



St Johns Lodge

151 High Street, Lindfield.

Design and Access Statement – August 2025

Rev A – March 2026

Introduction

Introduction

This Design and Access Statement accompanies a revised proposal for a single-storey rear addition, side bay window, proposed garage and associated internal alterations to St Johns Lodge, Lindfield, a building of recognised historic value.

The design has been shaped by a commitment to conserving and enhancing the property's heritage significance, particularly through the complete retention of the original lean-to, which will remain visible externally. The proposed extension occupies predominantly the footprint of the existing rear infill, with a modest increase in depth to enable a practical and sympathetic internal arrangement. The chosen form and lighter-weight wall treatments are intended to minimise visual impact, ensuring the new addition reads as a clearly subservient reversible extension, allowing the historic fabric to remain uncompromised, and the primary architectural focus.

St Johns Lodge is a Grade II listed property built in the 1850s and listed in 1987. More historical information can be found within the accompanying Archaeological document by Archaeology South East.

The property is a 5 bedroom, 3 bathroom property, with a kitchen, utility room, two reception rooms and a dining room at ground floor. The 5th bedroom and 3rd bathroom can be found within the annex.

The garage is a later addition timber frame structure located at the front of the property and is due to be demolished. This will have a significant public benefit as it restores the true setting of the listed property. This benefit will be visible from the high street which forms part of the lindfield preservation society tour. This benefit clearly outweighs any harm by the modest rear extension which is not visible from a public footpath, right of way or the high street.

Combined with the proposed, we are allowing for an extensive schedule of restoration works to preserve the existing property which includes the relocation of the unsightly plastic rainwater pipe located on the beautiful front elevation.

As part of the overall proposal, the owner is looking to invest to return the principle elevation to its former design and to restore and maintain the fabric of the original structure which is suffering decay.

Proposal

Layout

The proposals allow for the existing kitchen to become a utility space with new ground floor WC to sit within the existing lean to area of the space.

The drawing room will become more proportionate to the house, by adding a bay window to the eastern elevation and extending into the existing later addition hallway.

At first floor level, all bedrooms will remain in tact. The only alterations are minor changes to the bathrooms, which sit within the later 1980s extension. The airing cupboard and bathroom will become one family bathroom that will continue to serve bedrooms 1, 3 and 4.

The proposal includes removing the existing garage from the front elevation and replacing it with a new structure to the rear. Removing the need for regular parked cars, remaining free for visitors temporarily.

Scale

Bay Window

The size of the windows within the new bay reflects the scale of the existing windows found within the snug room on the western elevation. It is these existing dimensions that helped dictate the scale of the subsequent bays.

Rear Extension

The proposed rear extension adjoins only the later 1980s extension and projects in line with the adjacent Bedroom 5 annex. Its lightweight construction and expansive curtain wall glazing creates a sense of openness through transparency, maximising visual connectivity to the garden, the annex and the historic lean to, which we intend to retain and will remain exposed.

Garage

The proposed 1.5 bay garage combines a natural weatherboard timber cladding, red brick plinth and clay tile hipped roof. Its features and scale draw on the neighbouring garages found at Little Blacklands and Firs Cottage.

Landscaping

The proposal includes new areas for hard landscaping as well as extending existing patios adjacent to the house, extending the gravel path to follow the perimeter of the whole house and an allowance for a gravel driveway adjacent to the proposed rear garage.

In order to maintain an enclosed rear garden the proposal includes estate style fencing to sit adjacent to the western and eastern walls of the existing house with native hedging to sit behind the fencing which will soften the boundary treatment and also provide wildlife corridors. This allows for a secure area for family pets to the rear of the property.

Appearance

Bay Window

The side bay window proposal allows for painted timber sash windows painted, a rendered plinth at lower level and finished in a lead roof.

Rear Extension

The rear extension will adopt brick style stone cladding with black metal crittall style windows and doors and roof to receive a lead finish.

New Windows to Rear Elevation

The enlargement and addition of new windows to the rear elevation will be a painted timber finish and will be sliding sash to match existing. Both windows will receive stone quoins and sloping stone cill to match existing.

Garage

The garage will be finished in a brick plinth with timber weather board cladding to the walls. The roof will be finished in a red clay tile. The garage doors will be finished in natural oiled timber.

External repairs to existing house.

The clients intend to carry out significant remedial works to the existing stone façades. Replacing the existing cementitious grout for a more breathable lime grout. Also replacement of existing sandstone where required and replacement of all existing plastic guttering with cast items appropriate to the period of construction.

They also intend to carry out repairs to damaged ridge tiles and plan to reinstall the cross finial item which no longer remains on the roof but can be found in historic imagery.

Access

The existing rear garden pedestrian access gate will be replaced and become the new rear vehicular access with proposed timber gates that will be permanently closed, except for access, and which reflect those opposite at Little Blacklands.

Heritage Statement

A detailed heritage statement by ASE will accompany this application, separate to the Design and Access Statement.

Sustainability

The proposed bay window and contemporary rear extension have been designed with sustainability in mind. Both will incorporate high performance insulation to improve thermal efficiency and reduce energy consumption.

The selection of durable materials, including lead roofing and double-glazed Crittall-style windows, supports long term performance and low maintenance whilst allowing the materials to patina over time.

Natural light will be maximized through glazed elements, reducing reliance on artificial lighting.

Where possible, materials will be responsibly sourced to minimize environmental impact.

Site Analysis



Google Aerial View of Site

Existing Public Domain Conditions



Existing External Site Conditions



Front (South Western) View of House



Front (South Facing) View of House



South Eastern View Of House



View of existing garage.



Side (Eastern) View of House



Rear (North Eastern) View of House



Rear (Northern) View of House



View of existing garage.



Side (Eastern) View of House



Rear (North Eastern) View of House



Rear (Northern) View of House



Side view of existing garage.

Key Existing Internal Items

EXISTING LOUNGE



Poorly proportioned drawing room with later addition skellings. This space is divorced from the outside and very unlike the original historic front rooms found within the house.

EXISTING KITCHEN



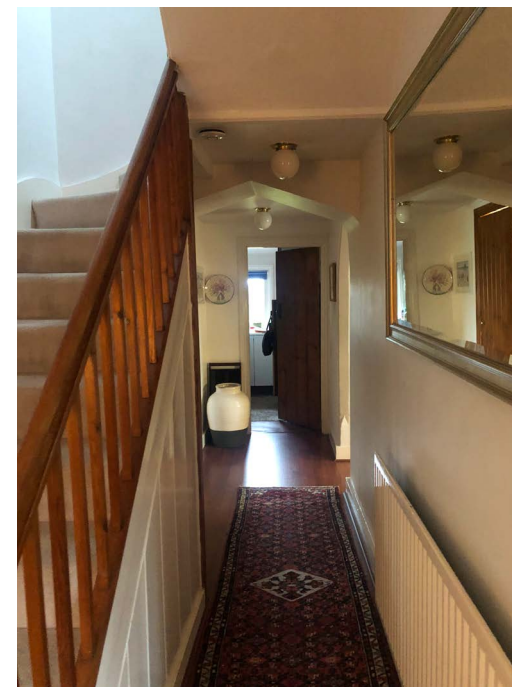
The pointed arches within the existing kitchen will remain in tact and exposed. The proposal includes for a downstairs WC to be placed within the existing lean to area. Therefore the pointed arch on the left hand side will be partially infilled in the middle. However you will be able to read the arch from the new utility area and from within the WC.

EXISTING LOUNGE



Later addition pointed arch disturbs this room's proportions and the new proposals allow to block up this space in its entirety and return the room to its original state.

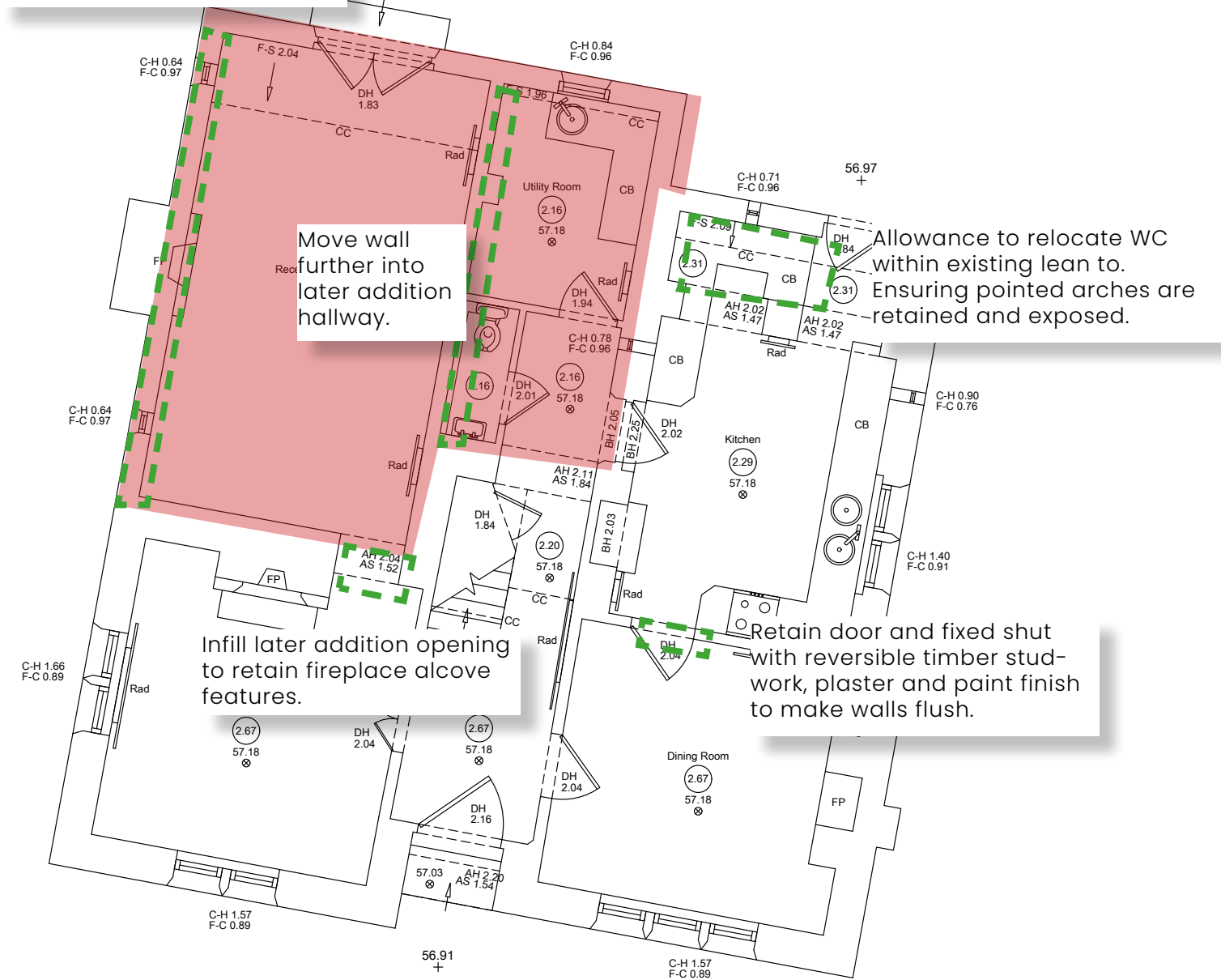
EXISTING HALLWAY



View from hallway looking towards the rear garden is obscured by the later addition downstairs WC. The proposal allows for this later addition wall to be removed and the sight lines from the front door to the rear garden reinstated.

