

DESIGN AND ACCESS STATEMENT
HERITAGE STATEMENT WITH IMPACT ASSESSMENT

APPLICATION FOR
LISTED BUILDING CONSENT FOR ALTERATIONS,
EXTENSION OR DEMOLITION OF A LISTED BUILDING:
REPLACEMENT OF FRONT DOOR.
RETROSPECTIVE CONSENT FOR THE REMOVAL OF PAINT
FINISH FROM THE BRICK PLINTH TO FRONT BAY.
PROPOSED EXTERNAL FINISH TO BRICK PLINTH TO
FRONT BAY.

THE OLD BAKERY
65 – 65A HIGH STREET
LINDFIELD
WEST SUSSEX
RH16 2HN

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DESIGN AND ACCESS AND HERITAGE STATEMENT
THE OLD BAKERY, 65-65A HIGH STREET
LINDFIELD, WEST SUSSEX RH16 2HN

DOCUMENT RECORD

PROJECT REFERENCE

L.19 - 65 – 65A HIGH STREET

COMMISSIONED BY

STEPHEN YEOMANS

REVISION	DATE	STATUS
A	06.01.2025	PLANNING & LISTED BUILDING CONSENT
B	06.01.2025	PLANNING & LISTED BUILDING CONSENT

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1.0 INTRODUCTION

- 1.1 Planning [DM/23/2304] and Listed Building Consent [DM/23/2298] was granted on the 20th August 2024 for the proposed works to The Old Bakery:
Change of use from Class E too Residential Dwelling Class C3 to form part of the existing residential property.
Proposed and Retrospective Internal and External Alterations including Rear Gates.
- 1.2 The current owner, Mr Stephen Yeomans, would like to request formal consent for the following additional works:
- 1.2.1 Replacing the existing front door along the main elevation [DG-02] with the salvaged door that was previously in its place during the ownership of the previous owner,
- 1.2.2 Retrospective consent for the removal of the paint finish, exposing the brick substrate to the bay plinth along the front elevation,
- 1.2.3 Retaining the plinth brickwork exposed rather than reinstating a painted finish.
- 1.3 The following drawings have been attached to this application to show the Existing Approved Condition and Proposed Works:
- | | |
|----------|---|
| L19-P-01 | EXISTING & PROPOSED SITE PLAN |
| L19-P-20 | EXISTING & PROPOSED CELLAR & GROUND FLOOR PLANS |
| L19-P-21 | EXISTING & PROPOSED FIRST & ROOF PLANS |
| L19-P-22 | EXISTING & PROPOSED FRONT & NORTH SIDE ELEVATIONS |
| L19-P-23 | EXISTING & PROPOSED REAR & SOUTH SIDE ELEVATIONS |

2.0 SCOPE OF WORKS AND ASSESSMENT OF EXISTING CONDITIONS

2.1 Proposed Replacement of Front Door:

- 2.1.1 Current owner would like to reinstate the timber door that was salvaged from within the property itself, and which the previous owner noted to be the 'earlier' door that was replaced at some point in the past with the existing glazed door.
- 2.1.2 Both doors are not 'Original' but do represent part of the continuous change and adaptation of the building to its adopted use. The glazed door served to promote the use of the building as a bakery allowing for customers to see into the shop, to view goods and gauge the flow of pedestrian traffic over the stepped threshold. Therefore, it acted as a safety measure, as is required for commercial doors to prevent accidents. Whilst the current use of the building as a single-family dwelling, privacy is paramount and sought after, especially taking into consideration its location on a busy road, with a constant flow of pedestrian and vehicular traffic. The replacement of the glazed door with a solid timber door will contribute to providing some privacy and reducing sound transmission.



- LEFT: EXISTING DOOR TO BE REPLACED. RIGHT: SALVAGED FRONT DOOR TO BE REINSTATED.

