

**ST JOHN'S LODGE, 151 HIGH STREET, LINDFIELD,
WEST SUSSEX, RH16 2HT**

(NGR 534834 125938)

HISTORIC BUILDING ASSESSMENT



**Commissioned by
Chris and Melanie Broad**

**Project No. 250031
Report No. 2025026**

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1.0 INTRODUCTION

- 1.1 In January 2025 Archaeology South-East (a division of the Institute of Archaeology, UCL) carried out a historic building assessment of St John's Lodge, 151 High Street, Lindfield, West Sussex, RH16 2HT (NGR: 534834 125938; Fig. 1). The work was carried out in order to assess the building's origins, historic development and significance, to inform proposals for its alteration and extension. An outbuilding to the north-east of the house, known as the Bell Tower, was also assessed, and an assessment of the significance and setting of nearby heritage assets was made. The impact of the proposed alterations is considered in Section 9 of this report.

2.0 SCOPE & METHODOLOGY

- 2.1 The intended purpose of this report is to give an overview of the date and sequence of construction of the buildings, and an assessment of their setting and significance. As such, it should not be regarded as a detailed archaeological record, nor should it be taken as definitive. Further research, particularly that undertaken during future building works, is likely to refine and extend the understanding of the buildings and potentially necessitate re-assessment of their significance.
- 2.2 Unless noted to the contrary, the assessment involves a visual inspection of the buildings' fabric, both internally and externally.
- 2.3 A site survey plan, floor plans of the house and outbuilding, and elevations of the house, produced by City Geomatics, were provided by Gould Baxter and are included as Figures 6-8 of the report. The drawings are intended for illustrative use only and should not be scaled from. For further illustration, a selection of photographs of the buildings have been reproduced as plates within the report.
- 2.4 The site was visited by Katya Harrow on 31st January 2025 in order to carry out the survey.

3.0 SITE LOCATION

- 3.1 St John's Lodge is located towards the northern edge of the village of Lindfield, on the western side of the High Street, the principal route which runs roughly north – south through the village (Fig. 1). The house is set back from the High Street, being reached by a short access driveway branching westwards from the road. The house has a square footprint; its front range is aligned approximately east – west, with its principal elevation facing south towards the access lane. To the north-east of the house is an outbuilding – the Bell Tower – to the north of which is a small yard area with garden shed. A modern garage lies directly south-west of the house at the western end of the driveway (Fig. 6).

4.0 RELEVANT DESIGNATIONS

- 4.1 St John's Lodge is statutorily listed at Grade II for its special architectural or historic interest (National Heritage List entry ref. 1025449; Appendix 1). The listing ascribes the building a late 19th century date of construction, and notes it has a 20th century extension to the rear.

- 4.2 The legislative cover includes the building 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. 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. The outbuilding to the north-east, and a wall linking it to the house, are thus protected by the listing. Boundary walls to the east and south may also be protected, as they are attached to the outbuilding.
- 4.3 The site lies within the Lindfield Conservation Area (Mid Sussex District Council 2018).

5.0 HISTORICAL BACKGROUND AND MAP EVIDENCE

- 5.1 A detailed historical background of the building is set out in an article by Richard Bryant (2024), from which the following summary is drawn. St John's Lodge was constructed as a purpose-built schoolmaster's house in the mid-19th century. The Reverend Francis Sewell, who had been influential in the establishment of the National School at Lindfield Common in 1851, was critical of the school in terms of its building, its position remote from the parish church and its religious guidance. He sought to construct a new church school with good facilities close to the church. Sewell purchased Townlands Farm, at the north end of the village, in the early 1850s and commissioned a London architect, J Clark of 13 Stratford Place, Oxford Street, to design the school buildings and schoolmaster's house in the Gothic style. The school was to accommodate 100 boys, 100 girls and 70 infants in separate rooms and be provided with modern facilities.
- 5.2 The foundation stones were laid on 13th May 1856 by the Bishop of Chichester and the school was named St John's Parish School. It was constructed by Mr Constable of Penshurst and inaugurated on 19th October 1856. The National School on the Common was closed and around 100 children were moved to the new school, which also provided a Sunday School. In August 1861 a newspaper report commented that the school was *'among the finest educational structures in Sussex' with education 'at a merely nominal charge...not only to the children of the poor, but also those of the middle class. For this purpose a certified master, of long experience in large schools, an infant mistress, a governess and a pupil teacher have been engaged.'*
- 5.3 Sewell continued to own the school buildings, and in the 1860s the school was advertised as *'St John's Middle-Class Grammar and Mathematical School'*, a fee-paying school for boarders and non-boarders, preparing pupils *for 'the Middle-Class Oxford, Cambridge and the Civil Service Examinations.'* When Sewell died in 1862 the school was closed, with the buildings auctioned in September 1863. The buildings were acquired by Mrs Julia Sewell and in 1866 they were used for a Sunday School, with the London City Mission conducting evening preaching services, and became known as St John's Mission. They were subsequently used by the Country Towns' Mission, but the Mission became uncomfortable with the location close to the parish church and the buildings were sold in 1937. The premises were used by evacuees and the military during the Second World War and subsequently became private dwellings.

Map evidence and historic images

- 5.4 The Lindfield tithe map of 1845 shows the site of St John's Lodge forming part of a farm, which the accompanying apportionment records as being owned by 'Thomas H Noyes, Wilkinson & Pocock, assignees of J H Nainby' and occupied by Gladman (Fig. 2). The plot (606) is described in the accompanying apportionment as a rickyard: a yard or enclosure containing regularly-built stacks of hay and crops such as corn or peas. It is shown adjoining a track bearing west then north from the main road and corresponding with the present-day access to the site.
- 5.5 The Ordnance Survey map of 1875 is the first to show the building on the site, standing to the north of the school buildings; by this date, the school had closed and is identified as a Sunday School (Fig. 3). The house is shown with an L-shaped footprint, with a projection to the rear which is linked, by means of a wall, to an outbuilding of square footprint, lying to the north-east. A small structure of obscure purpose is shown on the north side of the wall, adjoining the house, and a well is shown in the garden to the north.
- 5.6 The subsequent map of 1897 is similar, but the footprint of the house clearly shows a projecting structure within the angle of the front and rear ranges, and the school to the south is described as a Mission Hall (Fig. 4). The outbuilding to the north-east of the house is shown with a more rectangular footprint, and the wall connecting it to the house is omitted, possibly in error as it is shown once again on the map of 1910 (Fig. 5). Both maps depict a structure to the west of the outbuilding, which must have been reasonably short-lived as it is no longer present on the map of 1937 (Edina Digimap, not reproduced); by this date there had been some subdivision of the garden east of the house, which is not shown on later maps.
- 5.7 Maps from the 1950s onwards provide no additional information about the house. Sometime between 1955 and 1962 part of the field north of the house plot was enclosed, crossed by an east – west footpath leading to the access track (Edina Digimap, not reproduced). Post-1970 this area of land was incorporated into the garden of St John's Lodge and the footpath was re-routed around the new north boundary.

Late 20th century alterations

- 5.8 Mid-Sussex District Council's online planning register records applications for various alterations to the house and outbuilding, including the conversion of the outbuilding to a bedroom and en-suite bathroom approved in 1974 (ref. CU/225/74), a single garage approved in 1978 (ref. CU/123/78) and a rear extension approved in 1984 (ref. CU/113/84).

6.0 DESCRIPTION OF THE BUILDING AND ITS DEVELOPMENT

Overview

- 6.1 The house is a two-storey building, formed of an L-shaped range of mid-19th century date, and a late 20th century, two-storey extension of two parallel ranges, sited within the internal angle of the original building (Plates 1 & 2, Figs. 7 & 8). The outbuilding to the north-east (Bedroom 5 Annex) is broadly contemporaneous with the house; a modern garden shed with small yard stands to its north, and a modern garage is situated south-west of the house.
- 6.2 The original building is constructed in stone in the Gothic style, with pointed arched doorways, cusped heads to most of the windows, and steeply-pitched gables.

Phase 1: 1856

Layout

- 6.3 The main, L-shaped block of the house was purpose-built in 1856 as the master's house for Rev. Sewell's church school, and its appearance, layout, fixtures and fittings are generally consistent with this date. A two-storey building, it is laid out as a front range with service range to the rear, with a stair turret in the internal angle of the L-shape formed by the two ranges (Fig. 7). At ground-floor level, the front range has two reception rooms to either side of a central entrance hall, with a large room in the rear range. This was probably a kitchen/service room(s), although, as discussed below, no form of flue for cooking was identified at the time of the survey. At its northern end, the room has a pair of brick arches, which lead into a lean-to, present from the outset (Plate 3). The arches support the first-floor part of the external north wall, but presumably also allowed for a lobby from the exterior doorway at the north end, with a small room to its west, perhaps a pantry.
- 6.4 At first-floor level, the front range houses two bedrooms to either side of a smaller, unheated room above the entrance hall (Fig. 8). The latter may have been a further small bedroom or study, or might once have been accessed from one of the bedrooms to either side as an ancillary room/closet. A further bedroom was provided in the rear range, also seemingly unheated.

Walls and ceilings

- 6.5 The external walls are constructed in Sussex sandstone with stone dressings. Internally, the walls have smooth plaster finishes, except at ground-floor level in the rear range where they are painted brick, according with the more functional status of the room(s). Ceilings are also of plain plaster, and at first-floor level they form skellings into the roof space.
- 6.6 The house has a fairly simple internal character; skirtings are plain and the rooms lack cornices and picture/dado rails (Plate 4). It is feasible that this was the case from the outset, the house gaining its character from the windows, doors, architraves and fireplaces, although it is possible that some features have been removed.

Windows and doors

- 6.7 The windows are mostly double-hung timber sashes arranged in pairs and groups of three or four. The windows to the principal and west elevations have cusped stone

heads, with the upper sash of each window being shaped to fit (Plate 5). The ground-floor windows to these elevations are fitted with unusual vertically-sliding shutters (Plate 6), horizontal folding shutters being a more typical form. They are quite a late example as shutters were generally not used after the 1840s (Hall 2005) but were presumably included to provide the house with privacy from the school to the south, whilst allowing for light through the upper parts of the windows.

- 6.8 The rear range has a large window on its east elevation with a plain head, befitting its status (Plate 7). It also has three narrow, flat-headed splayed openings, fitted with fixed glazing, to provide additional light; one of these, to the range's original west elevation, is now subsumed within the later extension.
- 6.9 The principal doorway and an original external doorway on the west elevation of the rear range (now enclosed by the 1980s extension), both retain their original ledged doors of slender, bead-moulded planks, and are hung on long strap hinges. Externally, their stone door surrounds have a wide chamfer, terminating at the base of the jambs with pyramidal stops (Plates 8 & 9). The lean-to at the north end of the rear range also has an original doorway, fitted with a modern half-glazed door (Plate 10). The house retains many original internal doors, which are mostly of four moulded, recessed panels, set in moulded architraves with a double chamfer; on the stair landing the architraves are cyma-moulded. The door to the rear service range is furnished with a simpler, plain four-panel door (Plate 11), as is the room above the entrance hall; the latter has a modern architrave and the doorway may have been altered (see below).
- 6.10 A blocked doorway can be identified between the rear service room and the hallway, now forming a recess in the west wall of the present kitchen.

Stairs

- 6.11 The staircase is situated within the entrance hall and at its northern end is contained within a projecting stair turret, which has been subsumed by the 1980s extension. Photographs taken of the building prior to and during the construction of the extension show the stair turret had a small sash window at both ground and first-floor level of its north elevation (Plate 12).
- 6.12 The stair is a straight flight with winders and a quarter landing. It has a closed string and a balustrade of stick balusters with a moulded handrail and turned newels (Plate 13). The space beneath the stair is enclosed with original bead-moulded panelling to form a cupboard, fitted with a modern door.

Chimneys and fireplaces

- 6.13 The two front reception rooms, and the east and west bedrooms above them, were heated via two chimneystacks, one to the east elevation and the other on the original rear elevation of the front range; the latter has been enclosed by the construction of the 1980s extension. At ground-floor level, only the western fireplace retains its original surround (Plate 14). This is of stone, and has a moulded, four-centred-arched opening and brackets carrying a chamfered mantel-shelf. It has latterly been painted and the fireplace is fitted with a gas fire and a modern hearth of reclaimed Victorian tiles.
- 6.14 The corresponding fireplace in the western first-floor room also has a stone surround, here with a cusped fireplace opening and bracketed mantel-shelf, and retains its cast-

iron register grate (Plate 15). The fireplace in the eastern room is similar, but somewhat simpler in its form, suggesting the hierarchy of the rooms. As noted above, the first-floor rooms above the entrance hall and in the rear range were seemingly unheated but this was not unusual.

- 6.15 As previously mentioned, no evidence was identified for a chimney/flue serving the ground-floor room in the rear range, although it remains possible cooking was carried out elsewhere or a flue has been removed; if the latter is the case, it was not present when photographs were taken prior to/during the construction of the 1980s extension. There is the slight possibility that the room was provided with a gas cooker: it is known that the school buildings and master's house were the first properties in Lindfield to be illuminated by gas, and that Rev. Sewell had installed a small Hansor's Gas manufacturing plant and tank on his land (Bryant 2024). Gas stoves became available in the 1850s but did not begin to replace solid fuel ranges in any numbers until the 1890s (The Victorian Society, undated).

Floors

- 6.16 Floors throughout the building are mostly covered with modern floor coverings. The east ground-floor room of the front range has a parquet floor laid in a herringbone pattern, which is feasibly original.

Roof

- 6.17 The roof of the front range is T-shaped, with a gable to the east and to both the north and south at the western end; the southern gable terminates in a parapet (Plates 1, 2 & 12). The front roof slope has an additional half-hipped gable projecting above the eaves at its eastern end. The rear range is also gabled to the north. In both ranges the roof is covered with handmade clay tiles, and the front range has decorative ridge tiles.
- 6.18 As noted above, the first-floor rooms extend into the roof space; the construction of the roof itself was not observed.