Existing Floor Plans

Insert a bay window into later addition wall to allow for better proportioned drawing room.



Existing Ground Floor Plan

KEY

Proposed Alteration

1980s Extension



Replace existing single window with double sash windows to match bedroom 2.

Widen existing window and lower cill to be in line with existing rear elevation windows.



Existing First Floor Plan

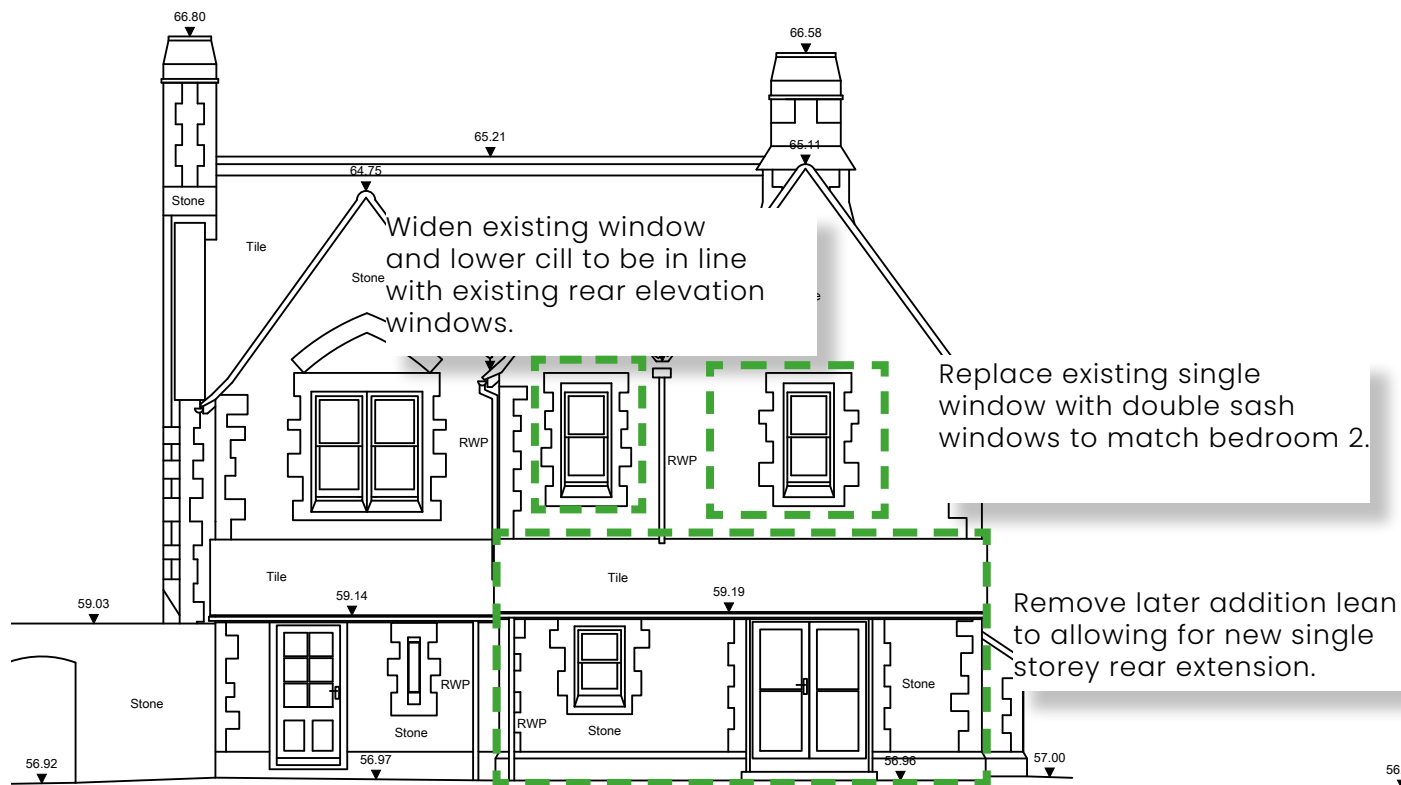
Existing Elevations



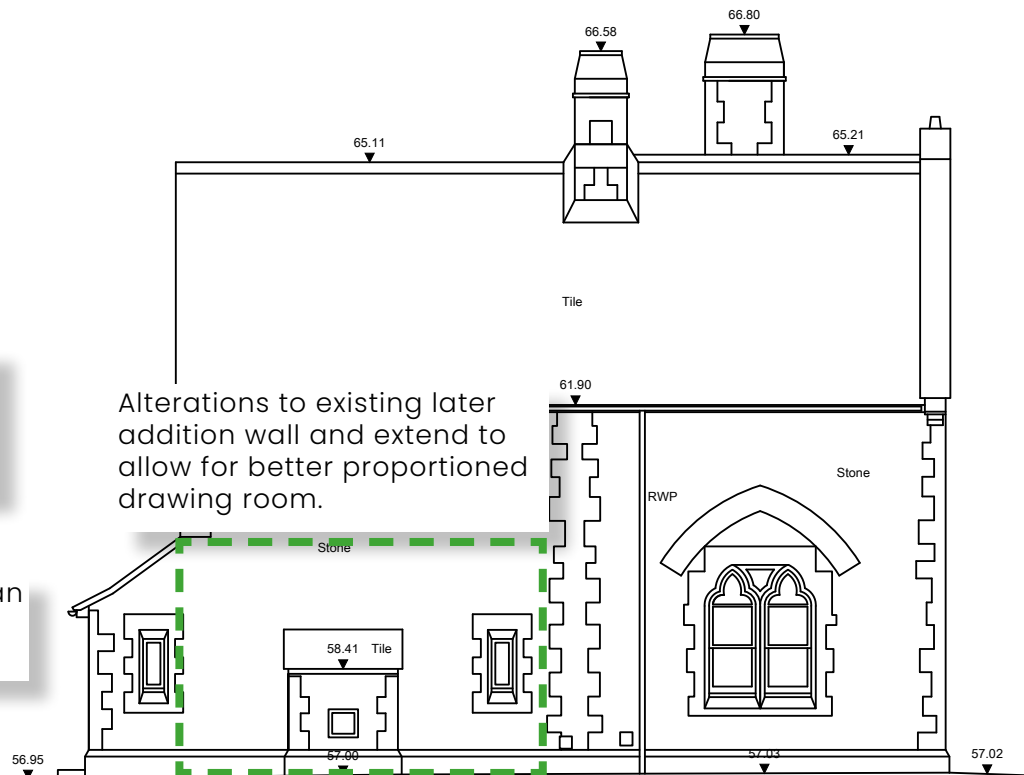
Existing Front Elevation



Existing East Elevation

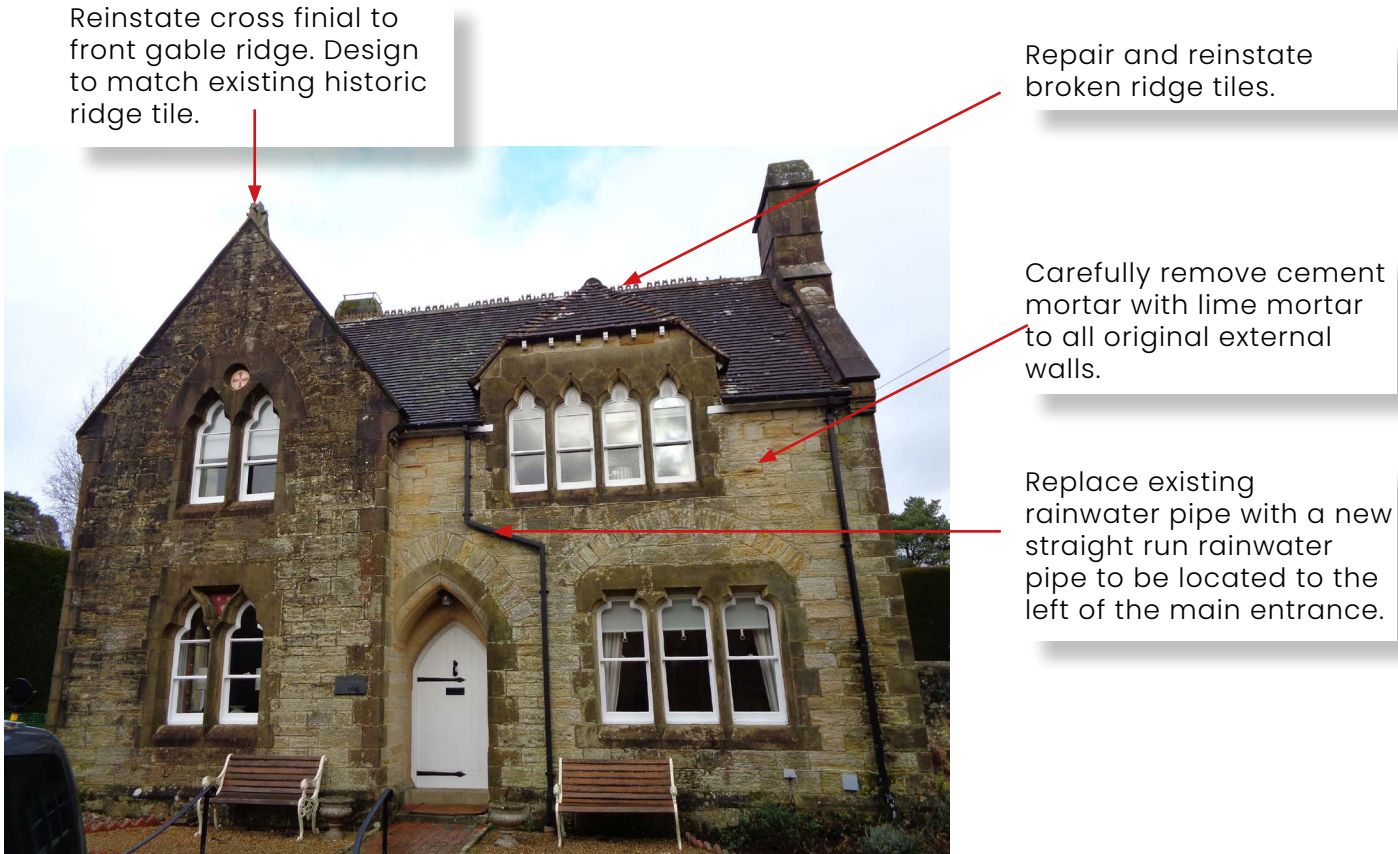


Existing Rear Elevation

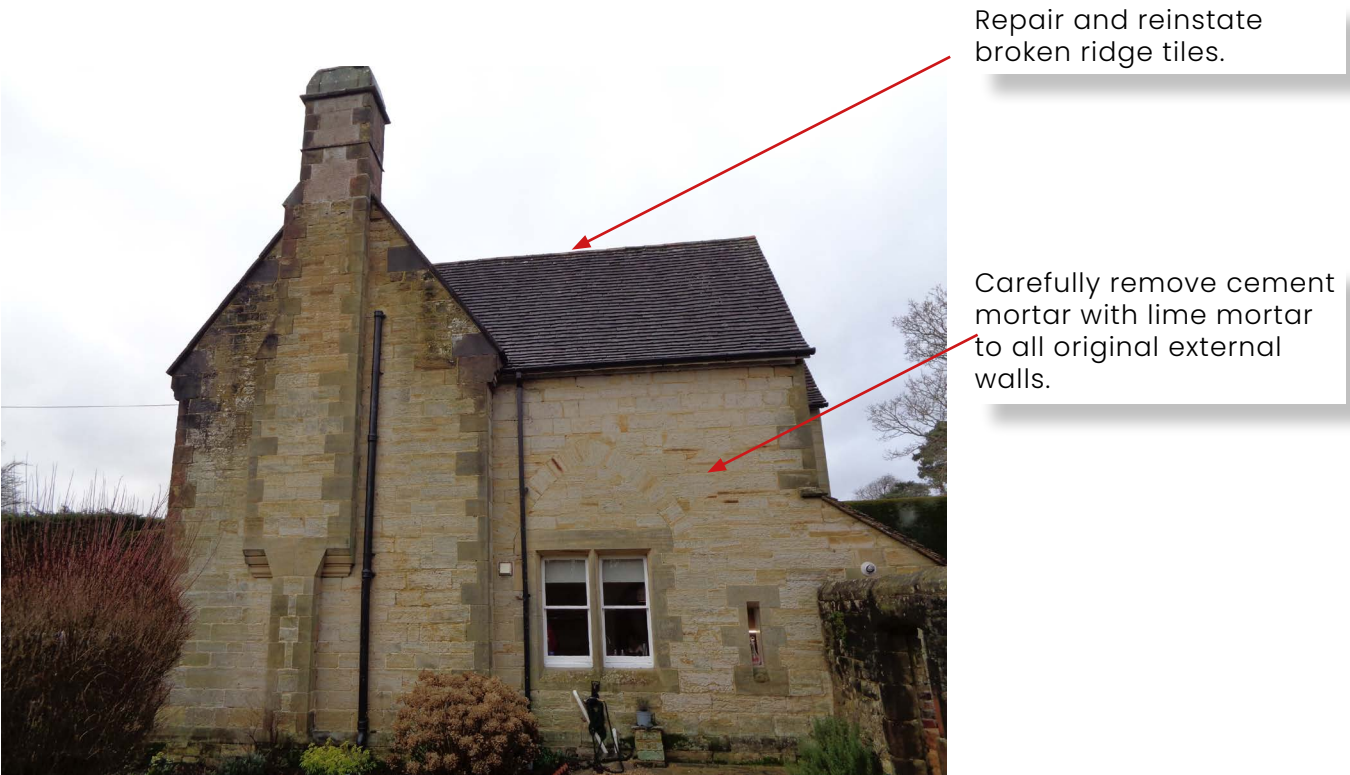


Existing West Elevation

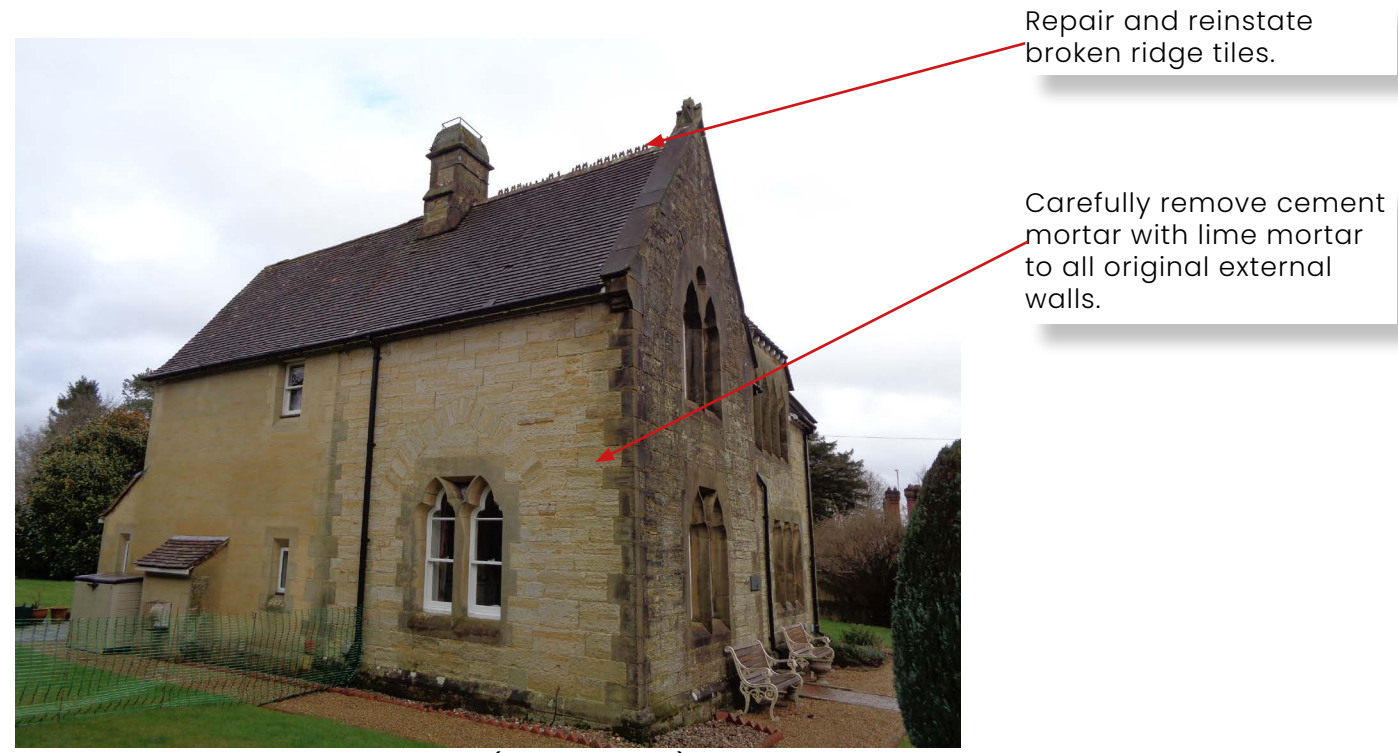
Repairs to Existing Facade



Front (South Facing) View of House



Side (Eastern) View of House



Rear (Northern) View of House

Pre Application Feedback

In my opinion, given the scale of the existing modern additions to the rear of the house any further substantial extension to the property is likely to be considered contentious in principle. The proposed single storey rear addition is on a very sizeable footprint, extending across the full width of the rear of the building. It is, in my opinion, over scaled and overbearing in its relationship with the relatively modest footprint of the original house, resulting (particularly when viewed cumulatively with the existing two storey extensions) in an inappropriate relationship of scale between the historic core of the building and the additions to it. Furthermore the last remaining element of the original elevation at this level would be lost or internalised.

Following this feedback and discussions with the Heritage consultant we have substantially reduced the width and scale of the proposed rear extension to minimise impact on the original house.

The proposed alterations to the fenestration to rear at first floor comprise the enlargement of the existing window opening to the western gable of the infill extension, so that it would reflect the proportions and detailing of the original window at this level to the service range to the east. This introduces more balance to the elevation, and is not considered contentious subject to detail. *Thank you for the positive feedback on this item.*

