

~ ROSE COTTAGE ~

HIGH STREET, CUCKFIELD, HAYWARDS HEATH, WEST SUSSEX, RH17 5EN

*General repairs and conservation works. External and internal alterations including replacement and alteration of modern windows and minor changes to internal layout.
Installation of photovoltaic panels, construction of workshop and covered patio area. Associated landscape works.*

DESIGN ACCESS STATEMENT INCORPORATING HERITAGE STATEMENT



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1 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by Roberto Prieto-Labrador MA, PCIfA on behalf of Manorwood to accompany an application relation to a proposal at Rose Cottage, Cuckfield.
- 1.2 Rose Cottage is situated on the eastern side of the High Street, at the corner with London Lane, on the northern edge of the village of Cuckfield, West Sussex.
- 1.3 The property comprises a detached Grade II listed building, dating to the 18th century, along with a modern garage.
- 1.4 The building has experienced significant external and internal decay due to a lack of maintenance and the use of inappropriate materials in previous interventions. It is now in need of substantial repairs.
- 1.5 The property has recently been acquired by the applicants, who intend to carry out the necessary repairs to make the building suitable for use as a modern residential dwelling and to secure its long-term preservation. The applicants will continue to build upon the work they have already started to preserve the building, including the removal of vegetation from the outside of the building, which had caused substantial damage to the brickwork and pointing, as well as removal of trees in close proximity to the building, which risk damaging the foundations and drains.
- 1.6 The applicants also aim to enhance the property's usability by undertaking a range of external and internal alterations.
- 1.7 This report accompanies an application seeking Listed Building Consent and Planning Permission to undertake repairs to the main house, along with several external and internal modifications.
- 1.8 The proposed scheme additionally includes the installation of photovoltaic panels in line with Council's and Government's green targets, the construction of a workshop building, and the creation of a covered patio area. Associated landscaping works are also included in the proposal.
- 1.9 Historic mapping has been consulted to aid in understanding the development of the site, its immediate environs and its wider setting. The maps are included in Section 4 of this report.
- 1.10 This Heritage Statement comprises a Significance Assessment, which evaluates the relative heritage value of the identified heritage assets (namely, the listed building). It also includes an Impact Assessment, which examines the potential effects of the proposed scheme on the significance of the heritage asset, including the contribution made by its setting. This approach to impact assessment is necessary to comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF), and the policies of the Local Planning Authority.



Location of Rose Cottage.

2 HERITAGE ASSETS AND DESIGNATIONS

2.1 Rose Cottage is a statutory listed building designated in September 1951. The listing reads:

ROSE COTTAGE

Location Cuckfield, West Sussex, RH17 5EN

District Mid Sussex (District Authority)

Date Listed 10th September 1951

List Entry No 1191994

Grade II

Description House and surgery. Exterior appearance of early C19 altered C20 but said to have a brick dated 1720. Red brick with tiled roof. L-shaped building of 2 storeys with 2 windows and central window space. 16-pane sash windows with cambered heads and gauged brick arches. Central doorcase with flat hood on brackets, semi-circular fanlight, panelled reveals, pilasters and 6-fielded panelled door. 2 sashes to L-wing. Interior contains plain early C19 staircase.



Grade II Listed Rose Cottage.

ARCHAEOLOGICAL NOTIFICATION AREA (ANA) AND CONSERVATION AREA

2.2 Rose Cottage is not located within the boundaries of any Archaeological Notification Area (ANA) or Conservation Area.

- 3.1 The proposal comprises a number of external and internal alterations to the building to improve its usability as a modern residential dwelling and enhance, where possible, its original character. These alterations can be summarised as follows:

External

- Replacement of modern Crittal windows with slimline double-glazed timber casements.
- Replacement of decayed historic windows.
- Alterations to existing fenestration.
- Replacement of cellar windows' covers.
- Conversion of rear porch into boot room.
- Reinstatement of front garden railing.
- Rationalisation and internalisation of pipes and services.

Internal

- Replacement of existing/fitting of secondary glazing to historic windows as applicable.
- Reduction of cellar window opening.
- Minor reconfiguration of layout to create a more appropriate kitchen layout and 3 bathrooms in line with modern building use.
- Raising of modern collars.
- Rationalisation and internalisation of plumbing and services.
- Installation of internal insulation.
- Removal of brick fireplace insert.
- General rewiring and replumbing.

- 3.3 An extensive programme of repair and conservation works are also proposed as part of the scheme to ensure the long-term preservation of the building.
- 3.4 The scheme also includes the installation of photovoltaic panels on the roof of the existing garage, the construction of a new workshop building with additional photovoltaic panels, and the creation of a covered patio area. Associated landscaping works are proposed, including the installation of driveway gates, the erection of a close-board fence, and the extension of the existing driveway.
- 3.5 Further details of the proposed works are included in the accompanying plans and secondary glazing details, which should be read in conjunction with this report.
- 3.6 The impact of the proposals on the character and special interest of the building is discussed in Section 6 of this report.

4 HISTORIC CONTEXT

- 4.1 This section appraises the historic context and architectural development of Rose Cottage and its setting based on documentary evidence:
- 4.2 The building known as Rose Cottage appears to have been constructed during the 18th century as a single-pile structure with a rear outshot. Historic England's description refers to a brick dated 1720, though this brick has not been located during surveys conducted by Manorwood.
- 4.3 The date aligns with the plan form of the original core building, which features a central passage layout with a staircase flanked by heated rooms. The presence of a large inglenook fireplace (now significantly altered in the 20th century) in the northernmost room suggests its original use as a kitchen, while the southernmost room, with a smaller fireplace, likely functioned as a parlour.
- 4.4 The origins of the building are uncertain, but it was probably constructed as a farmhouse. This is supported by its original location in open countryside, outside of Cuckfield, and the arrangement of outbuildings associated with the neighbouring Rose & Crown Inn, which are set around a yard.
- 4.5 Rose Cottage appears to have undergone significant alterations and possible gentrification in the early 19th century. This is suggested by the existing staircase, which features a slim turned newel post.
- 4.6 The earliest representation of the site, dating to 1818, illustrates the building without its current rear extension. It also shows a large irregular structure to the rear, represented in grey to indicate a utilitarian or agricultural use. This structure, or group of structures, is known to have operated as a blacksmith's shop.
- 4.7 During the first half of the 19th century, the property was owned by Charles Juniper, who also owned the neighbouring Rose & Crown Inn and other properties in Cuckfield. The Tithe Apportionment of 1843 lists Juniper as both the owner and one of the occupants of Rose Cottage, along with "another." This likely refers to Thomas Mercer, a land surveyor, who is recorded living at Rose Cottage in the 1841 census.
- 4.8 By 1851, the property remained under Juniper's ownership but was rented to George Last, a baker employing four workers, and his wife, Matilda.
- 4.9 Charles Juniper passed away in 1866. His household furniture and effects were advertised for auction in The Sussex Advertiser on 7 July 1866. Following his death, Rose Cottage saw various tenants:
- In 1871, Thomas Batchelor, a retired farmer, lived there with his wife Mary and a 15-year-old servant, Kate Greengear.



