



HB Archaeology & Conservation Ltd

ANCILLARY BUILDING TO THE REAR OF THE OLD BAKERY,
65-65A HIGH STREET,
LINDFIELD, WEST SUSSEX, RH16 2HN

HERITAGE STATEMENT & IMPACT ASSESSMENT

(NGR: TQ 3467 2548)



January 2025
Report No. 2025621

Commissioned by
Stephen Yeomans

Prepared by Maggie Henderson
With contributions from Christopher Whittick

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APPENDICES

Appendix 1: List Entry Description

Appendix 2: The Proposal Scheme prepared by LYL Architectural Designs Ltd

1.0 INTRODUCTION

- 1.1.1 HB Archaeology & Conservation Ltd was commissioned by Stephen Yeomans to prepare a heritage statement and impact assessment intended to inform proposed repairs and alterations to an ancillary building to the rear of the Grade II* listed Old Bakery, 65-65a High Street, Lindfield (Figure 1).
- 1.1.2 This report draws upon information contained within a series of reports prepared to accompany applications for repairs and alterations to the main building, the most recent revision of which was submitted in July 2024 (Henderson, M. 2024).

2.0 THE BUILDING AS EXISTING

2.1 Location and Form

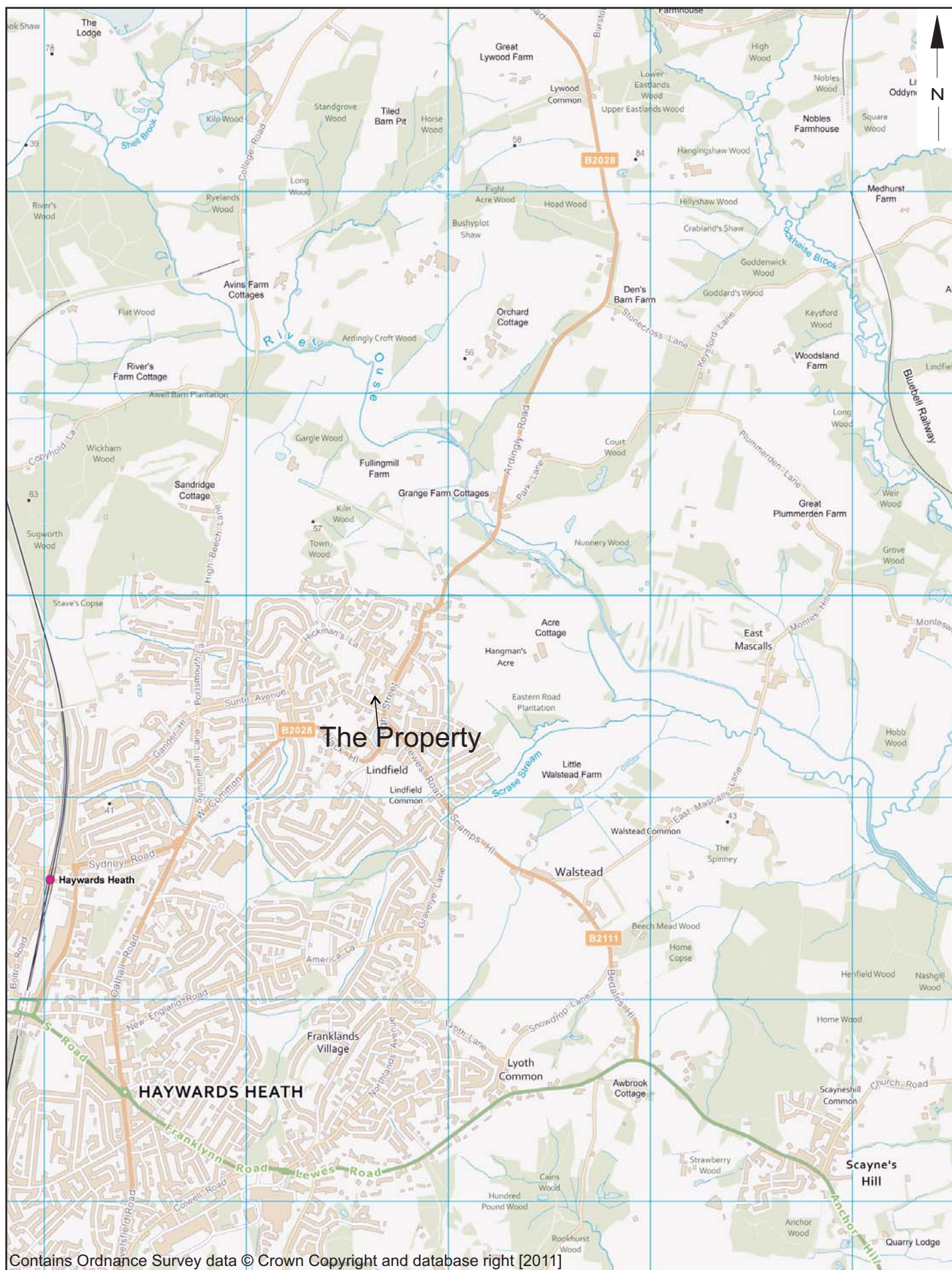
- 2.1.1 The Old Bakery is situated on, and parallel to, the northwest side of the High Street. The building's principal southeast-facing elevation fronts onto the street, its northeastern side by a lane leading towards the properties occupying the land to the rear of the street-front ranges.
- 2.1.2 The building comprises a main northeast – southwest oriented range and a cross-wing, the latter situated at the northeast end of the group. The building had extended to the southwest: this part of the building is now under separate ownership. Both of the ranges of the Old Bakery stand to two storeys in height; the cross-wing supplemented by cellar facilities situated towards the street-front.
- 2.1.3 The detached ancillary building is situated to the west side of the main property at its southern end, placing the building directly behind the separately owned and occupied southern end of the main building (Figure 1). The ancillary building is rectangular in plan, standing to a storey-and-a-half in height. Access to the ancillary building is on its northern side from the courtyard associated with the parent structure (Figure 1).

