

STATEMENT OF HERITAGE SIGNIFICANCE



Property Address: Marlow House
107 High Street
Lindfield
West Sussex
RH16 2HR

Client: Simon Dougall

Inspection Date: 13th October 2022

Report Date: Original: 18th November 2022
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1.0 INTRODUCTION

Aspect:	Approximately East
Occupation:	Owner Occupied
Persons present:	Owner
Weather during the inspection:	Dry
Inspection Limitations:	The obvious and well documented issues with hoarding contributed to making the assessment of the fabric of the building somewhat difficult.

1.1 Instructions and Rationale

This appraisal has been carried out to assess the impact of proposed alterations to a Grade II Listed residential building within the Lindfield Conservation Area. These proposals are presently in the form of a 'feasibility' stage and impact comments are made with this in mind and the report is not considered a final comment upon a fully drawn and signed off scheme.

The appraisal is concerned with the process of conserving the special architectural and historic interest of the building and the character and appearance of the Conservation Area, whilst providing comment upon both elements of change and alteration to the building.

This appraisal has been conducted in accordance with the general guidelines set out in British Standard 7913:2013 'Guide to the Conservation of Historic Buildings' and also the Historic England publications 'Informed Conservation' and 'Conservation Principles, Policies and Guidance' and in particular, responds to policies outlined in the National Planning Policy Framework (NPPF). In respect of information requirements, it sets out that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

Guidance on the implementation and interpretation of historic environment policy has been provided by the Historic England publications including GPA2 'Managing Significance in Decision-Taking in the Historic Environment' and GPA3 'The Setting of Heritage Assets'.

Local level planning guidance has been provided for under the current Lindfield Conservation Area Character Appraisal and other relevant documentation.

Reference has also been made to Local Planning policy, most specifically the Lindfield Village Design Statement.

A site survey inspection of the property was carried out. This was limited to a non-invasive inspection of the house. Background research was conducted using historic mapping databases, archived material, and through reference to publicly available sources.

The assessment of the proposals has been conducted with reference to a range of texts, particularly the Historic England good practice guides and local authority's appraisal of the conservation area.

2.0 BUILDING LOCATION AND SITE INFORMATION

Marlow House, also referred to in this document as 'the building', or 'the property', is located at national grid reference - TQ 34765 25662

The building is broadly rectangular and on an approximate north/south alignment, with the frontage facing approximately east.

The building lies within the Lindfield Conservation Area as designated and controlled by Mid Sussex LPA.

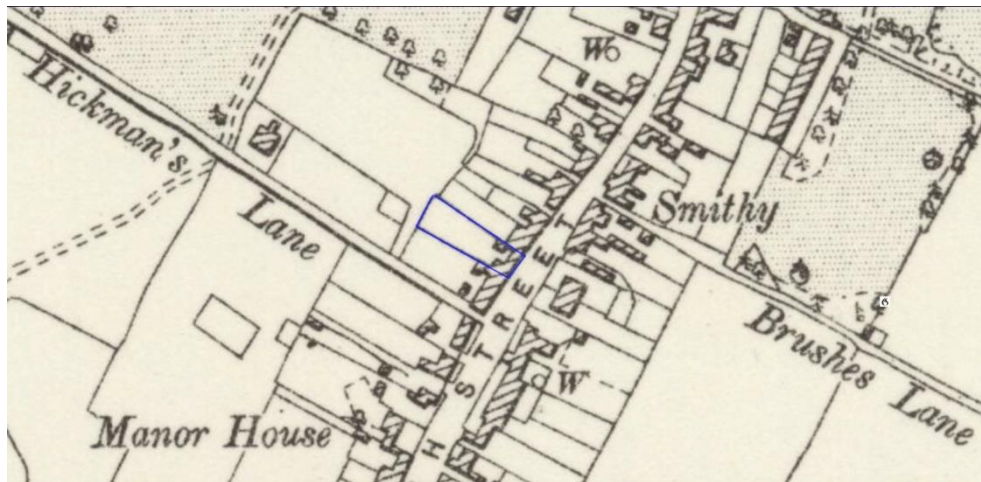
2.1 Mapping Context

The property is to be seen in context on various OS (or other) maps below – The building concerned is highlighted in blue:



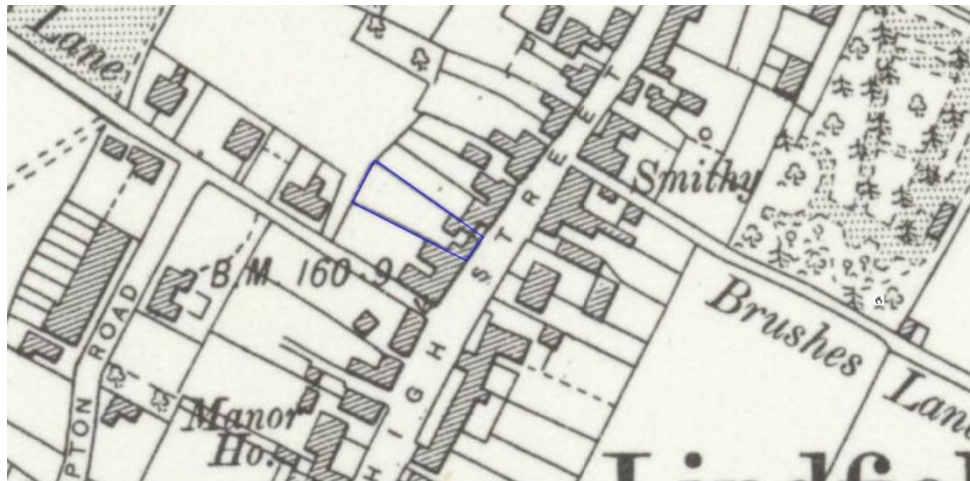
1874

The building is shown in the 1874 map with what looks to be a particularly well observed and accurate layout. The shopfront element to the southeast has also been picked out. The bakehouse to the rear is also shown and depicted as detached at this point.