1980s extension

- 6.19 In the mid-1980s, the house was extended with a two-storey addition creating an additional reception room, utility room and WC at ground-floor level, and a dressing room, en-suite bathroom and family bathroom at first-floor level. The extension takes the form of two parallel ranges in the angle of the original building; this continued the form of the original rear elevation as seen on photographs prior to the building's extension (Plates 2 & 12). A single-storey lean-to runs across its north elevation, and there is a small projection to the west, housing a fireplace. It is constructed in breezeblocks with stone dressings and a rendered finish that has a tooled surface to echo the appearance of the stonework of the original building, albeit not entirely convincingly (Plate 16). Window and door openings match the style of the originals, with a mix of timber and uPVC fittings.
- 6.20 Various alterations to the original house occurred when the building was extended: doorways were inserted through the rear wall of the front range at both ground and first-floor level to provide access to the new rooms; those to the new reception room and dressing room have pointed-arched heads and the extension to the hallway is reached via a four-centred arch through the original rear wall of the stair turret. The external doors and staircase were stripped and varnished and the doors to the front

reception rooms were modified: the upper panels of the door to the east room were replaced with glass, and the west room was provided with a half-glazed pair of doors. The removal of the east ground-floor fireplace probably formed part of this phase of works also.

- 6.21 At first-floor level, the doorway to the room above the entrance hall appears to have been relocated, as it is furnished with a modern moulded architrave whose head sits lower than that of the adjoining original doorway.

Outbuilding (Bedroom 5 Annex) and wall north-east of the house

- 6.22 The outbuilding, known as the Bell Tower, stands to the north-east of the house and is currently used for storage. It is broadly contemporaneous with the house; if it was not built at the same time, it must have been constructed shortly after as it is shown on the first edition Ordnance Survey map of 1875. Its original purpose is unclear, but it presumably had a service function ancillary to the house and may have incorporated a larder. A small, single-storey building of rectangular footprint, it is constructed in stone with detailing to match the house, with a pyramidal clay-tiled roof with a lean-to on its southern side, both covered with clay tiles (Plates 17 & 18). At the apex of the roof is what appears to be a timber ventilator, with its own tiled capping, which presumably pertained to the building's original function. It is topped with a weathervane and has the appearance of a small bell turret, presumably giving rise to the building's name.
- 6.23 The building has paired windows to the north and west, fitted with modern casements, and two doorways on its west side, looking towards the house; the southern of the two, which originally led into the lean-to, has been blocked, and a further blocked doorway is situated on the east side. Three narrow windows echoing those on the house are situated along the south wall (Plate 19).
- 6.24 The interior of the building has seen extensive modification and modernisation to convert it to ancillary accommodation. The original layout is unclear; it is currently laid out as one principal room with a bathroom and sauna within the lean-to to the south, separated from the main room by a partition of fairly rough, reused bricks, laid in stretcher bond and set in modern cement mortar (Plate 20). This has the appearance of having been rebuilt or inserted when the building was converted, although it seems likely the lean-to was originally separated from the remainder, having its own independent access, perhaps providing a WC for the house.
- 6.25 Within the main part of the building the external walls are exposed brick and stone with a painted finish, and the floor is covered with modern tiles (Plate 21). The lintel above the north window is formed of a reused door jamb and retains iron hinge pintles from its original use; it is unclear whether this was present at the building's inception or was inserted during the refurbishment. The lean-to has been entirely modernised with the creation of a bathroom and sauna.
- 6.26 The main part of the building is open to the roof structure. This is constructed in fairly slender softwood with a stained finish; the joists / tiebeams appear reasonably modern but some of the rafters appear to be retained from the original structure.
- 6.27 A stone wall forms a continuation of the south wall of the outbuilding and links it to the house (Plates 23 & 24). It is also shown on the first edition Ordnance Survey map of 1875. The wall would have afforded the garden privacy and separation from the school to the south. It has a central gateway opening and an area of brick patching

on its north (garden) side, which might relate to the obscure structure shown on historic maps.

Setting

- 6.28 St John's Lodge occupies a secluded position within its garden plot, set back from the High Street and enclosed by mature planting to the west and north. Views of the building to the south and east are more open, and the house has a strong visual and historical relationship with the former school buildings to its south (assessed in section 8). The house and the northern school building lie in close proximity at the western end of the access lane, where they form a small historic group of distinct character, set back from the road.

7.0 STATEMENT OF SIGNIFICANCE

- 7.1 The National Planning Policy Framework (NPPF; Section 16: 'Conserving and Enhancing the Historic Environment') requires that the significance and setting of a historic building should be considered as part of the planning process:

207. 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.¹

- 7.2 The foregoing discussion of the building's significance and setting is based on the understanding of its development described above, using NPPF terminology and supporting guidance (NPPF Planning Practice Guidance;² Historic England 2017a; Historic England 2017b; Historic England 2019). The NPPF identifies the following categories of heritage interest: archaeological, architectural and artistic, and historic, which are defined as follows in the Planning Practice Guidance:

Archaeological interest: ... there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

Historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

¹ <https://www.gov.uk/guidance/national-planning-policy-framework/16-conserving-and-enhancing-the-historic-environment>

² <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

- 7.3 Closely allied to a building's heritage interest is the contribution its setting makes to its significance and how it is experienced within the context of its wider surroundings. Whilst this is predominantly a visual consideration, it is also influenced by environmental factors such as noise and smell, as well as by a deeper understanding of the historic relationship between places, even where there is no line-of-sight between them (Historic England 2017b).
- 7.4 Within each of the categories of heritage interest explored below, the following degrees of significance are adopted here:
- Exceptional: elements of the place that are of key national or international significance, being among the best or only surviving examples of an important type of monument, or being outstanding representatives of important social or cultural phenomena.
 - High: elements that constitute good and representative examples of an important class of monument (or the only example locally), or that have a particular significance through association (although surviving examples may be relatively common on a national scale) or that make major contributions to the overall significance of the monument.
 - Moderate: elements that contribute to the character and understanding of the place, or that provide a historical or cultural context for features of individually greater significance.
 - Low: elements that are of low value in general terms, or have little or no significance in promoting understanding or appreciation of the place, without being actually intrusive.
 - Negative: elements that are actively detrimental to the significance of the place, or which detract from its character, setting or comprehension. Recommendations may be made on their removal or on other methods of mitigation.

Historic interest

- 7.5 As a former school master's house, St John's Lodge is considered to have *high* value as an example of the accommodation provided for a new school founded in the mid-19th century. Despite later alterations, the extent of the original building can be clearly discerned and its original layout, which provided a principal front range with a service range to the rear, can be understood. The exterior of the building, particularly to the east and south elevations, is reasonably unaltered, and sufficient fixtures and fittings have survived to allow the character of the interior to be understood; these make an important contribution to the building's significance. The vertically-sliding shutters in the two reception rooms are relatively unusual in this regard, the horizontal folding type being far more typical, and are thus a fortunate survival.
- 7.6 The historic interest of the house has been diminished to some degree by the alterations which have occurred in the rear range of the original house, as although it is likely this had a service function, the use of the space and provision for cooking facilities etc remains unclear.
- 7.7 The outbuilding north-east of the house, and the wall linking the two buildings are considered to hold *moderate* value illustrating broadly contemporaneous structures ancillary to the house. The value of the outbuilding has been diminished by its conversion, which has left little evidence of the building's original purpose.

Architectural and artistic interest

- 7.8 The house is judged to hold *moderate to high* architectural interest principally on account of its relatively unaltered south and east elevations, which are an aesthetically pleasing example of the 19th century Gothic style. The surviving fixtures and fittings to both the exterior and interior also contribute to the building's interest in this regard.
- 7.9 Whilst sympathetically continuing the original form of the rear elevation of the house, the 1980s extension is of lesser quality, being faced with render imitating the original stone, although it does incorporate high-quality stone dressings. The scale of the extension means the original rear elevation, west side of the rear range and stair turret are entirely subsumed, diminishing the ability to appreciate the original design of the house when viewed from the north and west. The inclusion of some modern features such as uPVC windows also detracts from the building's architectural value.
- 7.10 The outbuilding and wall north-east of the house are considered to hold *moderate* value in terms of their architectural interest and positively contribute to the aesthetics of the site, being broadly contemporaneous with the house and constructed in matching materials.

Archaeological interest

- 7.11 The building is considered to hold *low to moderate* archaeological interest and this is generally confined to the rear service range. It is possible that future alterations may uncover evidence for means of heating or cooking within the range, as well as for subdivision of the space e.g. to provide a kitchen, scullery, pantry etc. Throughout the house there is the possibility that original floors may survive beneath modern floor coverings.
- 7.12 There is the potential that any future alterations to the outbuilding, particularly interventions to its floor, may reveal evidence pertaining to its original function(s).

Setting

- 7.13 Although the significance of the house and outbuilding is to a great extent held within their physical fabric, and inter-relationship, their setting also makes a contribution. Historically, the principal elements of this setting would have been the school buildings to the south of the site, set together in a reasonably secluded position behind the historic development along this part of the High Street, yet in relatively close proximity to the village church, to the south-east. The wider setting was created by the grounds of the Welkin, Rev. Sewell's house which stood to the west, and open fields to the north.
- 7.14 The surviving school buildings to the south are an important part of the setting of St John's Lodge, which provide the *raison d'être* for the house. Due to the conversion of the school buildings to dwellings, and the associated creation of separate residential curtilages, the visual relationship is not as clear as it might once have been, however, the buildings continue to form a historic group at the western end of the access drive. The modern garage which stands at this end, between the house and the former school, is a negative imposition in terms of its visual impact on the group.

- 7.15 There are views south-eastwards from the house and its garden towards the church, reinforcing the historic relationship with it. The contribution of the wider setting has been reduced by the demolition of the Welkin and modern development across its grounds, albeit the presence of a strong hedged boundary screens this from view. The open fields to the north remain undeveloped and although the northern boundary of the site restricts views across this, it is clearly evident from the upper windows at the rear of the house and reinforces a sense of the semi-rural surroundings of this part of the village, as it enjoyed historically.
- 7.16 Overall, the contribution setting makes to the significance of the building is judged to be *moderate*.

8.0 SETTING ASSESSMENT – NEARBY HERITAGE ASSETS

- 8.1 The *National Planning Policy Framework* (Section 16: 'Conserving and Enhancing the Historic Environment') requires that the setting of heritage assets should be considered as part of the planning process:

207. 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.

- 8.2 This assessment report considers the potential impacts arising from the proposed development in relation to designated heritage assets and their setting. Setting is defined by the *NPPF* as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

- 8.3 Setting is important due to the contribution it makes to the significance of heritage assets. This assessment therefore follows the staged approach set out in the relevant Historic England guidance (2015; 2017b):

Step 1: Identify which heritage assets and their settings are affected by the proposed development.

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.

Step 4: Explore ways to maximise enhancement and avoid or minimise harm.

Step 5: Make and document the decision and monitor outcomes.

- 8.4 The emphasis of this report is on the first three steps of this methodology. Each aspect of these steps is considered within the sections below.

Step 1: Identifying the Heritage Assets

- 8.5 Heritage assets comprise a site, building, place, area or landscape of heritage interest and thus include buildings, archaeological sites and landscape features such as ancient woodland and hedgerows. Designated heritage assets are designated by statute, while non-designated heritage assets can be locally listed by the local planning authority and/or listed on county historic environment record databases, although this is not a definitive record of potential heritage assets. Further examples may exist in an unrecognised or unrecorded form; this does not reduce or negate the significance of any potential heritage asset. This document is concerned with built heritage assets (whether designated or non-designated).
- 8.6 The assessment is based on a walkover survey, and the historical and cartographic evidence presented above. A site visit was conducted to determine whether or not a line of sight was present between each individual asset and the proposed development site, whether or not they had visually significant attributes, such as designed views or vistas, as well as consider their relationship with the surrounding landscape more broadly. The results of this initial assessment are summarised below and presented in Table 1.
- 8.7 Listed building data has been acquired from the National Heritage List for England, while conservation area data has been obtained from Mid Sussex District Council (MSDC).

Conservation Area

- 8.8 The site lies within the northern part of the Lindfield Conservation Area (Fig. 1). There is no current appraisal document available, although a summary of the conservation area is provided in the document *Conservation Areas in Mid Sussex* (MSDC 2018). The conservation area captures the medieval and post-medieval core of the village whose settlement surrounds the High Street, as well as the approaches from the south along Black Hill and Lewes Road, the Common at the southern end of the settlement, and Compton Road which represents the early 20th century growth of the village.

Listed Buildings

- 8.9 There is a high number of listed buildings in Lindfield, mostly clustered along the High Street. The walkover survey ascertained whether there was the potential for these assets to be affected by the proposed development. It was concluded that, in addition to St John's Lodge (1), four listed buildings in close proximity to the site have the potential to be affected. The remainder have no significant relationship with the site, for example due to the topography, road layout, intervening development and vegetation, so have been precluded from further assessment. The identified listed buildings are plotted on Fig. 1 (2-5) and are discussed below.

Little Blacklands, 153 High Street (2)

- 8.10 Little Blacklands (Grade II listed), lies approximately 40m south-east of the site, on the western side of the High Street north of the site's access driveway, where it forms part of a small group of historic buildings that cluster around a bend in the road. It is a timber-framed dwelling understood to be of late 15th and 16th century date and was restored in the 20th century. The building frames the view westwards along the drive from the High Street, and the rear of the building has some intervisibility with the site,

interrupted by boundary walls and vegetation. It holds no known significant historical relationship with the site.

Firs Cottage, 155 High Street (3)

- 8.11 Firs Cottage (Grade II listed) stands approximately 50m east of the site on the western side of the High Street and to the north-east of Little Blacklands. It forms part of the small group of historic buildings that cluster around the bend in the road. The building is a dwelling listed as being of 17th century date and restored in the early 20th century. From the rear of the house/its garden it has some very limited visibility with the site, interrupted by boundary walls and vegetation. It has no known significant historical relationship with the site.

126 High Street (4)

- 8.12 126 High Street (Grade II listed) is located on the eastern side of the High Street, approximately 60m south-east of the site. It forms part of the small group of historic buildings at the bend in the road and stands opposite the entrance to the site's access driveway. The building is a timber-framed Wealden hall-house of 15th century date, with a north wing added in the 20th century. The house has limited intervisibility with the site along the site driveway. It has no known significant historical relationship with the site.