The proposed side extension is in my opinion contentious in principle - given the scale of the existing two storey infill extension to this part of the building, any further substantial addition to it is, as noted above, likely to prove contentious. This position to the side of the building is relatively prominent in key views looking from the south towards the building's principle façade, and the addition would in my opinion unbalance the elevation, which is a completed composition. This is in terms of both the projection of the gabled addition and of the attached chimney stack. I also consider that, although I understand the intention of the proposal to introduce more visual interest to the existing rear extension, the form and design of the further addition now proposed, including the prominent chimney stack, the fenestration and other detailing, in mimicking the architecture of the original house tend to detract from the existing relatively clear definition between the core of the building and the additions to it, confusing its narrative. I would therefore recommend that this aspect of the proposal is not pursued.

As part of the revised proposal we have taken your comments and concerns on board and have removed the side extension and proposed chimney in its entirety. The proposal allows for a bay window only, ensuring this is subservient but does enhance this elevation which is currently void of any architectural features and thus detrimental to the historic building. As seen

in our analysis on previous pages, this room requires a stronger connection to the outside, improved daylight penetration and proportions to reflect the scale and form of the original rooms. We believe these changes are more in keeping with the character and intended use of the house and a substantial improvement on the existing 1980s extension. The introduction of the fenestration will balance this room against the existing.

The proposed internal alterations are principally within the modern extension and therefore not considered contentious, however the creation of new partitioning within the rear service range at ground floor (originally suggested to be the kitchen) to create a WC would seem to adversely affect the surviving original proportions of this room as well as blocking one of the arched openings leading into the original lean-to. This aspect of the proposal therefore requires reconsideration.