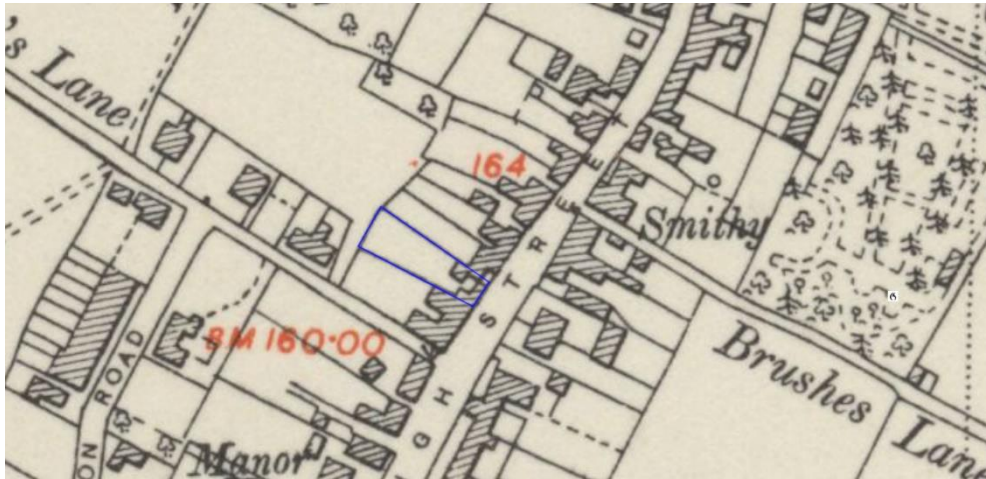
1896

By 1896, the mapping is certainly more generic, showing far less detail. The plot remains the same and the bakehouse is again shown as detached. The Victorian projecting rear wing is also quite notable, but the front lacks a shape definition – though clearly no notable changes are evident.



1909

By 1909, the mapping suggests that there might be a form of connection from the house to the bakehouse. This may have been in existence in 1896, but the mapping definition is not clear enough to confirm definitively. There has been land development to the west of the plot.



1938

By 1938 little has changed.

3.0 LISTED BUILDING DESCRIPTION

3.1 The building has been designated a Grade II Listed Building by Historic England and as such, forms one of the core of listed buildings in England recognised for its national importance and special interest.

3.2 **List entry No** TQ 34765 25662 **Designation** Grade II

Date Listed 10th Sept 1951

3.3 Description

TQ 3426 LINDFIELD HIGH STREET (west side) 6/169 No 107 (Araminta) 10.9.51 (formerly listed as Marlow House (Araminta Tea Shop)) GV II House and restaurant, formerly house. C15 timber-framed building refronted in C19. West elevation now stuccoed on plinth; tiled roof having off central multiple brick chimney stack. 2 storeys; 3 windows. 1st floor has 3 C19 metal casements. Ground floor has to the south an early C19 centred shop window of 30 panes and 2 other 3 light canted bays. Early C19 doorcase with flat hood on brackets and panelled reveals, but the original door had been replaced by an iron gate at the time of survey. Original external chimney stack to south.

4.0 BRIEF HISTORIC BACKGROUND AND INTERPRETATION

The building started life as a four-bay, two storey structure, facing the street, on a north/south alignment.

In respect of the bays, for convenience they are numbered 1-4, with 1 being the southern bay and 4 being the northern bay. The house has the remnants of a cross passage, denoting that the southern bay is likely to have been the lower end and the northern, the upper.

The building has had a very complex gestation. There was a suggestion that the property might be of Wealden type, with a recessed hall and, indeed, there is albeit slight evidence of a possible secondary bay post arrangement in the fact that the outer

bays 1 and 4 have their upper ties spliced. However, we would consider this possibly misleading.

Another element that may suggest a more central open hall design is part of the structure for the continuous jetty along the frontage. The central girder beam axial on the ground floor in Bay 3 is not mortised. It looks to be recessed into the upper face of the lateral high end lower tie.



Whilst the stopping and chamfering and also the joist dimensions are broadly consistent between the areas, this method of mounting the axial beam is more usually seen with the insertion of a floor and Bay 3 is the only bay in which evidence of soot blackening has been located within the upper parts (upper rear wall plate below).



This soot crystalline residue is the only evidence that there has been an open hall element within the building, and it is fragmentary at best. The lower parts of the wall plate and so many other areas being systematically cleaned by previous owners. This sooting was saved by virtue of a ceiling line that was once in place against the wall

plate. Other sections of wall plate in Bay 2 show no evidence whatsoever and this suggests that the building possibly had a single open bay – thereby some form of overshot cross passage arrangement. However, there is little visible physical indication of this to be seen at present. The wall plates in Bay 2 could conversely easily have been thoroughly cleaned and evidence removed.

It is possible that the property was converted to be continuously jettied when the open central hall was floored, matching the broad design of the existing building.

Inspection of the frame certainly shows two broad early phases, neither of which are presently fully understood, or rationalised at this present time – partly due to the sheer number of stored items within the building obscuring access, together with later cladding and modern obstruction.

THE ROOF FRAME AND VOID

Phase 1

The original roof is now lost, replaced by that of phase 2, but incorporating rafters from the earlier roof frame.