Drawing of Rose Cottage dated 10th December 1865.



Rose Cottage in 1949.



Rose Cottage in 1963



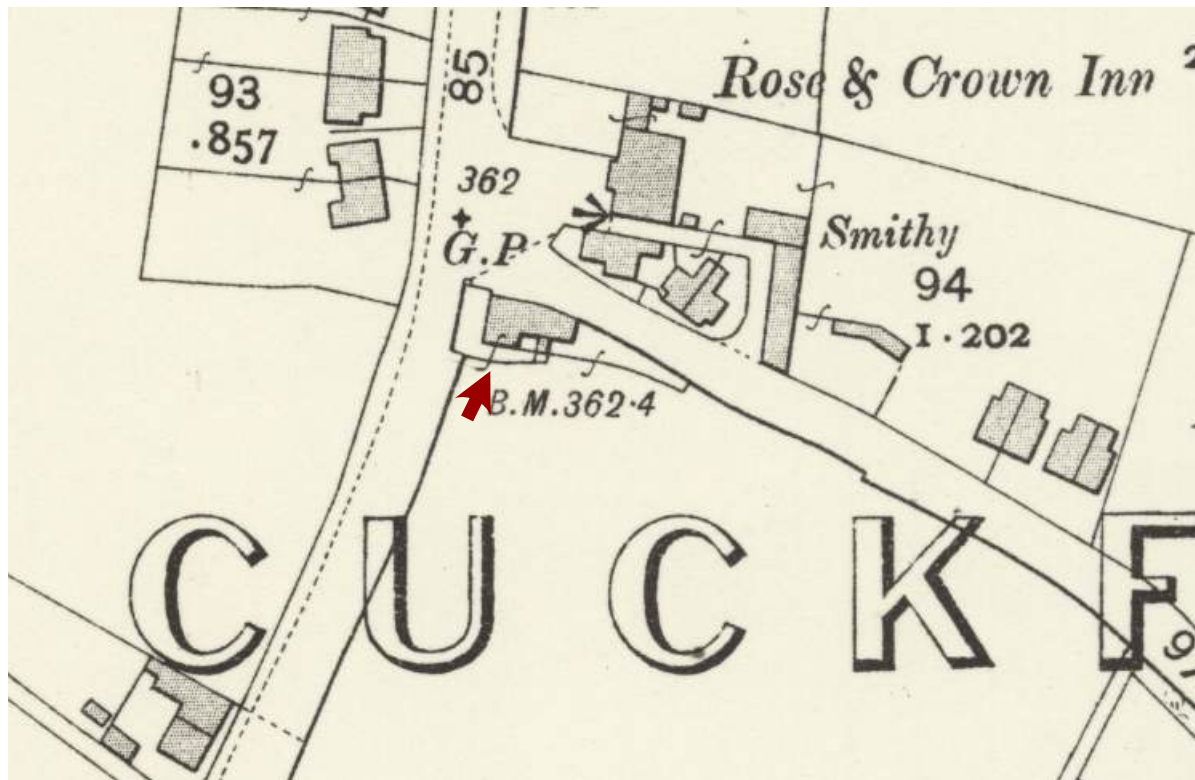
Rose Cottage in 1963

- By the late 1870s, the property was occupied by Thomas John Crowhurst, a veterinary surgeon, and his wife Elizabeth. Records from The East Sussex Record Office (now The Keep) indicate Elizabeth Crowhurst was admitted to St Francis Hospital in Haywards Heath for puerperal mania (postpartum psychosis) but was discharged in 1878 after recovery.
 - Another resident, Mary Relf, was admitted to St Francis Hospital in 1895 with dementia and passed away there in 1899.
 - In 1881, George Godmark, a coal and wood merchant, lived in the property with his wife, Eliza.
 - By 1901, the property housed Lucy Gibb, her son, and two daughters.
- 4.10 In the late 19th century, Rose Cottage was significantly extended with the construction of a service wing at the rear. This addition included a new kitchen and scullery, updating the building's facilities, which were likely considered outdated by then.
- 4.11 During the 1920s, the property was occupied by multiple tenants, including a Miss Harris in 1921 and a person referred to as T. H. Fox, who advertised for a general servant in The Whitstable Times and Herne Bay Herald on 5 May 1928.
- 4.12 In 1931, the property was vacant and advertised to let in The Mid Sussex Times on 26 May. By 1937, it was occupied by a Miss Bengough.
- 4.13 In 1950, the property was acquired by Dr Ian Clifford Campbell Todd, who lived there with his wife, Mary, as recorded in the 1952 Electoral Register. Dr Todd extended the building in 1951 and remodelled the late 19th-century wing to accommodate his surgery for which planning permission was granted under reference G/51/59.
- 4.14 Rose Cottage served as the base for Cuckfield's GP practice until 1990 following Dr Todd's retirement. The surgery relocated to its current purpose-built premises on Glebe Road in 1991. Dr Todd passed away at Rose Cottage in 1998.
- 4.15 The existing modern garage to the rear of the building was erected in 1994 to replace a previous garage of similar size and proportion, under planning permission reference CU/010/94.