We have taken your comments on board and adjusted the proposal, relocating the ground floor WC to within the historic lean to. This redesign preserves the existing proportions of the kitchen (proposed utility room). This proposed change allows for the retention of the pointed archways, with only one partially blocked but is still entirely visible from within the proposed utility space and WC area.

The proposal also includes blocking an existing, original doorway between the study and kitchen- I would agree with the commentary in the Impact Assessment which suggests that this door should be retained and fixed shut rather than removed, and the opening in-filled. Subject to detail of this amendment, this aspect of the proposal is not considered contentious.

Noted. We also agree with this point and will follow the guidance contained within the Impact Assessment.

Alterations to the existing original lean-to to create a pantry may be dependent on the proposed adjacent extension- the proposal to remove the roof of this structure is discussed above. As above, I consider that this structure should be retained in its existing form.

Thank you for your comments, we have taken them on board, in full and this element of the proposal has now been removed.

The proposed internal alterations to the curtilage listed outbuilding which are described in the heritage impact assessment but not (unless I have missed something?) shown on plan comprise removal of an existing sauna to install a shower, and internal insulation. Unfortunately we did not discuss this on site or view the interior of this building, however based on the information in front of us I would consider it unlikely that the replacement of the sauna with a shower is likely to be considered

contentious, subject to detail. The installation of internal insulation to the walls of the building may be more problematic- the HIA notes that this would result in the existing original finish being concealed. However more detail would be needed to comment meaningfully on this aspect of the proposals.

Thank you for your comments, we have decided not to pursue this item further.

The existing garage building is modern and is not of any special interest. It is not particularly attractive, and tends to detract from views of both the listed Lodge and the former school building (likely NDHA) opposite. Its removal is therefore welcomed, subject to detail of an appropriate landscaping scheme to make good the area, which I would suggest should include as much soft landscaping as possible.

Please our accompanying proposed site plan with details of hard and soft landscaping for this area. We have designed the landscaping to compliment the setting of the listed property.

The proposed replacement garage building and bike store is on a larger footprint, and will result in some loss of garden space, in particular due to the associated access and hard-standing. However, it is arguably more sensitively located than the existing garage being to the rear of the Lodge and of the buildings fronting onto the High Street including Blacklands and Firs Cottage, and adjacent to an existing access driveway running across the back of these properties. On balance, and subject to detail including of the building itself, the proposed alterations to the boundary adjacent to it, and the associated landscaping, this aspect of the proposal is not considered contentious.

The revised proposals include proposed elevations as-well as a site elevation to show the relationship with the boundary.

See accompanying drawings for more information. We have adopted a subservient architectural typology to ensure the building is sympathetic to the main house and bed 5/annex.

The submitted heritage statement notes that the rear (north eastern) wing of the original building was a service range, and that the surviving single storey lean-to to the rear of this range, accessed internally by two arched doorways, was also part of the original house. In this context, the partial removal (at roof level) and alteration and/or internalisation of this element of the building's original foot print, floor plan and fabric, to allow for the proposed full width rear extension is also considered contentious. This structure should be retained in its current form and exposed to external view- see below.

The proposed has carefully considered these concerns, and the revised proposal now seeks to preserve the historic lean-to in its entirety. As such the proposal fully accepts and reflects the pre-

Pre Application Feedback

application feedback. The articulation of the proposed footprint ensures it remains fully visible from the rear garden.

Internally, we also intend to maintain its original proportions, with the ground floor WC relocated to this space and the pointed arches remain in tact and visible.

I would suggest that the maximum which may be achievable at the rear of the building would be a significantly less deep single storey addition sitting solely across the existing rear infill extension, replacing and slightly extending the footprint of the existing lean-to element in this position. The adjacent original lean-to should be retained unaltered. Subject to an appropriately reduced scale, I would have no particular objection, subject to detail, to a flat roofed form, although in terms of the elevations a lighter-weight treatment, not featuring for example entirely solid end elevations, would be preferable in reducing the apparent bulk of the addition.

We note your suggestion for a more modest single-storey addition confined to the footprint of the existing rear infill extension, with the adjacent original lean-to retained unaltered.

While we appreciate the intent to limit depth, we consider that a slightly extended footprint is necessary to achieve functional internal layouts which are proportionate to the extended house as it stands, and entirely balanced with the needs of a 5 bedroom dwelling.

The revised scheme now retains the historic lean-to in its entirety, ensuring it remains fully visible from the rear garden, and adopts a restrained overall depth compared with earlier iterations.

The methodology behind the extension is to create a covered seating area that can be enclosed maximising transparency through to the host dwelling.

The removal of later additions is a significant benefit to both public domain and setting of the listed property, clearly outweighing the harm from a contemporary lightweight single storey extension which has been sensitively designed, in keeping with the feedback, to preserve the remaining historic element of the rear elevation.

Relevant Planning Policy

DP26 Character and Design
The proposed single-storey and side extensions are sensitively designed in high-quality materials stone brickwork and slender Crittall glazing that respect the scale, layout, and character of the existing building and street-scape, in accordance with Policy DP26.

DP34 Listed Buildings and Heritage Assets
Traditional detailing, careful proportions, and minimal intervention ensure the proposals preserve the significance, form, and setting of the listed building, fully supporting the aims of Policy DP34

DP35 Conservation Area
The use of heritage-appropriate materials and discreet positioning reinforces the architectural rhythm and visual coherence of the conservation area, meeting the expectations of Policy DP35. Overall, the design enhances the property's usability while safeguarding its historic and visual integrity.

Past Planning Applications

CU/225/74
Conversion of existing building
Approved May 1974

CU/318/76
Porch and 3 additional windows
Approved November 1976

CU/123/78
Proposed Single Garage
Approved April 1978

CU/144/78
Proposed single storey extension comprising new kitchen and minor alterations to existing lodge internally.
Approved May 1978

CU/113/84
Rear Extension
Approved March 1984

LF/066/87
Topping Approximately 6'-8' of five leylandi and 27 macrocarpa trees and tidy overhanging branches
Approved

11/03832/TCA
Fell one conifer
No Objection

Proposed Site Plan

Taking into account the pre-application feedback, particularly the heritage concerns raised by the conservation officer, we have developed a revised scheme that we believe compliments the character and significance of the Grade II listed stone dwelling.

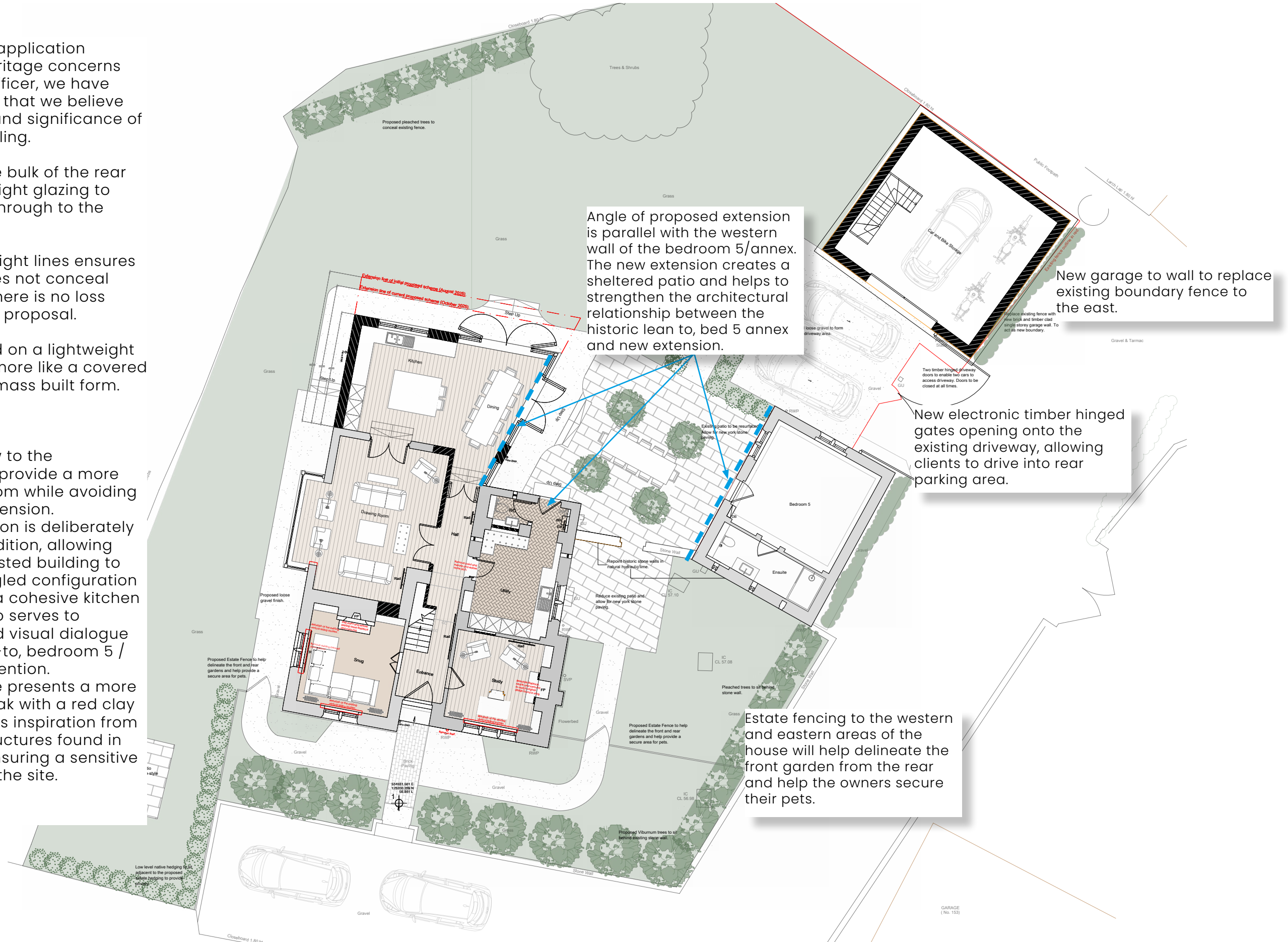
We have visually reduced the bulk of the rear extension, through the full height glazing to maximise the transparency through to the existing building.

The introduction of splayed sight lines ensures the width is reduced and does not conceal the historic fabric, of which there is no loss whatsoever as a result of the proposal.