The rafters are, however, interesting in their own right. The majority have evidence of double collars. This can be an indication of being in use without a crown post arrangement (a sans purlin arrangement), but this is conjectural. Certainly, the roof looks to have originally been at a steeper pitch.

The earlier rafters have sufficient soot blackening to suggest that at least one bay of the original layout of the house was open.

Otherwise, little can be said about the design of the original roof. This is compounded by the replacement of the main ties across the building presumably at the same date as the Phase 2 roof frame insertion.

Phase 2

The main roof is presently a crown post design, but with rather evident side purlins supported from raking queen struts which belong to a later phase and are discussed below.



Rafters are conspicuously older in date than the crown post frame itself, some being soot blackened, and show no particular numerical order, nor is the positioning of collar notches consistent. Indeed, the rafter frame has undergone further post 1750s alteration to insert ridge boards in places (Phase 4). Therefore, the roof can be said to represent a number of phases of development.

Primarily, at its earliest phase, the roof frame represents a very rudimentary crown post frame that looks to have been inserted towards the middle to later 16th century. However, the design is very late in date for this type of roof frame and shows some interesting and quite unusual features.

The timber used is also very poor quality when compared to the older, in situ elements of the main building frame. The various elements of the present crown post roof consist of immature oak, with excessive amounts of sap wood and bark evident.



The crown struts are undecorated and very sparsely braced. Indeed, bracing was only installed to one side of most struts, and this goes for both up and down bracing. What is interesting, is that the central down bracing is facing west, wrapping around the main stack, with corresponding up bracing, whereas within the other bays either side, the bracing extends in the opposite direction.



The position of the crown purlin is also not quite centred and is just a little offset around the stack.

Taken together, this points to a possible very late crown post frame actually built around the inserted main stack – something that is quite unusual, given that crown post roof frames were designed with open halls in mind and not to accommodate chimney protrusions.

This very much suggests a late crown post and would sit quite well with a mid-16th century date and would further assist with the dating of the stack insertion, therefore.

The area still retains a considerable amount of the wide plank flooring from the 17th century.



However, the area in the image below has been raised and reinstated to allow for strengthening work some years ago.



Phase 3

The crown post roof frame, albeit a later addition to the building, was augmented sometime towards the start of the 17th century with the introduction of raking queen struts and side purlins. This looks to be due not to the need to remove strutting from the main roof frame for the second floor accommodation (as the crown post frame already had very few struts from the outset). The reason for the addition of the side purlins appears to have been due to the need to support the rafters, which had started to bow inwards. Indeed, the second floor accommodation provided after this insertion was actually hindered by the strutting and would indicate its necessity structurally, rather than for convenience.

We would suggest that the provision of ceilings over the first floor chambers likely came at this point, but that this was, therefore, entirely coincidental to the timing of the side purlin insertion.

The raking struts are of different oak to the older crown post frame, better sourced and less wany edged. The notching into the upper faces of the ties is unpegged and the strut is kept in place by the weight of the roof. This is also an indication that the insertion was a retrofit and not concurrent with the crown post arrangement.

It cannot be ascertained if any rafters were altered in position at this time, but the collars above the crown purlin are consistent and this seems unlikely.

Phase 4

Sometime after 1750 – probably the early 19th century, the roof underwent more alteration. Some rafters were repositioned, and ridge boards were inserted. These works can be considered to be stabilisation works to improve the rigidity of the roof

frame. The need probably arose due to failure of the couplings at the heads of the rafters concerned.

Main frame

At some point, lateral ties across the building were altered and two look to have been replaced, with their bearing ends spliced with scarf jointed connections. The reasons for doing so are obscure and may relate to structural necessity through damage, or a change of design. Nonetheless, this was still early in the building's history.



Other alteration comes in the form of the floor being removed from bay 4 to create a room open to the rafters (thereby actually returning of the room to an earlier arrangement). The floor support corbels nailed to the older frame are still in situ.

It is not known when this was carried out. However, this is presumably well after the early 19th century brick stack was inserted through the space.



There is fragmentary evidence of a possible internal passing brace at the rear of the house, which would indicate relatively early origins for the lower frame elements, but the fragmentary nature cannot open up any definitive conclusions.



During the earlier 19th century, the building saw the removal of the frontage jetty plate. The joists suggest that the building was continuously jettied at the front and even with some reservation about some joists, the evidence suggests that the property is unlikely to have been of a Wealden type due to this continuous jetty arrangement. It does not appear to have been retrofitted later as part of the flooring of a full open hall, but evidence of this may be located once more of the structure as exposed on the first floor. Notwithstanding this, the position of the plate is clearly scored on the underside of the joists and the stops are positioned with a continuous jetty plate in mind.



External evidence of jetty also remains in a fragmentary manner.



Stairs

The Phase 1 stair positions are not both evident. The property is likely to have had a ladder stair at each end of the house. The plastered ceiling in the southern dining room prevents investigation in that area.

Within the north bay, however, there is corner trimming for a ladder stair hole in the northwest corner and this is considered to be original.



Later phases of stair have been added. The 17th century winding stair to the loft rooms are partially complete. The upper part from the landing to the second floor as shown in the images below is complete and shows no serious loss of material apart from wall plaster to the enclosure.



The lower part of the stair to the ground floor is mostly replaced in modern timber and little of the historic material remains in situ.

Interior General

Surface finishes are a range of materials from older lime based wall plaster, to modern plasterboard infilling. There have been attempts also to re-face older lath wattle with cement based plaster in places, which is heavily deteriorated. Much of the infilling between the various exposed ceiling joists is modern nailed board and Artex.

Ground floor nib walls have excessive modern filler in numerous places and older material survival is patchy and inconsistent.