Parish Church Of All Saints (5)

- 8.13 The Church of All Saints (Grade II* listed) stands approximately 80m south-east of the site, on the western side of the High Street. It dates mainly to c1300 and the 14th century and was restored in the 19th century. The church has intervisibility with the site: the house and its garden have views of the church spire, and from the northern part of the churchyard the house can be glimpsed beyond the former school buildings, boundary walls and fences and vegetation. It also has a significant historic relationship with the site, the school having been built as a church school, and intentionally located close to the church.
- 8.14 The churchyard contains several gravestones and chest tombs which are statutorily listed in their own right. These will be discussed in general terms in relation to the discussion of impact on the church and its churchyard/setting.

Non-designated heritage assets

Former St John's Parish School, 145-159 High Street (6)

- 8.15 In addition to the listed buildings identified above, one unlisted building was identified, which may be considered a non-designated heritage asset: the former St John's Parish School. The building is situated approximately 10m south of the site, on the southern side of the access driveway. It is a mid-19th century school building, contemporaneous with St John's Lodge, which latterly became a Sunday school and mission hall before being converted to three dwellings. Thus, it has a significant historical relationship with the site.

Table 1 – Relevant heritage assets

Heritage asset	National Heritage List No.	Type (grade)	Description	Intervisible with the site?	Significant historical relationship with site?	Potential impact by proposed development?
Lindfield Conservation Area	-	Conservation Area	Medieval and post-medieval development along the High Street, its approaches from the south, and the Common.	Y/within	Y	Y
1 St John's Lodge, 151 High Street	1025449	Listed building (II)	Mid-19 th century school master's house.	(site)	(site)	Y
2 Little Blacklands, 153 High Street	1025450	Listed building (II)	Late C15th and C16th dwelling, restored C20th	Y	N	Y
3 Firs Cottage, 155 High Street	1025451	Listed building (II)	C17th dwelling, restored early C20th	very limited/ negligible)	N	N
4 126 High Street	1354973	Listed building (II)	C15th Wealden hall-house	Y (limited)	N	Y
5 Parish Church Of All Saints	1025462	Listed building (II*)	Church mainly dating to c1300 and C14th. Several separately listed gravestones and chest tombs within the churchyard.	Y	Y	Y
6 Former St John's Parish School, 145-159 High Street	-	Unlisted building in CA	Mid-19 th century former school buildings, now dwellings.	Y	Y	Y

Summary

- 8.16 The Lindfield Conservation Area, three statutorily listed buildings and one unlisted building have been identified as having a historical or visual relationship with the proposed development site and will be considered further.
- 8.17 The remaining heritage asset (3) has negligible intervisibility with the site, so has been precluded from further assessment.

The significance of the Heritage Assets and the contribution made by their setting

- 8.18 In order to consider the potential impact of the proposed development on the significance of the identified heritage assets, this assessment will firstly provide a brief significance statement for each heritage asset and determine to what degree their setting makes a contribution to that significance. This is assessed by examination of a range of sources, such as a site visit, listed building information, cartographic evidence and professional judgement. The assessment is based on observations made from within the site and from public viewpoints only; the results are summarised in the table below.
- 8.19 The foregoing discussion of the assets' significance and setting utilises NPPF terminology and supporting guidance, previously outlined in section 7.

Lindfield Conservation Area

- 8.20 The Lindfield Conservation Area covers the historic core of the village. The summary statement for the conservation area (MSDC 2018) notes that it is representative of a range of periods, although there are a number of buildings of medieval origin and Georgian date, and emphasises the importance of shops alternating with other uses. The summary identifies the following features, relevant to this assessment, which contribute to the character of the conservation area:
- The variety of building ages, architectural styles and details;
 - The use of natural and traditional building materials
 - 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
- 8.21 The significance of this part of the conservation area lies in its historical value illustrating the development of the High Street north of the church, which forms the northern approach to the village. The pattern of development is generally more dispersed compared to that south of the church, which densely lines the High Street, but there is a small historic cluster of buildings, including buildings of medieval date, around the bend of the road east of the site (Plate 25). The aesthetically pleasing, varying forms and juxtaposition of the buildings and their materials hold considerable architectural value. The significance of the conservation area is therefore considered to be *high*.
- 8.22 St John's Lodge and the former school building to its south form a small mid-19th century group of distinct character set back from the High Street, the main focus of the conservation area (Plate 26). They represent a later period of the area's development and make a positive contribution to both the historic and architectural interest of the area. The architectural value is slightly marred by the presence of a
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modern garage between the house and the former school, and modern close-board fencing north-east of the house, which have a negative impact.

- 8.23 This part of the conservation area is somewhat inward-looking, focusing on the High Street, and to the south and west of the village later development now links it with the town of Haywards Heath; however, fields to the north and east preserve some sense of the rural surroundings the village enjoyed historically. Overall, the setting is considered to make a *low to moderate* contribution to the significance of the conservation area.

Little Blacklands, 153 High Street (2)

- 8.24 Little Blacklands is a medieval, timber-framed dwelling, understood to be of late 15th and 16th century date and restored in the 20th century (Plate 27). Its significance lies primarily in its historic interest as a building of this date, representing medieval development along the northern approach to the village, north of the church. It also holds considerable architectural interest on account of its form, character and construction in materials typical of the local vernacular, emphasised by its prominent position in the northern part of the High Street. Overall, it is considered to be of *High* significance.
- 8.25 The setting of the house is principally created by its position amongst the medieval and post-medieval development along this part of the High Street. Together with Firs Cottage, to its north, and 126 High Street, to its west, it forms a small, aesthetically-pleasing, historic group situated where the High Street curves north-eastwards, to the north of the church (Plate 25). Prior to the mid-19th century, the house would have overlooked open fields to the rear; this rural setting has been partly altered by later development. Overall, the setting of the house is considered to be of *moderate to high* significance.

126 High Street (4)

- 8.26 A 15th century Wealden hall house, 126 High Street holds considerable historic interest as an example of this distinctive medieval building type, and in illustrating medieval development along the High Street, to the north of the church (Plate 28). It also has high level of architectural value: the house has seen a considerable amount of later alteration of various phases, including early 20th century alterations – using traditional materials and details – but the form of the medieval house and its Wealden façade are still evident, particularly on its south elevation. The significance of the building is judged to be *high*.
- 8.27 The house overlooks and has a close visual relationship with the church and churchyard to its south. This forms an important component of its setting, forming an aesthetically pleasing foreground to the building's Wealden façade. The setting is also defined by the prominent position of the house on the High Street, directly amongst the group of historic buildings on the curve of the road (Plate 25). The setting of the house is judged to be of *high* significance overall.

Parish Church Of All Saints (5)

- 8.28 The church is substantially a medieval building, dating mainly to c.1300 and the 14th century and was restored in the 19th century, built in local sandstone ashlar with a Horsham slab roof (Plate 29). It holds considerable historic interest as a medieval

parish church due to the good survival of the medieval fabric; the later restoration also has some interest, providing evidence for the widespread practice of church restoration and rebuilding during the 19th century. The church has a high level of architectural interest, being a prominent and prestigious building in the locality, constructed in high quality, traditional materials exhibiting high levels of craftsmanship. Its value as a place of worship with a historic and ongoing role in village life also contributes to this interest. Its significance is judged to be *high*.

- 8.29 The church lies within the defined space of its churchyard, which provides its immediate setting. Within the churchyard there are several listed gravestones and chest tombs which, as well as holding historic and architectural interest in their own right, contribute to the significance of the church's setting.
- 8.30 The church and churchyard are set at a higher level than their surroundings, which emphasises the prominence of the church as a focal building within the wider area. and creates an open feel which reinforces the church's relationship with the surrounding medieval and post-medieval development. Although lying in the northern part of the village, the church has a presence in the wider area, with partial views being afforded, particularly of its spire. This highlights its close relationship with the historic village. It is considered that the setting of the church is of *high* significance.

Former St John's Parish School, 145-159 High Street (6)

- 8.31 The building now forming 145-149 High Street is an example of a mid-19th century church school, built in the Gothic style in high quality materials with aesthetically pleasing forms and architectural features (Plates 30 & 31). It undoubtedly has both historic and architectural interest as a result; however, its conversion to three dwellings with separate residential curtilages will inevitably have impacted its character through loss of features / alteration of internal spaces. Its significance is thus considered to be *moderate*.
- 8.32 The building has a moderately enclosed setting, set back from the High Street behind boundary walls/fences and vegetation. Views of the building are limited from here and the creation of separate curtilages has altered its immediate surroundings; from the north along the driveway to the site, the northern range of the school is more clearly visible and its close relationship with St John's Lodge can be appreciated (Plate 26). This relationship of the building's setting is considered to be an important aspect of its significance. Overall, the significance of the building's setting is judged to be *moderate*.

Table 2 – The contribution of setting to the significance of affected heritage assets

Heritage Asset	Grade	Simplified Significance	Key Aspects of Significance	Key Aspects of Setting	Contribution of setting to Heritage Significance
Lindfield Conservation Area	-	High	[northern part of CA] - Variety of building ages, styles, details - Use of natural and traditional materials - rising curve of High Street to church - tree and hedge-lined approach from north	[northern part of CA] - Fairly inward-looking, focusing on the High Street - Limited views to rural surroundings of village	Low to moderate
2 Little Blacklands	II	High	Timber-framed building of late C15th and C16th date with architectural interest	- Position amongst medieval and post-medieval development, part of small historic group at bend in the road - Historic rural setting to rear diminished.	Moderate to high
4 126 High Street	II	High	15 th C Wealden hall house with architectural interest	- Close visual relationship with church and churchyard - Position amongst medieval and post-medieval development, part of small historic group at bend in the road	High
5 Parish Church of All Saints	II*	High	Medieval church with 19 th century restoration; historic and ongoing role in village life; architectural interest	- Defined churchyard setting with listed gravestones and chest tombs; - Prominence of church as focal building - Relationship with historic surroundings	High
6 Former St John's Parish School, 145-149 High Street	-	Moderate	Example of mid-19 th century school building with architectural interest	- Enclosed setting set back from High Street - Close visual and historic relationship with St John's Lodge, the former schoolmaster's house	Moderate

9.0 IMPACT ASSESSMENT

- 9.1 The NPPF requires that the potential impact of a proposal upon the significance of a heritage asset should be considered as part of the planning process:³

208. 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 minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

- 9.2 The current set of proposed alterations to the building are therefore considered below, informed by the understanding of its age, development and significance presented above. This includes direct impacts to the building's physical fabric and layout, as well as indirect impacts, such as those to its setting, and the setting of other nearby heritage assets.

- 9.3 The assessment above indicates that the site lies within the Lindfield conservation area, and that four heritage assets identified in the vicinity of the site either have an important historical/landscape component to their heritage significance or are directly intervisible with the site. This means that they have the *potential* to be affected by the proposed development, even where they cannot be seen from the proposed development site. Equally, a proposed development can be fully visible from an asset, but its impact will be minimal if the setting does not contribute to the significance of that asset (Historic England 2015; 2017b). This section aims to establish the extent of any such impact: its results are summarised below in Table 3

- 9.4 The NPPF states the following of relevance to this assessment of impact:

210. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

- 9.5 The NPPF further states that impact should be assessed in the following manner:

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

³ Section 16: 'Conserving and Enhancing the Historic Environment', paragraph 207 (updated 12th December 2024).

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

215. 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.

- 9.6 In considering the impact of a proposal upon a non-designated heritage asset, the NPPF states:

216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

- 9.7 Similarly, in relation to curtilage structures, Historic England guidance (2015) notes that:

Whether alteration, extension or demolition of such buildings amounts to harm or substantial harm to the designated heritage asset (ie the listed building together with its curtilage and attached buildings) needs careful consideration. Some curtilage structures are of high significance, which should be taken fully into account in decisions, but some are of little or none. Thus, like other forms of heritage asset, curtilage structures should be considered in proportion to their significance.

- 9.8 The NPPF divides impact as resulting in either *substantial harm* or *less than substantial harm*. In practice, the majority of proposals fall under the latter category,

meaning a more nuanced assessment is required to come to a fully rounded decision. The following informal terminology is therefore adopted here:

- A *High* impact equates to the category of 'substantial harm' set out by the NPPF. The Planning Practice Guidance for the Historic Environment states that the bar for justifying this level of harm is also high.
- A *Moderate* impact equates to the category of 'less than substantial harm' set out by the NPPF, but falls within the upper end of that category. The requirement to weigh the proposal against public benefit and the optimum viable use of a site applies, but may need more rigorous justification.
- A *Low* impact also equates to the category of 'less than substantial harm' set out by the NPPF, but falls within the lower end of that category. The requirement to weigh the proposal against public benefit and the optimum viable use of a site still applies, but the justification may be more straightforward.
- A *Neutral* impact equates to no potential harm, meaning that the requirement to weigh the proposal against public benefit and the optimum viable use of a site may not apply, although heritage aspects of the proposal may still be a consideration.
- A *Positive* impact is one which is considered to enhance the significance and/or setting of a heritage asset. Identified positive impacts to heritage assets may have public benefit and are likely to be beneficial to the proposal as a whole.

LEVEL OF IMPACT	NPPF EQUIVALENT
<i>High</i>	substantial harm/total loss
<i>Moderate</i>	less than substantial harm
<i>Low</i>	less than substantial harm
<i>Neutral</i>	no potential harm
<i>Positive</i>	enhancement of a heritage asset; possible public benefit

Impact assessment

- 9.9 It should be stressed that the following discussion is the considered view of the author based upon the findings of the survey. The assessment is offered based upon knowledge and experience of other such buildings and any suggestions offered are intended as advice. It also assumes any changes will be executed using sympathetic materials, styles, finishes etc. Many of the views which inform the conservation of historic buildings are to some extent subjective, particularly with regard to more recent extensions and alterations and thus it should be stressed that there is no guarantee that the opinions expressed below will be endorsed by the Local Planning Authority.
- 9.10 Given the historic nature of the site, there is potential for any groundworks to encounter archaeological remains – most likely associated with the known structures/historical occupation of the site – but potentially also of earlier date. Such works would normally be mitigated by way of an archaeological watching-brief, which would identify and record any archaeology revealed. Advice on this should be sought with the Local Planning Authority and their archaeological advisors. Similarly, any works involving interventions into the fabric of the building have the potential to reveal additional information regarding its development.