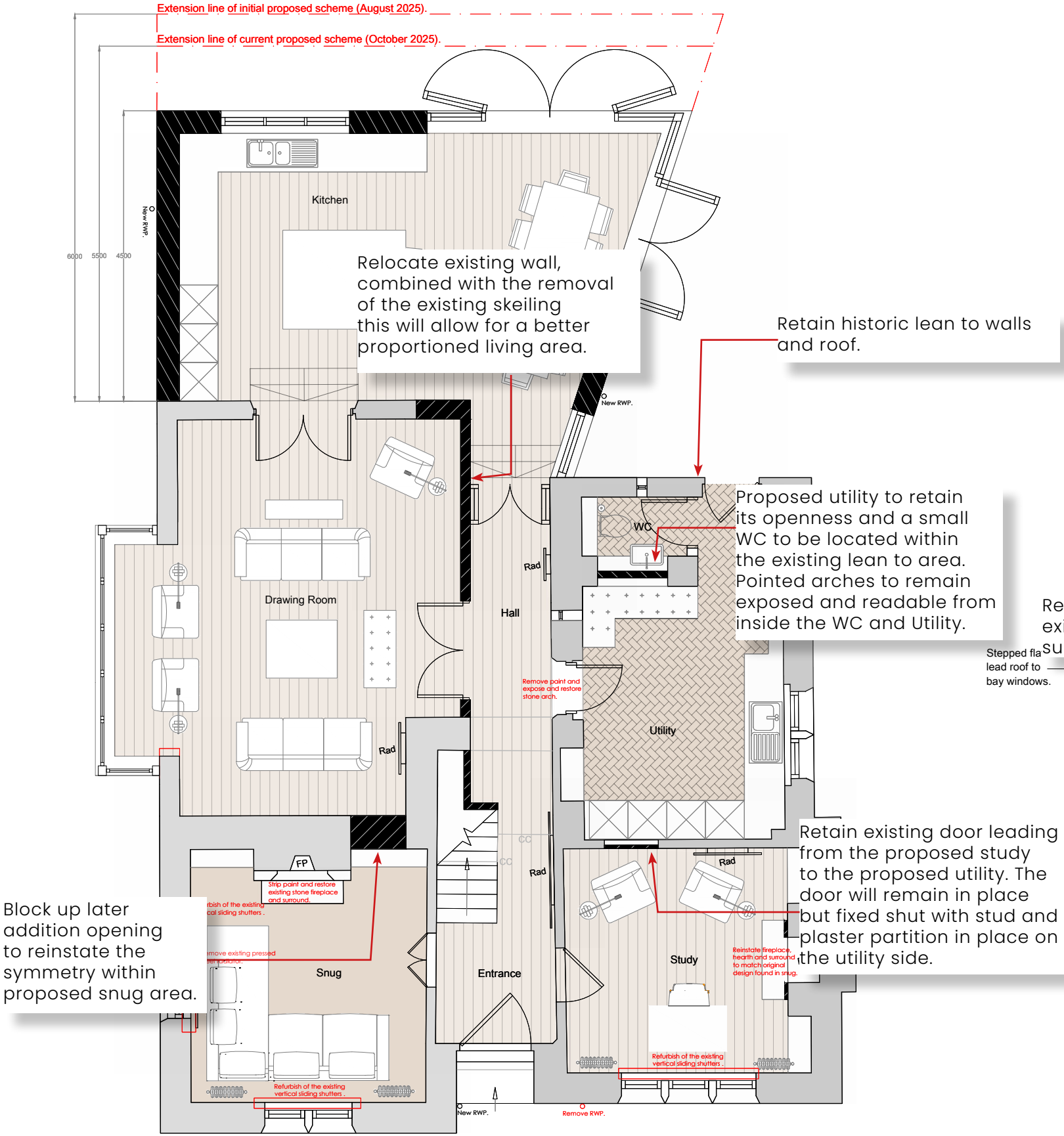
The design narrative is based on a lightweight open structure which reads more like a covered outdoor terrace rather than mass built form.

The main design points are:

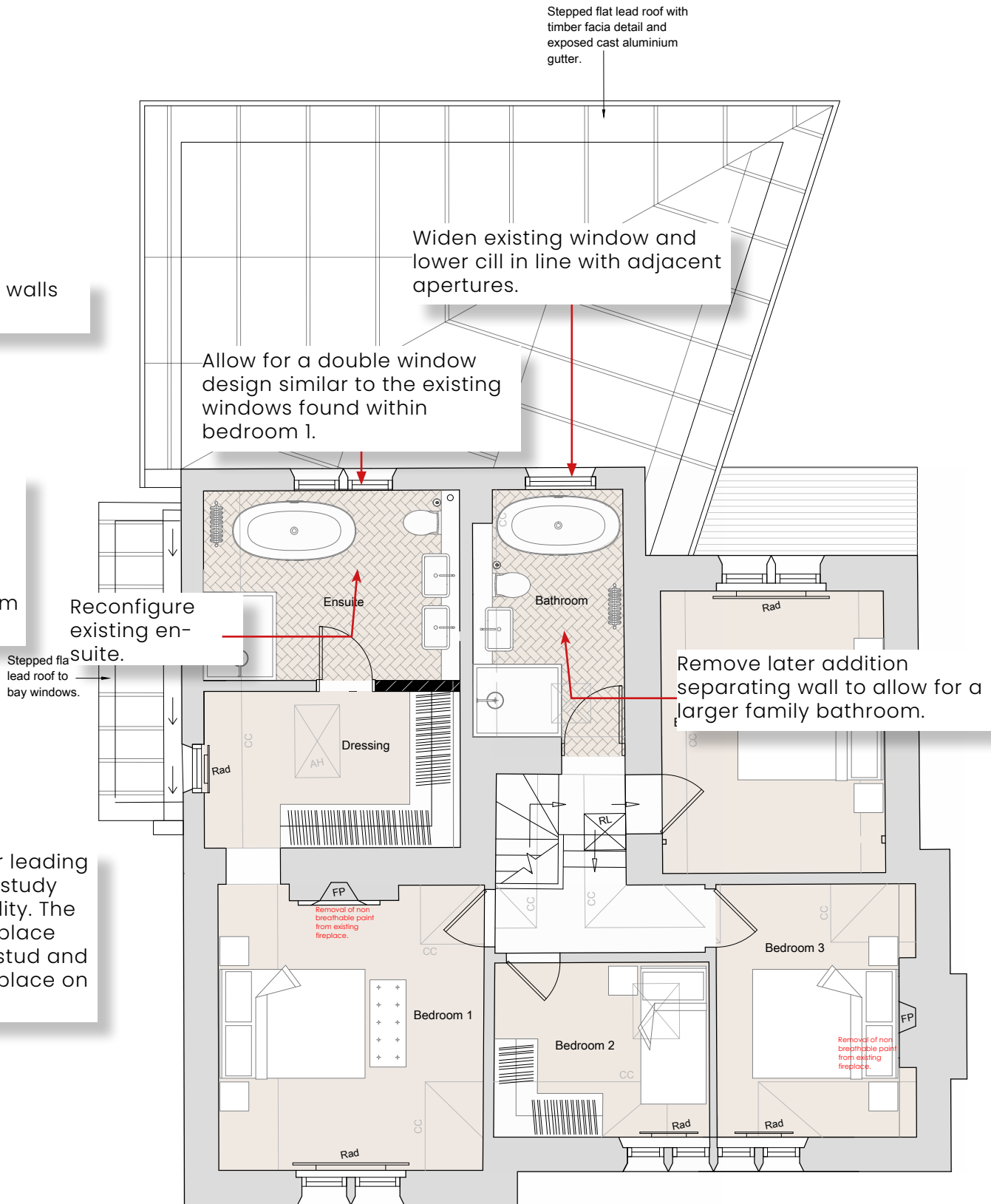
- The proposed bay window to the western elevation help to provide a more proportionate drawing room while avoiding the need for a full side extension.
- The proposed rear extension is deliberately anchored to the 1980s addition, allowing the original fabric of the listed building to remain untouched. Its angled configuration not only accommodates a cohesive kitchen and dining space, but also serves to strengthen the spatial and visual dialogue between the historic lean-to, bedroom 5 / annex, and the new intervention.
- The proposed rear garage presents a more traditional form. Clad in oak with a red clay tile roof, the building draws inspiration from the traditional garage structures found in the immediate context, ensuring a sensitive and coherent addition to the site.