The ground floor central room has had much of the original timber lateral partitioning removed at some time in the past. Whilst there is some central support in masonry, the joint where the axial first floor support beam crossed the tie is weak and has had to be propped with modern steelwork.



However, the underside of the tie does reveal the design of the partition in this instance, and the doorway at the end into the snug area looks to be in its original position.

One dining room wall has been left exposed as a feature wall.



The studs are out of alignment with the main bay post of the lower end of the house and the wall looks to be a later infill at the end of the cross passage. The stone infilling and general design of the wall may coincide with the creation of the later cellar entrance adjacent to it in the hallway. The door positions to the lower end services are not visible and it may have been constructed to re-face the end of the passage and close off one of the service door positions. Being Sussex, it would be more common to see service end doors towards the outer bay positions rather than centrally placed, like is found the further east you go towards Kent.

Cellar

The cellar is partly at least as old as the oldest elements of the above ground structure. The present arrangement has a considerable extension to the cellar accommodation, but originally, the cellar extended under the northern high end bay only. The cellar structure is dressed stone and ample remains are still in situ.

In the 18th, or early 19th century, the cellar was extended under the more central part of the house with brick masonry retaining walls and a new staircase leading from the far end of the cross passage.

18th and 19th centuries

The building looks to have progressed to a more typical semi-commercial usage during this period and this is when the frontage was altered to close in the jetty and provide a more typical shop frontage and bay arrangement.

The rear projecting two storey extension was added circa 1830



It is fabricated in solid brick masonry in a Flemish bond, showing off blue glazed headers.

Internally, the fire breasts are retained, as is first floor wall plaster within this area. The modern kitchen on the ground floor within this area (disused) is likely to have seen considerable loss of plaster finishes and also the original fireplace opening.

The fireplace within the first floor of this area is possibly early 20th century at the earliest. Closer access would confirm if a reproduction.



A bakehouse was also added to the rear, of which only the outer walls now remain in situ. No internal features remain, and the interior linings and fixtures are wholly modern.



Rear fenestration is also modern in this part of the building. A substantial modern extension was added in the 2000s, comprising a rear projecting glazed cross wing and a substantial conservatory room crossing the majority of the rear of the building.



The modern extension cuts into the roofline of the older building but has been essentially built off from the roofing elements and has not evidently caused any loss of material.

The structure of the extension is also entirely structurally separate from the older building, with the foundations allegedly partially piled and the structure built from a rigid steel frame positioned up against the back wall of the main house.



These boxed frame elements are to be seen clad within the upper landing. The modern extension could, therefore, in theory be removed without risk of material loss or damage to the existing building.

Conclusion

This is a very intriguing structure and certainly warrants more time for assessment of its design and origins when cleared and when there is more access to its full structure.

However, it is doubtful that such additional investigation would necessarily be required in the context of any future planning application. It would be more of a benefit to historical posterity and to the local community.

5.0 CONSERVATION AREA CONTEXTUAL ASSESSMENT

5.1 Lindfield Conservation Area was designated in 1969, with extensions in 1989 and 1998 and contains numerous statutorily listed buildings.

5.2 The conservation area appraisal makes no specific mention of locally listed buildings (buildings which are considered to be historically significant within local context but are not statutorily 'nationally' listed) although the conservation area appraisal makes reference to a number of features which are considered to make a positive contribution to the character and appearance of the conservation area:

- the variety of buildings both in terms of age and architectural style and detail including timber framing, a variety of brick bonds, original features such as windows, chimneys and doors.
- the use of natural and traditional building materials including clay tiled roofs, sandstone, Horsham stone roofs, mathematical tiles, tile hanging and stucco.
- the rising curve of the High Street with the Church as a focal point.

- a tree and hedge lined approach into the village from the north.
- the presence of trees and hedges around and between the buildings in Black Hill which contribute to the overall character and appearance of the area.
- the trees along the High Street.
- the work of Charles Kempe at Old Place.
- the large residential properties in Black Hill set well back from the road in spacious grounds.

5.3 Marlow House forms part of the historic core of the town.

5.4 Several factors are acknowledged as having a detrimental impact on the character and appearance of the conservation area, but these are not detailed directly (merely commented upon in relation to 'Unsympathetic Alterations') and form the subject of the 1989 and 1998 changes to the Conservation Area.

6.0 ASSESSMENT OF HERITAGE VALUES

A broad appraisal of the heritage values associated with the building has been carried out relating to its evidential value, historical value, communal value, and aesthetic value. The purpose of assessing these values is to enable an assessment of the building's significance, whether physically manifest in its architectural features, or in some other less tangible form. This approach permits a more considered and objective assessment of proposed alterations and can inform management of the process of change.

6.1 Evidential Value

- 6.1.1 Evidential value is described by Historic England as both "physical remains" and "evidence of human past activity." and evidential value is derived through assessment of what is visible and manifest for inspection.
- 6.1.2 Typically with buildings such as this, historic changes were often driven by many interlinking factors, such as changes of use, ownership, fashions, technological change and development and commercial imperatives to allow the building to function suitably for its owners and users. Some changes contribute to the character of a building and some changes may be argued to have resulted in a diluting impact.
- 6.1.3 Externally, whilst alterations and extensions have taken place, these for the most part appear both typical and distinguishable. The covering of the frontage framework in the c18th, or early c19th with render and the likely later c19th or early c20th underbuilding of the jetty are, for instance, to be considered to have evidential value as they indicate historic evolution.
- 6.1.4 The building retains much character but has concerns relating to its present condition. However, traditional materials are still in use. 18th and 19th century fenestration are still in situ on the front façade. It is suspected that some materials are not appropriate, for instance, the render to the front facings does not appear to be lime based.