3.0 DESIGNATIONS

3.1 Designations

- 3.1.1 The ancillary building is not listed in its own right, it is however considered to curtilage-listed in association with the parent building which was listed as grade II* on the 11th of December 1987 (Appendix 1; List entry number: 1192816).¹
- 3.1.2 The description in the list entry is purely for the purpose of recognition and as such is primarily based on external appearance. The description must not be treated as a comprehensive schedule of those elements which are legally protected as no matter what grade, the legislative cover not only relates to both the interior and exterior; it also extends to any building or structure within the curtilage which predates the 1st of July 1948.

¹ <https://historicengland.org.uk/listing/the-list/list-entry/1192816?section=official-list-entry>



© HB Archaeology & Conservation Ltd		The Old Bakery, 65-65A High Street, Lindfield, West Sussex, RH16 2HN	Figure 1
Project Ref: 2025621	January 2024		
Drawn by: mh			
		Property Location (NGR: TQ 3468 2549)	
Crown Copyright Reserved. Ordnance Survey Licence No. 100053630. No un-authorised reproduction.			

Figure 1

4.0 THE DOCUMENTARY EVIDENCE BY CHRISTOPHER WHITTICK

4.1 The Origin of the Settlement

- 4.1.1 The origin of the settlement at Lindfield can be attributed to a grant of c765 by Ealdwulf, king of the South Saxons, to his earl Hunlaf, of an estate based on Stanmer, amounting to 16 hides of land, in order to found a minster.² The charter names Lindfield as one of the swine-pastures dependent on the Stanmer estate. Subsequent events make clear that the minster in question was that at South Malling near Lewes, which with its endowment passed into the hands of the archbishops of Canterbury and was suppressed in 1547.³
- 4.1.2 The Stanmer estate with which South Malling had been endowed, stretching north as far as the Surrey border at Felbridge, was administered as the manor of South Malling Lindfield. In 1722 the manor was purchased by Henry Pelham of Stanmer and descended in his family, subsequently earls of Chichester, until the 20th century.⁴
- 4.1.3 In 1829 the Lewes cartographer William Figg drew a detailed map of the manor (Figure 2), from which it is clear that virtually every house on Lindfield High Street, and much of the agricultural land behind them, formed tenements of the manor. One of the few exceptions was The Old Bakery, marked simply with the word *Meads*, representing the name of the current owner.⁵
- 4.1.4 Three explanations can be advanced for the absence of the building from the jurisdiction of the manor of South Malling Lindfield. It may have been held of another manor – the map identifies some areas as ‘Manor of Ditchling’ or ‘Manor of Framfield’. However, searches in the records of those manors have failed to identify the tenement.⁶
- 4.1.5 It is also possible that the tenement had once been held of South Malling Lindfield but been enfranchised – a process by which a manorial tenant paid a lump sum to the lord of the manor to extinguish the tenure and its accompanying payments and liabilities. That is presumably the origin of the areas on the map titled, like the Old Bakery, with the names of owners, but not depicted in the pink (freehold) or yellow (copyhold) by which the South Malling Lindfield tenements are identified. Although individual deeds of enfranchisement survive, and prior to that process the tenement would have appeared in the rentals of the manor, no entry readily identifiable with The Old Bakery has been found in either source: the possibility remains that the building forms an enfranchised tenement of the manor.
- 4.1.6 A third possibility is that The Old Bakery had formed part of the demesne land – areas held outright by the lord of the manor, and either occupied in person or let out as farms. Before its suppression, the headquarters of the manor of South Malling

² Peter Sawyer, *Anglo-Saxon Charters: an Annotated List and Bibliography* (Royal Historical Society, 1968) charter 50, online at <https://esawyer.lib.cam.ac.uk/charter/50.html#>.

³ William Page (ed.), *A History of the County of Sussex* 2 (1973) 117-9.

⁴ E. H. W. Dunkin (ed.), *Sussex manors, advowsons etc. recorded in the feet of fines*; Sussex Record Society 20 (1915) 410-11, 460-1.

⁵ East Sussex Record Office ACC 2327/1/5/15 (map) and 16 (book of reference); Figg's draft for the map, somewhat sharper than the finished survey and datable to 1824, also survives as ESRO ACC 3412/3/259.

⁶ For Ditchling see <https://discovery.nationalarchives.gov.uk/details/c/F254885>; for Framfield see <https://discovery.nationalarchives.gov.uk/details/c/F254914>.

Lindfield was the college, on the east bank of the Ouse near Lewes, it is however highly likely that there was some administrative centre in Lindfield itself. A fragment of evidence – both literal and metaphorical – suggests that what is now The Old Bakery may have performed that function in the medieval period.