Impact on St John's Lodge

- 9.11 The present set of proposals are those set out by Gould Baxter architects (drawing refs. PL.20, PL.21, PL.22, PL.23 & PL.24; Appendix 2). The proposals comprise:
1. Block ground-floor doorway between snug and drawing room;
 2. Block ground-floor doorway between study and existing kitchen (proposed utility room);
 3. Create WC in lean-to and block archway to existing kitchen (proposed utility room);
 4. Addition of bay windows and chimney to east elevation to create larger drawing room, and single-storey rear extension to create new dining room and kitchen, with associated alterations to modern part of house;
 5. First-floor alterations comprising relocation of doorway to bathroom, and repositioning of partition between en-suite and dressing room;
 6. Increase size of two first-floor windows on the north elevation;
 7. Replace existing rainwater goods with powder-coated black cast aluminium;
 8. Reinstate gable finial to front elevation;
 9. Works to outbuilding east of the house (Bedroom 5 Annex) to provide insulation, remove sauna and install shower;
 10. Removal of existing garage, sheds and close-boarded fence and construction of new garage north-east of house;
 11. Creation of new patio areas and installation of estate fencing.

Alteration 1: Block ground-floor doorway between snug and drawing room

- 9.12 The doorway between the snug and the drawing room is a modern doorway which was inserted when the house was extended (Plate 4). It has a slightly awkward relationship with the adjoining chimneybreast. Historic photographs confirm there was no external doorway in this location (Plate 12); thus, blocking the doorway would reinstate the original fireplace alcove.
- 9.13 The impact of this alteration on the heritage significance of the site is considered to be *neutral/slight positive*.

Alteration 2: Block ground-floor doorway between study and existing kitchen (proposed utility room)

- 9.14 The doorway between the study and existing kitchen contains a simple, four-panel historic door, set in a chamfered architrave characteristic of the ground floor of the house (Plate 11). It is highly likely to be an original doorway giving direct communication between the front and rear ranges, perhaps suggesting the south-east room was a dining room. On the kitchen side it has a simple bead-moulded frame more characteristic of a service room.
- 9.15 The removal and blocking of the doorway in its entirety would have an impact on the understanding of the house and how it functioned; however, the plans suggest the doorway is to be retained *in situ*, fixed closed. This will reduce the impact of the alteration by retaining both historic fabric and evidence for the original plan form. The impact of this alteration on the heritage significance of the site is thus considered to be *neutral*.

Alteration 3: Create WC in lean-to and block archway to existing kitchen (proposed utility room)

- 9.16 It is proposed to create a WC within the western half of the existing lean-to. The lean-to currently forms an extension to the kitchen area and, as discussed in section 6, likely once provided a rear lobby with a small room to its west, which may originally have been a pantry.
- 9.17 As part of this alteration, the western of the two archways between the kitchen and lean-to would be blocked with a stud partition, which would be a reversible alteration. There would be a slight visual impact through blocking the archway; however, it is likely that the archway would originally have contained a doorway, and the proposed plan indicates that the partition would not block the full depth of the opening. The archway would thus remain as an appreciable feature.
- 9.18 There may be some intrusion into historic floor finishes, if indeed they survive beneath later floor finishes, for the provision of drainage/services; however, given the existing use of the room as a kitchen and its position adjacent to the existing utility room, it is likely that any potential impact would be limited.
- 9.19 The impact of this alteration on the heritage significance of the site is considered to be *neutral*.

Alteration 4: Addition of bay windows and chimney to east elevation to create larger drawing room, and single-storey rear extension to create new dining room and kitchen, with associated alterations to modern part of house

- 9.20 It is proposed to extend the house to the north, and provide bay windows to the west elevation. The latter would increase the size of the ground-floor drawing room, while the north extension would extend across the existing modern rear range of the house, creating a single-storey kitchen and dining area.
- 9.21 The alterations to the west elevation would have no impact on historic fabric, affecting only the modern fabric of the west elevation of the 1980s extension to the house, which would be removed entirely at ground-floor level. The proposed alterations are set to the north of the Phase-1 front range, which will allow for its west elevation, including the original stone quoins at its north-west corner, to remain fully visible. Two bay windows would be provided, to either side of a central chimneystack. The bay windows would have a simple form, with flat, lead-covered roofs and sliding sash windows. The chimneystack would be constructed in slim bricks, whose colour would match the stonework of the house, allowing the chimney to read as a modern addition whilst complementing its overall character.
- 9.22 The west elevation of the house is a subsidiary one, having far less presence than the front and west elevations. The 1980s extension is relatively blank and of lesser quality than the original building, with a large expanse of rendered finish which seeks to emulate the original stonework, and three uPVC windows. The alterations would obscure/remove much of this and the additions would be of reasonably small-scale, and subservient in any glimpsed view alongside the front elevation. The existing drawing room has long and narrow proportions, which jars with the character of the reception rooms in the front range (Plate 32). The alterations, in conjunction with the proposal to move the internal east wall of the room slightly eastward (see below), offers the opportunity to improve the internal character of the modern part of the house, by creating a drawing room of more sympathetic proportions.

- 9.23 The north extension is proposed to be single storey, with a shallow, stepped lead roof. No significant historic fabric would be affected, as the extension would have an asymmetric footprint, allowing the original lean-to at the rear of the service range to be retained intact. The form of the lean-to as part of the Phase-1 structure would also be fully appreciable externally. The roof of the modern lean-to would be removed, which is not considered to be of any consequence in heritage terms.
- 9.24 The single-storey nature of the proposed extension would allow for the two-storey form of the house to remain the dominant element on both the rear and east side elevation; the extension would be separated and largely screened from the latter by the existing stone garden wall. The extension would be faced with slim bricks to match the proposed chimneystack and complement the stonework of the house, and would have black metal windows and doors which will allow it to read clearly as a modern addition. The north-east corner of the extension would be glazed, with the more solid parts of the structure confined to the west, giving a lightweight appearance where it is viewed in conjunction with the more significant, eastern part of the rear elevation.
- 9.25 Combined, it is acknowledged that the proposed extensions would create a reasonably large addition in terms of their footprint, relative to that of the house. This said, they affect the subsidiary elevations of the house, which have been altered, and, importantly, the main 19th century part of the house would remain intact, with its prominent front and east elevations unaffected. The scale and form of the proposed additions would allow for the original building and its subsequent development to be readily understood.
- 9.26 Taking all of the above into consideration, it is judged that the impact of the proposed extensions on the heritage significance of the site would be very *low*.
- 9.27 Associated with the extensions, there would be limited alterations to the 1980s part of the house, to move the east wall of the drawing room eastward, and create new doorways to the drawing room and to the kitchen/dining room. These alterations would solely affect modern fabric. The existing door to the space beneath the original staircase would be altered; however, the door is modern and sits in a partition of modern tongue-and-groove panelling and its removal would have no tangible impact. The impact of these alterations on the heritage significance of the building is considered to be *neutral*.

Alteration 5: First-floor alterations comprising relocation of doorway to bathroom, and repositioning of partition between en-suite and dressing room

- 9.28 At first-floor level, the existing shower enclosure, along with the hot-water tank cupboard outside the bathroom, would be removed and the doorway would be relocated to the south to increase the size of the bathroom. The bathroom and cupboard are both entirely within the 1980s extension to the house and the removal of the shower enclosure and cupboard would be of no consequence. The door would be relocated into the existing opening from the quarter-landing of the staircase, which is a later opening inserted through the rear wall of the house, where there was originally a window opening. The impact of inserting a door here would be negligible.
- 9.29 A partition between the existing en-suite and dressing room would be slightly relocated to increase the size of the en-suite. Again, this is within the 1980s extension and no historic fabric would be affected.

- 9.30 The impact of these alterations on the heritage significance of the site is considered to be *neutral*.

Alteration 6: Increase size of two first-floor windows on the north elevation

- 9.31 It is proposed to increase the size of two windows on the north elevation, serving the main bathroom and en-suite bathroom. Both windows are within the 1980s extension to the house; that to the bathroom is a traditional timber sash window while that to the en-suite is uPVC. The bathroom window would be slightly widened and its cill lowered, while the en-suite window would be enlarged to create a pair of sashes. Both windows would have double-glazed timber sliding sashes. The style and proportions of the proposed windows are considered appropriate and the paired sashes would echo the windows to the original rear gable of the building, including a relieving arch above the opening.

- 9.32 The impact of these alterations on the heritage significance of the site is considered to be *neutral* with the replacement of the uPVC window considered to be *positive*.

Alteration 7: Replace existing rainwater goods with powder-coated black cast aluminium

- 9.33 It is proposed to replace existing rainwater goods with powder-coated black cast aluminium. The existing rainwater goods all appear to be modern therefore there would be no loss of historic fabric.

- 9.34 The impact of this alteration on the heritage significance of the site is considered to be *neutral*.

Alteration 8: Reinstall finial to gable on front elevation

- 9.35 It is proposed to reinstall a finial to the gable on the front elevation. The gable has a stone base for a finial at its apex, and an aerial photograph of the building appears to show this had a cross-shaped form (Plate 33). Reinstallation of this feature would likely be of benefit to the appearance of the building, as well as reinforcing its historical link with the church.

- 9.36 The impact of this alteration on the heritage significance of the site is considered to be *positive*.

Alteration 9: Works to outbuilding east of house (Bedroom 5 Annex) to provide insulation, remove sauna and install shower

- 9.37 The proposals include works to the outbuilding east of the house (Bedroom 5 Annex). This would be insulated, and the existing sauna would be removed and replaced with a shower. The addition of insulation would obscure the underlying construction of the walls, which would have some limited impact on the building's interior character and appearance. This said, the outbuilding has seen significant alteration and modernisation to its interior as part of its conversion, which has diminished its interior character and significance, providing no obvious indication of its original function(s).

- 9.38 Subject to appropriate insulation methods being employed, which conserve underlying historic fabric, the impact of this alteration on the heritage significance of the site is likely to be *very low*.

- 9.39 The sauna is an entirely modern feature, as are the wall and floor finishes in this area. Its replacement with a shower would have no effect on the heritage significance of the site; the impact is judged to be *neutral*.

Alteration 10: Removal of existing garage, sheds and close-boarded fence and construction of new garage north-east of house

- 9.40 The existing garage south-east of the house would be removed, along with a small yard area with timber shed, enclosed by timber close-boarded fencing, north-east of the house (Plates 34 & 35).
- 9.41 The existing garage is a modern building which has a negative visual impact, being prominently sited south-west of the house, adjacent to its principal elevation. It also intrudes on the grouping of the house and former school to its south. The timber shed and close-boarded fencing north-east of the house lie close to the outbuilding and are reasonably low-quality, modern features. Within the garden, this area is currently screened by dense planting and has little impact on the setting of the house. However, when viewed from within the small yard area and from outside the site boundary, to the east, they have a negative visual impact.
- 9.42 The proposed new garage would replace the yard, timber shed and close-boarded fencing north-east of the house. The drawings indicate that the garage would be a modestly-sized outbuilding of simple, traditional design, with a half-hipped, tiled roof and clad with timber weatherboarding, akin to outbuildings belonging to neighbouring properties. A pair of inset timber gates would be added between the new garage and the historic outbuilding to its south, screening the parking area from outside the site, and allowing the house, outbuilding and garage to read as a small group of traditional character. From within the curtilage, the parking area would be screened by planting, and the garage would largely be obscured by existing trees and shrubs. These proposals would improve the setting of the house through removal of unsympathetic features, and introduce a building of sympathetic scale and appearance when viewed from both within the garden and outside the site boundary. The removal of the modern unsympathetic outbuildings would have a *positive* impact on the setting and significance of the listed building, and the proposed new building would have a *neutral* impact.

Alteration 11: Creation of new patio areas and installation of estate fencing.

- 9.43 Following the removal of the existing garage, it is proposed to create a new patio to the south-west of the house. The proposed patio would be modestly-sized, and screened from views of the front elevation of the house by planting along the site boundary. This would have a *neutral* impact on the setting and significance of the listed building.
- 9.44 The existing patio to the east of the house would be marginally extended. Given that the existing patio has no particular impact on the setting of the house, this would have a *neutral* impact on the setting and significance of the listed building.
- 9.45 The proposals also include the installation of estate fencing along the site boundary south-west of the house, and across the garden area to the east, to provide a secure area for pets. Estate fencing would have a lightweight, formal and high-quality appearance, and would thus be relatively unobtrusive and in keeping with the formal character of the house. This would have a *neutral* impact on the setting and significance of the listed building.

Impact on the setting of heritage assets

Lindfield Conservation Area

- 9.46 The conservation area is judged to be of high significance, with its setting considered to be of low to moderate significance. The site falls within the conservation area boundary, and St John's Lodge and the former school building to its south form a small mid-19th century group of distinct character set back from the High Street.
- 9.47 The proposed development, affecting the exterior of the house, would be sited on the rear and west elevations, which are largely hidden from public viewpoint within the conservation area. The rear of the house is well-screened from the public footpath to the north by close-board fencing and mature planting; if views were afforded, they would likely be of the upper floor of the building only and the proposed single-storey extension to the rear elevation would not be visible. The west extension could possibly be viewed in context with the façade of the house, but only in a very limited view from the western end of the access driveway, following the removal of the existing garage.
- 9.48 As such, it is considered that the proposed extensions would not affect the significance of the Lindfield conservation area, and the potential impact is considered to be *neutral*.
- 9.49 The proposed new garage, sited north-east of the house, and the removal of the intrusive existing garage and close-board fencing north-east of the site would improve the setting of the house and school buildings and the character and appearance of this part of the conservation area. The garage building would be of sympathetic scale, traditional form and constructed in materials typical of the locality. There are existing, similarly-scaled buildings east of the site, at the northern end of the drive and within the curtilage of Little Blacklands. Therefore, the proposed garage would be in keeping with the general area, and would form part of a small group of traditional character along with the house and its outbuilding. The parking area would be screened from view by timber gates.
- 9.50 It is considered that the replacement of these unsympathetic modern elements with the proposed garage building would have a *positive* impact on the appearance and significance of the Lindfield conservation area.
- 9.51 Alterations to create patio areas and install high-quality estate fencing and planting would be unobtrusive. The patio areas would be screened by the existing wall along the south and east boundary of the site, and the proposed new planting. This would have a *neutral* impact on the significance of the Lindfield conservation area.