- 6.1.5 Internally, the building has clearly undergone significant alteration and probably has done so many times, as would be expected. Historic plan from for the oldest phase remains broadly evident, notwithstanding the somewhat fragmentary elements of some parts of the oldest elements of the timber frame and also the evident renewal of roof framing in the mid-16th century and then subsequent framing alteration.

6.2 Historical Value

- 6.2.1 Historic England consider that historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. This can be either illustrative, whereby the site can be perceived to represent a period in history, or associative, where a connection with an event or person can contribute to the historic significance of a site.
- 6.2.2 Historic England state that most buildings which date between 1700 and 1840 and remain 'in anything like their original condition' are worthy of statutory protection. Marlow house does not meet these criteria per se. Primarily, it mostly pre-dates this date range and it is not close to its original condition. However, by virtue of its quite stark and marked periods of alteration and the span in years of those alterations, it remains of considerable note. The changes to the main roof frame structure and the possibility of the crown post frame presently to be seen being designed around a chimney stack is of primary historic interest and worthy of further consideration in its own right.
- 6.2.3 The age and development history of the subject property has resulted in a building with an eclectic mix of styles and construction methodologies, all deemed necessary and suitable at the time of construction to perform the functions necessary for those in possession and which provides the building with some illustrative evolutionary value, but this is lessened by the comparative loss of so much of the older framework and also later alterations to the roof framing which make the association with open hall vernacular much harder to pin down. But the original layout is not necessarily what is key to the import of this building, as demonstrated above in 6.2.2.
- 6.2.4 Associative value can be drawn from its general position within the high street, but little more can presently be said, as there are no readily available records to suggest that there is specific associative value drawn from notable local residents, or other known persons.
- 6.2.5 The building spans a considerable historic period and has seen continuous occupation both in relation to residential and commercial usage until the present day. This provides the building with general evolutionary interest.

6.3 Communal Value

- 6.3.1 Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. This can be divided in to Commemorative and Symbolic values where the place may invoke emotion or contribute to an individual's or communities' sense of place or social values where a place can be a form of catalyst for memories associated with it.
- 6.3.2 The communal value of this property can be considered as somewhat middling. This is due to it having only a short period of commercial usage and for the remainder of its lifetime being a residential house with private ownership. It's

communal value stems, therefore, solely from its combination of historicity and outward aesthetics.

- 6.3.3 This building and others like it in the vicinity provide a tangible link to the history of the locality and to our continued understanding of the built environment around us.
- 6.3.4 Lindfield is identified as a successful and historic town with a number of high quality buildings, many of which are considered to be heritage assets.
- 6.3.5 The contribution this and other buildings make to the character of the conservation area serve as a benchmark for future development and as a minimum standard for the quality and aesthetic of development within the conservation area.

6.4 Aesthetic Value

- 6.4.1 Aesthetic value according to Historic England “derives from the ways in which people draw sensory and intellectual stimulation from a place.” This value can be attributed to conscious design whether it be predetermined by an architect or the work of a craftsman and can also encompass historic and evolutionary changes to a building.
- 6.4.2 The principal elevation can be argued to have moderate aesthetic value in terms of how it compliments other similarly fronted buildings in the vicinity. It is a little let down by the slightly tired condition, but this is not to detract from the broad aesthetic. Whilst a good many buildings still have visible timber framing, the lack of framing being visible to the frontage of Marlow House does not necessarily detract from the aesthetic value. The jetty framing is visible from the flank, and it tends not to hide its vernacular too hard behind those 18th and 19th century re-fronting. From the flanks or from the rear there are no significant elements that detract or dilute the character or aesthetic value.
- 6.4.3 Whilst the interior of the building has received significant alterations over the years, the historic charm and a good many features remain, and this contributes immeasurably to the building. However, once more, the condition of the interior is a concern.

7.0 STATEMENT OF SIGNIFICANCE

Following consideration of the above values it can be considered that Marlow House presents mostly medium level attributes across the full range of heritage values above, both in respect of historic features and also of historic changes and alterations to the building which have occurred progressively over the years. Some of these changes, however, are some of the key factors as to why this building is of notable interest and whilst the building as a whole has moderate level attributes, these changes somewhat elevate the interest.

Given its association with the local community and links to residential and commercial life of the town and by virtue of its aesthetic and situation, the designation of listing can be readily understood. Neither the outward appearance nor the inward fabric of the building should be considered of greater or lesser distinction and changes to each should require sensitive design and careful consideration. Whilst the significance of the building nationally could be considered in line with the Grade II designation and, thereby medium, the overall historic significance of the building within its local context

can be considered as moderately high. Thereby, any changes to the outward appearance will tend to weigh somewhat heavier than perhaps arguably they should due to its prominent position.

8.0 PROPOSAL OVERVIEW

- 8.1 The proposals seen to enable the compiling of this report comprise feasibility studies and one has been selected for comment. In broad terms, the works will seek to demolish the Victorian projecting rear addition, but possibly incorporate some retained structure to the south of the site, together with the demolition of the Bakehouse element. There is also a need to demolish the modern rear extension. It is proposed to replace these elements with a modernist rear addition which extends across the rear of the building, with a more centralised rear exit to the garden. There are also some evident alterations to fabric within the main older part of the building, which are not yet sufficiently defined to assess full material loss impact but can be considered on the basis of reasonable feasibility.
- 8.2 The section below will consider the feasibility proposals with reference to the values and considerations outlined previously in this report. The works will be considered also against a broad framework which is outlined below to attempt to categorise the impact and nature of the alterations:

Proposal: Brief description of the proposal together with an assessment to establish whether there is enough information comprehensively to understand the impact of the proposals on the character and historic significance of the building.