- 4.1.7 During building works in 1947, a paper receipt of 1453 was found behind one of the beams. Although the original is not known to survive, an image and translation were published in 1960.⁷ The document records that on 20 August 1453 Thomas Attree (*atte Ree* in the document), the farmer of the rectory of Lindfield, paid his rent of £4 13s 4d due the following 29 September to John Urry (*Hyrry*), dean of South Malling and rector of Lindfield. Farming the rectory would have entitled Attree to collect the great or rectorial tithes of the parish, and to farm the 78 acres of rectorial glebe, with a watermill, which in 1341 were worth £12 10s 0d and £4 3s 4d a year respectively.⁸ Two years later, the dean and canons of South Malling received a grant of a market and two fairs to be held at Lindfield, further emphasising the need for a local administrative centre.⁹
- 4.1.8 This is flimsy evidence on which to ground a theory, but the possibility remains that what is now The Old Bakery was in the 15th century either the local administrative headquarters of the manor of South Malling Lindfield or the residence of the farmer of its valuable demesne and rectory estate.
- 4.1.9 No more evidence for the descent of the property is available until 1797 when the baker John Meads (1759-1826), whose name appears on Figg's map, rented it from Thomas Blaker, a shoemaker, whose heirs sold it to Meads between 1811 and 1812. About 1883 the property was sold to Henry Owen Gasston, then a farmer and miller at Freshfield Mill, Horsted Keynes, who in 1896 built the first detached bakery at the premises. On his purchase Gasston let the bakery to Richard Humphrey (1855-1940), who in Clarke's 1884 Directory advertised the business: 'R Humphrey, fancy bread and biscuit maker, pastry cook and confectioner, High Street, Lindfield. Brown and home made bread. Families waited on daily at Haywards Heath'. In 1912 Humphrey purchased the freehold from Gasston's estate; a photograph of the bakery, with Richard Humphrey standing at the top of the steps, must date from around that time (Figure 2). On the death of his son Richard Humphrey in 1942 the business was taken over by Clayton Wiles, formerly a master baker and confectioner in Guildford. His son David Wiles took over in 1968, and retired in the summer of 2019, when the bakery ceased trading.¹⁰

4.2 Historic Maps

- 4.2.1 The clearest cartographic description of the building is also the earliest – William Figg's draft for his map of the manor of South Malling Lindfield, datable to 1824 (Plate 1).
- 4.2.2 The 1824 map shows a long, relatively narrow building with a cross-wing at the north end of the house, a projecting rear range (or possibly the rear part of a second cross-wing) towards the southern end and an outbuilding on the southern boundary of a small curtilage (Plate 1).

⁷ Helena Hall, *Lindfield past and present* (Haywards Heath, Charles Clarke, 1960), 58-61.

⁸ The National Archives, E 179/189/17 m.149.

⁹ *Calendar of Charter Rolls*, 1341–1417, p. 24.

¹⁰ Richard Bryant, Janet Bishop and John Mills, 'Humphrey's Bakery'; *Lindfield History*, October 2019; we are most grateful to John Mills for sharing with us his extensive research into this building.



Plate 1: Extract of William Figg's draft for his map of the manor of South Malling Lindfield, 1824. The arrow indicates the location of the current ancillary building within the yard marked Meads



Plate 2: Extract of the 1845 edition tithe map showing the property in greater detail including the ancillary range that occupies a dog-leg on the south boundary of the curtilage

- 4.2.3 The features identified on the early map were depicted unchanged on the tithe map of 1845 (Plate 2). It is worth noting that the tithe map was intended as a resource for calculating the size of a holding for taxation purposes, as such, whilst buildings are represented on the maps they are not always a true and accurate depiction of the structures present on site at the date the survey was undertaken. The first edition Ordnance Survey map of 1874 shows the property in greater detail (Plate 3).



Plate 3: Extract of the 1874 first edition Ordnance Survey map showing the property with a series of ancillary buildings within the curtilage including the surviving building proposed for alteration

- 4.2.4 A series of ancillary buildings and yards or enclosures are shown to the rear of the main building, the southwestern rectangular-plan building occupies the same site as the current ancillary range.

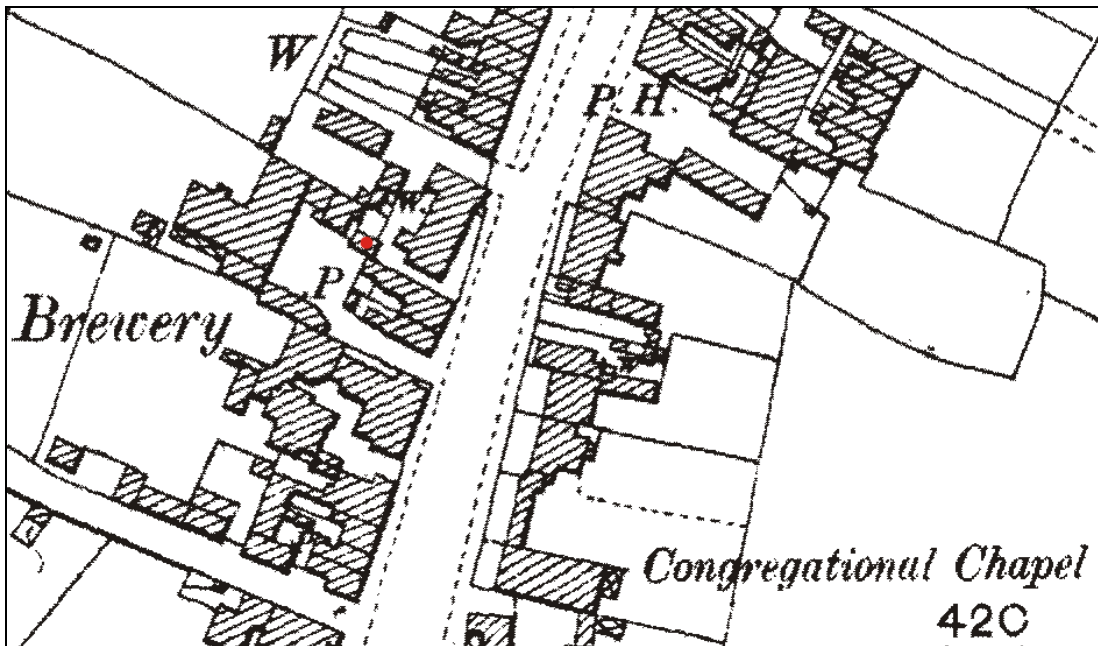


Plate 4: The first revision Ordnance Survey map shows much the same arrangement as its predecessor, with the exception of the addition of a new rectangular-plan building in the northwest corner of the site

By 1898

- 4.2.5 No external changes are shown to the group of ancillary buildings and yards to the rear of the main range, the only extant alteration was the addition of a new long linear range in the northwest corner of the property (compare Plates 3 and 4).