Little Blacklands (2)

- 9.52 Little Blacklands is judged to be of high significance with its setting making a moderate to high contribution to that significance, mostly on account of its interrelationship with nearby buildings on the High Street. The setting to the rear of the house has been altered.
- 9.53 The proposed extension to the west elevation of the house would not be visible from Little Blacklands, and due to the intervening development and vegetation, and low level of the proposed extension to the rear elevation, it is judged that the extension of the house would have a negligible effect on the setting of Little Blacklands, thus equating to a *neutral* impact on its setting and heritage significance overall.

- 9.54 The proposed garage would sit amongst other buildings of similar scale and be screened by intervening development and vegetation. As a building of traditional form constructed in materials typical of the local vernacular, if partially visible it would likely read as a sympathetic element of the wider setting, having a negligible effect on the setting of Little Blacklands, equating to a *neutral* impact on its setting and overall heritage significance.

126 High Street (4)

- 9.55 126 High Street is considered to be of high significance, with its setting making a high contribution to its significance. The key elements of its setting are its visual relationship with the church and churchyard, and its position amongst historic buildings on the High Street.
- 9.56 Although St John's Lodge is intervisible with the west elevation of 126 High Street, the view of St John's Lodge is restricted to a glimpsed view of its front elevation, roof and east gable end, and a partial view of the existing modern garage. The rear part of the house and north part of the site are not visible. The removal of the garage and the creation of a modest patio, screened by planting, would have a very slight positive effect on this view. Overall, the proposed development would have a *neutral* impact on the setting and heritage significance of 126 High Street.

Parish Church of All Saints (5)

- 9.57 The parish church is judged to be of high significance, with its setting making a high contribution to this significance. The setting is principally defined by the building's churchyard and relationship with its historic surroundings.
- 9.58 St John's Lodge forms part of this historic setting, being partially visible from the northern part of the churchyard (Plate 30), and the house also has a historical relationship with the church. While the building has a historic connection with the church, the proposals will leave the historic parts of the building intact and discernible, and its prominent elevations unaffected.
- 9.59 Although the building is partly visible from the northern part of the churchyard, the proposed development is unlikely to have any meaningful effect on the setting of the church, including the listed gravestones and chest tombs in the churchyard, as the proposed extensions are restricted to the west and north elevations. The roof of the rear extension may just be glimpsed in a very minor way, but any view would be so limited that it is considered the potential impact would be negligible. Alterations elsewhere within the site would not be visible.
- 9.60 Overall, it is considered that the proposed development would have a *neutral* impact on the setting and heritage significance of the church and churchyard.

Former St John's Parish School, 145-149 High Street (6)

- 9.61 The former school buildings are judged to be of moderate significance, with their setting making a moderate contribution to this significance. The buildings' relationship with St John's Lodge, as the former school master's house, is a key part of this and together they form a small mid-19th century group, set back from the road.

- 9.62 As the proposed extensions to St John's Lodge are confined to the rear and west elevations, the visual and spatial relationship will be unaffected by this aspect of the proposed development. Overall, it is considered this would have a *neutral* impact on the setting and heritage significance of the former school buildings.
- 9.63 The proposed removal of the existing garage, which sits between the house and former school, and its replacement with a new garage north-east of the house would in fact enhance the relationship between the buildings and would have a *positive* impact on the setting of the former school. Minor alterations to create/extend patio areas and install estate fencing/planting would have a negligible effect, equating with a *neutral* impact on its setting.

Heritage Asset	Simplified Significance	Contribution of Setting to Heritage Significance	Impact of Proposals on Setting	Overall Impact on Heritage Significance
Lindfield Conservation Area	High	Low to moderate	Neutral [extensions] Positive [garage]	Neutral/positive
2 Little Blacklands	High	Moderate to high	Neutral	Neutral
4 126 High Street	High	High	Neutral	Neutral
5 Parish Church of All Saints	High	High	Neutral	Neutral
6 Former St John's Parish School, 145-149 High Street	Moderate	Moderate	Neutral [extensions] Positive [garage]	Neutral/positive

Table 3 – The Impact on the Setting of Heritage Assets

Conclusion

- 9.64 It is concluded that the majority of the proposed alterations to the historic parts of the St John's Lodge would have a *neutral* impact on its heritage significance. The proposed extension of the house would have a very *low* impact on its heritage significance. Alterations to the setting of the house would have a *positive* or *neutral* impact.
- 9.65 The proposed development would generally have a *neutral* impact on the heritage significance of the Lindfield conservation area and the setting of nearby heritage assets. Alterations to the setting of St John's Lodge would have a *positive* impact on the significance of the conservation area and the setting of the former St John's Parish School.
- 9.66 Where a very *low* impact on heritage significance has been identified, this would equate with less than substantial harm to the heritage asset, as defined in the NPPF; however, it is suggested that this would be towards the lower end of that category.

10.0 ACKNOWLEDGEMENTS

- 10.1 Archaeology South-East would like to thank Mr and Mrs Broad for commissioning this historic building assessment and for their hospitality during the site visit, and Gould Baxter architects for their assistance.

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PLATES



Plate 1: St John's Lodge, facing north-west.



Plate 2: St John's Lodge, facing south-east.



Plate 3: The existing kitchen, facing north.



Plate 4: One of the reception rooms, showing the typical character of the house.



Plate 5: The west elevation.



Plate 6: The east ground-floor window on the south elevation, showing the boxing which houses the vertically-sliding shutters.



Plate 7: The east elevation.



Plate 8: The principal doorway.



Plate 9: The west doorway of the rear range, facing north-east.



Plate 10: The rear lean-to, facing south-west.



Plate 11: The ground-floor doorway to the service range, with plain four-panel door and typical chamfered architrave.



Plate 12: The house prior to its extension (provided by client).



Plate 13: The staircase.



Plate 14: The west ground-floor fireplace.



Plate 15: The west first-floor fireplace.

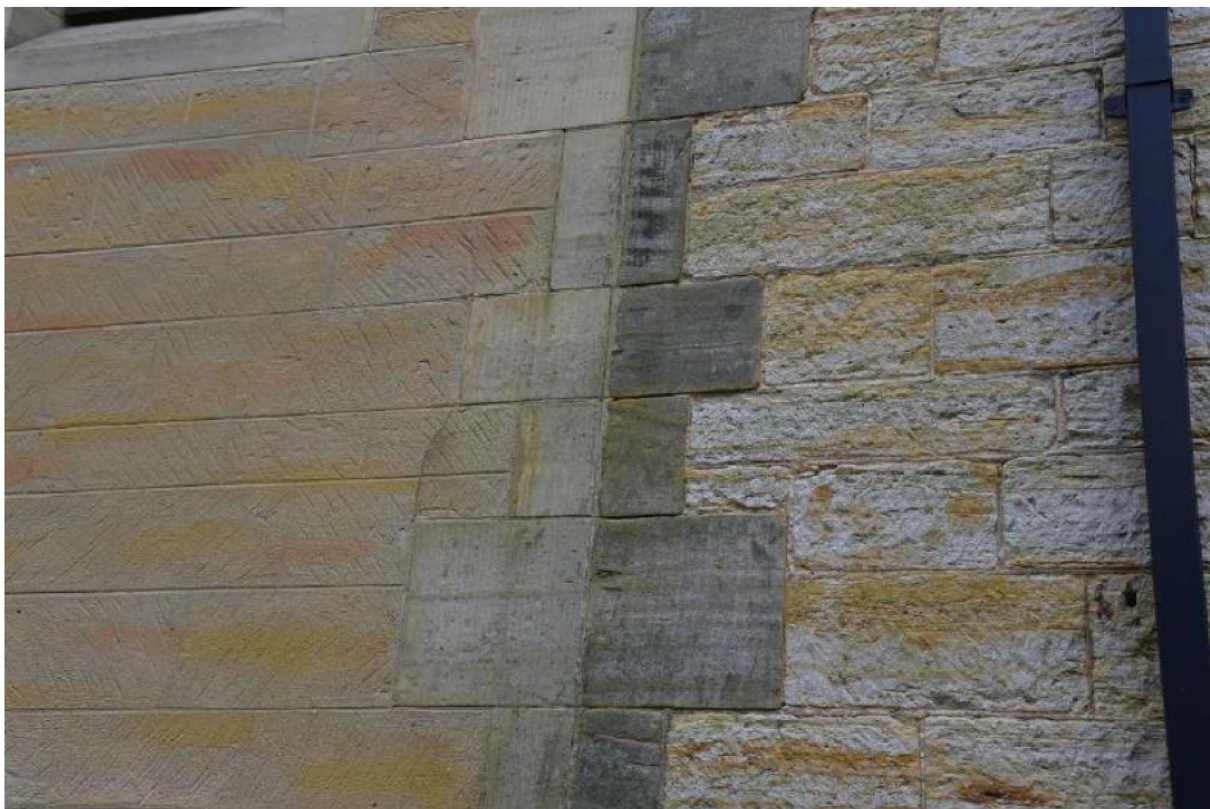


Plate 16: Detail of the render on the west elevation with the original stonework to the right.



Plate 17: The outbuilding, facing south-east.



Plate 18: The outbuilding, facing south-west. The former school building can be seen beyond.



Plate 19: The outbuilding, facing north.



Plate 20: The interior of the outbuilding, facing south.



Plate 21: The interior of the outbuilding, facing north.



Plate 22: The outbuilding roof structure.



Plate 23: The screen wall, facing north.



Plate 24: The screen wall, facing south.



Plate 25: The group of historic buildings at the bend in the road north of the church, facing north.



Plate 26: St John's Lodge (right) and the former school (left), facing west.



Plate 27: Little Blacklands, facing south-west.



Plate 28: 126 High Street, facing north-east.



Plate 29: The parish church, facing north-east.



Plate 30: The former St John's Parish School, and St John's Lodge, looking north-west from the churchyard.



Plate 31: The north school building, facing south-west.



Plate 32: The reception room in the 1980s extension, facing north.



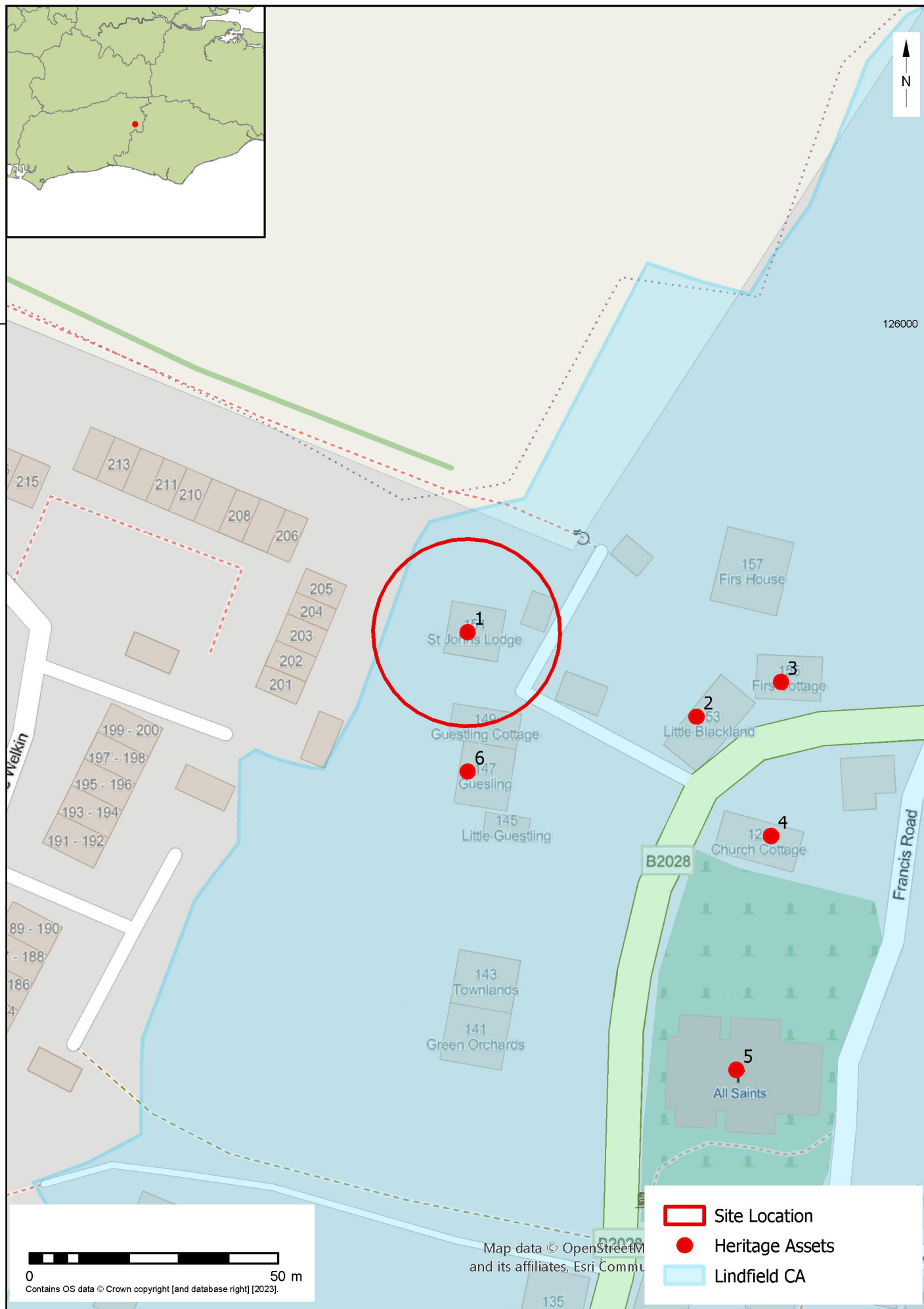
Plate 33: Aerial photograph showing finial (provided by client)



Plate 34: The garage south-west of the house.