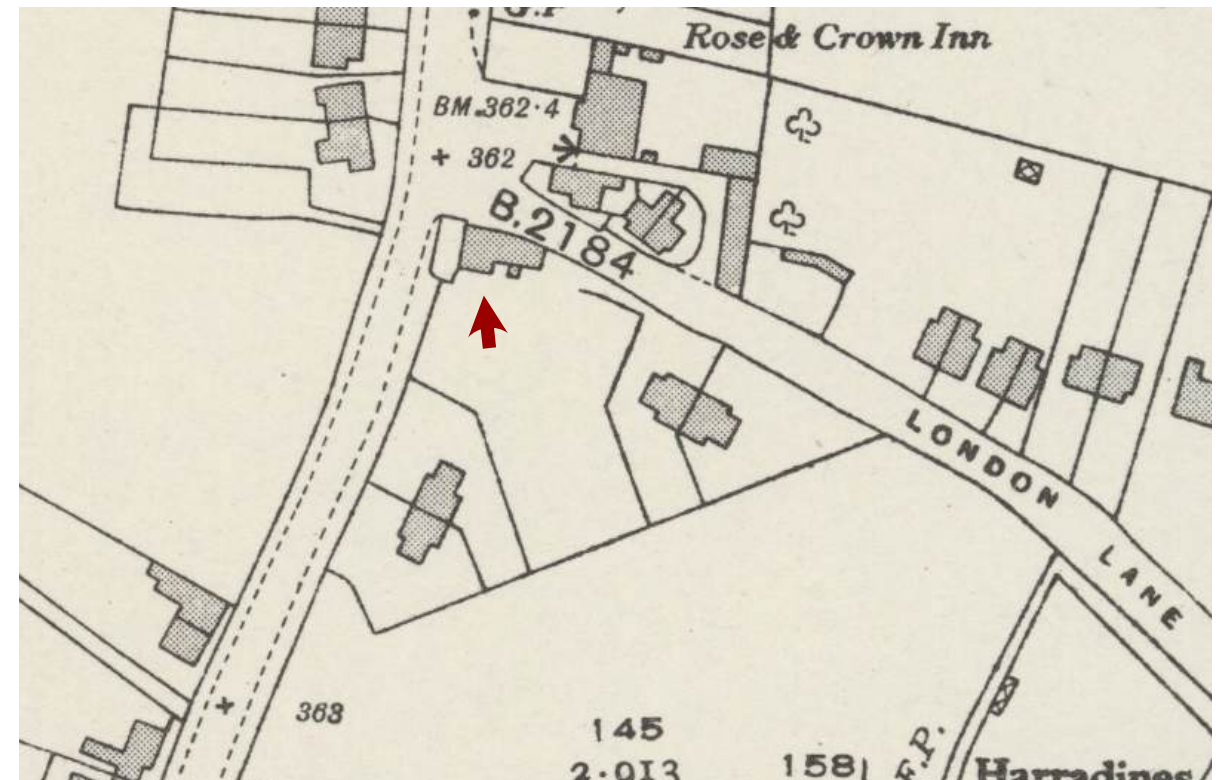


Detail of Ordnance Survey showing Rose Cottage, 1818 (West Sussex Record Office).

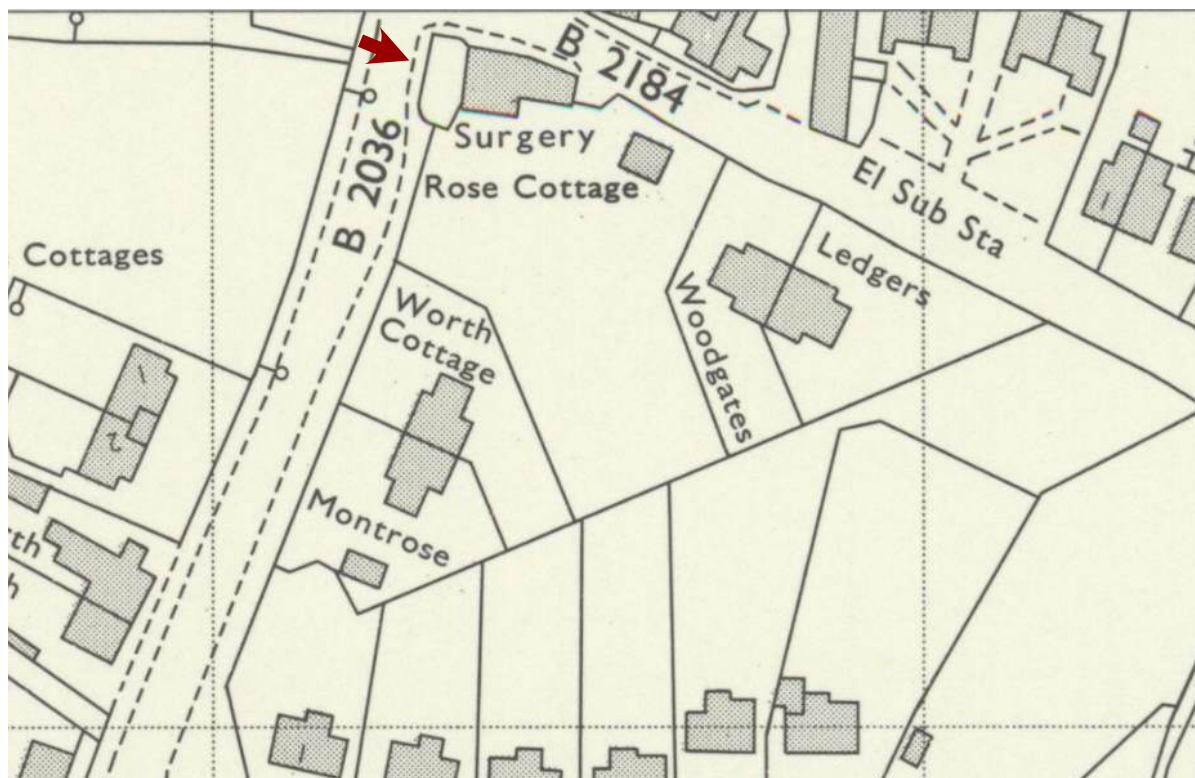




Detail of Ordnance Survey showing Rose Cottage, 1909 (National Library of Scotland).



Detail of Ordnance Survey showing Rose Cottage, 1938 (National Library of Scotland).



Detail of Ordnance Survey showing Rose Cottage, 1969 (National Library of Scotland).



Satellite view of Rose Cottage, 2022 (Google Earth).

- 5.1 The following is an assessment of the significance of Rose Cottage and its setting according to the range of heritage values as outlined in *Conservation Principles, Policies and Guidance* published by Historic England in 2008. These values are distilled under the following headings: evidential value, historical value, aesthetic value and communal value.
- 5.2 This assessment of significance has been used to inform the proposals in order to minimise the impact on the special interest of the building and, where possible, to take opportunities to enhance the special interest.

EVIDENTIAL VALUE.

- 5.3 Evidential value is described by Historic England as “*physical remains*” and “*evidence of past human activity*” and is derived from one’s ability to interpret the history and historic evolution of a building through visible and tangible features.
- 5.4 Rose Cottage possesses substantial evidential value through its architectural fabric and historic features, which provide insights into its construction, adaptation, and use over time. The 18th-century brick construction, single-pile layout, and surviving original elements, such as the sash windows and the Regency style central staircase, contribute to understanding Georgian domestic architecture in rural Sussex. The large inglenook fireplace in the northern room offers further evidence of its probable origins as a farmhouse, while the later rear extension illustrates evolving domestic needs and functions in the late 19th century.
- 5.5 The evidence provided by historic maps and archival records, including tenancy details and connections with local figures, further enriches the understanding of the cottage’s development and social history.

HISTORICAL VALUE.

- 5.6 Historic England considers that historic value “derives from the ways in which past people, events and aspects of life can be connected through a place to the present”. This is generally regarded as either illustrative value whereby the site can be perceived to represent a period in history, or associative value, where a connection with an event or person can contribute to the historic significance of a site.
- 5.7 Rose Cottage has significant historical value as a tangible representation of rural Georgian architecture and its evolution over the centuries. Its early history as a probable farmhouse reflects the agricultural character of the area during the 18th century, while its 19th-century gentrification and adaptation into a more comfortable residence reflect broader societal changes, including shifts in class and domestic living standards.
- 5.8 The association with notable local figures, such as Charles Juniper, a prominent property owner and innkeeper, and Dr Ian Clifford Campbell Todd, who used part of the building as a GP surgery serving the Cuckfield community, as well as George Last, a local baker, adds layers of historical significance. These associations highlight the building's role as both a private dwelling and a community-oriented space.

AESTHETIC VALUE.

