

Maltmans South

Heritage Statement

May 2025 Rev 01

Heritage Statement: Internal Alterations at Maltmans South, High Street, Cuckfield

1. Introduction

This Heritage Statement accompanies planning applications DM/25/0611, which proposes the removal of two internal walls within the wing of Maltmans South to create a combined boot room and utility space. Maltmans South forms the southern half of a Grade II listed late 16th-century timber-framed building, prominently situated on Cuckfield High Street within the Cuckfield Conservation Area .

2. Historical and Architectural Context

Maltmans South, along with Maltmans North, constitutes a late 16th-century timber-framed structure. The south half (Maltmans South) features a red brick ground floor and tile-hung first floor, while the north half retains exposed timber framing with plaster infill. The building boasts a steeply hipped roof, a substantial off-central 17th-century brick chimney stack, and other period features such as chamfered spine beams with lamb's tongue stops and original brick-paved flooring .

Historically there were a series of detached outbuildings to the rear of the property over time. Including, a small early 20th-century structure which at some point was directly linked to the main house and further extended, forming the current wing to which this application relates.

3. Description of Proposed Works

The proposal involves the removal of two internal partitions within the wing noted above — specifically within the section believed to originate from the early 20th-century outbuilding—to create a larger, more functional boot room and utility area. No alterations are proposed to the primary historic fabric of the original 16th-century structure.

4. Assessment of Significance

The wing in question, is attributed to the early 20th century. As such, it does not contribute to the primary significance of the Grade II listing, which focuses on the late 16th-century timber-framed structure and its preserved architectural features .

The internal partitions proposed for removal are modern additions within the 20th-century extension and do not possess historical or architectural significance. Their removal will not affect the character or integrity of the listed building.

5. Impact on Heritage Assets

Given that the alterations are confined to a non-original part of the building and involve the removal of non-historic fabric, the proposed works are considered to have no adverse impact on the significance of the listed building. Furthermore, the external appearance of the property will remain unchanged, preserving the character of the Cuckfield Conservation Area.

6. Conclusion

The proposed internal alterations are limited to the early 20th-century rear extension of Maltmans South and involve the removal of non-historic partitions. These changes are sympathetic to the building's heritage and will not detract from its listed status or the character of the surrounding conservation area.

End.