Plate 35: The yard area enclosed by fencing, north-east of the house.

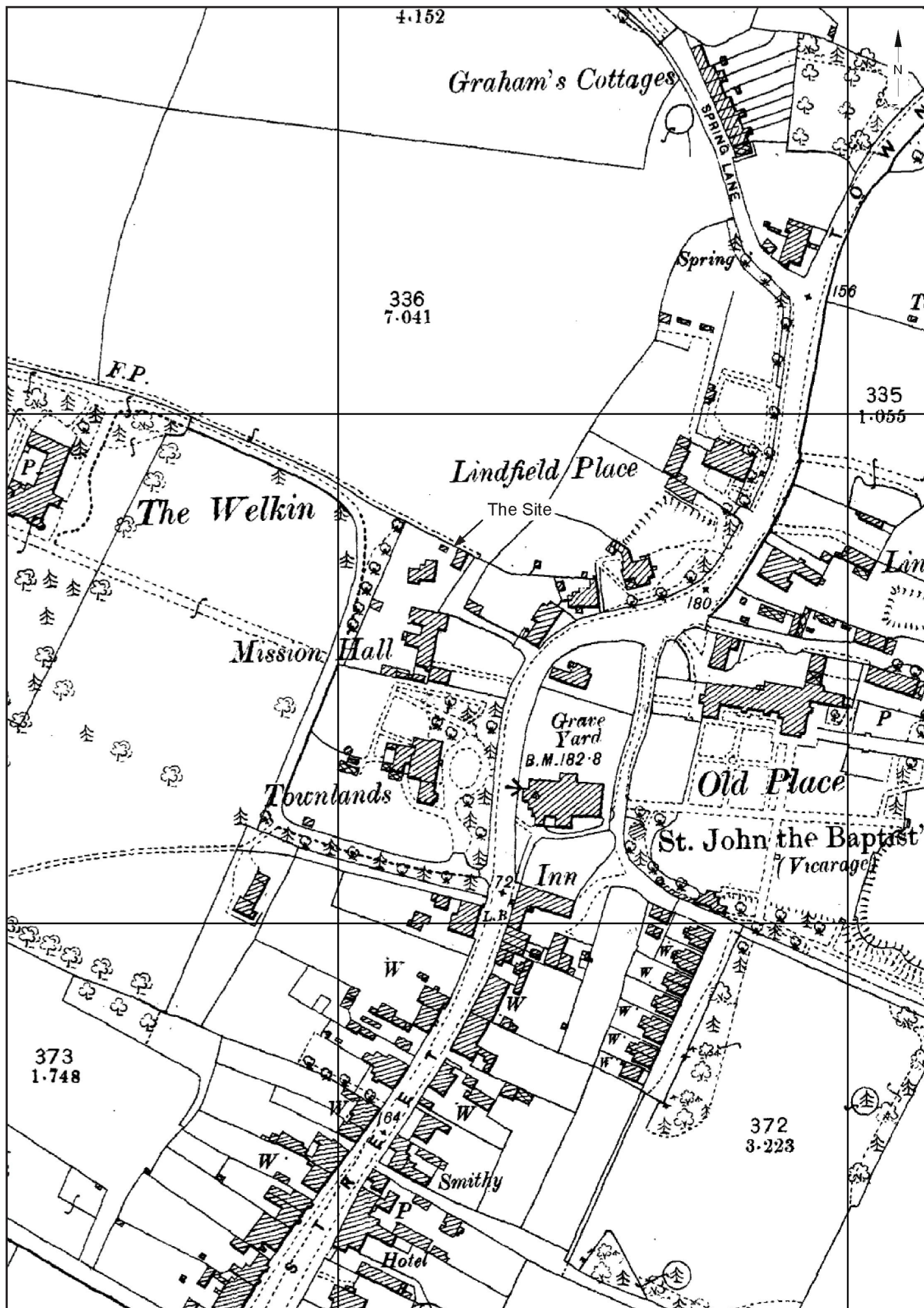


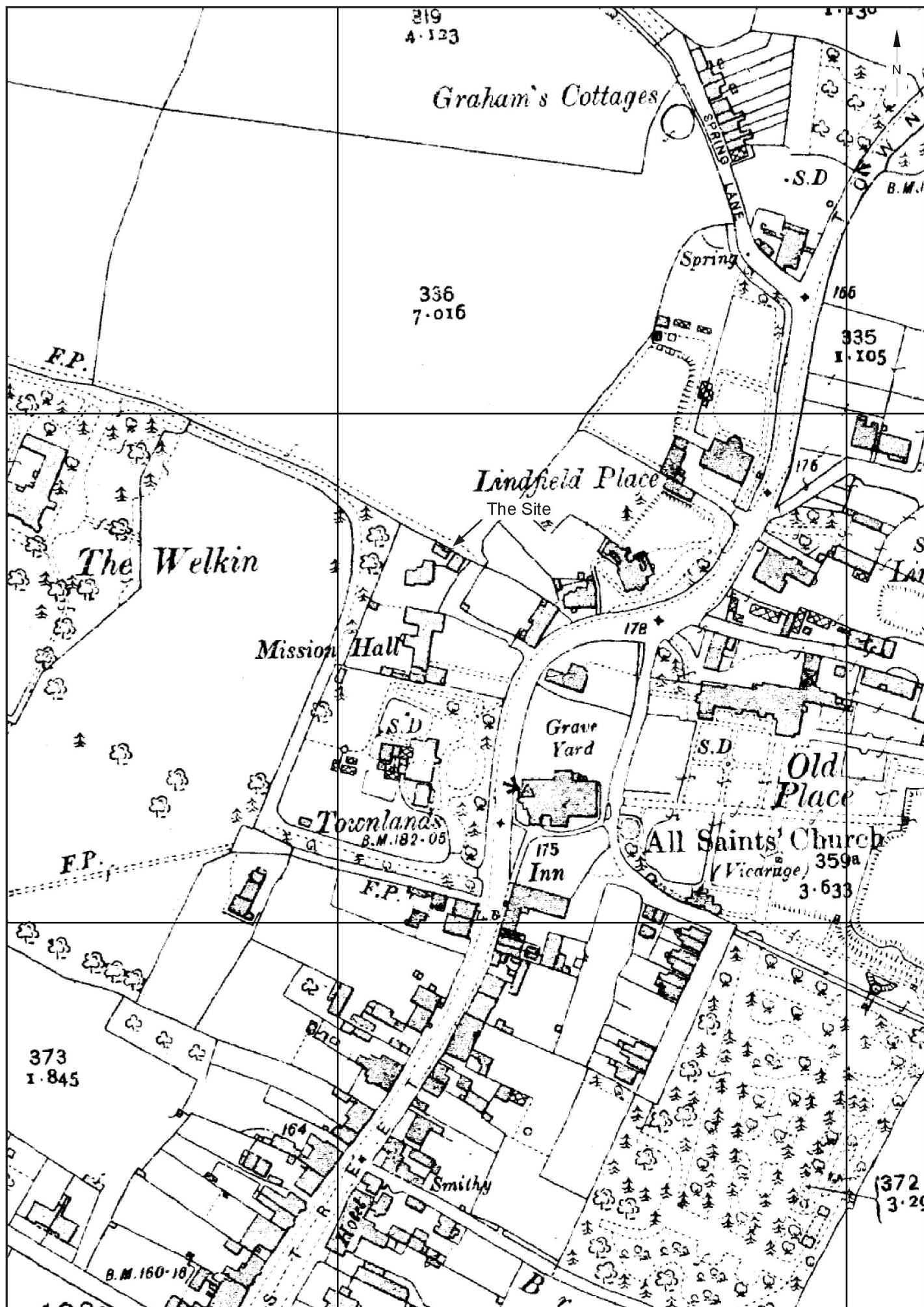
© Archaeology South-East		St Johns Lodge, 151 High Street, Lindfield, West Sussex, RH16 2HT	Fig. 1
Project Ref: 250473	Aug 2025	Site Location and Relevant Heritage Assets	
Report Ref: 2025026	Drawn by: APS		



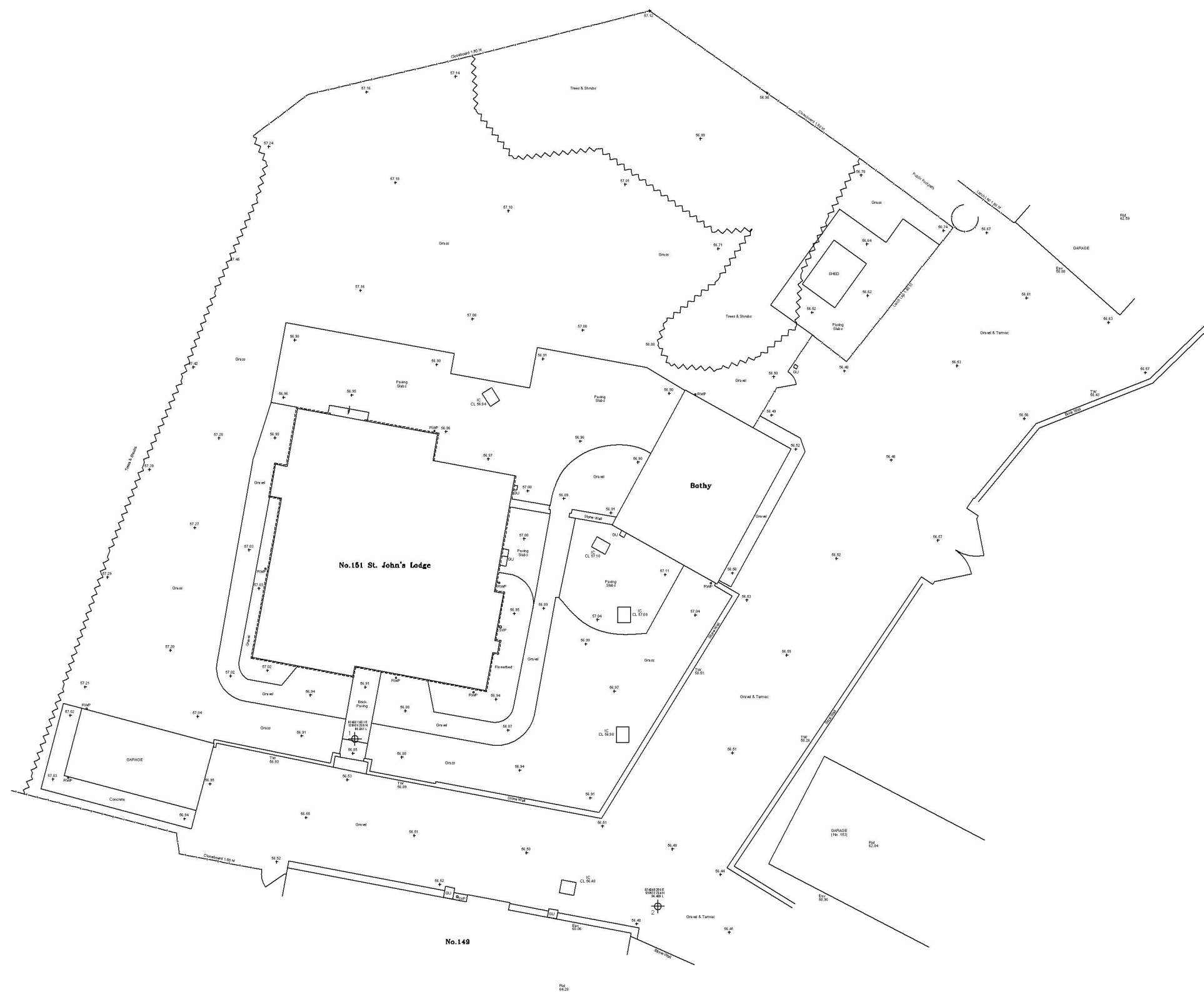
© Archaeology South-East		St John's Lodge, 151 High Street, Lindfield	Fig. 2
Project Ref: 250473	Aug 2025	Lindfield Tithe Map, 1845	
Report Ref: 2025026	Drawn by: KRH		







© Archaeology South-East		St John's Lodge, 151 High Street, Lindfield	Fig. 5
Project Ref: 250473	Aug 2025	Ordnance Survey, 1910	
Report Ref: 2025026	Drawn by: KRH		

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Job No.dwg.type.location.Ref

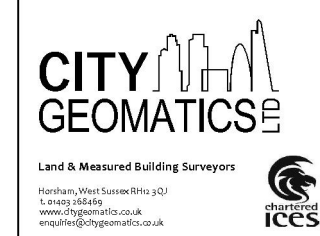
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	S = Section	T = Topographical
Location:	B = Basement	C = Ceiling Plan
	E = External	F = Front
	G = Ground	S = Side
	T = Text	R = Rear
	R = Roof	GA = General Layout
	M = Mezzanine	AA = Section A-A
Ref	Ref to individual dwg I.D. (e.g. Position)	