Impact: Consideration of the effects of the proposal on authenticity and integrity of the heritage values attributed to the building.

Reversibility: Consideration is given to the ease of reversibility, so as not to prejudice alternative future solutions, where this can be considered of value and possible.

Mitigation: Consideration of the necessity to mitigate the impact of loss of any element of historic significance resulting from the proposals such as recording and archiving.

Compensation: Consideration of any consequential conservation based benefits resulting from the proposals.

Outcome: Evaluation of the anticipated outcome of the proposals given the information available.

9.0 CRITICAL ANALYSIS OF PROPOSALS

Proposal 1: Rear Extension

Impact: The impact of these proposals is considerable, not just in what is to be placed on the site, but in what will be lost. The extent to which demolition is extended to either the Victorian projecting rear addition and also the surviving bakehouse element are somewhat key to this proposal – perhaps more so than the modern extension proposals per se. Neither the Victorian rear addition, nor the bakehouse can be considered any the less important when considered against the development process of

this building, especially in terms of the interest created by the process of change that has been demonstrated to have taken place on the site.

It is evident from these proposals that the western wall of the Victorian rear addition will be removed, and this has formed a key element of the rear vista of the building for the best part of 150-170 years and is of aesthetic merit with its blue headers and gable patterning. The lancet windows are also striking.

Whilst the bakehouse is perhaps not the most aesthetic of buildings, its associative value is reasonable and in context with the surrounding village setting and the semi-commercial context of the immediate area and the subject building's development, then its value could be considered to rise – notwithstanding the lack of any internal elements surviving.

The rear of the building, in respect of aesthetics, has traded for many years on the Georgian/Victorian upgrading of the house and to remove this in favour of a completely modern façade extension could be considered to be detrimental to the visual evidencing of the sequential development of the building and removes key pieces of this visual evidence.

Furthermore, the design as it stands, does not seek to particularly differentiate the Bake House element and subsumes what is left of it into the whole. The Bake House has been a semi-detached unit since built and the present rear extension still denotes this separation and allows one to appreciate it as a structure. This presently would be lost within the feasibility design.

Internally, layout is little altered. However, there are key elements removed. The first appears to be the upper part of the chimney flue through the first floor. This does not look to have included the stack and would presumably involve support to the stack somewhere in the eaves line. This would be an immeasurable loss of fabric and, given that this looks to be an early stack and flue and has interrelation with the late crown post roof structure, we would not support this removal.

A further notable alteration is the removal of the 17th century central winder staircase in its entirety. Whilst the ground floor elements are heavily butchered and mostly modern, the first-floor enclosure and steps are mostly complete and this would also be considered an unacceptable loss of fabric.

On the ground floor there is little to suggest where and how the cellar entry would be addressed. Also, the present stone infilled feature wall, whilst not appearing to be original, is also proposed to be removed in place of a modern doorway. The general re-partitioning of this area and adding a change of use to bathroom is not considered of particular material importance, but the entry door position going through the feature wall should ideally be avoided.

It is noted that the central living area lateral partition wall appears somewhat thin and the present masonry wall in this position looks to have been superseded by this wall (which may seek to reinstate something of the former timber infill wall) which would have originally been in this position. What is not clear is the means of support for the structures above, as the present timber framing tie in this area is structurally supported by a modern steel prop.

Reversibility: What is lost is lost. It is doubtful that reversibility would be any form of option here. Whilst elements could be re-built, conservation practice has moved away from pastiche. There is a single chance during such a planning phase to understand the importance of certain elements and ensure that they are appropriately incorporated into a scheme.

Mitigation: Mitigation lies with the present condition of the building – the poor condition being addressed by the need for sensitive restoration and development.

Compensation: Again, the main compensation will be the investment into the condition of the building, which has fallen into disrepair over the years. Consideration of whether this outweighs the proposed fabric loss will be a key factor in whether this feasibility proposal can be accepted.

Outcome: The proposal is borne out of the need to both modernise the house for living and also to alter the general accommodation to the needs of the owner. Clearly, the house is in dire need of intervention before the present condition deteriorates any further and the sheer volume of stored items within the building hampered a full understanding of both the condition and the development in this case.

The proposal, as it stands, seeks to carry out the functions above, but there is a significant risk of considerable fabric loss in this instance. Notwithstanding remaining questions over the early development of the building, what still remains in situ is evidential and significant and the potential loss of structural elements such as the upper flue and of the enclosed rear winder stair is of a magnitude that is simply not supported by conservation practice, or indeed legislation.

There are further concerns over the rear aesthetic in relation to how the Bake House part of the building is undifferentiated and much of its structure is to be lost and incorporated. The same can be said for the early Victorian rear addition, which loses its identity and most of its structure in favour of modern fronting.

Whilst there is considerable precedent for modern additions to heritage assets, this is often to ensure that what remains of the heritage building can be differentiated and can be seen in context. Unfortunately, the present feasibility allows for neither.

Without suitable re-design, addressing the above, the scheme cannot be seen to be supported in a current planning framework.

10.0 ASSESSMENT OF HERITAGE SETTING

A further assessment of the impact of the proposals on the setting of the heritage asset and its position within the conservation area has been carried with reference to Historic England publication 'The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) 2017'

The Conservation Area appraisal document does not specifically give designated lines of sight, or views.

It seems unlikely that the proposals would have any negative visual impact from the front of the building and the rear is not overlooked. Therefore, there are no significant concerns that there would be impact to the setting of the building.

11.0 POLICY ANALYSIS

The National Planning Policy Framework was updated on 20th July 2021 and, reflecting this, assessment of policy is as follows.