- 5.9 Aesthetic value according to Historic England “derives from the ways in which people draw sensory and intellectual stimulation from a place”. This value can be attributed to conscious design whether it be predetermined by an architect or the work of a craftsman and can also encompass historic and evolutionary changes to a building.
- 5.10 Rose Cottage exhibits considerable aesthetic value as a well-preserved example of Georgian architecture. Its brick construction, symmetrical façade, and classically inspired pediment above the front door reflect the restrained elegance characteristic of the period.
- 5.11 The building’s position on the High Street, combined with its historic features, enhances the visual appeal of the surrounding area and reinforces the historic character of Cuckfield. While some later alterations, such as those carried out in the 20th century are considered to detract from its aesthetic value, these are limited to the rear of the building, preserving the original character of the building’s facade.

COMMUNAL VALUE.

- 5.12 Communal value “derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”. This can be divided into commemorative and symbolic values, where the place may invoke emotion or contribute to an individual’s or community’s sense of place or social values, where a place can be a form of catalyst for memories associated with it.
- 5.13 Rose Cottage holds notable communal value through its historic use as a GP surgery, a role it fulfilled for several decades. This association with local healthcare would have established strong emotional connections for the community, as it was a space of care and support for generations of residents.

- 6.1 This section appraises the impact of the proposed works on the historic building and its setting.

REPAIR WORKS

- 6.2 The scheme proposed a programme of repair and conservation works to the building which has suffered from significant external decay due to a lack of maintenance and the use of inappropriate materials in past interventions.

External Walls

- 6.3 The use of impervious cement mortar in several areas of the building, instead of traditional lime mortar, is currently restricting evaporation and poses a risk of dampness to the walls, compromising the original "breathability" of the building. The existing modern mortar is therefore considered incompatible with the building's fabric. Its removal and replacement with lime mortar will help prevent further decay and ensure the building's preservation.
- 6.4 The removal of the cementitious mortar will be carried out carefully by hand to avoid causing further damage to the original fabric. Any areas of decayed brickwork will be replaced with traditional handmade bricks matching the original brickwork.
- 6.5 Following the removal of the modern mortar and any substandard/damaged brickwork, the exterior of the building will be re-pointed with lime mortar to ensure the continued good performance and longevity of the building.

Roof

- 6.6 The roof is one the most affected part of the building, and its decline, caused by a lack of maintenance, has led to water ingress, which is damaging the building's fabric. Many of the tiles have suffered frost damage and years of continual patching and running repairs has led to a roof which is in poor condition.
- 6.7 The roof is currently tiled with plain clay tiles, the majority of which appear to be peg tiles. The tiles that are currently on the roof are not original and so have limited historical significance in relation to the earliest phases of the building.
- 6.8 From the roofing details and use of battens, it would appear the roof was fitted sometime in the early - mid-20th century. That said the existing tiles have a patina due to the period that they have been allowed to weather, contributing to the character of the building.
- 6.9 Unfortunately, clay tiles have a limited life span and are susceptible to spalling caused by freeze/thaw action as water enters the porous surface of the tiles. Some tiles are more susceptible than others due to the kilning process which is dependent on the temperature at which they were fired.
- 6.10 The existing tiles on the roof have suffered significant spalling already and this continues to get worse each winter as the process is cyclic.
- 6.11 In cases like this, the use of a new handmade clay tile is considered to be in the interest of the building as it will use tiles that have been kilned in a controlled environment and new tiles will come with a 30-year guarantee from the manufacturer.

- 6.12 As a result, it is proposed that the roof will be stripped and re-laid using Tudor handmade clay tiles (40% Sussex Brown, 40% Medium Antique and 20% Jubilee). In using a new tile, it is important to use a tile that retains the character of a reclaimed plain clay tile with variance in colour and texture.

- 6.13 The tile is handmade using original methods and uses varying mixes of clay and a traditional firing process to provide it with variance in colour and a surface that ages quickly and retains texture unlike modern sand faced tiles.

- 6.14 The removal of the existing tiles and replacement with a good quality handmade plain clay tile with traditional detailing is considered to be justified as it will ensure the buildings long term maintenance and preserve the building special interest.

Chimneys

- 6.15 Chimneys in poor condition are, together with damaged roofs, the main cause for water ingress in old buildings as is the case at Rose Cottage. The existing chimneys, therefore, will be re-pointed where required and a new listing/flaunching to tile at its base inserted, along with a new flaunching to the clay pots and replacement cowls. Unused chimneys will be capped using ventilated C-caps. New flue liners will be installed to both chimneys.
- 6.16 This approach will ensure the chimneys are watertight and performing properly, whilst providing them with a traditional appearance contributing to the character of the building as a whole.

Internal walls and ceilings

- 6.17 The lack of maintenance of the roof and the chimneys has led to water ingress causing damage to some of the internal walls and ceilings of the building, such as in the attic rooms. The removal of modern renders and wall finishes from the walls will permit their assessment and repair where necessary with adequate materials. This is particularly important in the oldest areas of the building where the original lath and plaster remains, which will be repaired on a like-for-like basis to preserve the character and special interest of the building. Appropriate restoration works to the cellar to preserve the fabric and breathability of the building are proposed including the removal of modern paint.
- 6.18 The above approach will preserve the way in which the building performs and will contribute greatly to the character of the original building enhancing its special interest.

EXTERNAL ALTERATIONS

- 6.19 In addition to the repair works, the scheme proposes a number of external and internal alterations to improve the usability of the building as a modern residential dwelling and enhance, where possible, its character and special interest.

Replacement of modern Crittal windows with slimline double-glazed timber casements.

- 6.20 The existing fenestration consists of historic timber-framed windows and 1950s single-glazed Crittall-style windows with glazing bars and fanlights.

- 6.21 The existing windows are decayed and compromise the thermal efficiency of the building. The scheme, therefore, proposes to repair and refurbish the existing historic windows to improve the good performance of the building, whilst preserving its character and special interest.
- 6.22 The modern profile and nature of the 1950s windows with their protruding hinges are considered to be at odds with the very traditional appearance of the building.
- 6.23 The scheme, therefore, proposes to replace the 1950s windows with new slimline double-glazed timber-framed casements with glazing bars in a traditional style to preserve and enhance the character of the building whilst improving its thermal efficiency.
- 6.24 Whilst the installation of double-glazed windows (even those of slim profile) is usually considered an unacceptable intervention in historic buildings, Historic England in its guidance for Traditional Windows: their care, repair and upgrading, recognises that slim-profile double glazing can be considered

“in cases where the significance of a building has been harmed by the installation or replacement of windows of non-historic design”

and where

“the new windows are of a more sympathetic design and the net impact on significance will be neutral or positive”

and

“no incidental damage to the building fabric will result from the removal of the existing windows”.

- 6.25 All the windows to be replaced are in the modern parts of the building, so their removal is unlikely to cause incidental damage to building’s historic fabric. Furthermore, it is clear that the modern profile and style of the Crittall framing give the windows an industrial appearance, which detracts from the traditional and domestic character of the building.
- 6.26 As such, their removal and replacement with new timber-framed casement windows of a more traditional design is considered to fall within the exceptions highlighted by Historic England. This approach will cause no harm to the building’s historic fabric and will result in a positive impact on the significance and special character of the listed building.
- 6.27 A window schedule identifying the age and proposal for each window is provided at the end of this report. Full details of the fenestration, including sections and specifications, are provided in the application plans.

