



Planning, Design and Access Statement

Including the Heritage and Sustainability Statements

83 High Street, Lindfield



Programme of repairs and enhancements to the fenestration of 83 High Street, including repair and redecoration of all existing timber joinery, installation of double-glazed panes to existing frames, replacement lead roofing and timber cladding, repointing of brickwork, roofing repairs, and replacement of all existing rainwater goods. Fenestration enhancements to the rear outbuildings, to include re-roofing and roofing repairs, and repair and redecoration of timber joinery. Removal of the existing dilapidated timber outbuilding. Rebuilding of partially-collapsed existing garden wall

at

83 High Street, Lindfield

Planning, Design and Access Statement

on Behalf of

Mr. & Mrs. R. Shepherd

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1. Introduction

- 1.1 This is a Planning, Design and Access Statement prepared to accompany a Full Planning application submission to Mid Sussex District Council for a programme of fenestration repairs and enhancements at 83 High Street, Lindfield. The works will also involve the removal of an existing dilapidated timber shed to the rear, and the rebuilding of a partially-collapsed brick boundary wall.
- 1.2 83 High Street is an unlisted building arranged over three storeys, plus a basement, and is located in a prominent position in the central portion of Lindfield High Street, within the Lindfield Conservation Area that falls under an Article 4(2) Direction. The Conservation Area was designated as such in 1969, and buildings within the village are predominantly residential and comprise a range of age and architectural style. A number of grade II listed buildings are adjacent to No. 83, including Nos. 75, 75 and 79, which are grouped under a single listing, the Former Gazebo and Gatepiers to No. 85, and the Former Stables to North West of Manor House. No. 85 itself, The Manor House, is Grade II* listed.
- 1.3 The property is located within the built-up area boundary of Lindfield, and sits within a West Sussex County Council Archaeological Notification Area (Red designation), which forms the historic core of Lindfield.
- 1.4 The building itself occupies a deep plot, and forms the end of a terrace of similarly-styled Victorian era buildings. An outbuilding is attached to the northern flank elevation of No. 83, which forms part of The Manor House. with dwellings surrounding it to the north, north-east and south-west. There are three outbuildings to the rear of No. 83, two of which are constructed of brick, while a third is of timber construction and is in a dilapidated state.
- 1.5 As the building is situated within a Conservation Area, this statement includes a Heritage Statement. The statement concludes that the proposed repairs and enhancements submitted herein are sympathetic to the existing building and the wider Conservation Area.
- 1.6 The proposals placed before the Planning Department are well-detailed and demonstrate the following:
 - a) The proposed repairs to the façade are considered to be sympathetic to the existing building, and the wider Conservation Area;
 - b) The enhancements across the whole of the site will greatly improve the setting of the adjacent listed buildings;
 - c) The proposed programme of repairs will reverse harm caused by various defects, and preserve the appearance of the building for many years to come;
 - d) The proposed installation of sealed-unit double-glazed panes and draught-proofing to the existing timber windows will enhance the energy-efficiency of the building (windows to be replaced like-for-like if deemed beyond economic repair);
 - e) The proposed replacement roof covering to the larger rear outbuilding will replace a hazardous material, and provide thermal insulation to significantly reduce energy use;

- f) The proposed rebuilding of the existing southern boundary wall will restore this element, for the benefit of the adjoining occupiers;
- g) The removal of the dilapidated timber outbuilding will enhance the appearance of the existing rear courtyard area;
- h) The proposed replacement of the existing lead flat roofs will allow for the installation of additional thermal insulation, and greatly enhance the appearance of the building;
- i) The sympathetic replacement of the existing rainwater goods will furthermore enhance the appearance of the building;
- j) The proposed works will not in any way affect the amenity of the neighbouring properties.

2. Use

- 2.1 The existing property has A1 (retail) use on the ground floor, with the upper floor use being consulting rooms for a Chiropractor. The proposals do not in any way affect the existing uses of the building, nor its internal layout.