Section 16, paragraph 194

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

This document outlines the historic significance of the asset, as may be required and the conservation area in which it is situated. The assessment of the proposals is proportionately detailed and appropriate for the nature of the asset and the works outlined – albeit in feasibility form.

Section 16, paragraph 195

'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimize any conflict between the heritage asset's conservation and any aspect of the proposal.'

The above document should be considered in light of the above.

Section 16, paragraph 202

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the

public benefits of the proposal including, where appropriate, securing its optimum viable use.'

Proposals involving alteration of a heritage asset inevitably lead to some degree of loss or change that must be proportionately measured and assessed. In this case, the use of natural slate in place of a clearly inappropriate modern material and also in place of other heritage materials that are prohibitively expensive, have renowned poor availability and add nothing appreciable to the intrinsic value of the asset can be considered entirely justifiable. In the same token, the addition of the secondary glazing and general refurbishment of the heritage fenestration allows a reversible and proportionate means to improve the building with minimal loss or affect to historic fabric.

REVISION 1.0 – 13th December 2022

Further to the above assessment of the feasibility studies, revised drawings for planning were issued by the Architect for review numbering P.PL.02, 03, 04, 06, 07, 08 Revisions A-B 25th November 2022.

Comments are as follows:

The revision drawings stemmed directly from the various concerns raised in the first draft of this report dated 18th November 2022, the text of which remains above.

Small changes are revised as follows in that the doorway which was proposed to pass through the ground floor stone lined feature wall has been moved to pass through a very modern partition wall instead and this can be now considered acceptable.

The removal of the first floor enclosed stair is still within the proposal and the same comments as in the original draft of this report still apply.

Proposal to upgrade the ground floor areas with suspended insulation to the timber floor areas and a new limecrete slab to the solid floor area. No issues are noted to the suspended floor areas.

The solid floor areas will involve the removal of the present floor. We are not able to confirm what the present floor is towards the front of the property, but with previous works to the house, it is very much suspected to be a modern concrete floor and not a heritage floor of any sort. Nonetheless, assessment of the floor structure to the front of the building in the present dining room should be double checked to ensure that there is not something there to be considered for retention.

Some of the more important matters for this proposal are the alterations to both the bakehouse element and also the rear wall of the 19th century projection. Both of these were removed in the previous proposal.

The bakehouse is now to be retained in situ, but with the insertion of French doors to the flank. The retention of the unit is to be commended. The insertion of the doors is of minimal disruption – especially when compared to the fact that there was never any internal material left over from the early 2000s alterations to make any assessment of interior fabric.

The insertion of the conservation rooflight in the bakehouse roof is also not considered contentious in this instance.

What is now proposed appears acceptable.

In respect of the 19th century projection, it is now proposed to preserve most of this gable wall, with its diaper type brick decoration as a feature within the upper bedroom, just with some toothed back to allow for better access. The upper gable is also to be retained and partially encased in lead where it requires weathering into the proposed roofline. This allows this element of the building to be retained in situ and potentially could be reinstated in the future

The toothed cut back could be potentially contentious, but does provide both visual interest and does not interfere particularly with the aesthetic, or brick patterning. The effect is more redolent of deliberate preservation of an element and could be considered of merit.

With the exception of the first floor stair enclosure, we would consider that the matters raised in our original report have been addressed. Therefore, we are able to consider that the proposals are broadly supportable in all aspects. However, we are presently unable to support the continued proposal to remove the first floor stair enclosure at this time but, as this now forms part of the lodged planning application, the matter now rests with the LPA.

12.0 CONCLUSION

This document was designed to consider a feasibility design and not a full and finished scheme. Since the first draft, there has been a Revision based upon a more fully formed set of drawings addressing issues raised within the above report. Regardless of the Revision to the design, there may be additional comments required and detail drawings required once a fully drawn scheme is approved. However, this document can and does draw conclusions from the scheme and can, thereby, provide comment on the consequence of the proposals against indicators.

- 12.1 Marlow House is an example of a locally important, centrally placed within its village context, listed building and national heritage asset requiring investment into its infrastructure, but with the need to balance the need to carry out works with the need to consider conservation, preservation, and the legality of design and execution.
- 12.2 The proposals prior to Revision 1.0 resulted in the potential for considerable loss of historic fabric and considerable change to outward rear appearance. However, the impact on the setting of building was not considered to be in danger. The revision has addressed the majority of these concerns.
- 12.3 The proposed alterations are intended to be of a quality of design and execution which can be appreciated both now and, in the future. With the Revision, the impact on the asset has been reasonably mitigated in most of the areas considered of concern. There is a good degree less evident material loss, but there may still be a requirement/condition that seeks more detail in respect of how certain alterations are to be achieved and how structural intervention is going to be carried out.
- 12.4 The proposals are broadly consistent with the objectives set out in the National Planning Policy Framework (S16 Para197a) stating: The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation – the property is still in use as

a residential house and there remains the need for modernisation and continued occupation and use into the modern era.

12.5 In summary, it can be considered that the proposals are now to be commended, notwithstanding the notable reservation in respect of the upper stair enclosure removal which remains within the scheme. The other proposals do not significantly compromise the significance of the heritage asset and that the objectives set out by Historic England and the National Planning Policy Framework have been met insofar as:

a. there is, sufficient information comprehensively to understand the impacts of the proposal. Though some detail drawings may still be warranted in respect of services and other discrete fixings and installations.

b. the proposal would not now potentially materially harm the values of the asset.

c. the proposals aspire to a quality of design and execution which may be valued now and, in the future.