Replacement of decayed historic windows.

- 6.28 An exception to the above is the two historic sash windows in the attic. These windows are severely decayed, and their condition is beyond salvage.
- 6.29 As a result, the windows will be replaced on a like-for-like basis reproducing the details and proportions of the original sashes and reusing historic glass as far as possible to preserve both the character and special interest of the building.



Example of historic windows to be repaired.



Example of decayed historic window to be replaced (left) and 1950s window to be replaced (right).



Fenestration to be altered (left) and former surgery door to be blocked and retained (right).



Modern cellar windows' covers to be replaced.

Alterations to existing fenestration.

- 6.30 The scheme proposes several changes to the existing fenestration at the rear of the building. These include the replacement of two single doors with a large bifold door, the conversion of a window into a doorway, the blocking of an external door, and the installation of double-glazed panes in the existing French doors.
- 6.31 The two single doors to be replaced with the new bifold door are part of the 1950s extension, and this intervention will result in the loss of modern fabric. The proposed bifold doors will be timber-framed and designed in a traditional style, preserving the character of the building.
- 6.32 The external door to be blocked faces London Lane and previously served as the entrance to the former surgery. The door will be blocked internally; however, it will remain in place externally to preserve the building's historic appearance.
- 6.33 The window proposed for conversion into a door dates from the early 20th century. Whilst it is of some historic interest, its loss is considered justified by the improvements it will bring to the building's internal flow and its functionality as a modern residential dwelling.
- 6.34 Slimline double-glazed panels are proposed for insertion into the existing French doors on the south elevation. This approach aligns with Historic England's most recent guidance, which supports the retrofitting of double glazing where the existing framing is capable of accommodating it.

Change of Windows and Doors Colour

- 6.35 The windows of Rose Cottage have been painted numerous times with modern plastic-based paint in a glossy bright white and green. Whilst green was a common colour for historic windows, the bright white shade, as it is understood today, did not exist until the early 20th century and is inappropriate for pre-1900 buildings such as Rose Cottage.
- 6.36 The modern paint on the windows will therefore be removed and replaced with a more historically appropriate colour.
- 6.37 The Georgian Group notes that early and mid-18th-century windows were often painted white (a traditional broken white) both internally and externally. By the late 18th century, colours such as green, grained, brown, and even black became prevalent.
- 6.38 Based on this guidance, the proposal seeks to repaint the windows in a dark green tone, which is considered more in keeping with the building's historic character and context.

Replacement of cellar windows' covers.

- 6.39 The existing covers over the cellar windows were inserted during the late 20th century to prevent water ingress into the cellar. However, the covers lack quality and have deteriorated significantly since their construction. It is therefore proposed to replace them with new covers that have a more attractive appearance whilst providing the necessary natural light and ventilation to make the cellar usable.

- 6.40 The new covers will be glazed with painted timber framing, and they will be vented to allow for appropriate air circulation. Given the more appealing appearance of the proposed covers compared to the existing ones, as well as the benefits of keeping the cellar lit and ventilated, the proposed covers are considered to represent a significant improvement to both the character and performance of the building.

Conversion of rear porch into boot room.

- 6.41 The scheme proposes the enclosure of the existing open porch to the rear of the property (see photo to right) to create a boot room and improve the internal flow of the building (see internal alterations below).
- 6.42 The porch was inserted during the 1950s works carried out on the building and, as such, it lacks architectural or historical value. Its enclosure and conversion, however, will result in significant benefits by enabling the building to function as a modern residential dwelling.
- 6.43 The enclosure of the porch will also involve the addition of a new door and window, as well as the blocking of the existing window facing into the porch. The new door and window will be of timber and in a traditional style to preserve the character of the building. The window to be blocked dates from the first half of the 20th century and was clearly inserted as a replacement for a former doorway that was blocked to create the window. As a result, its blocking will not affect the character or special interest of the building.

Reinstatement of front garden railing.

- 6.44 The original metal railing was removed during World War II as part of the war effort (see photo to right). A photograph of the building from 1949 (see page 6) shows the original railing replaced with horizontal timber planks, which were later substituted with the existing metal scaffolding posts. The existing metal posts are detrimental to the character of the listed building and its setting.
- 6.45 Although no pre-war photographs of the building have been found, it is evident that the front garden originally featured some form of vertical railing (possibly Georgian or Victorian), attached to the masonry plinth, as indicated by the presence of holes from the railings.
- 6.46 It is therefore proposed to replace the existing scaffolding posts with new metal railings in the Georgian style, similar to those found on 18th-century houses, which would likely resemble the original railing.
- 6.47 This proposal would remove a detrimental element from the front of the building and the High Street's scenery, whilst significantly enhancing the building's special interest by reinstating part of its original character.



Porch to be enclosed.



Scaffolding posts to be replaced with traditional metal railing. Arrows pointing holes from removed railings.



Examples of existing secondary glazing to be replaced.



1950s wall to be removed (left) and log store's partitions to be removed (right).

INTERNAL

Replacement of existing secondary glazing to historic windows.

- 6.48 Most of the historic windows in the building are fitted with internal secondary glazing. However, the existing secondary glazing is outdated and visually intrusive, particularly when compared to modern systems with slim metal frames that maximise the visibility of the historic window behind.
- 6.49 The proposal, therefore, includes replacing the existing secondary glazing with new, high-quality systems that will enhance the internal character of the building without compromising its thermal efficiency.
- 6.50 Additionally, secondary glazing is proposed for any historic windows currently without such treatment, including but not limited to those in the attic rooms and cellar, to further improve the building's thermal efficiency.

Reduction of cellar window opening.

- 6.51 The existing cellar windows are wrought iron windows dating from the late 18th century or early 19th century. These windows will be retained, repaired and glazed to preserve the character and special interest of the building.
- 6.52 One of the windows originally featured a double casement. As only one half of the casement has survived, it is proposed to reduce the existing opening to match the size of the surviving portion to make the window operational.

Minor reconfiguration of layout.

- 6.53 The scheme proposes several alterations to the internal layout to enhance the flow through the building, thereby improving its functionality as a modern residential dwelling and ensuring its long-term preservation.
- 6.54 Removal of wall between studio and corridor: The proposal involves removing the existing wall between the studio and the corridor within the Victorian service wing. This wall was inserted in the 1950s by Dr Todd to create an access and waiting room for his surgery. However, the wall obscures the original Victorian kitchen fireplace, indicating that it was inserted into the former kitchen space. Removing this wall will reinstate part of the original plan form of the service wing and reveal the kitchen fireplace, which will be relined to house a log burner.
- 6.55 Removal of log store: The application proposes the removal of the wall between the existing Bedroom 6 and the log store, which was part of the later 1950s extension. This will allow for a larger space for the proposed kitchen. This will result in the removal of modern fabric, causing no impact on any historical character or significance of the building, whilst allowing for the better use of the domestic space.