3. Amount

- 3.1 The proposals comprise the following works:

- Replacement of the existing lead-covered flat roofs to the shopfront and front first floor bay window, incorporating traditional mopstick roll detailing;
- Replacement timber cladding above the front first floor bay window;
- Repair and redecoration of the existing windows, to include the insertion of sealed-unit double-glazed panes within many of the existing timber window frames. To be carried out in conjunction with draught-proofing (windows to be replaced like-for-like if deemed beyond economic repair);
- Repair and redecoration of existing timber fascias, soffits, barge boards, and brackets;
- Repointing to areas of the existing facing brickwork, with mortar of a type, colour and profile to match the existing;
- Repairs to the existing roof, to include replacement of cracked/spalled tiles, re-fixing of slipped tiles, and re-bedding of the existing ridge tiles;
- Removal of existing felt roof the rear of the building, exposing the existing tiled roof beneath. Formation of a lead valley between existing tiled roof and the adjacent boundary wall;
- Repairs and redecoration of the existing dormer to the rear elevation, providing lead to the side cheek walls, and the insertion of thermal insulation;
- Removal of the existing dilapidated timber outbuilding;
- To the largest rear outbuilding, replacement of the existing asbestos roof covering with an insulated profiled metal sheet system. Replacement of the existing rainwater goods to suit;
- Roof repairs, brickwork repointing, and timber joinery repairs to all outbuildings to the rear;
- Replacement of existing sand/cement fillets with lead flashings;
- Rebuilding of the existing southern boundary wall to the rear of the building.

4. Layout

- 4.1 The proposed works will not affect the layout of the existing buildings.

5. Planning Statement / Scale

Planning Policies

- 5.1 There are a number of planning policies relevant to this application. As set out in the pre-application advice received, these include:

Mid Sussex District Plan
DP26 – Character and Design
DP34 – Listed Buildings
DP35 – Conservation Areas
DP39 – Sustainable Design and Construction

Planning History

- 5.2 There are no recent, relevant Planning applications for the property. The most recent approval was granted for the Change of Use of the upper floors to consulting rooms:

05/00231/COU – Change of Use of upper floors to consulting rooms - **APPROVED**

Visual Impact and Impact on Heritage Assets

- 5.3 The visual impacts of the proposed works and alterations can only be classified as being positive, with the repairs and enhancements being undertaken sympathetically using traditional materials and details, matching the existing where it is important and necessary to do so.
- 5.4 The outbuildings to the rear are not within the public realm, but are visible from neighbouring properties within the Conservation Area, including the adjacent Grade II* listed building. It is important therefore that the works carried out on these are sympathetic to their setting. The re-roofing of the largest outbuilding is essential owing to its existing use of asbestos, while the joinery repairs and redecoration across both buildings will preserve them for a great many years to come.
- 5.5 The rebuilding of the existing boundary wall is discussed below, but will contribute to the visual enhancement of the building and its wider Conservation Area setting.
- 5.6 The replacement of the existing glass with sealed-unit double-glazed panes will not have a detrimental impact upon the setting of the Conservation Area, and will enhance the energy efficiency of the building.

Scale

- 5.7 The proposal will not affect the scale of the existing building, except to reduce it by the removal of the dilapidated timber outbuilding to the rear. The removal of the existing felt flat roof abutting the northern boundary wall will also result in a scale reduction.

Design

- 5.8 By virtue of their sensitive design and detailing, the proposals demonstrate a well-considered and **high standard of design**. The sympathetic use of materials and traditional detailing will ensure the appearance of the Conservation Area is preserved.
- 5.9 The design aspects are covered in greater detail in Section 8 – Appearance, which concludes that the proposals demonstrate compliance with MSDC local planning policies DP26, DP34 and DP35.

Boundary Wall

- 5.10 The dilapidated and partially-collapsed southern boundary wall visually detracts from the quality of the building and the wider Conservation Area setting. The cause of the collapse is unknown, but the photographs below show that the wall has fallen into No. 83:





- 5.11 The proposals seek to rebuild the boundary wall using as many of the existing bricks as possible, with any new bricks to match the existing as closely as possible. The mortar should also match the existing in terms of its material, colour, and pointing finish. The height of the rebuilt wall will be no higher than the intact portions.