12.6 It is therefore recommended that the proposals are considered on their merits and are otherwise acceptable after assessment of values and design. Though we reserve the right to reservation in respect of the stair enclosure, as mentioned above.



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APPENDIX I

TERMS & CONDITIONS OF ENGAGEMENT FOR HERITAGE RELATED REPORTS, SUCH AS, BUT NOT LIMITED TO, STATEMENTS OF HERITAGE SIGNIFICANCE

Please note: These Terms & Conditions of Engagement form part of the contract between the Surveyor (Desbruslais Chartered Surveyors) and the client. Where these terms are sent to the client by email, they can be accepted and agreed by acknowledging receipt by email return from the client.

Subject to express written/email agreement to the contrary and any agreed amendments/additions; the Terms and Conditions upon which the Surveyor will undertake the inspection is set out below.

1. General

Before the inspection, the client will agree the purpose, aims, objectives and extent of the engagement, together with agreeing any reasonable limitations to research, scope and reporting, and provide a specific description of The Asset to be inspected..

2. The Asset

The Asset is the part of the structure to be inspected. This might be an entire building including external areas, or a specific clearly defined element or elements of the structure or property.

3. The Service

The objective of the service is to give the client professional advice on Listing or Heritage Asset matters, tailored to the purpose of the instruction – which must be suitably outlined prior to engagement, as set out in Sections 1 and 2. The objective will be met either in the form of a desktop written assessment, utilising mapping, documentation, images and other materials supplied by the client, or obtained by The Surveyor for the purposes of the engagement, or in the form of an onsite inspection and written report, also utilising appropriate material research as may be agreed in the scope outlined in Section 1.

The Service does not provide any advice on the condition of the asset inspected. However, where The Surveyor is requested to report on an Asset that is clearly in a state of disrepair, and if previously agreed as a part of The Service, The Surveyor might give an opinion on the condition and whether The Asset is beyond repair and cannot, therefore, be salvaged.

A separate service to report on condition can be provided on request.

4. The Inspection

(a) Accessibility and Voids

The Surveyor will inspect as much of the surface area of the structure as is practicable, but unless agreed prior to the inspection or on site, will not inspect those areas that are covered, unexposed or not reasonably accessible. If opening up of the structure is considered desirable, the client will take all steps possible to assist the surveyor in this regard.

(b) The Surveyor will have a ladder of sufficient height to gain access to a roof hatch or to a single storey roof, not more than 3.0m (10' 00") above the floor or adjacent ground. It will not be possible to physically inspect roofs above this level unless an alternative safe means of access is available. Pitched roofs will be inspected with the aid of binoculars. The Surveyor will follow the RICS and Health & Safety Executive guidance on surveying safely. The surveyor will not walk on flat roofs if there is a risk of damage.

5. Cancellation

The Client will be entitled to cancel this contract by notifying the Surveyor's office at any time up to the close of business on the day before the inspection. In case of cancellation, the Surveyor will refund any money paid by the Client for the Service, except for expenses reasonably incurred. In the case of cancellation by the surveyor, the reason will be explained to the Client.

6. Validity

No term in the agreement between the surveyor and the client is enforceable under the Contracts (Rights of Third Parties) Act 1999 by another person other than Desbruslais Chartered Surveyors or the Client. The survey can report only on the condition at the time of the inspection.

7. Fees and Expenses

The Client will pay Desbruslais Chartered Surveyors the agreed for the report and any expressly agreed disbursements in addition. All fees must be paid prior to the report being issued.

Like many businesses, Desbruslais occasionally pays a referral fee. This is part of a wider marketing strategy that encompasses social media, presentations, entertainment etc. promoting our reputation for quality based on experience and independent, pragmatic reporting. Our priority is always to our client and their professional advisers.

8. Restriction on Disclosure

The report is for the sole use of the named Client and is confidential to the Client and his/her professional advisers.

Unless expressly provided, no term in the agreement between the Surveyor and the Client is enforceable under the Contracts (Rights of Third Parties) Act 1999 by another person other than Desbruslais Chartered Surveyors or the Client. Any such parties rely upon the report at their own risk. The report must not be reproduced, in whole or part, without the prior written consent of the surveyor. We reserve the right to act for and to advise any third party on this same property in the event that the client decides for any reason not to proceed with the purchase.

Desbruslais Ltd. Registered office Laquna Limited, Suite C2, Cinder Hill Lane, Horsted Keynes, Haywards Heath, West Sussex, RH17 7BA

APPENDIX ii

LISTING

Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1025486

Date first listed:

10-Sep-1951

Date of most recent amendment:

11-Dec-1987

Statutory Address 1:

ARMINTA, 107, HIGH STREET

The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](#)

[Corrections and minor amendments](#)

Location

Statutory Address:

ARMINTA, 107, HIGH STREET

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

County:

West Sussex

District:

Mid Sussex (District Authority)

Parish:

Lindfield

National Grid Reference:

TQ 34765 25662

Details

TQ 3426 LINDFIELD HIGH STREET (west side) 6/169 No 107 (Araminta) 10.9.51 (formerly listed as Marlow House (Araminta Tea Shop)) GV II House and restaurant, formerly house. C15 timber-framed building refronted in C19. West elevation now stuccoed on plinth; tiled roof having off central multiple brick chimney stack. 2 storeys; 3 windows. 1st floor has 3 C19 metal casements. Ground floor has to south an early C19 centred shop window of 30 panes and 2 other 3 light canted bays. Early C19 doorcase with flat hood on brackets and panelled reveals, but the original door had been replaced by an iron gate at the time of survey. Original external chimney stack to south.

Listing NGR: TQ3476525662

Legacy

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

Legacy System number:

303080

Legacy System:

LBS

Legal

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

End of official list entry