- 6.56 Creation of en-suite: The scheme proposes inserting a partition wall within the existing Bedroom 5 to create an en-suite. Evidence suggests that Bedroom 5 was formed by combining two smaller rooms, as indicated by the off-centre position of the fireplace. Whilst the new partition wall will not align precisely with the original partition, it will reinstate part of the room's original proportions and the building's plan form overall. The creation of the en-suite will make one of Bedroom 5's two doors redundant. This door will be blocked from the inside of the new en-suite but will retain the existing door and frame on the landing to preserve the building's character.
- 6.57 Removal of wall between WC and bathroom: The application also proposed the removal of the wall between the current first-floor WC and bathroom, which are part of the later 1950s extension. This will result in the removal of modern fabric and so will not impact any historical character or significance of the building.
- 6.58 Creation of two more bathrooms: The application further proposes the re-purposing of the small bedroom to a bathroom, as well as provision of a bathroom in the attic room. These can both be accommodated without the need for external soil pipes and the waste runs have been considered to avoid visually prominent pipework or the unnecessary loss of fabric.
- 6.59 Creation of dressing room: A further partition wall is proposed within Bedroom 1 to create a dressing room. Bedroom 1 spans both the late Victorian service wing and the 1950s extension of the building. The new partition wall will be positioned within the 1950s section, ensuring it does not negatively affect the building's character or special interest. The partition wall will be constructed using lightweight studwork, making it a reversible alteration.
- 6.60 Relocation of door to Bedroom 1: The existing door to Bedroom 1 will be removed and relocated in the corridor between the existing Bedroom 2 and bathroom area. This will create a large master bedroom suite physically separated from the rest of the house. As the relocated door will separate the historic core of the building from the late Victorian service wing, it will emphasise the historical hierarchy of the house, enhancing the legibility of both spaces whilst preserving the building's character.
- 6.61 Store in attic rooms: Storage areas will be created under the roof eaves by forming new openings in the existing attic room walls. In the northern attic room, the walls are constructed from modern composite panels, meaning the openings will not result in the loss of historic fabric. In contrast, the walls of the southern attic room are made of lath and plaster. However, these walls are heavily decayed and require replacement, providing an opportunity to create the new openings for storage without impacting the building's significance.



Location of new partition for en-suite (left) and wall between upstairs WC and bathroom to be removed (right).



Location of new partition for dressing room (left) and of door to be relocated in corridor (right).



1950s brick insert to be removed (left) and modern collars to be raised (right).



Modern pipes and soil vent pipes to be rationalised and intrernalised.

Fireplaces

- 6.62 The building retains most of its original 18th- and 19th-century fireplaces, which will be retained and refurbished as necessary to preserve the original character and special interest of the building.
- 6.63 The inglenook in the northern ground-floor room, however, has undergone significant alterations during the 20th century. These alterations included refacing the original masonry with modern brickwork and the installation of a brick hood. The proposal aims to remove the existing hood and install a new log burner. Given the modern nature of the hood, its removal will not harm the character or special interest of the building.
- 6.64 The fireplace in Bedroom 1 contains a 1950s brick insert, which will be removed to expose the Victorian opening behind. A log burner will then be installed within the restored opening.

Raising of modern collars.

- 6.65 The attic rooms form an interesting part of the building, directly reflecting its social history. However, their low ceilings have relegated these rooms to use as storage. It is evident that the rooms were originally part of the domestic space, likely serving as servant quarters or a nursery.
- 6.66 The proposal seeks to increase the height of the attic ceilings to make the space suitable for domestic accommodation, aligning with its original use. To achieve this, the collars will be raised to a higher level. An assessment of the existing collars has confirmed that they are made of machine-cut softwood, indicating their later origin.
- 6.67 Consequently, raising the collars will not compromise the special interest of the listed building but will enable the attic rooms to be used once more as part of the domestic space, enhancing both the significance and usability of the building. The works will also allow for the restoration of the walls and ceilings, which are in extremely poor condition.

Rationalisation and internalisation of plumbing and services.

- 6.68 Modern soil vent pipes, water pipes and wiring are necessary to provide buildings with domestic facilities to operate as modern residential dwellings. Their appearance over historic walls, however, can result in the detriment of a building's character and special interest.
- 6.69 Such impact is emphasised in buildings of formal nature such as Rose Cottage due to their polite character and appearance. The rationalisation or removal, where possible, of the existing pipes running over the building's elevation (particularly the removal of the large pipes in the south elevation), will, therefore, contribute to the building's original character and, by extension, its significance.

Installation of internal insulation.

- 6.70 The scheme seeks to improve the thermal efficiency of the building through the installation of suitable breathable insulation. Insulation will be applied to the floor between the cellar and the ground floor, as well as to the walls and skeling of the attic rooms. In accordance with both national and local green targets.
- 6.71 In the cellar, hemp batt insulation will be placed between the joists and secured with timber battens. This will be followed by the application of wood wool boards, finished with lime plaster and breathable paint.
- 6.72 A similar approach is proposed for the walls and skeling of the attic rooms, where the insulation will be installed between and beneath the rafters. This will necessitate the removal of the existing composite panels that form the walls and skeling of the northern attic room, as well as the lath and plaster of the southern wall. Whilst replacing the composite panels with lime plaster will improve both the building's character and performance, the loss of historic lath and plaster is acknowledged as potentially problematic. However, the lath and plaster is severely damaged and requires replacement, which provides an opportunity to install the proposed insulation.
- 6.73 The proposed insulation will enhance the building's thermal performance without compromising its historic fabric or character, representing a sensitive and positive approach to improving energy efficiency.

General improvements

- 6.74 The scheme includes general improvements and upgrading works. Where replumbing and electrics-related works are necessary, they will be carried out using existing voids where possible and methods that avoid the need to compromise historic fabric. This includes the removal of redundant and dated pipes and the rationalisation of any new plumbing system.

CONSTRUCTION OF OUTBUILDING AND INSTALLATION OF PHOTOVOLTAIC PANELS

- 6.75 The proposal involves the construction of a new outbuilding to the rear of the existing modern garage to provide the property with a workshop and additional storage space. This is particularly important to maintain the large garden and ensure that garden paraphernalia is not visible in the context of the listed building.
- 6.76 The proposed location for the new workshop building will allow it to benefit from the existing driveway, without the need for major landscaping works. It will also be situated in an area historically associated with industrial and utilitarian buildings, such as the former blacksmith's shop.
- 6.77 The design of the new workshop building follows a simple and traditional approach to ensure it sits comfortably within the setting of the listed building. However, it will incorporate minor contemporary elements and details to distinguish it as a later addition.



Insulation to be installed to attic rooms (left) and cellar's ceiling (right).



Location of proposed outbuilding (left) and garage building to have photovoltaic panels (right).



Oil tank to be removed and driveway extended, and location of new gates (left) and patio to be extended (right).