Proposed Floor Plans

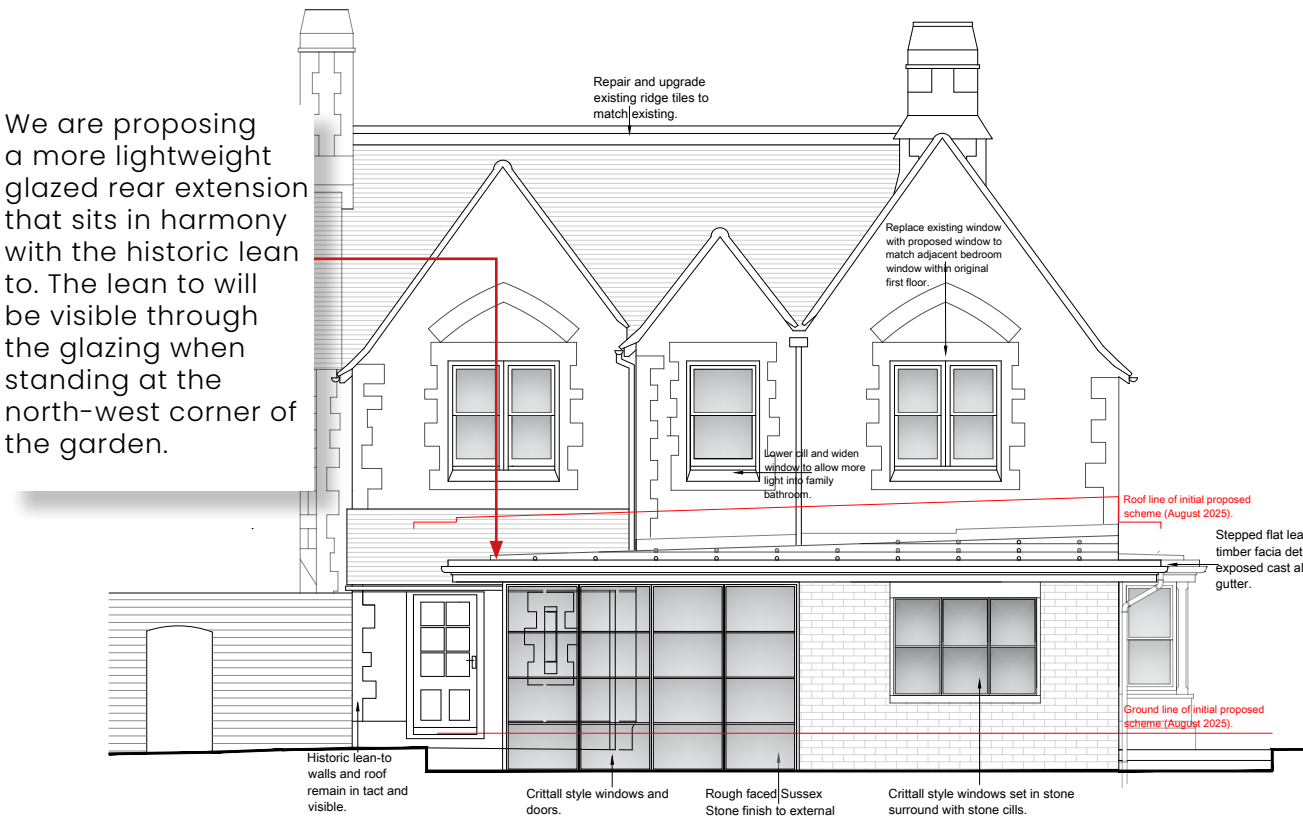
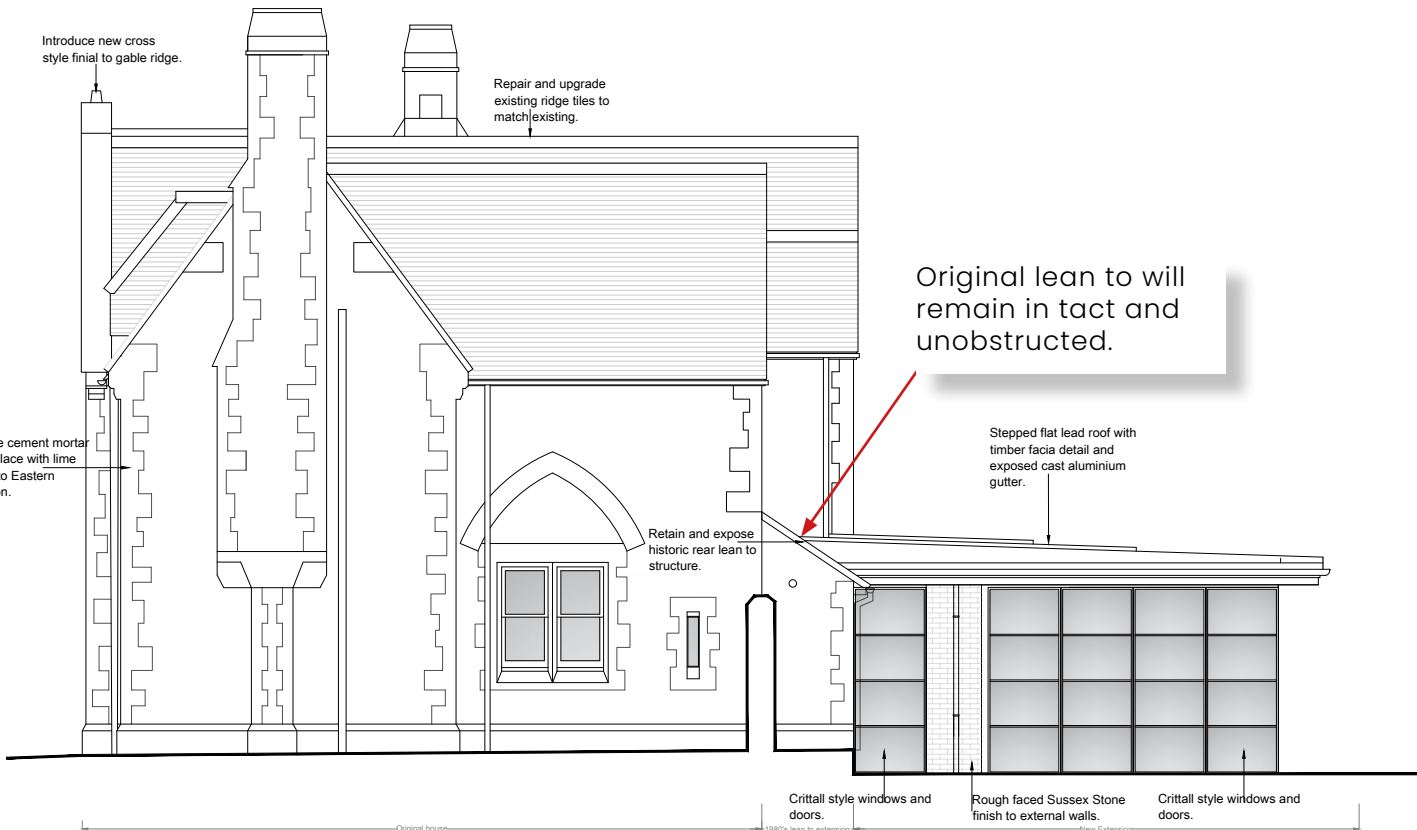
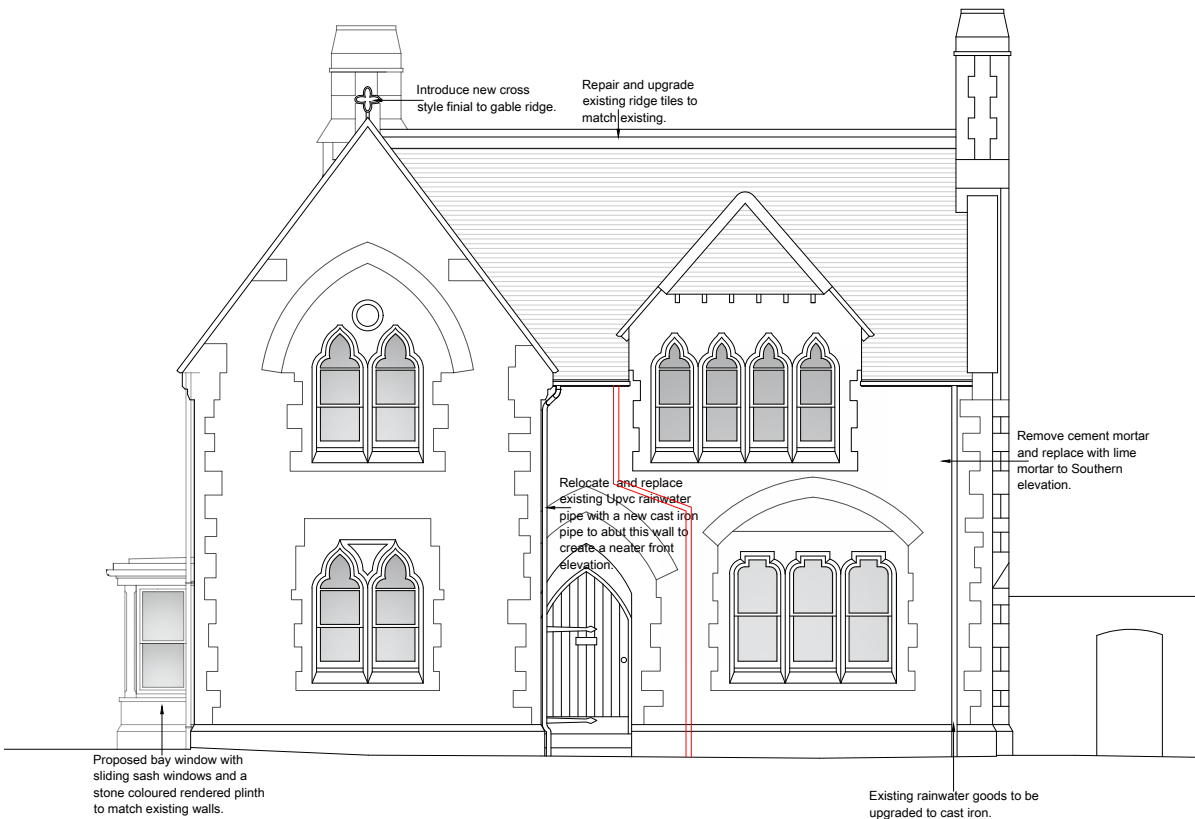