By 1909

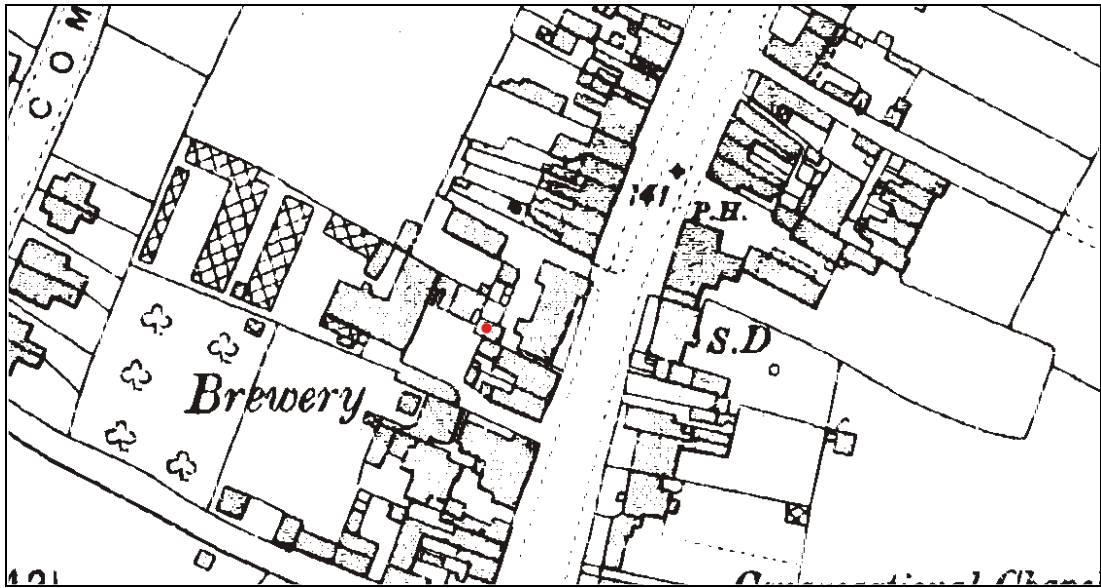


Plate 5: Extract of the second revision Ordnance Survey map, 1909

- 4.2.6 The second revision Ordnance Survey map shows no external changes to the group. The well is no longer indicated although this may be due to surveyor's omission rather than removal of the fixture.

By 1931

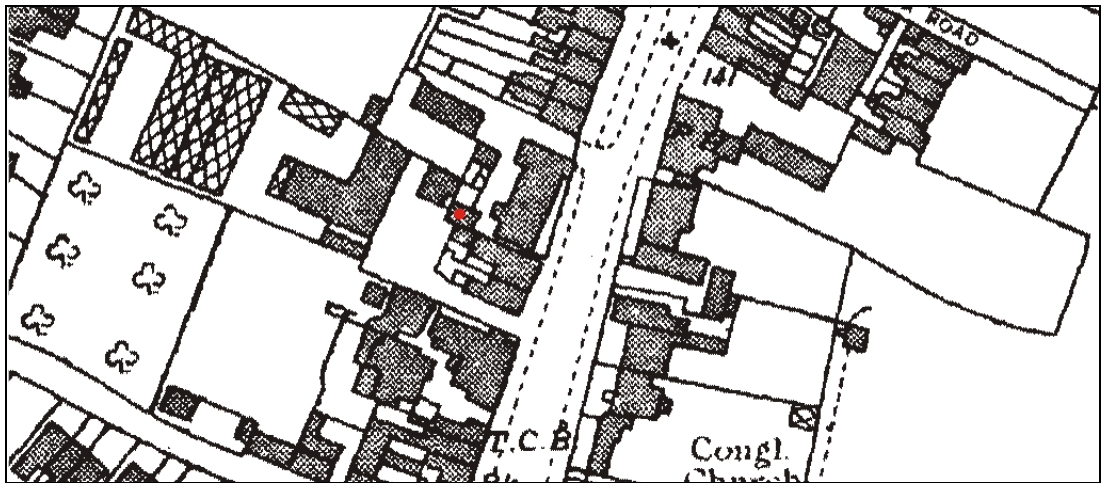


Plate 6: The third revision Ordnance Survey map of 1931

- 4.2.7 The 1931 edition Ordnance Survey map shows no significant changes to the group (Plate 6).