Location of new covered patio area (left) and of proposed close board fence (right).

- 6.78 The building's walls will feature unstained vertical cladding, and the roof will be gabled and clad with tiles. Fenestration will consist of painted timber-framed sashes with three panes per sash, similar to those found in Victorian and Edwardian utilitarian buildings. This approach will create a visual connection with the sash windows of the main house, whilst also linking the new building to the industrial past of the site and the former blacksmith's shop.
- 6.79 The well-evidenced presence of a forge on the site from the mid-19th century and the construction of the proposed workshop building in this location will reinstate a former development known to have existed. As a result, the proposed workshop building is considered to preserve the character of the listed building and its setting, thanks to its thoughtful design and carefully chosen location.
- 6.80 The proposed workshop building will also feature photovoltaic panels to provide the property with a source of renewable energy, contributing to the building's functionality as a modern residential dwelling and ensuring its long-term preservation.
- 6.81 Whilst Historic England generally supports the installation of renewable energy systems, such as photovoltaic panels, their guidance Energy Efficiency and Historic Buildings: Solar Electric (Photovoltaics), published in 2018, notes that "the location of the panels and managing their visual impact is an important part of the design."
- 6.82 The new panels will be installed on the roof of the new workshop building, as well as on the roof of the existing modern garage. This arrangement will provide the building with sufficient energy to function as a modern residential dwelling. The location of the panels is considered to be the least invasive and most respectful to the building's significance, as they will be positioned on the rear of the building, thus being concealed from public view.

LANDSCAPE WORKS

- 6.83 A number of landscape works are also proposed to improve the immediate setting of the building and its usability as a modern residential dwelling. These changes aim to enhance the functionality, accessibility, and aesthetic quality of the cottage's setting whilst preserving historic character of the listed building.
- 6.84 Historic England's guidance on the setting of heritage assets highlights that the surrounding landscape contributes to the appreciation and understanding of a listed building's significance. Thoughtful alterations that are sensitive to the historical context can improve the utility and appearance of a historic property without compromising its special interest. The proposed works have been carefully designed to ensure they align with the traditional materials and character of the building and its setting.
- 6.85 Removal of oil tank and extension of driveway: The property is now serviced by gas, rendering the existing oil tank redundant. Its removal will eliminate a harmful and detrimental element from the setting of the building and facilitate the widening of the existing driveway and turning area. This is essential to provide safe access to and from the building, given the reduced visibility of the entrance on London Lane and the heavy traffic on this road.

- 6.86 Extension of patio area: The existing flagstone paving along the south elevation of the building will be extended towards the east to create a small patio area between the building and the driveway. The new patio will use matching flagstones to preserve the character of the building and its setting. It will replaced the existing tarmac area improving significantly the immediate setting of the building.
- 6.87 Construction of covered patio area: A new covered patio area is proposed to the south of the building. This will consist of an open timber-framed structure in a traditional style, with a hipped tiled roof, resembling the type of building found in agricultural settings and referencing the original rural context of the site. The proposed patio will also ensure that any domestic paraphernalia remains within the covered area, preserving the wider setting of the listed building.
- 6.88 New close-board fence: A new timber close-board fence is proposed along the boundaries of the setting to provide the necessary security and privacy. The fence will be made of unstained timber, which will blend harmoniously with the existing vegetation along the boundaries as the timber weathers naturally. It will be constructed alongside the section of surviving estate fencing that runs along the High Street to preserve it.
- 6.89 New gates: The vehicular access to the property from London Lane will be secured by the installation of new gates. These will be five-bar timber gates in a traditional style, ensuring they are in keeping with the traditional character of the building.

7 CONCLUSION

- 7.1 The proposed scheme of works and alterations is based on a thorough understanding of the listed building and its setting, its historic development and significance, and has been informed by desk-based research and on-site visits.
- 7.2 The proposed external and internal alterations result in significant benefits to both the fabric of the building and its character. The proposed changes will preserve and, in some cases, enhance the aesthetic value of the building both externally and internally, as well as its usability as a modern family home. Therefore, the proposals are considered to enhance the special interest of the listed building.
- 7.3 The proposed repairs to the building will have a positive impact on the performance and character of the building and will ensure its usability as a modern residential dwelling and long-term preservation.
- 7.4 The proposed workshop building by virtue of its location and thoughtful design is considered to preserve the character and special interest of the building and its setting, whilst contributing to its maintenance.
- 7.5 The proposed minor landscape works will enhance the functionality and appearance of the setting of the building whilst preserving its historic character. The careful use of traditional materials and sympathetic design results in a balanced approach to modern needs and heritage preservation.
- 7.6 When considered as a whole, the proposals are considered to preserve and in some cases enhance the character and special interest of the Listed Building by improving the building's usability as a modern family home and removing detrimental elements.
- 7.7 In summary, the proposed works and alterations are considered to be proportionate and in accordance with the requirement of the Planning (Listed Buildings and Conservation Area) Act 1990, the National Policy Planning Framework (NPPF) and the Mid Sussex Local Plan.

WINDOW ASSESSMENT



WW1



Reference Number	Description	Significance	Intervention
WW1	18 th century timber-framed sash window. 8 panes per casement, single glazed. Historic glass combined with some modern glass.	High significance.	Retain and repair as necessary. Replace internal secondary glazing.

WINDOW ASSESSMENT



WW2



Reference Number	Description	Significance	Intervention
WW2	18 th century timber-framed sash window. 8 panes per casement, single glazed. Historic glass combined with some modern glass.	High significance.	Retain and repair as necessary. Replace internal secondary glazing.

WINDOW ASSESSMENT



WW3



Reference Number	Description	Significance	Intervention
WW1	18 th century timber-framed sash window. 8 panes per casement, single glazed. Historic glass combined with some modern glass.	High significance.	Retain and repair as necessary. Install internal secondary glazing.

WINDOW ASSESSMENT



WW4



Reference Number	Description	Significance	Intervention
WW2	18 th century timber-framed sash window. 8 panes per casement, single glazed. Historic glass combined with some modern glass.	High significance.	Retain and repair as necessary. Replace internal secondary glazing.



SW1 AND SW2



Reference Number	Description	Significance	Intervention
SW1 and SW2	Late 18 th or early 19 th century wrought iron casement. 12 panes per casement, single glazed. Most glass is missing or broken.	High significance.	Repair and re-glazed. Install internal secondary glazing.

WINDOW ASSESSMENT



Reference Number	Description	Significance	Intervention
SW3	Early 20 th century timber-framed casement. 2 panes per casement, single glazed. Historic glass combined with some modern glass.	Low significance.	Remove and convert into door.



SW4

Reference Number	Description	Significance	Intervention
SW4	1950s metal framed crittall style casement with fanlight. 6 panes per casement, single glazed. Modern glass	Low significance.	Replace with timber-framed casement with slimline double-glazed panes.

WINDOW ASSESSMENT



Reference Number	Description	Significance	Intervention
SW5	Late 19 th century timber-framed sash window. 2 panes per sash, single glazed. Historic glass combined with some modern glass.	High significance.	Retain and repair as necessary. Install internal secondary glazing.