Proposed Ground Floor Plan



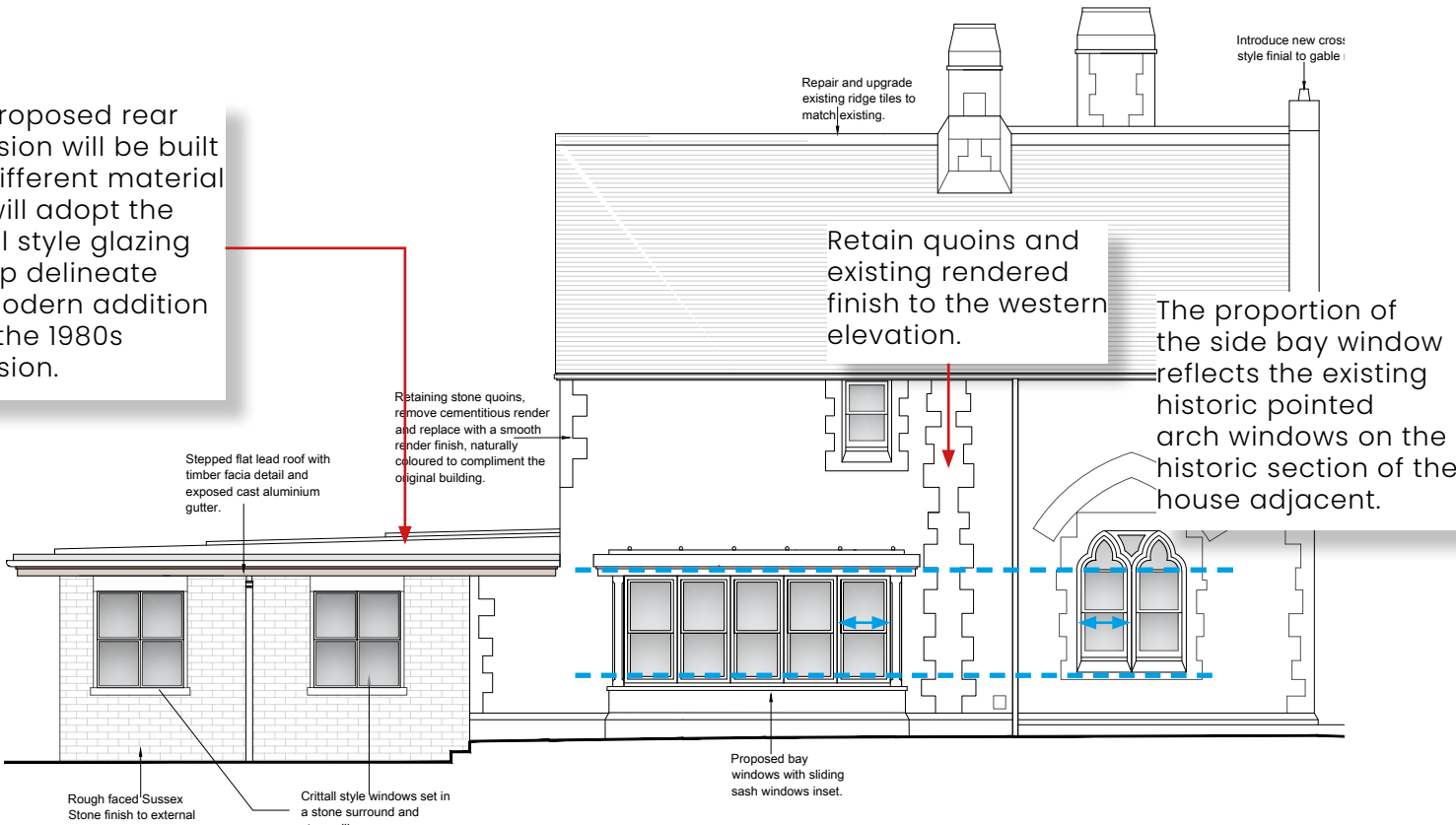
Proposed First Floor Plan

Proposed Elevations



We are proposing a more lightweight glazed rear extension that sits in harmony with the historic lean to. The lean to will be visible through the glazing when standing at the north-west corner of the garden.

The proposed rear extension will be built in a different material and will adopt the crittall style glazing to help delineate the modern addition from the 1980s extension.



Proposed Western Elevation

The 1980s extension lacks depth, detail and architectural finesse. This is especially relevant on the western elevation. The rendered finish, proportionally small windows and flush quoin details detract from the charm and quality found in the original house.

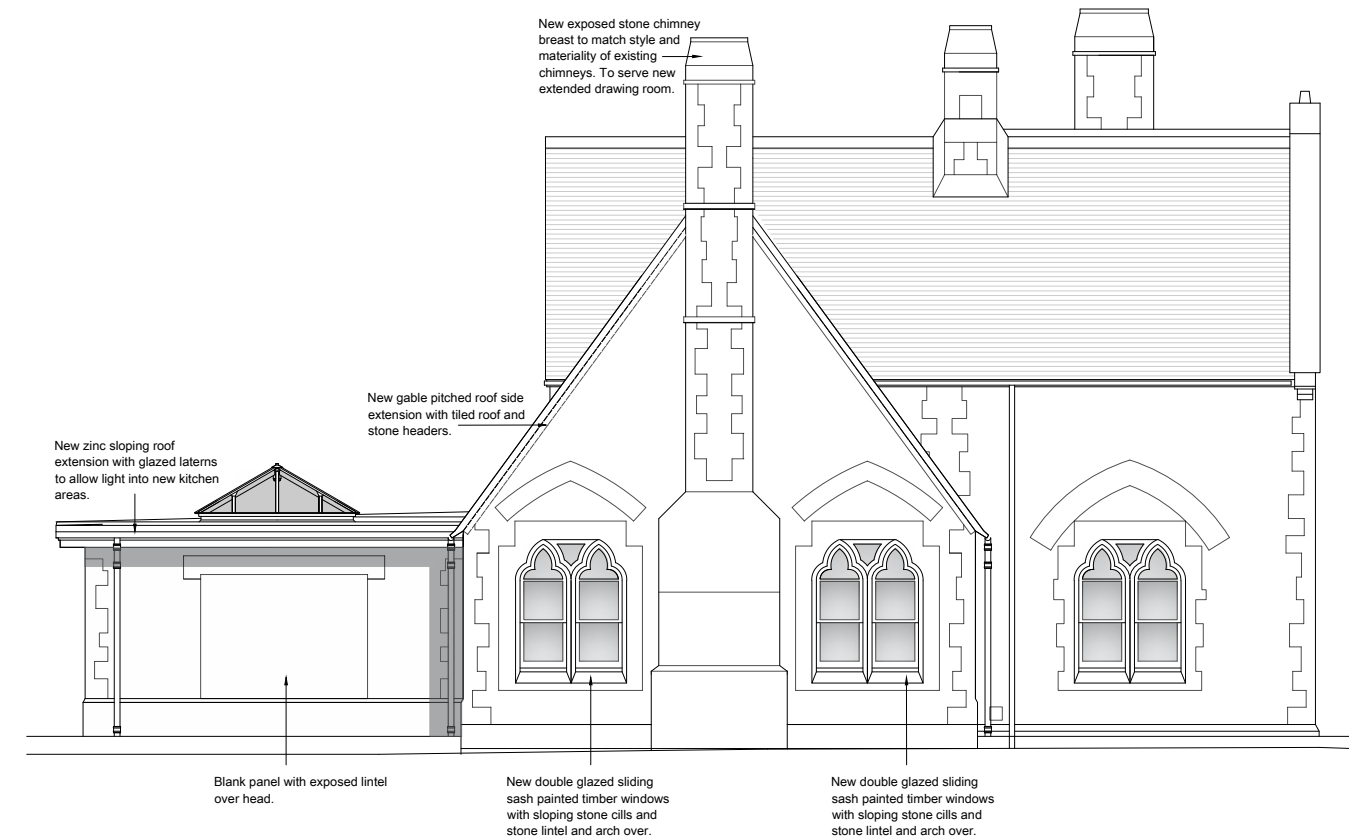
Our initial proposal of a gabled roof side extension that we felt addressed these concerns was unfavourable during the pre application stage.

Determined to improve this elevation, we are proposing a more pared back approach with the insertion of a bay window.

The proportion of windows within the bay is taken from the adjacent pointed arch windows found in the original house. They will allow for better connectivity to the rear side garden, allow more daylight to flood the lounge area and the new lead roof will replace the lean to tiled roof and remove the skelting design internally.



Existing Northern / Western Elevation



Proposed West Facing Elevation - Pre Application Submission

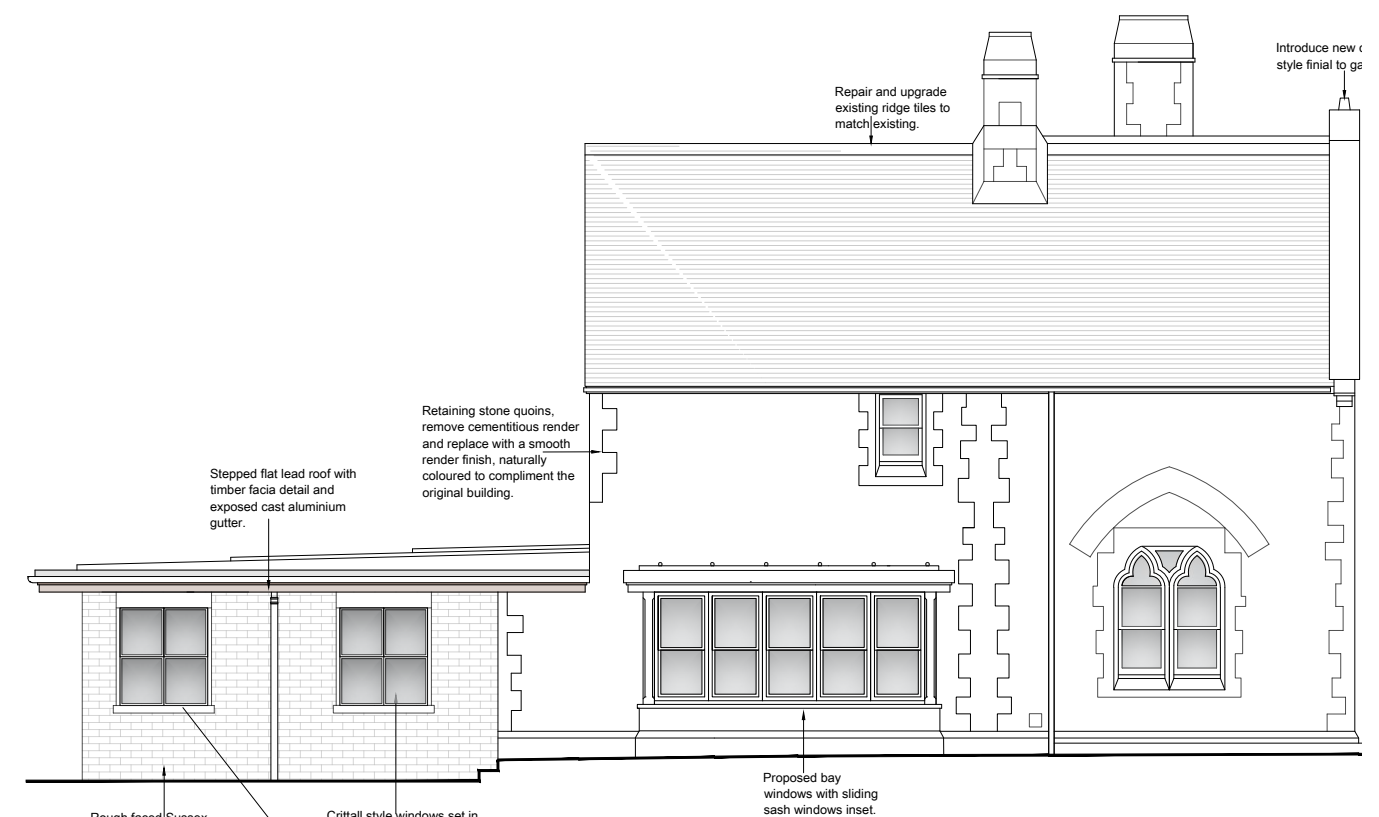
Poorly proportioned windows.

Lack of detail to existing walls.

Small afterthought additions.



Existing Western Elevation



Current Proposed West Facing Elevation

Proposed Northern Elevation

When reviewing the rear northern elevation, similar to the western elevation, the facade lacks character, the windows are poorly proportioned and the single storey lean-to extension creates awkward skellings internally.

Through our design development, our initial proposals for a full width, single storey stone extension with decorative quoin details and timber sash windows created too much bulk and covered the historic lean-to which was not favourable with the planning team.