6. Landscaping

- 6.1 The works do not involve the provision of any landscaping, except for the rebuilding of the existing brick boundary wall, and the removal of the existing overgrown vegetation.

7. Heritage Statement

- 7.1 **Scheduled Ancient Monument (SAM)** – The proposals do not affect a Scheduled Ancient Monument or its setting.
- 7.2 **Archaeologically Sensitive Area (ASA)** – The proposed development is situated within an Archaeological Notification Area.
- 7.3 **Listed Building** – 83 High Street is not a listed building.
- 7.4 **Conservation Area** – 83 High Street is situated within the Lindfield Conservation Area.
- 7.5 **Registered Park or Garden of Special Historic Interest** – The site is not situated within any Registered Park or Garden of Special Historic Interest.
- 7.6 The proposed works are necessary to ensure the long-term preservation of the building fabric. The necessary proposed works provide an ideal opportunity for the introduction of thermal insulation improvements, reducing energy use within the building, and undertaken correctly will reduce degradation of the building fabric by condensation.
- 7.7 The proposed works within the rear courtyard area will greatly enhance the appearance of the space, to the great benefit of the neighbouring occupiers.

8. Appearance

- 8.1 By virtue of their sensitive design and detailing, the proposals demonstrate a well-considered and **high standard of design**. The sympathetic use of materials and traditional detailing will ensure the appearance of the Conservation Area is preserved.

- 8.2 The existing lead-covered flat roofs to the shopfront and front first floor bay window will be replaced, using traditional lead detailing of mopstick rolls and drips. The works will ensure appropriate ventilation is provided to the underside of the roof deck, and incorporate thermal insulation for the front first floor bay window roof.



- 8.3 As can be viewed in the above photograph, the existing timber is in a poor condition, likely exacerbated by the absence of a suitable drip, thus causing water from the roof to drip down the face of the timber cladding. The existing timber cladding over the front first floor bay window will therefore be replaced with new shiplap timber cladding to match the profile of the existing. The existing joinery has received a very basic repaint since the above photograph was taken, to protect the bare wood, but the rot behind remains untreated. To ensure the long-term preservation the structure it is considered more appropriate to replace it in full. The cladding will be painted in white to match the existing.
- 8.4 The existing timber windows will all be repaired and redecorated, being painted in white to match the existing joinery. Where indicated on the drawings, those to the main building will receive sealed-unit double glazed panes, coupled with draught-proofing, to greatly enhance the energy efficiency of the existing building. In retaining the existing frames, the existing appearance of the building remains unchanged. The proposed glazing bars will all be of the functional type, further adding to the quality of the proposed works. If upon closer inspection the existing windows are deemed to be beyond economic repair, this application seeks approval for the replacement of the same said windows. The detailing of the replacement windows will match those provided on the accompanying detail drawings (i.e. to match the existing windows).
- 8.5 The existing metal window frames to the rear elevation at first floor level will be redecorated with a white-painted finish to match the existing finish. Owing to the size of the casements, and the profile of the existing metal frames, it is not possible for sealed unit double glazed panes to be retrospectively fitted to these windows.
- 8.6 The existing timber fascias, soffits, barge boards, and brackets require elements of repair and redecoration owing to their current condition. Where necessary, rotten elements will be cut away and new timber elements applied in their place, thus ensuring the quality of the existing detailing is retained. The below images illustrate the current condition of some of these elements:





- 8.7 The existing facing brickwork requires elements of repointing, and it is proposed to undertake this using mortar of the same material, colour, and profile as the existing. This varies across the building, so will need to be determined on site.
- 8.8 The existing pitched roofs display signs of spalled, cracked, and slipped tiles. It is therefore proposed to re-fix any slipped tiles that are in a salvageable condition, while any cracked and spalled tiles will be replaced with tiles to match the colour and texture of the existing. The existing ridge tiles will also be removed and re-bedded on a suitable mix, with any damaged ridge tiles being replaced with matching units.
- 8.9 Where existing sand/cement fillets are present at the abutment of walls/chimneys with pitched roofs, these are to be replaced with lead flashings to improve protection against moisture ingress.