By 1956

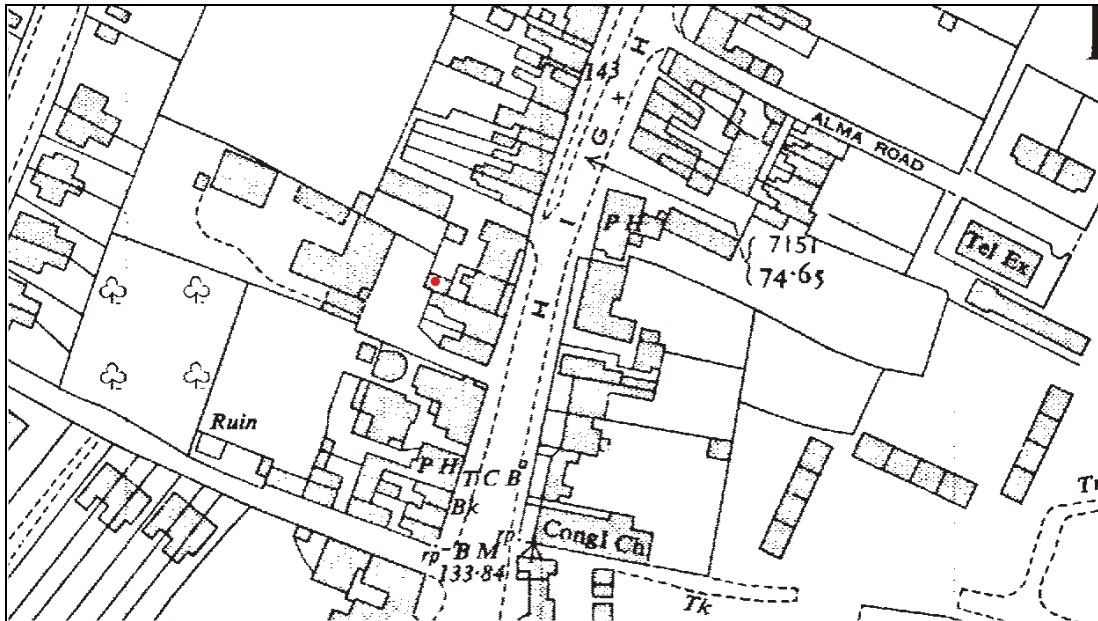


Plate 7: Extract of the 1956 edition National Grid Ordnance Survey map

- 4.2.8 The 1956 edition map shows the removal of the series of enclosures/remains that had extended between the ancillary building that is the focus of this report and its counterpart to the north. The northern ancillary building had been retained by 1956 and the larger structure to the northeast of it extended at its western end to meet the property boundary (compare Plates 6 and 7).
- 4.2.9 The main range on the street frontage had been subdivided at this stage to create two separate properties and a small enclosure had been added to the rear of the south cottage extending west-wards to meet the ancillary building (compare Plates 6 and 7).
- 4.2.10 The subsequent National Grid Ordnance Survey maps of 1962 and 1970 show no external changes to the group (Plate 8).

By 2001

- 4.2.11 Google Earth images show that the property remained to much the same external layout by 2001. The main changes comprise the addition of new buildings to the southwest corner of the group in the neighbouring building plots, in addition to new buildings along the north boundary terminating in very close proximity to the west side of the surviving ancillary range (compare Plates 8 and 9).

2022-2023

- 4.2.12 Between 2022 and 2023 the two northern ancillary ranges had been removed and replaced by a large purpose-built commercial building accessed at its eastern end from the courtyard to the rear of the Old Bakery (Plate 10).

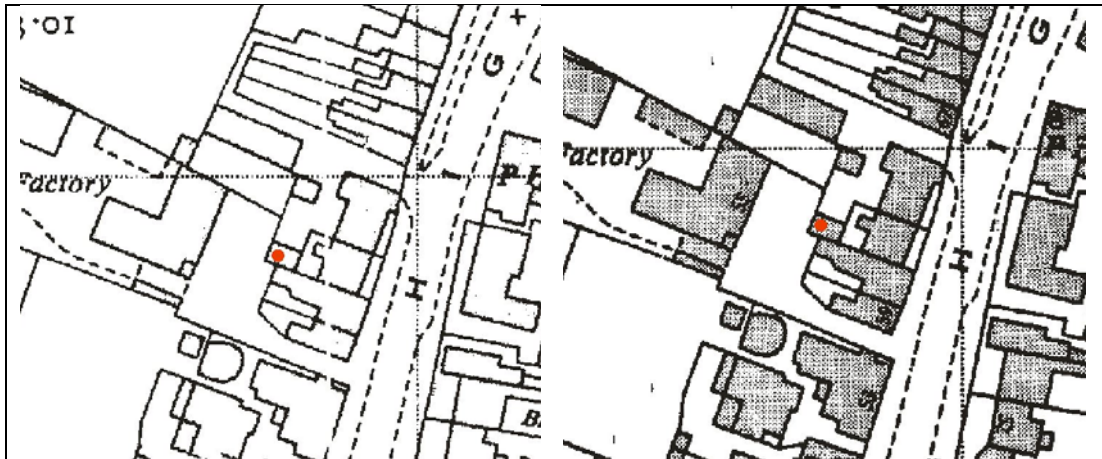


Plate 8: Extracts of the National Grid Ordnance Survey maps 1962 and 1970



Plate 9: The property and its environs by 2001 (Google Earth Image)



Plate 10: A comparison of the property in March 2022 and September 2023, the northern ancillary ranges had been removed and replaced with a large inverted U-plan commercial group

Figure 2: Phased plans and sections of the ancillary building based on the originals prepared by
LYL Architectural Designs Ltd

5.0 OVERVIEW OF DEVELOPMENT

5.1 PHASE 1: early 19th century, in situ by 1824

- 5.1.1 All of the historic maps consulted show a rectangular-plan range in the same location as the existing building. The building is just north of an east – west axis, henceforth referred to as east – west for clarity (Figure 2). As it stands, the range at three-bays in length measures 6.12 metres east – west by 4.00 metres north – south, standing to a height of 5.05 metres from the interior floor surface to the apex of the roof.
- 5.1.2 The building includes a short projection on its northern side (Figure 2): that measures 2.60 metres east – west by 1.20 metres north – south and appears to be integral to the fabric of the main part of the range. The historic maps show no projections for this building from 1824 to 1970. The brickwork of the two parts of the range does seem to be bonded together and is certainly of a fabric and type that is consistent with the main body of the building. If the fabric does not represent the remains of an enclosure, then it is possible that it was added to extend the width of the building to accommodate a modern car using salvaged historic bricks and integrated particularly well with the earlier range.