- 2.1.3 In terms of aesthetics, the use of a solid door would echo the existing adjacent solid door that is currently fixed shut and will not detract from the overall reading of the building. This is as the shopfront with the cantilevered flat roof and signage presents the dominant feature and not the door itself, which is set back within the main elevation.
- 2.1.4 The door itself was never meant to be a feature and was almost always concealed by the fabric canopy that was used when the bakery was in operation, and that shielded staff and goods from the glare and heat of the sun. As can be seen from the images below extracted from historic images from Google Street Views.
- 2.1.5 Accordingly, the reinstatement of the solid door that was previously removed by the commercial owner will not have a negative impact on either the reading of the building not on its historic or architectural significance, as the door itself does not contribute to that significance. The glazed door was simply a commercial intervention that facilitated the use of the space as a bakery.



- GOOGLE STREET VIEW: LEFT 2008 & RIGHT 2009



- INTERNAL VIEW SHOWING OF THE BAKERY



- LEFT: PAINTED PLINTH PRIOR TO THE REMOVAL OF THE PAINT FINISH
- RIGHT: EXISTING CONDITION FOLLOWING THE REMOVAL OF THE PAINT FINISH EXPOSING THE BRICK SUBSTRATE

2.2 Retrospective consent for the removal of the paint finish and the proposed retention of exposed brickwork to Plinth along the front elevation:

- 2.2.1 Current owner used a DOFF steam cleaner to remove the paint finish off the surface of the brick plinth. The exposed brickwork is in generally a good condition and has revealed the historic work by previous owners in blocking up the arched air brick and insertion of two brick sized vents. The plinth itself, unlike the rest of the building, was painted rather than rendered
- 2.2.2 The client is requesting consent to retain the brick plinth in its current exposed condition.
- 2.2.3 The intention behind retaining the brick fabric exposed is to improve the passage of the water vapour from the cellar and thus breathability of the fabric, which would help in alleviating the damp conditions within the cellar area.
- 2.2.4 The other reason is aesthetic; the plinth is on a busy pedestrian path and is subjected to flowing water from the driveway and the road. Any paint cover will disfigure quickly. It is to be noted that the building sits on a busy and heavily hardscaped road, subjected to driving rain and water running down from the adjacent drive, down the pavement and splash backs from the road itself. Unlike the rest of the front elevation which is tucked away, set well back from the pavement and protected behind a planting bed.

3.0 TARGETED HERITAGE STATEMENT AND IMPACT ASSESSMENT OF REVISIONS TO AGREED APPROVED SCHEME

The following Statement has been prepared and provided by Maggie Henderson of HB Archaeology & Conservation Ltd.

The following document focuses upon a new suite of revisions for the currently approved proposal scheme at the Old Bakery Lindfield.

The Old Bakery was the subject of a detailed assessment issued in early 2023 and revised several times since that date in response to an evolving scheme of repairs and alterations. The building is Grade II* and is befitting its listed status due to the survival of sufficient evidence of over six centuries of occupation both domestic and non-domestic since first built in the early to mid-14th century. The following summary of significance is reproduced in full from the July 2024 revision of the report:

The building is undoubtedly significant building, its interest derived from the following key features:

- More than six centuries of occupation that included a domestic element from the outset
- Survival of early 14th century fabric in a wide variety of forms that reflect the skill and knowledge of the carpenter and the requirements of those commission the construction of the building and adapting it to meet their needs
- Documentary evidence that the building may have included a non-domestic element at the outset and during the early stages of its evolution in conjunction with atypical features and anomalies in the layout and fabric of the building that are not readily identifiable as domestic in origin (including access arrangements, lack of heating to cross-wing, vertical shuttered opening)
- Clear structural evidence that the hall had included a base-cruck truss as the open truss within the former hall and its high degree of survival including principal posts to date
- A near complete survival of the cross-wing as first built in addition to very early and atypical alterations (the doorway pair at first floor level in T5)
- The inclusion of several atypical and rare features:
 - The base-cruck
 - Splayed scarf with face-key

