

**Fowlers, Broxmead Lane, Cuckfield, West Sussex RH17 5JH**

Listed Building Consent Application

Refurbishment of Family Bathroom and Shower Room

Prepared by John Kerr MRTPI

March 2026

## **Contents**

1. Site Summary
2. Listed Building Description – Historic England
3. Description of Proposed works
4. Existing External Conditions Photos
5. Existing Internal Conditions photos
6. Photos of Existing Corridor
7. Planning Policy
8. Conclusion

## 1. Site Summary

Fowlers is a Grade II listed detached house. Fowlers was originally a rural five-bedroom farm house. The property was subject to modernisation and extension in the early 1980s, which created a two-storey rear extension. The property was listed in 1983. In 1987 Planning and Listed Building Consent was granted for a single storey side extension to form a larger drawing room at ground floor. There are no other relevant permissions to this application.

This application is being submitted following the receipt of Pre Application advice received from Mid Sussex District Council's Conservation Officer Emily Wade on the 9<sup>th</sup> February 2026. The advice provided has been incorporated into this application.

### Introduction

Fowlers today is a 4-bedroom property set over three floors located in a rural position close to Cuckfield. It lies to the west of Broxmead Lane and is accessed via a private driveway. The house sits set back from Broxmead Lane in circa 4 acres of grounds and padlocks with several outbuildings. The house was originally of timber framed construction with alterations over its lifetime, resulting in a mixture of different coloured brick (mainly red) infill panels to its exterior finish under clay tile roofs.

Our proposal is for the following:

1. Refurbishment of the family bathroom and a smaller shower room at first floor level.

### Use

The current C3 use of the property will remain.

### Amount

No added footprint to the building is being proposed. The proposal involves internal modifications to two rooms that were laid out in early 1980's.

### Layout

Our proposal is to update these the family bathroom with new sanitary ware and bathroom fixtures. It involves adjusting the current position of a stud partition wall which was created as part of the 1980 modernisation. The current shower room will be reduced in size to become a walk-in wardrobe.

### Scale

No changes are proposed to the existing footprint of the property.

### Landscaping

No changes are proposed to the existing landscaping.

### **Appearance**

There will be very little change to the appearance of the property as a result of the proposed works. There will be a minimal change to the external plumbing on the north elevation as shown on the submitted plan (DWG/1806/01).

### **Access**

The proposals do not affect the existing access to the property.

### **Heritage Statement**

See accompanying Design, Access and Heritage statement prepared by Neil England IHBC of Heritage Building Advisors.

### **Sustainability**

The proposed works will look to improve the houses sustainability where possible.

The internal reconfiguration will optimise spatial use without increasing the building's footprint, minimising material consumption and environmental impact. Where possible, sustainable materials, improved thermal efficiency, water and energy efficient bathroom fixtures and sanitary ware will be used to further reduce the home's environmental footprint.

## 1. Listed Building Description

### Official list entry

Heritage Category: Listed Building  
Grade: II  
List Entry Number: 1286032  
Date first listed: 11-May-1983  
List Entry Name: Fowlers  
Statutory Address 1: FOWLERS, BROXMEAD LANE

### Location

The building or site itself may lie within the boundary of more than one authority.

Statutory Address: FOWLERS, BROXMEAD LANE

County: West Sussex

District: Mid Sussex (District Authority)

Parish: Ansty and Staplefield

National Grid Reference: TQ 27904 25465

### Details

CUCKFIELD RURAL BROXMEAD LANE 1. 5405 Fowlers TQ 22 NE 10/288 II

2. C17 or earlier timber-framed cottage with red brick infilling. Tiled roof. Casement windows, those on

first floor with diamond-shaped panes. C19 goblet porch. Two storeys. Two windows.