8.10 The repair and redecoration of the existing dormer to the rear elevation will result in a significant enhancement owing to the deterioration evident. The joinery will be repaired and repainted in a colour to match the existing. The side cheek walls will be dressed in lead, ventilated to the top and bottom, and insulated internally to reduce heat loss. The provision of sealed unit double glazed panes and draught-proofing to the existing sliding sash window will further enhance its appearance, preserving for the future. In addition to improving the dormer, the existing soil vent pipe will be replaced with a new cast metal pipe. The pipe will receive a powder-coated finish in black, and be fitted with a cowl to prevent the ingress of vermin.



8.11 The removal of the existing dilapidated timber outbuilding is required owing to its condition being beyond economic repair:



8.12 Its removal will open up views to the existing building, revealing quality brickwork.

8.13 The proposed repairs to the rear outbuildings will greatly enhance their appearance, with the use of matching plain clay tiles, brickwork pointing of a

colour and profile to match, and timber joinery repaired and painted in a colour to match the existing.

- 8.14 To the largest rear outbuilding, the existing asbestos roof covering will be replaced with an insulated profiled metal sheet system in black. This will provide a durable, virtually maintenance-free covering to suit the very



shallow pitch. The existing rainwater goods are in black plastic, and these will be replaced like-for-like to suit the replacement roof finish.

- 8.15 The existing felt flat roof adjacent to the northern boundary wall, shown in the photograph to the right, will be removed, revealing the existing plain clay tiled roof beneath it. It is proposed to form a lead valley at a lower level to prevent water from entering the gap between the boundary wall and No.83.



- 8.16 The photograph illustrates how the form of the roof, and its use of felt, is unsympathetic in this setting.

- 8.17 The proposals seek to rebuild the boundary wall using as many of the existing bricks as possible, with any new bricks to match the existing as closely as possible. The mortar should also match the existing in terms of its

material, colour, and pointing finish. The height of the rebuilt wall will be no higher than the that of the in tact portions.

9. Access

9.1 The proposals do not in any way affect access into or within the building.

10. Sustainability

10.1 The proposals have been developed to ensure the extended dwelling achieves the highest level of sustainability that is feasible, with low energy use in its operation. It is envisaged the following will be incorporated:

- a) The thermal performance of the existing building fabric will be improved through the installation of new thermal insulation to the lead flat roof elements, and the roof of the largest rear outbuilding.
- b) The installation of sealed-unit double-glazed panes into a number of the existing timber window frames, in conjunction with draught-proofing, will greatly improve the energy efficiency of the building, and help to prevent air leakage;
- c) The introduction of insulation and double glazing will reduce the demands placed upon the space heating system, allowing it to work more effectively.

11. Conclusion

11.1 The proposals placed before the Planning Department are well-detailed and demonstrate the following:

- a) The proposed repairs to the façade are considered to be sympathetic to the existing building, and the wider Conservation Area;
- b) The enhancements across the whole of the site will greatly improve the setting of the adjacent listed buildings;
- c) The proposed programme of repairs will reverse harm caused by various defects, and preserve the appearance of the building for many years to come;
- d) The proposed installation of sealed-unit double-glazed panes and draught-proofing to the existing timber windows will enhance the energy-efficiency of the building (windows to be replaced like-for-like if deemed beyond economic repair);
- e) The proposed replacement roof covering to the larger rear outbuilding will replace a hazardous material, and provide thermal insulation to significantly reduce energy use;
- f) The proposed rebuilding of the existing southern boundary wall will restore this element, for the benefit of the adjoining occupiers;
- g) The removal of the dilapidated timber outbuilding will enhance the appearance of the existing rear courtyard area;
- h) The proposed replacement of the existing lead flat roofs will allow for the installation of additional thermal insulation, and greatly enhance the appearance of the building;
- i) The sympathetic replacement of the existing rainwater goods will furthermore enhance the appearance of the building;
- j) The proposed works will not in any way affect the amenity of the neighbouring properties.