- The opening in the northeast wall of the cross-wing that had been fitted with a vertical sliding shutter
 - Several fine lancet windows cut into studs in the northeast wall of the cross-wing
 - Rather erratic bracing to the early walls of the wing
 - Controlled access patterns
 - The potential for an external first floor entrance at the northwest end of the cross-wing
 - The insertion of a pair of ogee-arched adjacent doorways at first floor level in the cross-wing between its two-bay chamber and its northwest end bay
 - Arabic numerals as carpenter's marks on the paired ogee-arched doorways only
 - The inclusion of cross-braces flanking the crown-post at the street-front gable of the cross-wing
 - Three distinctly different medieval roof structures, all crown-post, providing evidence of the building's origin, evolution and use
- Sufficient fabric at each stage of the building's development to provide insights into the intention of the owners and occupants and the eras within which the building campaigns occurred
 - The later development of the property to include bakery facilities
 - The continuity of the bakery function or association from c. 1796 to 2019 reflected in its shop-front and in the large 18th century chimney stack added to the rear of the cross-wing
 - The building illustrates traditional building techniques and the use of locally sourced materials in addition to specific choices utilised in the carpentry and construction of each phase

In greater detail, the property has the ability to illustrate its chronological development from its origin in c. the early 14th century to the present day. A particular feature of importance within this building is the inclusion of the base-cruck truss.

There are 7683 records of buildings of cruck-type construction on the Vernacular Architecture Group's *Cruck Database* to date, of those only 179 are of base-cruck type, with only six buildings identified in Sussex as a whole.

The Old Bakery is not included in the cruck database, as such, of almost eight thousand recorded crucks in England and Wales, there are now seven within Sussex.

The paired doorways at first floor level within the cross-wing are also of particular interest: their location is atypical and their intended function uncertain. It is possible that narrower of the two doorways led to a staircase although this is yet unconfirmed.

The atypical features, including the doorways, the shuttered opening and the lancet windows may indicate a non-domestic function for the cross-wing from the outset. A non-domestic function may have applied to the building in its entirety, or perhaps restricted to first floor level alone, with access to the facilities carefully controlled and restricted at an early stage in the building's evolution if not from the outset.

THE REVISED PROPOSAL SCHEME – IMPACT ASSESSMENT

The following section comprises a description of the alterations followed by an assessment of their impact upon the significance of the grade II* listed building as summarised above.

FRONT DOOR



- PHOTO OF THE DOOR RECOVERED FROM THE ANCILLARY RANGE AT THE OLD BAKERY : PHOTO PROVIDED BY THE CLIENT



- COMPARISON OF THE EXISTING FRONT DOOR AND ITS PREDECESSOR [PROVIDED BY MRS K.WYLES]

It is proposed that the front door to the bakery is reinstated to an earlier version. Mrs Kim Wyles the daughter of the previous owner and baker Mr. Wyles has been in touch with the present owner. Mrs Wyles has confirmed that the door salvaged that was initially at the entrance to the bakery in the cross-wing of the building may have been stored with other timber in the ancillary building to the rear of the street front-range. A robust timber door with five moulded panels, the central panel extending across the width of the door and including a letter-box has since been recovered from the ancillary range. Mrs Wyles has supplied photographs, unfortunately they are too pixelated to make out much of the detail other than that the door was certainly to a different form than it is at present, lacking the extent of glazing of the existing modern door as shown on the photos provided above.

The recovered door is stylistically commensurate with a Georgian origin. As the present door is a mid to late 20th century addition to the building, its replacement with a more historic alternative will not result in the loss of significant fixtures for this building. The reuse of the robust timber door recovered from the ancillary range will make good use of a salvaged historic fixture of a style that will sit well with the Georgian-style frontage of this important mid-14th century cross-wing.

EXTERNAL BRICKWORK



- THE FRONT ELEVATION OF THE FORMER SHOP WITH ITS EXPOSED BRICKWORK

The modern paint finish had been removed from the plinth at the base of the mid to late 20th century shop-front window to re-point the brickwork. The newly revealed brickwork illustrates the English bond fabric and form of the plinth itself in addition to the 20th century stretcher-bond fabric that had been used to block the light-well to the cellar .

The owner seeks consent for retaining the exposed brickwork instead of repainting it. The benefit of the exposed brickwork is clear in its ability to illustrate clearly the 18th or 19th century origin of the plinth and its later evolution whereby the lattice screen of the light-well was removed and blocked in brick. The exposed brickwork will allow a greater degree of the building's later historic evolution to remain visually accessible to the public, illustrating its part in its long and complex narrative.