Plate 11: The Flemish bond brickwork of the walls of the ancillary range, note also the consistent coursing and lack of a straight-line joint at the junction with the north projection

- 5.1.3 The interior layout of the building now comprises a single large room surmounted by the floor of the former loft. The open-plan layout may be the original, with any partitioning required added as a second-fit to form stalls or loose-boxes after the outer envelope was constructed. No clear evidence for former stall partitions was observed.
- 5.1.4 The loft was similarly open across the entire length of the building with a central truss (T2) specifically designed to facilitate through access (Figure 2).

Wall Construction

- 5.1.5 The wall construction is in brick laid in Flemish bond: the fabric changes to stretcher bond for the thinner walls of the gabled roof terminals and the resultant off-set supports the T1 tie-beam and the T3 bearer to carry the loft floor. The interior of the building at ground floor level had been painted or rendered (Plate 12).



Plate 12: The interior of the building looking towards its eastern gabled end showing the wall fabric, finish, floor joists and roof construction

Windows and Doorways

- 5.1.6 The building is accessed at ground floor level through the north projection: this had been opened up to the interior of the building during the mid to late 20th century and the doors replaced. As such, there is no extant evidence for the original entrance.
- 5.1.7 A high-set loading doorway is situated in the centre of the east gable (Figure 2; Plate 13): this has since been blocked over through the addition of a timber frame to support external horizontal weather-boards. Access to the loft had been external, via the high-set loading door (Plate 13): the ladder that currently provides access is a later addition to the group.
- 5.1.8 The single window in the north elevation to the west of the projecting entrance is integral to the building's construction as evidenced by its queen closers defining the window jambs (Plate 14). The casement window itself is the result of modern intervention and this may also be the stage at which the interior of the arched soffit gained a concrete lintel.



Plate 13: The east gable with its high-set loading doorway, later blocked over



Plate 14: The integral window opening in the north elevation and the modern window inserted into it (queen closer columns indicated by arrow)

Ceilings and Floors

- 5.1.9 The building included a loft floor from the outset: this was supported over a series of joists that extend between the end trusses and are supported at the centre of the building within the lower or dropped cross-beam of the T2 truss (Figure 2; Plate 15).

The joists are jointed to the cross-beam, and are pegged in place (Plate 15). The leading edges of the joists are chamfered and terminate in neat run-out stops, indicating that they had been exposed rather than concealed by an under-drawn ceiling finish. The floor boards have been removed from the building at some stage in its development. The ground floor finish is now under concrete it is unknown if the concrete overlies any earlier finish.



Plate 15: Detail of the north end of the cross-beam on its western side showing the joists or joist sockets (where removed) and the pegs that anchor them in place (arrows)

Stairs

- 5.1.10 As outlined above, the original access to the loft was external via a high-set loading doorway. The consistent joist locations either in situ or evidenced (Plate 15) indicates that there had been no interior access.

Heating System

- 5.1.11 The building was not heated.

The Roof Structure

- 5.1.12 The roof structure is of clasped side-purlin type, the purlins clasped at the junction of a series of collars either integral to the trusses or nailed to rafter pairs as intermediate supports at mid-bay length (Plate 12). The purlins are set at right angles to the roof slope, supporting the principal and common rafters; and all rafters terminate at the junction with a continuous ridge-board (Plate 12).

The Trusses

- 5.1.13 There are three trusses: one at each gabled end and one in the centre. The eastern truss (T1) comprises a pair of principal rafters jointed and pegged to a pair of stub tie-beams. The stub-ties are interrupted by a pair of queen studs that extend between the lower full length (dropped) tie-beam and the collar: all members are properly

jointed and pegged together at their junctions (Figure 2; Plate 17). A pair of raking shores extend between the lower tie-beam and the stub-ties: the north strut remains in situ, its southern counterpart removed and the gap in-filled in brick (Figure 2; Plate 16).



Plate 16: The T1 truss showing its well-carpented components and the infill where the southern of the two raking shores had been removed (arrow)



Plate 17: Detail of the T1 truss showing the lower tie-beam with joists, the junction of the northern of the two queen studs, and the junction of the stub-tie and the same queen stud, all jointed and pegged in place



Plate 18: The western gable and the T3 truss

- 5.1.14 The T3 truss at the opposite end of the building differs in that it comprises a pair of principal rafters jointed and pegged to a standard tie-beam that extends across the full width of the building. The truss includes a collar jointed and pegged to the principal rafters; clasping the ends of the purlins and lacks any queen studs (Plate 18). The loft floor is carried on a bearer at the off-set in the brickwork of the gable.



