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Emily Wade

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Mid Sussex District Council
Oaklands Road
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8th October, 2026.

Shepherds Farm Design, Access and Heritage Statement to replace existing kitchen floor.

Dear Emily Wade.

Further to our recent exchange of e-mails on 4th September, I am writing to you to confirm that, as recommended by you, we have made a Listed Building Application seeking permission to replace the existing kitchen floor with a new, more modern construction. The main reason for doing this is to remedy the existing damp problems within this room.

Introduction

Planning and Listed Building Consent were approved on 16th April 2025 for a replacement side extension to create a new kitchen. Permission references DM/25/0455 and 0454.

Work commenced in June 2026 with parts of the works involving the removal of the existing kitchen and refurbishing this space.

Existing situation.

[The following is written in conjunction with drawing 0491 SK 16 RevB]

The existing kitchen floor has been finished in a layer of Kardean which the client is removing because it is a recent addition laid down around the kitchen units only, and is in poor condition. The Karndean was affixed using glue onto a layer of red tiles, and it has become clear that its removal is not only very difficult but will result in unavoidable damage to these clay tiles below.

What has further been uncovered is that these red tiles appear to be a recent addition, as they are laid on a layer of Bitumen. The assumption is that this Bitumen is to provide some damp proofing to the floor, but as can be seen, this room has evidence of rising damp in a number of locations.

The Bitumen in turn has been applied to a layer of flagstones, and as with the Karndean glue, this will prove very difficult to remove and inevitably result in damage to these flagstones. Since a decision was made at some

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...continued.

unknown point in the modern era to lay a new floor finish rather than to leave the existing flagstones exposed, it could be inferred that this was as a result of existing damp or poor condition of the flagstones.

Historical significance.

As set out in Ian Wightman's Heritage Statement (dated September 2025, pages 8&9) this area of the building potentially dates back to the 15th Century, with the ceiling timbers considered of particular historical interest.

Unfortunately, as stated above, this room is also subjected to rising damp which will, in the long term, damage the building fabric. This is clearly at odds with the public interest as it could, if left untreated, result in long term damage to the property.

Proposed solution.

The proposed solution is carefully to remove the existing floor, including the sub-base, to a suitable level and install a new modern floor which will include a protective DPM and insulation, and will be finished in solid oak timber.

Please also note that whilst the building structure is exposed, a timber specialist will be appointed to investigate the areas of rising damp in order to propose a suitable damp proofing strategy.

Conclusion

Whilst it is recognised that the area of the building concerned is of historical importance, the refurbishment works that have been carried out over time to the existing floor have irreparably damaged the existing flagstones, and the works also continue to allow harm to be caused to the building fabric. Whilst we agree that every effort should be made to retain such elements, in this instance we feel that, ultimately, it is not in the public's interest to retain the damaged floor but rather remove it so that the existing building fabric above can be repaired and the damp issues stabilised.

Our view is therefore that the replacement of the existing floor should be supported.

I trust the above, and the attached drawing, are sufficient to support this recommendation, however, please do contact me should you wish to discuss the above further or should you require any additional information.

