, and as such will require an application for listed building consent.

You can find an application form and checklist on our website, here (scroll down to form 13):

[Apply for Planning Permission - Mid Sussex District Council](#)

As well as existing and proposed floor plans, and existing and proposed external elevations for the part of the building affected by the works, I would suggest that you include existing and proposed internal elevations to indicate the new bathroom fittings, and a schedule of works which should detail any new or altered pipe runs (including those to the free standing bath). New or altered pipe runs should not be cut through historic fabric, including flooring and joists. You will also need to provide a Heritage Statement, which should address the impact of the proposal on the special interest of the listed building, including surviving historic fabric and plan form- more detail of this can be found on the website.

I hope this is of assistance,

Kind regards

Emily Wade

2.0 EXECUTIVE SUMMARY

As outlined below in the detailed sections of this document, there have been many alterations and adaptations to this Grade II listed property, within the property known as ‘Fowlers.’

We note that our client is committed to carrying out the necessary sensitive ‘fully reversible’ alterations and improvements that form the basis of our proposals. It is important to stress that these alterations are required to adapt the property to suit the needs of a modern world.

The current First floor spaces in question, are presently two bathrooms created from the utilisation of a single room bisected when the property was last developed (late 20c) which included the raising of stud partitions along the North gable internal wall and a N/south stud partition. The inserted studwork demonstrates no support geometry.

This central divider partition can be adjusted as per the referenced plans pack and subject to our obtaining the necessary listed building approvals, our proposed sensitive alteration works will allow the two bathrooms to be reconfigured and updated to better suit the needs of the current owners.

We are content that the designed scheme adequately satisfies the Local and National Planning Policies, which are relevant to this project. The combination of the low impact, sympathetic design and the repairs recommended to the principle 20c internal walls, provide an integrated approach to the area, conserving and enhancing this Grade II listed building, FF levels within the historic context without affecting the readability of the structure.

Referenced Documents.

- Refer to drawing 1806-01 ‘Bathroom floor plans and elevations, external elevations (north) existing and proposed’ by Landscape Perspective
- Supporting Statement by John Kerr MRTPI

3.0 DESCRIPTION OF EXISTING BUILDING AND SITE

For the purposes of this document, the front elevation shall be referred to as the East flank.

General:

‘Fowlers’ is a 4-bedroom property set over three floors located in a rural position close to Cuckfield. It lies to the west of Broxmead Lane and is accessed via a private driveway. The house sits set back from Broxmead Lane in circa four acres of grounds and padlocks with several outbuildings.



Aerial Image of Fowlers taken from
<https://historicengland.org.uk/listing/the-list/map-search>

Over the years 'Fowlers' has been subject to a series of changes and works to meet the needs of its time. The conversions were an Ideal as perceived to be good practise at that time.

It has received rolling maintenance requirements over the years that is currently evident resulting in the interiors and exteriors now existing.

Interiors:

Area of interest:

The two Northern bathrooms are at present within a single space bisected by a modern 20c partition. Exposed timbers are evident with slightly canted floors due to brick weight loading causing deflection. (This is now stabilised) The current owners have proposed a layout that meets their requirements without compromising or affecting the ancient fabric in any way whatsoever.

All ancient fabric will remain undisturbed.

Exteriors:

Area of interest:

The North gable (Brick infilled T/frame) has been changed by the removal of its original wattle and faced off daub with brickwork sometime in the late 19 - early 20c (brick type and mortars demonstrate) The loss of the lower T/framework leads one to suspect this introduction was carried out when rot-out compromised the structural stability. All appears stable.

Cont.

Fixed to its flank a high point venting soil stack in PVC serving x 2 toilets and various waste pipes required for wastewater purposes. These have been active for most of the 20c as evidenced by the style type and fixing. The required pipework changes will reduce the volume and utilise common pre-cut 110mm soil feed to service the new shower.

In conclusion. The house will still retain its vernacular charm within its surroundings, and, to the eye, remain pleasing.

4.0 OFFICER LED QUERIES IN REPLY

HEADINGS	CHANGES IDENTIFIED
Officer note	<i>Removal of the existing partition wall between the bathroom and shower room (suggested to be modern), and construction of a new partition on a different alignment to create an enlarged bathroom with shower, and a smaller separate dressing room accessed via the existing shower room door.</i> Proposals affecting the areas: Note: <i>These proposals will not change the readability of the historic fabric.</i> Due to the nature of the layout/areas, it gives the opportunity to adopt the existing layout without any compromises to the readability of the historic fabric, it is proposed to entirely remove the 20c bisecting partition (see Photo 1) and all of the tileworks within the areas. The exposure will also involve the loss of the plasterboard from the studwork to the North flank (see photo 2), this will further enable a thermal efficiency upgrade with the use of Sisalwool 100 thermal/acoustic or similar. The introduction will exist within the studwork retaining the existing air gap beyond. The newly positioned stud partition will also receive this system.
Officer note	<i>Removal and replacement of the existing bathroom fittings, tiling and floor covering.</i> The laid carpet will be removed. The present wet goods installations will be removed retaining the 1st fix pipework for adoption to the proposed. The exposed floorboards will not be disturbed. The deflection down to the North necessitates a set of 400mm gapped floating furring pieces laid down onto Acoustic SilentWool Joist Strip Insulation 100pc Natural - 10m x 100mm. 22mm Ply base laid atop.