Plate 19: The junction of the principal rafter and the stub-tie at the south end of the T2 truss with the matching Roman numeral carpenter marks IIII



Plate 20: The junction of the posts and stub-ties of the T2 truss and the Roman numeral carpenter's marks III

- 5.1.15 The open truss (T2) at the centre of the building differs again, this truss comprises a pair of principal rafters jointed and pegged to a pair of stub tie-beams in the same manner as the T1 truss, however, the inner ends of the stub-ties are supported on a short pair of posts rather than a full height pair of queen studs: the posts are only high enough to do the job demanded of them despite the fact that the truss also includes an integral collar (Figure 2). A pair of raking struts extend between the full length tie-beam and the short stub-ties (Figure 2).
- 5.1.16 As mentioned above, all members are jointed and pegged in place and the carpenter's marks used to construct the frame are clearly evident (Plate 19). The individual members of the truss are numbered to match those that they are intended to be attached to: as such the principal rafter and stub-ties have numerals IIII whilst the inner end of the stub-ties and the short posts that they are jointed to are marked III (compare Plates 19 and 20).
- 5.1.17 The roof is under a cover of plain clay tile supported over battens and had been pierced on its northern side to create a discrete roof-light.

Form, Function and Date of Construction

- 5.1.18 The form of the building is commensurate with that of a small stable with integral hay-loft. The fabric and form of the building indicates a 19th century origin and this is supported by the available historic maps. A building is shown in situ by 1824 and the standing fabric of the building aligns well with a date of construction no earlier than the turn of the 19th century.

5.2 Phase 2: 20th Century Alterations

5.2.1 Later alterations to the building include the following:

- Concrete floor finish to the ground floor interior
- Removal of the floor-boards to the loft
- Blocking the former high-set loading doorway
- Insertion of a new ladder staircase against the north wall in bay 2
- Replacement of original window, north elevation, bay 2
- Insertion of rooflight, north slope, bay 2
- Removal of most of the north elevation in bay 1; insertion of a concrete lintel to bridge the gap
- Formation of the north projection; new doors, corrugated sheet roof

5.2.2 The blocking over of the high-set loading doorway may have been carried out in conjunction with the subdivision of the street-front range to increase the privacy afforded to the newly created south cottage and its compact courtyard. The closing off of the external access to the loft may then have necessitated the addition of the ladder access on the interior of the building.

5.2.3 The origin of the north projection remains uncertain; its lack of depiction on the 19th and late 20th century Ordnance Survey maps is at odds with the fabric and the integrated relationship to the main range. It is possible that the remains represent part of a lean-to or enclosure that was perhaps never quite intact at the date the various surveys were undertaken resulting in its omission from the maps.

5.2.4 Should the projection represent a modern addition to the group that was added after 1970, then it is a particularly good one in terms of the brickwork, the bond to the main range and the consistent coursing. As a modern extension there is every chance that the addition was made to supplement the width of the building and in so doing allow it to accommodate the length of a modern car, in conjunction with the removal of the wall between it and the main range.

5.2.5 Other alterations indicate adaptation of the building in line with the changing requirements of the occupants of the northern part of the street front property.

6.0 SIGNIFICANCE

6.1 Determining Significance

- 6.1.1 'In the National Planning Policy Framework (NPPF), significance (for heritage policy) is defined as: *'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'*.¹¹

6.2 The Significance of Ancillary Building

- 6.2.1 The significance of the ancillary building is derived from the following key characteristics:

- The retained external envelope of a small brick-built stable with loft over sufficient to indicate its early 19th century origin and its intended function
- The near intact survival of the roof structure again indicative of origin and function, the latter through the use of purpose-built trusses intended to allow external access and unimpeded through-access across the loft area
- The three different truss types illustrate the knowledge of the carpenter in conjunction with an economic approach to construction, adding no more members than strictly necessary to serve specific functions
- The quality of the carpentry, including the still in situ floor joists, illustrates an attention to detail and a high degree of skill
- The use of brickwork for the 19th century ancillary building and for the later phases of activity within the parent building, illustrate the chronological and functional relationship of the two structures

- 6.2.2 In greater detail, the 19th century origin of the former stable block sits well in its context with the parent building, a property that had undergone its own significant phase of alteration during the early decades of the 19th century. The ancillary range complements and draws from the character of the main range adding to the narrative of the overall development of the property, one that had combined domestic, commercial and ancillary (in this case stabling) facilities by the early decades of the 19th century.

- 6.2.3 The near intact survival of the roof structure is of particular interest in its ability to illustrate the skills of the carpenter and the requirements of the owner. The three different truss types are a response to specific needs: a 'standard' truss at the western end of the range to tie-the walls together and support the roof, a purpose-built open-truss at the centre to allow unimpeded through-access across the loft, and a further purpose-built truss with integral high-set loading door within the east gable. All of the trusses include no more members than strictly necessary to fulfil their intended function, yet despite that clear indication of an awareness of economy, each member is neatly jointed and pegged in place and the floor joists chamfered and stopped.

¹¹ National Planning Policy Framework (NPPF) Annex 2 Glossary page 71

- 6.2.4 Later alterations to the building have impacted upon its special character and significance this is clear in the poor quality of the replacement window in the north elevation, and in the treatment of the north projection.

Archaeological Potential

- 6.2.5 The ancillary building is situated within the back-plot of the high-street front range, in close proximity to a building with clear early 14th century origins: as such there is clear potential for sub-surface deposits and remains to exist below and in the vicinity of the ancillary building related to the construction and use of the street front property.

6.3 The Old Bakery

- 6.3.1 The significance of the neighbouring Grade II* listed house was studied in detail as part of the application process for alterations and repairs. The following summary of significance is reproduced from the heritage statement prepared by the author, issued in 2024 (July revision). The separately owned and occupied southern part of the main range was not accessed as part of this project, however, as part of the main street-front range its significance is inextricably linked with the northern part.