Listing NGR: TQ2790425465

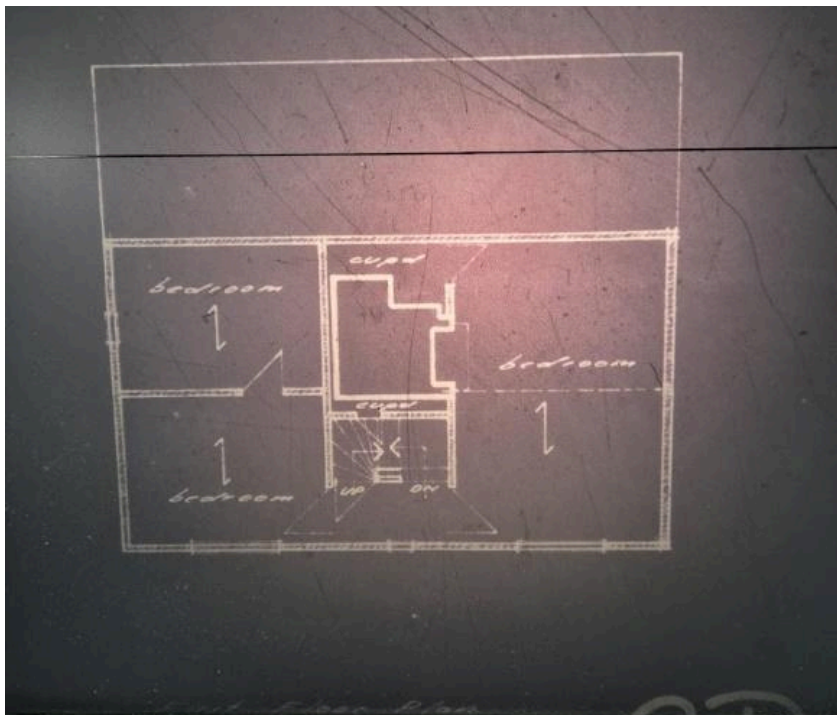
### 2. Description of Proposed Works

This application seeks consent to undertake the refurbishment of the family bathroom and shower room at first floor level.

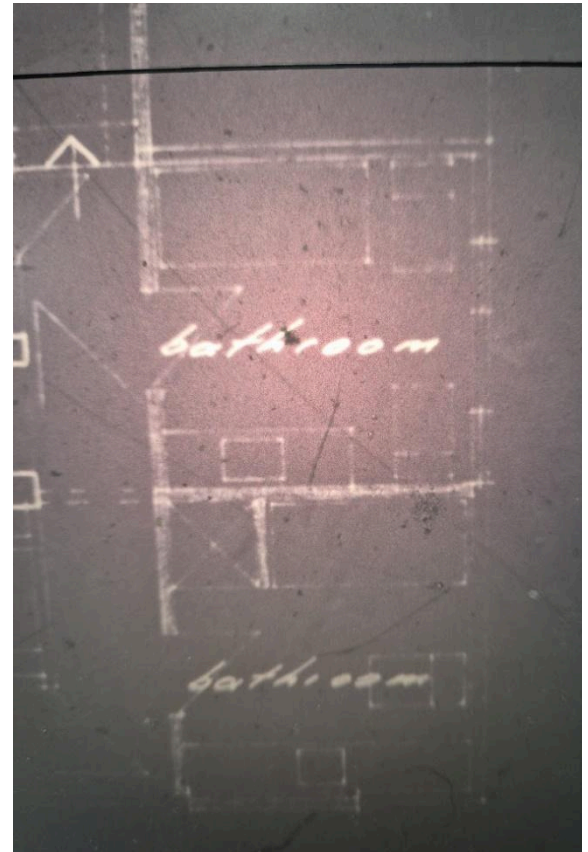
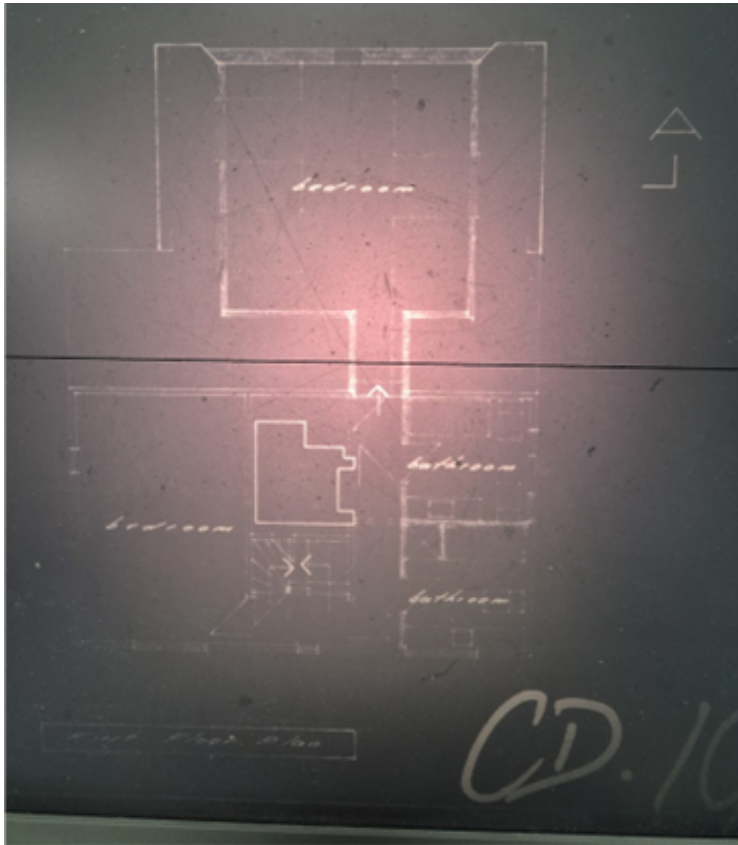
#### History

The planning history shows that the current layout of the bathroom and shower room were created in 1980, following the approval of planning application CD/010/80 and CD/010/80/AP1 – Modernisation, extension and double garage.