WINDOW ASSESSMENT



Reference Number	Description	Significance	Intervention
SW6	1950s metal framed crittall style casement with fanlight. 6 panes per casement, single glazed. Modern glass	Low significance.	Replace with timber-framed casement with slimline double-glazed panes.

WINDOW ASSESSMENT



Reference Number	Description	Significance	Intervention
SW7	1950s metal framed crittall style casement with fanlight. 6 panes per casement, single glazed. Modern glass	Low significance.	Replace with timber-framed casement with slimline double-glazed panes.

WINDOW ASSESSMENT



Reference Number	Description	Significance	Intervention
EW1	Early 20 th century timber-framed casement. 2 panes per casement, single glazed. Historic glass combined with some modern glass.	Low significance.	Remove and block opening.

WINDOW ASSESSMENT



Reference Number	Description	Significance	Intervention
EW2	1950s metal framed crittall style casement with fanlight. 6 panes per casement, single glazed. Modern glass	Low significance.	Replace with timber-framed casement with slimline double-glazed panes.

WINDOW ASSESSMENT



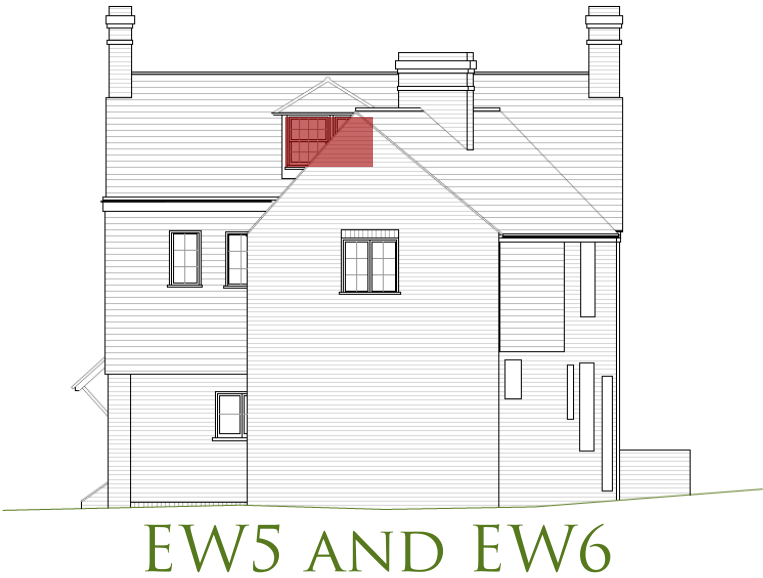
Reference Number	Description	Significance	Intervention
EW3	1950s metal framed crittall style casement with fanlight. 6 panes per casement, single glazed. Modern glass	Low significance.	Replace with timber-framed casement with slimline double-glazed panes.

WINDOW ASSESSMENT



Reference Number	Description	Significance	Intervention
EW4	1950s metal framed crittall style casement with fanlight. 6 panes per casement, single glazed. Modern glass	Low significance.	Replace with timber-framed casement with slimline double-glazed panes.

WINDOW ASSESSMENT



Reference Number	Description	Significance	Intervention
EW5 and EW6	18 th century timber-framed sash windows. 6 panes per casement, single glazed. Historic glass combined with some modern glass.	High significance.	Decayed beyond repair. Replace on a like-for-like basis. Install secondary glazing.

WINDOW ASSESSMENT



NW1



Reference Number	Description	Significance	Intervention
NW1	1950s metal framed crittall style casement. 4 panes per casement, single glazed. Modern glass	Low significance.	Replace with timber-framed casement with slimline double-glazed panes.

WINDOW ASSESSMENT



NW2



Reference Number	Description	Significance	Intervention
NW2	1950s metal framed crittall style casement. 6 panes per casement, single glazed. Modern glass	Low significance.	Replace with timber-framed casement with slimline double-glazed panes.

WINDOW ASSESSMENT



Reference Number	Description	Significance	Intervention
NW3	18 th century timber-framed sash window. 8 panes per casement, single glazed. Historic glass combined with some modern glass.	High significance.	Retain and repair as necessary. Install internal secondary glazing.

WINDOW ASSESSMENT



NW4



Reference Number	Description	Significance	Intervention
NW4	Early 18 th century leaded window with moulded mullions. Single glazed. Historic glass combined with modern glass.	High significance.	Repair and re-lead as necessary. Replace internal secondary glazing.

WINDOW ASSESSMENT



Reference Number	Description	Significance	Intervention
NW5	18 th century timber-framed sash window. 8 panes per casement, single glazed. Historic glass combined with some modern glass.	High significance.	Retain and repair as necessary. Install internal secondary glazing.

WINDOW ASSESSMENT



NW6



Reference Number	Description	Significance	Intervention
NW6	18 th century timber-framed sash window. 8 panes per casement, single glazed. Historic glass combined with some modern glass.	High significance.	Retain and repair as necessary. Install internal secondary glazing.

APPENDIX: LEGISLATION AND POLICY CONTEXT

The primary legislation relating to Listed Buildings and their settings is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990:

Section 16(2) states “In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Section 66(1) reads: “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

In relation to development within Conservation Areas, Section 72(1) reads: *“Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

Policy relating to the historic environment is set out at national level within the National Planning Policy Framework (NPPF).

Policy relating to the historic environment is set out at local level within the Mid Sussex District Plan 2014 – 2031.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Chapter 16 (Paragraphs 195 to 214) of the NPPF updated and adopted in December 2023 constitute the Government’s national guidance and policy regarding development relating to the historic environment.

The NPPF is a material consideration and states that applications are to be determined in accordance with the local framework unless material considerations indicate otherwise.

The NPPF seeks to conserve and enhance the historic environment with much emphasis on “significance”, defined in Annex 2 as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”

Setting is defined in Annex 2 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.”

Annex 2 defines Conservation (for heritage policy) as:

“The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”

This definition is important as it distinguishes conservation from preservation and puts an emphasis on proactively managing change rather than reactively resisting it.

LOCAL POLICY – MID SUSSEX DISTRICT COUNCIL

The site lies within the boundary of the Mid Sussex District Council Authority. Mid Sussex District Council adopted the Mid Sussex District Plan 2014 – 2031 as a Development Plan Document at its meeting on 28th March 2018. It replaces the Mid Sussex Local Plan 2004.

Policies PD34 and PD35 of the Mid Sussex District Plan relate to listed buildings and heritage assets, and Conservation Areas. They are, therefore, considered relevant to this proposal:

Policy DP34: Listed Buildings and Other Heritage Assets

Strategic Objectives: 2) To promote well located and designed development that reflects the District’s distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Evidence Base: West Sussex Historic Environment Record; Register of Listed Buildings.

Listed Buildings

Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;
- Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;
- Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;
- Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;
- Special regard is given to protecting the setting of a listed building;
- Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.

APPENDIX: LEGISLATION AND POLICY CONTEXT

Other Heritage Assets

Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.

The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.

Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.



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