Standard Abbreviations (where applicable):		Land Survey	
Building Survey			
AB	AIR CONDITIONING UNIT	B	BOLLARD
AC	ACCESS HATCH	BB	BELT BEACON
AP	ACCESS PANEL	CB	CABLE COVER
APU	AUXILIARY POWER UNIT	CM	CAMERA
BH	BEAM HT	CL	CABLE TV
BS	BEAM HT	CL	COVER LEVEL
BSL	BEAM SLOTTED LEVEL	CP	ELECTRIC COVER
CB	CUBBOARD	EP	ELECTRIC POLE
CC	CHARGE CHANGE	ER	EARTH ROD
CH	CHARGE INTERNAL HT	FL	FLAG POLE
C-H	CILL TO HEAD HT	FW	FIRE WATER
C-H	CILL TO SPRING HT	GL	GULLY
CH	CILL TO SPRING HT	GV	GAZ VALVE
CH	CHILLER	IC	ICE CUBE
DD	DOOR EXACT HT	IN	INSPECTION COVER
DD	DOOR EXACT HT	IN	INVERT LEVEL
EXT	EXTRACTOR FAN	LM	LAMP POST
EXT	EXTRACTOR FAN	ML	MANHOLE
F	FLOOR	MO	OVERHEAD TELECO
F-A	FLOOR TO APEX HT	P	POST
F-C	FLOOR TO CILL HT	PM	PARKING METER
F-L	FLOOR TO FINISH	PI	RODGING EYE
F-S	FLOOR TO SPRING HT	RD	ROAD SIGN
G	GROSS INTERNAL AREA	RTW	RETAINING WALL
G	GROSS INTERNAL AREA	RS	ROAD SIGN
GA	GAS	SA	SEWER PIPE
HT	HEATER	SA	SITE AREA
NH	NOT WATER TANK	SI	SIGN
NI	NET INTERNAL AREA	SL	SOFT LEVEL
NTS	NOT TO SCALE	SV	STOP VALVE
R	RADIATOR	SW	SWITCH
RE	RECESS HEAD HEIGHT	STW	STORM WATER
RFV	RAISED FLOOR VOID	T	TOP OF FENCE
RL	ROLLER LIGHT	TOW	TOP OF WALL
RSH	ROLLER SHUTTER	TP	TELEGRAPH POLE
RSP	ROOF SLOPED PILE	UN	UNABLE TO FIT
SV	SOFT PIPE VENT	VP	VENT PIPE
W	WATER	WP	WATER MAIN
WA	WARDROBE	WT	WATER TAP

Symbols (where applicable):

			
SWITCHED FUSED SPUR	SHAV- ER SOCKET	PLUG SOCKET 2 + NO. OF SOCKETS	LIGHT SWITCH 1 + NO. OF SWITCH
			
WALL LIGHT	PENDANT LIGHT	SPOT LIGHT	FLOOR LEVEL RELATIVE TO DATUM
			
		FLOOR TO STRUCTURAL CEILING HT	

Notes:
The Survey has been computed on the OS grid.
All Levels are in metres and relate to OS datum.
Drainage arrows indicate UP unless otherwise stated.
Ditch pipe sizes (where shown) have been gauged from the surface (for safety reasons) and should be regarded as approximate only.
Visible features in the vicinity of any boundaries, as shown on this survey, may not represent the extent of legally conveyed ownership.
Whilst every effort has been made to determine wall materials, no guarantee is given. Materials should be regarded as assumed unless verified by a qualified third party.
Tree spread and height are approximate. Species should be regarded as assumed unless verified by a qualified third party.

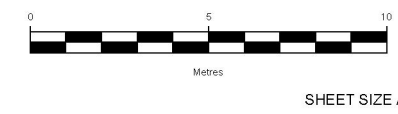
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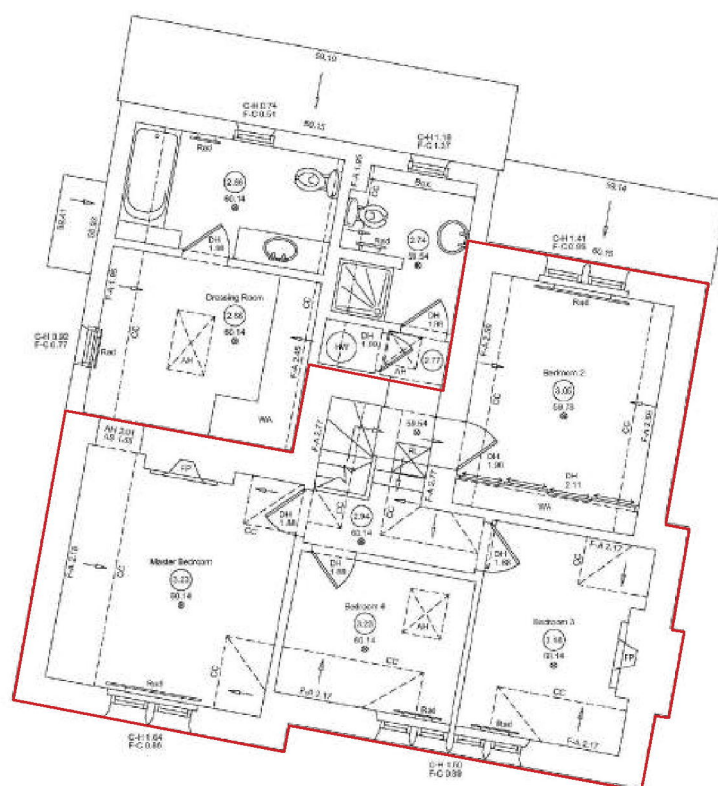
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Project:	St. John's Lodge 151 High Street Lindfield RH16

Drawing Title:

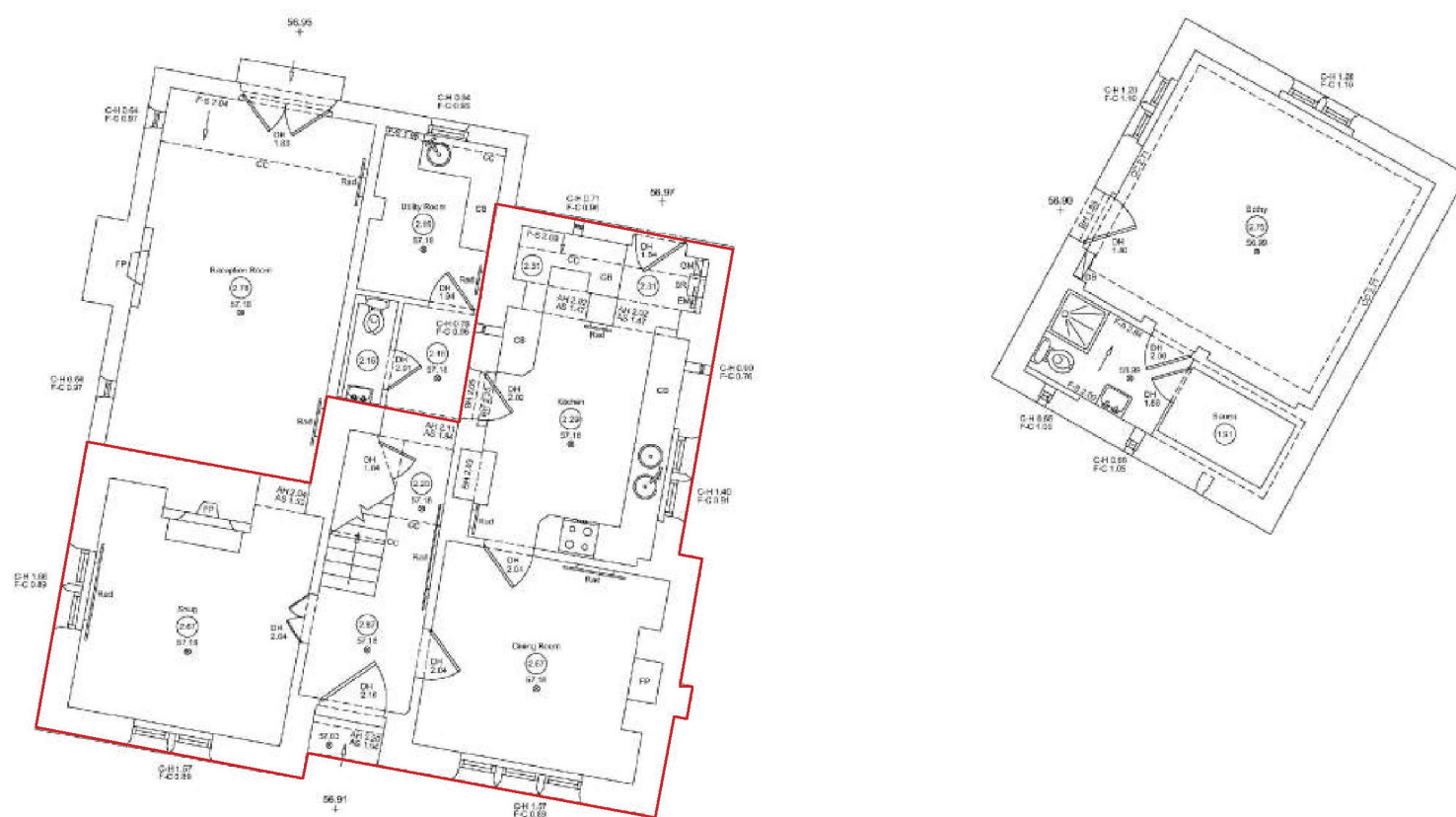
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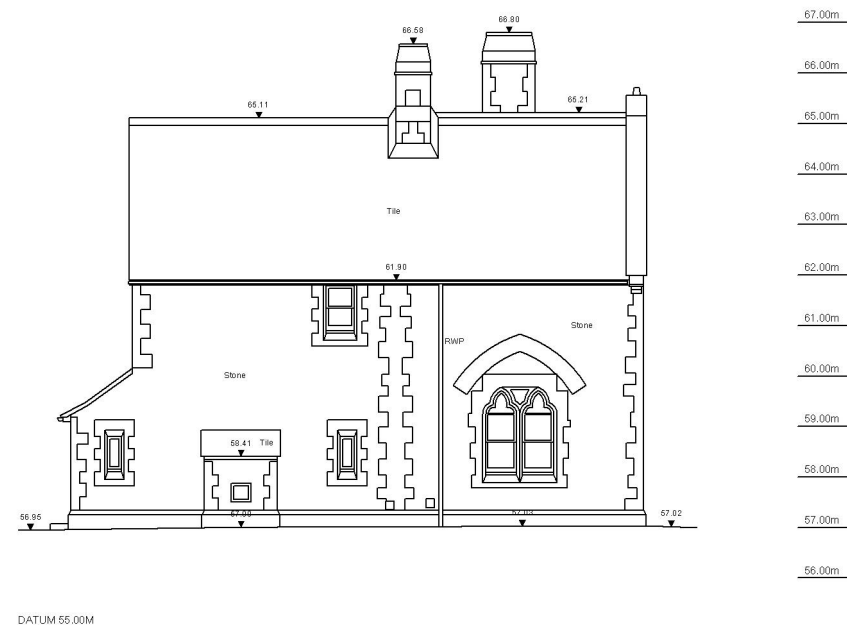
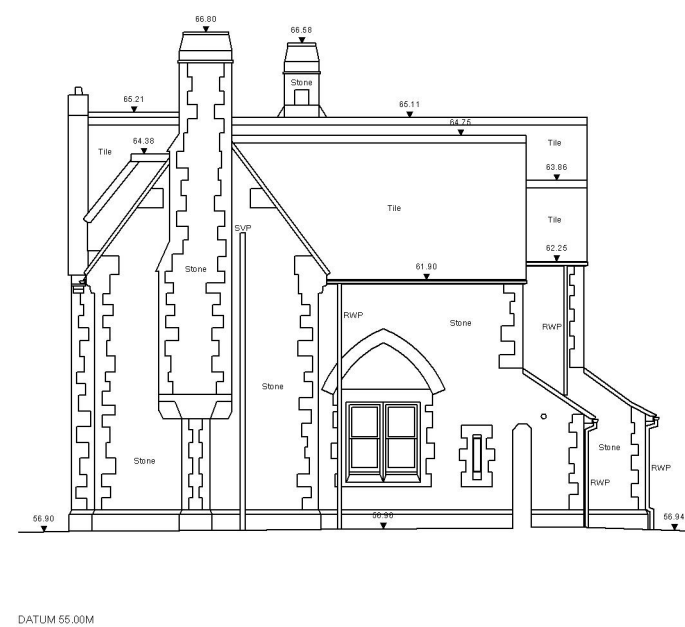
FIRST FLOOR PLAN



GROUND FLOOR PLAN

— Original footprint of house





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Location:		B = Basement E = External G = Ground I = First R = Roof M = Mezzanine	C = Ceiling Plan F = Front S = Side R = Rear GA = General Layout AA = Section A-A	
Ref		Ref to individual sheet I.D. (e.g. Revision)		
Standard Abbreviations (where applicable):				
Building Survey			Land Survey	
AB	AIR BRICK	BB	BOLLARD	
ACU	AIR CONDITIONING UNIT	BBB	BELISHA BEACON	
AD	ADJUTANT	B/C	B.T. COVER	
AP	ACCESS PANEL	CBM	CAMERA	
AV	AIR VALVE	CM	CABLE TTY COVER	
BH	BATHROOM	CLV	CLOVER LEVEL	
BR	BOLTER	ELEC	ELECTRIC COVER	
BSL	BEAM SOFFIT LEVEL	EP	ELECTRIC POLE	
CB	CURBPOARD	ER	EARTH ROD	
CC	CHANGING CHANGE	FP	FLAG POLE	
CH	CLEAR INTERNAL HT	FW	FULL WATER	
C-A	FLOOR TO APEX HT	GULY	GULLY	
C-H	CEIL TO HEAD HT	GV	GAS VALVE	
C-S	FLOOR TO SPRING HT	H	HYDRANT	
DB	DOR-BASE HT	IC	INSPECTION COVER	
DR	DOR-HEAD HT	IL	INLET LEVEL	
DRN	DRAIN	LAMP POST	LAMP POST	
EXF	EXTRACT ORAN	MHI	MANHOLE	
FA	FLOOR TO APEX HT	OHT	OVERHEAD TELECOM	
F-F	FLOOR TO CILL HT	PM	PARKING METER	
F-H	FLOOR TO HEAD HT	PI	PIPE	
F-S	FLOOR TO SPRING HT	RD	RADING EYE	
GEA	GROSS EXTERNAL AREA	RS	ROAD SIGN	
GU	GULLY	RTW	RETAINING WALL	
HA	HEATER	RWP	RAINDRAIN PIPE	
HW	HOT WATER TANK	SA	SITE AREA	
NIA	NET INTERNAL AREA	SI	SIGN	
NTS	NOT TO SCALE	SV	SOFT IT LEVEL	
PD	PADLOCK	STP	STOP VALVE	
RE	REFUSE REAR HEIGHT	SWP	SOIL VENT PIPE	
RFV	RAISED FLOOR VOID	TOW	TOP OF WALL	
RL	ROOF LIGHT	TOP	TOP OF FENCE	
RSH	ROLLER SHUTTER	TOW	TOP OF WALL	
RWP	RAINDRAIN PIPE	TP	TELEGRAPH PILE	
SVP	SOIL VENT PIPE	UTL	UNABLE TO LIFT	
V	VENT	VT	VERT PIPE	
WA	WATERMETER	WM	WATER METER	
WT	WATER TANK	WT	WATER TANK	
Symbols (where applicable):				
DIRECTION OF sloping ceiling		PLUG SOCKET 2 + NO. OF SOCKETS		
2.00		1 + NO. OF SWITCHES		
FLOOR TO CEILING HT		FLOOR LEVEL RELATIVE TO DATUM		
Notes:				
The Survey has been computed on OS grid.				
All Levels are in metres and relate to an arbitrary site datum.				
All direction arrows indicate UP unless otherwise stated.				
Drainage pipe sizes (where shown) have been gauged from the surface (for safety reasons) and should be regarded as approximate only.				
Visible features in the vicinity of any boundaries, as shown on this survey, may not represent the actual or legally conveyed contents.				
Whilst every effort has been made to determine wall materials, no guarantee is given. Materials should be regarded as assumed unless verified by a qualified third party.				
Tree spread and height are approximate. Species should be regarded as assumed unless verified by a qualified third party.				
Sheet Layout:				
Rev	Date	By	Description	
Land & Measured Building Surveys Horsham, West Sussex RH12 3JU Tel: 01403 268469 www.citygeomatics.co.uk enquiries@citygeomatics.co.uk				
Client: Gould Baxter				
Project: St. John's Lodge 151 High Street Lindfield RH16				
Drawing Title: Existing Elevations				
Date:	Scale:	Surveyor:	Drawn:	Checked:
Jan - 25	1:100	RD	BP	CGL
Job No:	Drawing No:	Sheet No:	Rev:	
25/237	25237 - E	1 of 1		

APPENDIX 1: BUILDING LIST DESCRIPTION

Official list entry

Heritage Category: Listed Building
Grade: II
List Entry Number: 1025449
Date first listed: 11-Dec-1987
List Entry Name: ST JOHN'S LODGE
Statutory Address 1: ST JOHN'S LODGE, 151, 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.