Officer note	Reasoning: <i>this will allow for a level watertight floor without disturbing the historic floorboards. Stud frames will also be fixed to the ply deck.</i> • <i>Installation of a free- standing bath.</i> This install will be set onto a raised podium fitted onto the furred deck, consisting of 100 x 50mm bearers x 3 running N/South laid over with 22mm ply to ensure no single load point.
Officer note	• <i>Associated external alterations comprising removal of pipework and making good of openings.</i> The changes proposed will be accommodated internally running within the furred voids to the Northmost area. The floor deflection* of approx 60mm will allow for 1st fix C/hot pipework's to be laid within. The wastes from the bath/sink will adopt the existing without changes externally. The new shower install will adopt the routing of the old soil main with the 110mm exit point being repaired with like-for-like brickwork set in lime mortars coloured with charcoal ash to match existing.  Photo 1



Photo 2

THE LISTED BUILDING	In consultation with Mr and Mrs Kerr a sympathetic design was created to both preserve and maximise the presented to ensure its ability to allow a comfortable modern installation within the historic spaces without the need for disturbance of the frames or historic faces. (See Appendix 0.7 P-12)
DESIGN & ACCESS	No changes beyond existing.
CONSULTATION	Having attended the site and discussed at length with the clients the existing and proposed, I was able to identify and advise on a best outcome meeting all the criteria of the planning/conservation guidance given. The proposed, along with the attached plan identified within this document reflects a responsible approach and outcome to the application.

5.0 HISTORY OF THE SITE

Key details about 'Fowlers'

- **Location:** Broxmead Lane, Cuckfield, Haywards Heath (RH17).
- **Structure:** A four-bedroom, timber-framed farmhouse with red brick infilling and a tiled roof, featuring a *19th-century "goblet" porch. **This is incorrect mid 20c, earliest, 'goblet' incorrect terminology.* NEE
- **History:** Believed to date from the early 1600s. Listed as a Grade II building on May 11, 1983.
- **Description:** An "attractive country house" set in approximately one acre of formal gardens

Fowlers' is a Grade II listed detached house. 'Fowlers' was originally a rural five-bedroom farmhouse. The property was subject to modernisation and extension in the early 1980s, which created a two-storey rear extension, and which included the conversion of one of the bedrooms on the first floor into two bathrooms and the formation of a corridor leading to a further bedroom. In 1987 Planning and Listed Building Consent was granted for a single storey side extension to form a larger drawing room at ground floor. There are no other relevant permissions to this application.

6.0 SITE INVESTIGATIONS AND EXISTING STRUCTURE

N/a

7.0 STATEMENT OF SIGNIFICANCE TO PROPOSALS

Mainly adjustment to 20c internal layouts within first floor room/spaces. Iron Soil system replaced with Plastic 20c.

8.0 CONCLUSIONS

The proposed alteration and repairs as set out in this document and associated detail drawing and supporting statement are necessary in order to preserve and enhance the present property whilst at the same time allowing it to be suitably and sensitively adapted to allow its future occupants much needed improved occupation/accessibility.

We have carefully followed English Heritage's *Conservation Principles Policies and Guidance* document, Item 1.5 states:

“Advice and assistance should be available from public sources to help owners sustain the heritage in their stewardship.”

Having explored the options available we believe that we now have before us a well-considered scheme, which within the existing envelope, providing improved living standards and accommodation overall providing a sympathetic/holistic approach to the property’s conservation. it is respectfully requested that this application is supported.

“Proportionality should govern the exercise of statutory controls.”

Evidentially, it is clear that this property has evolved and changed over the decades, with much of the fabric having been revised and replaced and adapted during the mid to late 20th C.

Aesthetically Should the proposals require removal in the future, they are fully reversible.

Communally there will be little impact with all proposed works taking place internally. Minor changes to the services exposed on the North flank.

Over its lifetime this house has lost some of its historical architectural relevance, but it still displays its construction well.

If there are any areas within the application that require further information, we would encourage feedback, in order to correct any irregularities within the proposals prior to a decision being made.

Appendix 9.0

English Heritage Listing for Fowlers Broxmead Lane Cuckfield Sussex

LISTING (ABRIDGED)

1.1 Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1286032

Date first listed:

11-May-1983

List Entry Name:

Fowlers

Location

Statutory Address:

FOWLERS, BROXMEAD LANE

The building or site itself may lie within the boundary of more than one authority.

County: **West Sussex**

District: **Mid Sussex (District Authority)**

Parish: **Ansty and Staplefield**

National Grid Reference: **TQ 27904 25465**

1.1.1 Details

CUCKFIELD RURAL BROXMEAD LANE 1. 5405 Fowlers TQ 22 NE 10/288 II

2. C17 or earlier timber-framed cottage with red brick infilling. Tiled roof. Casement windows, those on first floor with diamond-shaped panes. C19 goblet porch. Two storeys. Two windows.

Listing NGR: TQ2790425465

1.1.2 Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

302463

Legacy System:

LBS

1.1.3 Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



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