In response to these concerns, we have proposed a lighter, more transparent single-storey extension, carefully limited to the footprint of the later 1980s addition.

Our approach creates a refined, open structure that evokes the feel of a covered outdoor terrace rather than a heavy, enclosed mass. The use of elegant Crittall-style glazing clearly defines the relationship between old and new, while the choice of a decorative lead roof offers what we believe to be the most respectful and contextually sympathetic solution.

In addition we believe the revised proposal goes some way to mitigating the harm which the 80's extension represents to the original structure.



Proposed North Facing Elevation – Pre Application Submission



Existing Eastern Elevation



Current Proposed North Facing Elevation

Proposed Eastern Elevation

Although the eastern elevation is one of the two historic elevations that remain in tact, it is worth highlighting that no changes are proposed to this elevation.

The lean-to rear structure and its roof will remain in tact.

As you can see, we have radically changed the rear extension proposal since the pre application stage, allowing for a more light touch rear extension. The extension will abut the later addition element using crittall style glazing. We have removed the need for a rooflight and have designed a lead roof.



Existing Northern / Western Elevation



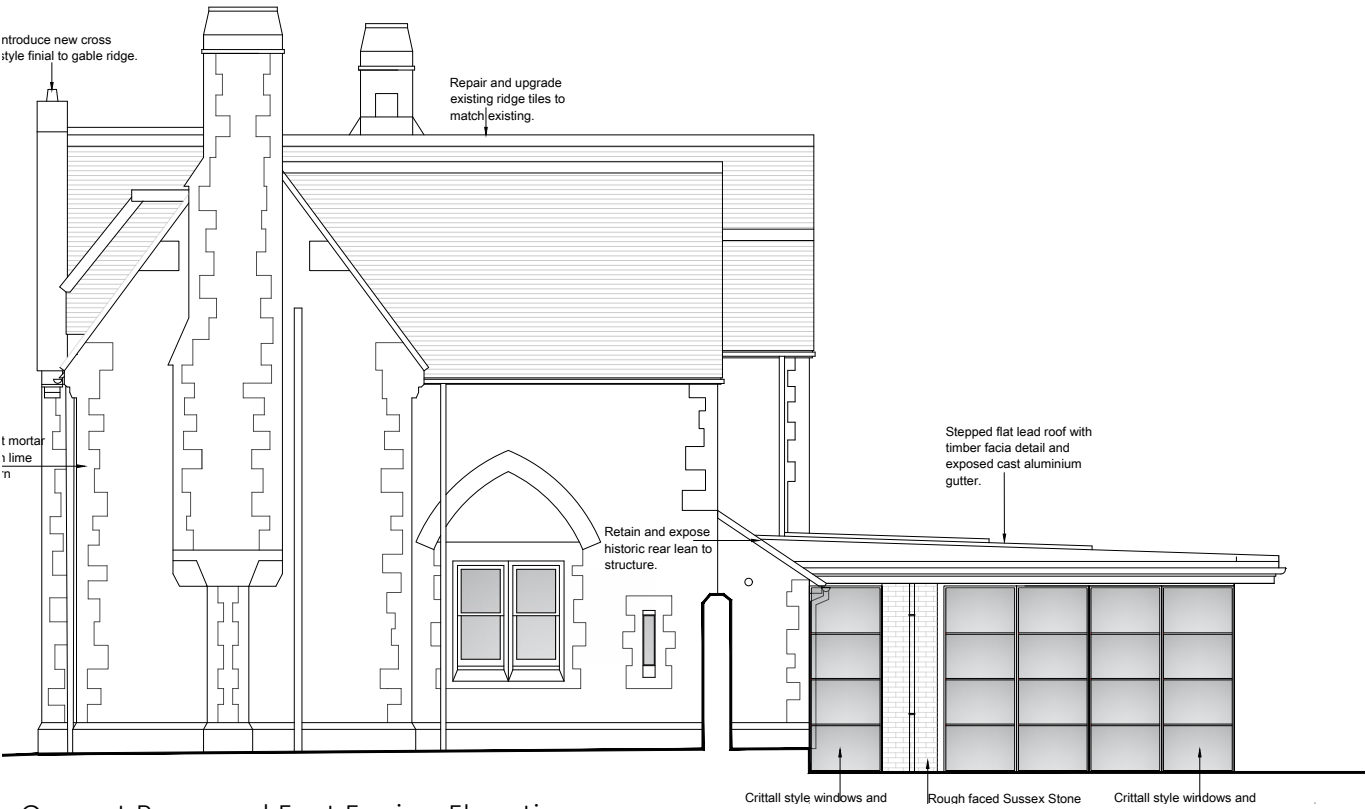
Proposed East Facing Elevation - Pre Application Submission



Eastern Elevation retained and refurbished.

Historic lean to retained and exposed.

Existing Eastern Elevation



Current Proposed East Facing Elevation

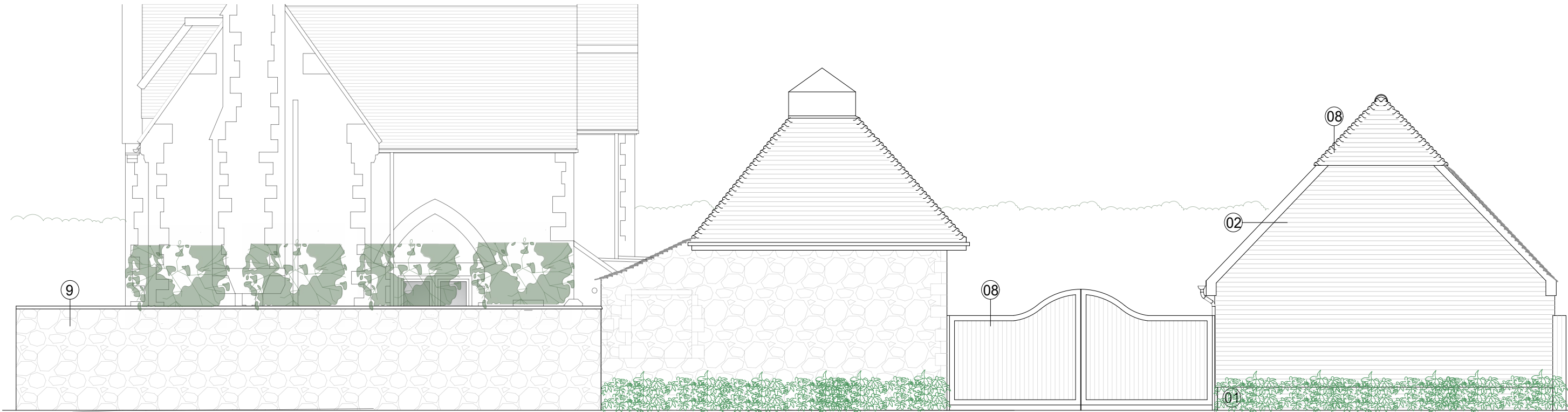
Proposed Garage Elevations

It is important that we address the driveway elevation as part of the proposal as it visible from the public domain. As demonstrated in the picture below, the current driveway elevation erodes the setting of the listed building and is a detriment to public benefit.

The new proposal allows for a more rural architectural style that will sit subserviently within the context of St Johns Lodge and the surrounding dwellings.



Current Proposed Garage South Elevation.



Current Proposed Driveway Elevation (east facing)

Precedent Images

House Extensions



Brick Stone Cladding



Cast Iron rainwater goods.



Bay window to match existing render



Estate fencing to eastern and western boundaries with hedging behind.



Stepped lead roof to rear and side extensions.



Black metal crittall style glazing doors and windows.

Garage



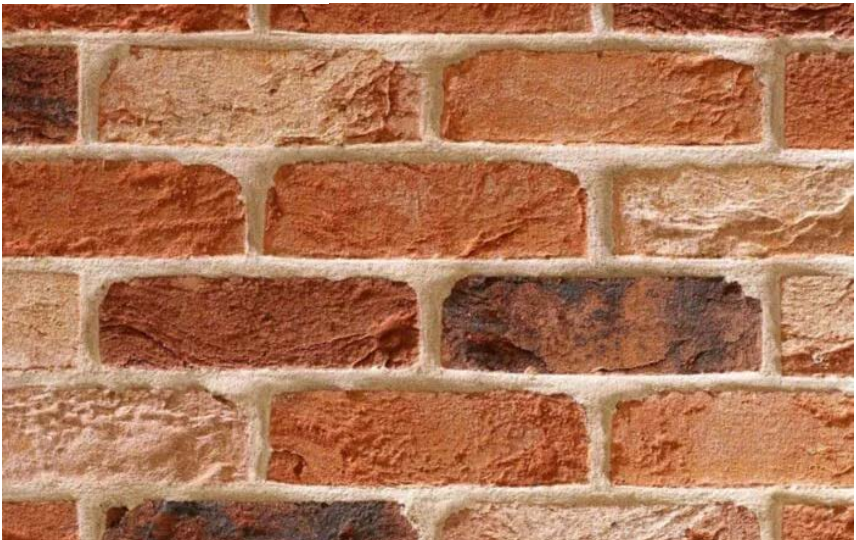
Cast Iron rainwater goods.



Handmade clay tile roof.



Natural oiled timber cladding.



Old coach house brick plinth with lime pointing.

3D Image



Conclusion

This proposal has been carefully developed to respond sensitively to the character, setting, and significance of the Grade II listed St Johns Lodge property. The single-storey rear extension, bay window and new build garage have been sensitively designed to create an exceptional architectural driven proposal that compliments the host dwelling. The extension provides a wonderful space maximising connectivity to the garden and greatly enhancing the rear elevation through the removal of later additions.

The removal of the existing garage and re-landscaping of the front garden greatly enhances the arrival and setting of the property which is a significant public benefit. Careful selection of materials have been applied to the architectural solution to ensure clear delineation between the historic and later extensions. This creates a much more cohesive and sympathetic evolution of St Johns Lodge.

The palette of materials stone brick walls, timber sash windows, crittall style glazing and sensitive repairs to the existing walls and roof as well as locally appropriate detailing have been chosen to harmonise with the surrounding vernacular, ensuring a contextually grounded approach.

Informed by pre-application feedback and in close consideration of conservation principles, the proposal strikes a careful balance between preservation and contemporary enhancement. It represents an opportunity to sustain and celebrate the architectural legacy of the property while securing its continued use and enjoyment for future generations.

We look forward to receiving your feedback and hope the application will be met positively.