Statutory Address: ST JOHN'S LODGE, 151, 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 34831 25936

Details

TQ 3426 LINDFIELD HIGH STREET (west side) 6/179 No 151 (St John's Lodge) II House, formerly purpose-built schoolmaster's house. Late C19 with C20 extension to rear in matching style and materials. Sussex sandstone with tiled roof. 2 storeys with projecting gable to left hand side, 2 windows. Gable has kneeler and cross shaped saddlestone and pointed arched window with double cusped heads. The right side has a 4 light window with cusped heads to 1st floor and 3 light window with cusped heads to ground floor. Pointed arched doorway in angle of gable containing pointed arched planked door with iron hinges.

Listing NGR: TQ3483125936

Legacy

The contents of this record have been generated from a legacy data system.
Legacy System number: 303090
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.

APPENDIX 2: PROPOSALS

NOT FOR CONSTRUCTION

GARAGE

Gravel & Tarmac

Nick Wahl

REV.	DATE.	BY.	AMENDMENT.	CHK.



gould baxter

NOTES.
DO NOT SCALE OFF THIS DRAWING UNLESS FOR PLANNING PURPOSES.
CHECK ALL DIMENSIONS ON SITE BEFORE ANY WORK IS COMMENCED.
ALL GOODS MATERIALS AND WORKMANSHIP MUST CONFORM WITH
CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND CODES OF
PRACTICE.

CLIENT.

PROJECT.

DRAWING.

DATE. _____

14.08.2025

SALE AT A1.

DRAWN BY. AF

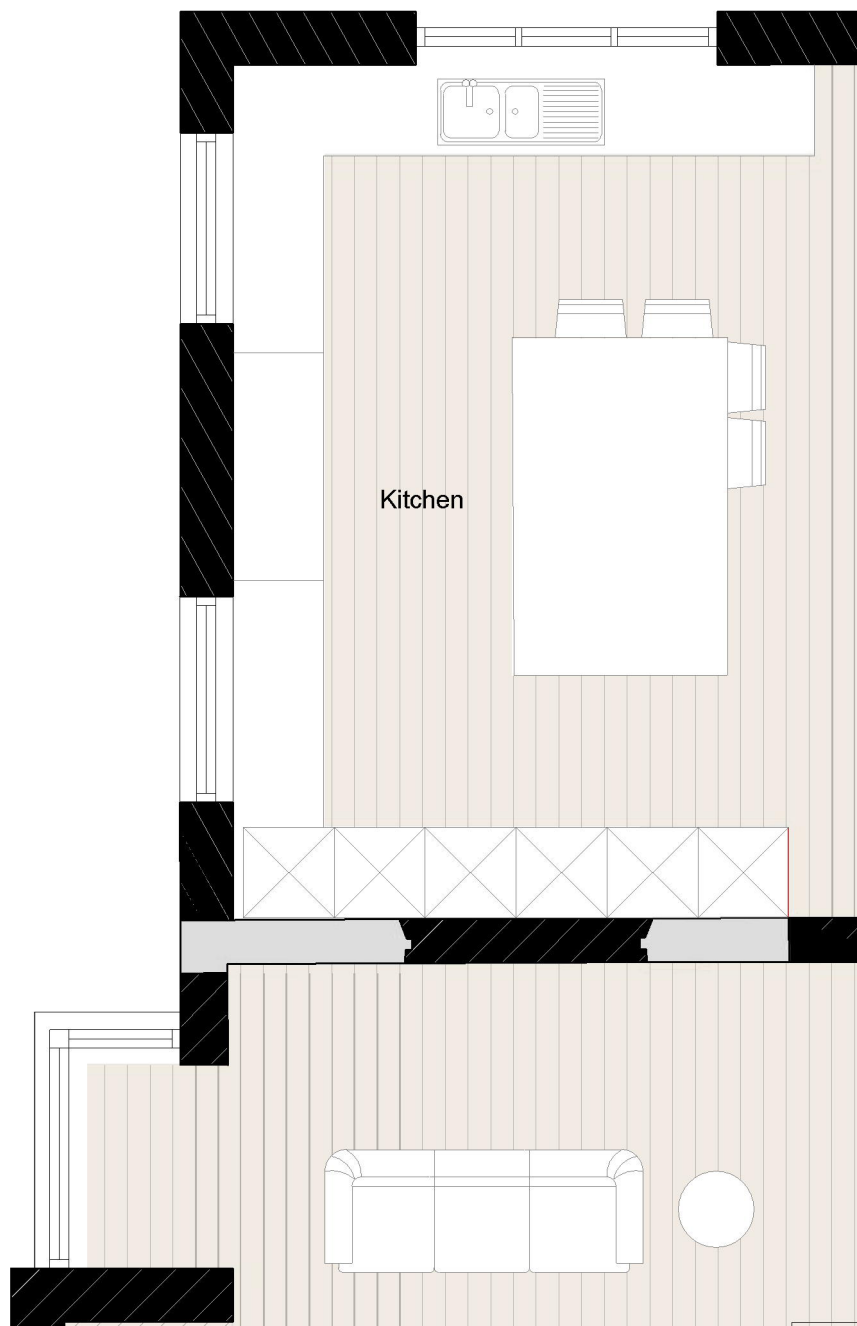
CHECKED BY *

JOB NO.

DRAWING NO.

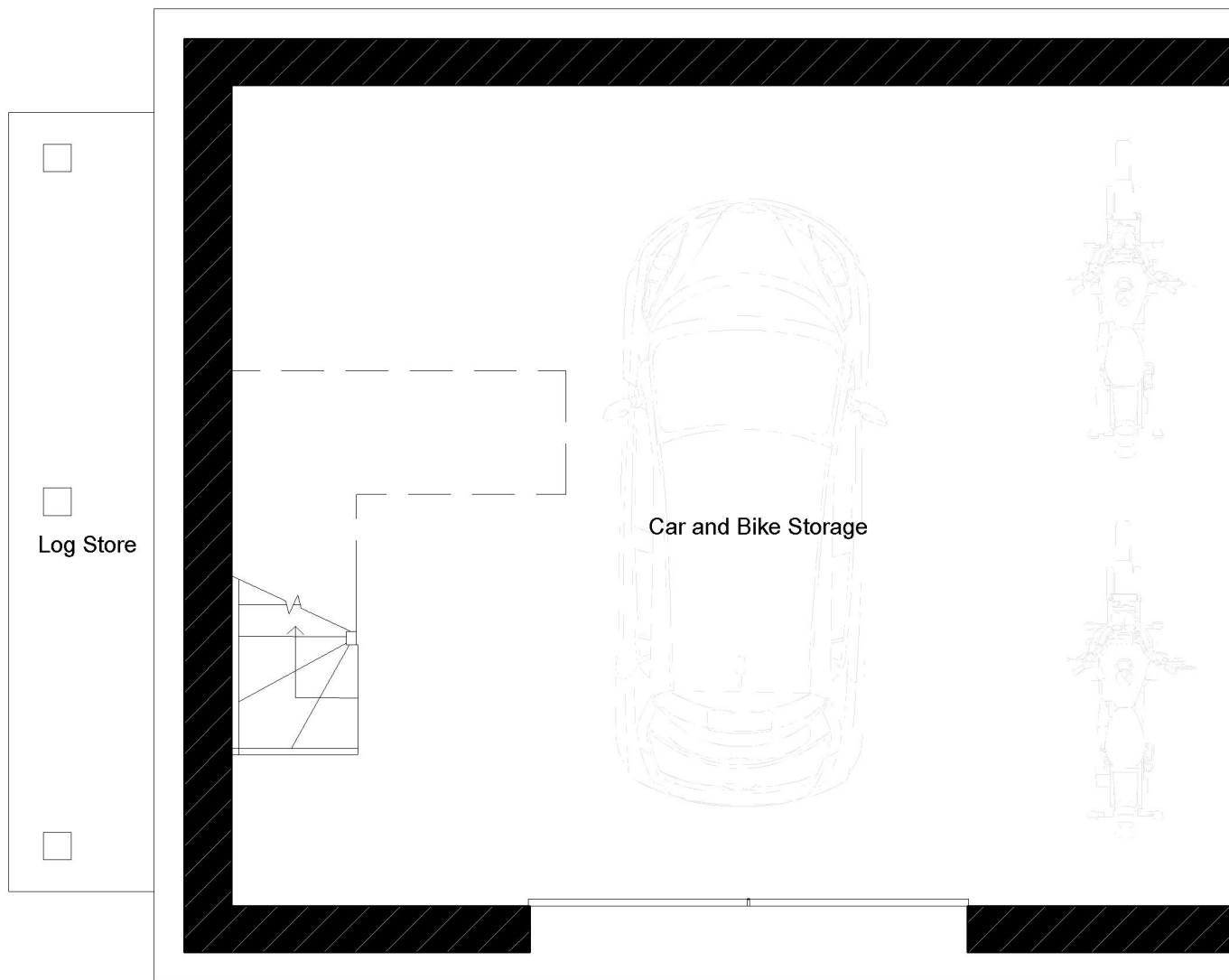
EV.

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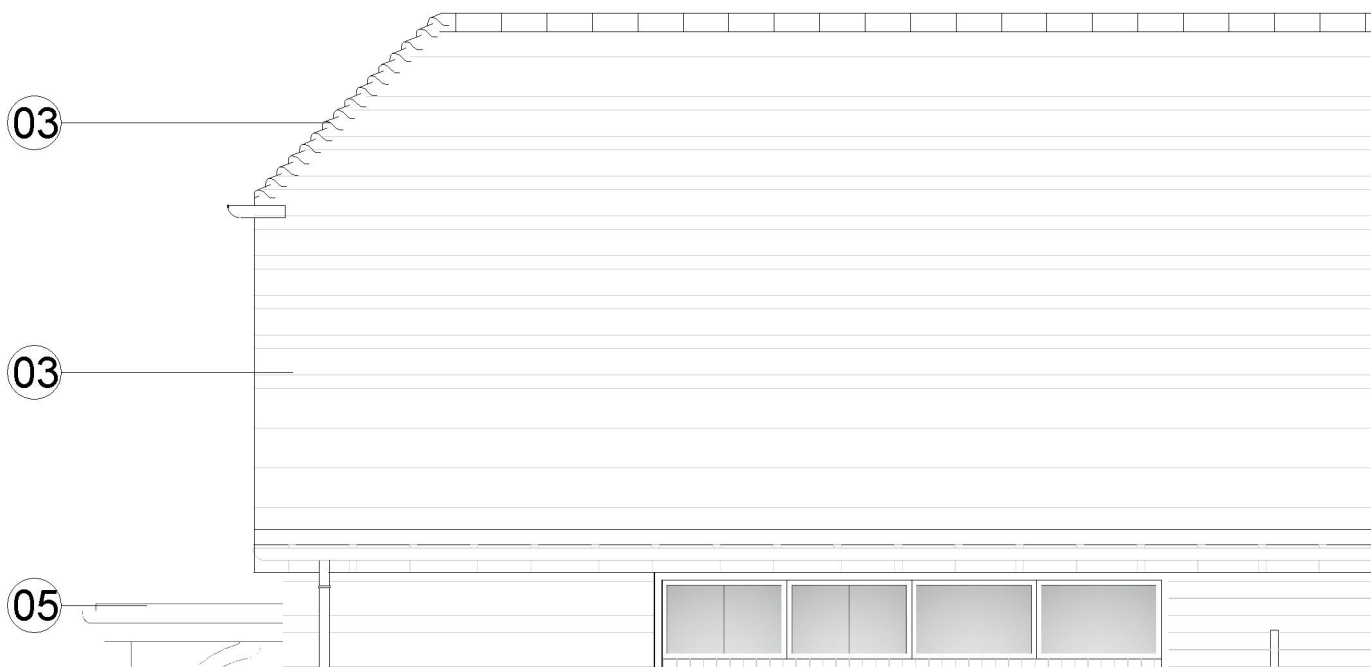


REAR ELEVATION - AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET



GROUND FLOOR PLAN - AS PROPOSED

SCALE @ 1:50 ON AN A1 SHEET





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