The above applications changed the layout of the first floor and converted an existing bedroom into two bathrooms and created a new corridor to link the new extension, which at this level formed the new master bedroom. The photos below from the approved plans CD/010/80 show the change in the room layout that happened pursuant to this permission.



As Existing in 1979



As Proposed

These works involved the subdivision of the existing bedroom with new stud wall partitioning to form two separate bathrooms and the corridor. The walls to the corridor were plaster-boarded with the walls inside the bathrooms were battened, plaster boarded and tiled. The new wall in the corridor was plaster boarded and painted. In both rooms the ceiling beams were left exposed, and the cross frame was left exposed on the west elevation of the shower room.

It appears following the approval of this planning application and the works being completed there were some changes to the position of the stud wall between the bathrooms and the configuration of the bathroom suites.

The family bathroom was fitted with a bath, WC, single vanity basin unit, bidet, extractor fan and radiator. The second bathroom (referred to as the shower room) was fitted with a single vanity basin unit, WC, small shower, extractor fan, radiator and towel radiator.

Both the family bathroom and shower room were carpeted. The ceilings between the wooden beams were plaster boarded and painted white.

### The Proposed Works

The works to the bathroom and shower room are proposed as follows:

## Fowlers Supporting Statement

### Removal:

- Removal of all carpet.
- Removal of all 1980s wall tiles.
- Removal of all sanitary ware and bathroom fittings including WC's, Bidet, Single Basin Vanity units, existing shower tray and enclosure, bath, radiators and towel rail.
- Removal of towel radiator from shower room.
- Removal of 1980s stud partition wall between family bathroom and shower room.
- Removal of the existing wall light fittings.
- Removal of Existing extractor fan.
- Removal of redundant external pipes on North Elevation
- Carry out any repairs necessary following the above to match existing.

### Install:

- Adjustment to the floor levels creating a level base for the bath and shower tray (the floor slopes due to historic subsidence of the timber frame, which was underpinned in the early 80s.). This will be above existing floorboards and without any disturbance to existing joists as set out in the Heritage Statement. These works will be completely reversible.
- Install new stud partition wall between family bathroom and shower room.
- Install new stud partition to create walk-in shower area.
- Install a freestanding bath with associated free standing bath mixer tap and plumbing.
- Install WC in family bathroom.
- Install double basin vanity unit in family bathroom.
- Install wall hung towel radiator in family bathroom on new stud wall.
- Create open storage shelving/cupboard in family bathroom.
- Creation of a walk-in wardrobe to the remaining area in the shower room following installation of new stud partition walls.
- Install tiles to floor of family bathroom and walls in part. Where tiles are removed and not replaced, walls will be plaster boarded to match existing and painted.
- Install carpet to walk in wardrobe.
- Ceiling repainted with retention of the wooden ceiling beams as is.
- Install wall light fittings
- Install extractor fan using existing elevation opening.
- Repair where pipes are removed with brick repairs and lime mortar to match existing.
- Install curtains and blinds to family bathroom.
- Install hanging rails in walk-in wardrobe.

**Existing External Conditions Photos**



North Elevation



North Elevation

**Existing Internal Conditions photos**

**Photos of existing Family Bathroom**



## Fowlers Supporting Statement

### Photos of Existing Shower Room



**Photos of Existing Corridor**



### Planning Policy

Policy DP34, relating to Listed Buildings and Other Heritage Assets, is the key policy in the assessment of the proposals. The purpose of Policy DP34 is to ensure the protection and preservation of listed buildings and other heritage assets in Mid Sussex, reflecting the district's unique character, historical significance, and visual qualities.

*DP34 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;*
- 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.*

Our design has carefully addressed all key considerations relating to the listed building and its setting. We have demonstrated a thorough understanding of the building's historical significance, through the commissioned report by Heritage Building Advisors. We have taken the key historical features within the bathrooms and looked to preserve, the existing cross frame in the shower room and the ceiling beams will be retained. It is our intention when removing the existing tiles and plaster board if other timbers or other historic features are exposed that we will seek to make these a feature of the new bathroom, following suitable preservation.

We believe the proposal retains the building's heritage value, while supporting a viable and appropriate use. We will look to use traditional materials and construction techniques when required to protect the historic value of the house.

### **Conclusion**

The proposed refurbishment of the bathrooms has been carefully designed to respect the historical and architectural significance of this listed building. By refurbishing the bathrooms as proposed, the works will enhance the functionality of the space while ensuring that no permanent alterations compromise the building's heritage value. All the works being proposed are reversible and as such the long term protection of the historic fabric is assured. The approach aligns with Mid Sussex planning policies, demonstrating a commitment to preserving the integrity of the property. Given the minimal impact on historic fabric, we believe this proposal represents a balanced and sensitive solution. We respectfully request that listed building consent be granted to allow these improvements to be undertaken.