- 6.3.2 The former Old Bakery is undoubtedly a very highly significant building, its interest derived from the following key features:

- More than six centuries of occupation that included a domestic element from the outset
- Survival of early 14th century fabric in a wide variety of forms that reflect the skill and knowledge of the carpenter and the requirements of those commission the construction of the building and adapting it to meet their needs
- Documentary evidence that the building may have included a non-domestic element at the outset and during the early stages of its evolution in conjunction with atypical features and anomalies in the layout and fabric of the building that are not readily identifiable as domestic in origin (including access arrangements, lack of heating to cross-wing, vertical shuttered opening)
- Clear structural evidence that the hall had included a base-cruck truss as the open truss within the former hall and its high degree of survival including principal posts to date
- A near complete survival of the cross-wing as first built in addition to very early and atypical alterations (the doorway pair at first floor level in T5)
- The inclusion of several atypical and rare features:
 - o The base-cruck
 - o Splayed scarf with face-key
 - o The opening in the northeast wall of the cross-wing that had been fitted with a vertical sliding shutter
 - o Several fine lancet windows cut into studs in the northeast wall of the cross-wing
 - o Rather erratic bracing to the early walls of the wing
 - o Controlled access patterns

- o The potential for an external first floor entrance at the northwest end of the cross-wing
 - o The insertion of a pair of ogee-arched adjacent doorways at first floor level in the cross-wing between its two-bay chamber and its northwest end bay
 - o Arabic numerals as carpenter's marks on the paired ogee-arched doorways only
 - o The inclusion of cross-braces flanking the crown-post at the street-front gable of the cross-wing
 - o Three distinctly different medieval roof structures, all crown-post, providing evidence of the building's origin, evolution and use
 - Sufficient fabric at each stage of the building's development to provide insights into the intention of the owners and occupants and the eras within which the building campaigns occurred
 - The later development of the property to include bakery facilities
 - The continuity of the bakery function or association from c. 1796 to 2019 reflected in its shop-front and in the large 18th century chimney stack added to the rear of the cross-wing
 - The building illustrates traditional building techniques and the use of locally sourced materials in addition to specific choices utilised in the carpentry and construction of each phase
- 6.3.3 In greater detail, the property has the ability to illustrate its chronological development from its origin in c. the early 14th century to the present day. A particular feature of importance within this building is the inclusion of the base-cruck truss.
- 6.3.4 There are 7683 records of buildings of cruck-type construction on the Vernacular Architecture Group's *Cruck Database* to date, of those only 179 are of base-cruck type, with only six buildings identified in Sussex as a whole.
- 6.3.5 The Old Bakery is not included in the cruck database, as such, of almost eight thousand recorded crucks in England and Wales, there are now seven within Sussex.
- 6.3.6 The paired doorways at first floor level within the cross-wing are also of particular interest: their location is atypical and their intended function uncertain. It is possible that narrower of the two doorways led to a staircase although this is yet unconfirmed.
- 6.3.7 The atypical features, including the doorways, the shuttered opening and the lancet windows may indicate a non-domestic function for the cross-wing from the outset. A non-domestic function may have applied to the building in its entirety, or perhaps restricted to first floor level alone, with access to the facilities carefully controlled and restricted at an early stage in the building's evolution if not from the outset.

6.4 Setting

- 6.4.1 The setting of the listed building and its curtilage-listed ancillary building contributes to their special character and significance. Lindfield is an urban settlement and this has placed constraints upon development since first built: the congested environment

strictly limits the amount of available space for extensions and new buildings leading to the construction of ancillary ranges behind their street-front counterparts.

- 6.4.2 The ancillary range at the Old Bakery represents an early 19th century response to urban constraints, placing the stable facilities to the rear of the house and in close proximity to it for convenient and efficient access. The surviving historic brickwork to the rear of the street-front range and the brickwork utilised in the construction of the stable block create a coherent group of features illustrative of the development of the property from the early 19th century onwards.

7.0 THE PROPOSAL SCHEME

7.1 Introduction

- 7.1.1 The following section comprises a description of the alterations followed by an assessment of their impact upon the significance of the ancillary building, the neighbouring heritage assets and their setting.
- 7.1.2 This report should be read in conjunction with documents and drawings prepared by Lana Yamak-Laity of LYL Architectural Designs Ltd as an appendix to this report for convenience and clarity (Appendix 2):

L19-P-50 EXISTING & PROPOSED SITE PLAN
L19-P-51 REV B EXISTING FLOOR PLANS
L19-P-52 EXISTING ELEVATIONS
L19-P-53 REV B EXISTING SECTIONS
L19-P-54 REV C PROPOSED FLOOR PLANS
L19-P-55 REV C PROPOSED ELEVATIONS
L19-P-56 REV C PROPOSED SECTIONS

7.2 The Proposed Alterations

- 7.2.1 Consent is sought for the following alterations:

1. Programme of repairs
 - Roof tiles
 - Rainwater goods
 - Re-point and repair brickwork as necessary
 - Plaster and paint finish on interior

Ground Floor

2. Remove projection/porch structure in its entirety; insert infill with doorway in opening behind the existing projection
3. Insert partition at the east end of the building to form bathroom (bay 1); new floating floor with integral drainage system
4. Remove ladder and insert new staircase at the west end of the building (bay 2)
5. Replace existing modern window in the north elevation with new oak casement
6. Internal lining system with breathable insulation and finish on timber or metal studs – ground floor and gables
7. Floating floor with polished concrete finish

First Floor

8. High-set loading doorway – install lining system with off-set to illustrate the original form and extent of the opening (same on exterior with weatherboard cladding)
9. New floor installed over existing joists, new plaster-board ceiling below limited to new shower-room only, joists exposed for remainder
10. New balustrades to define gaps in loft floor/staircase access
11. New rooflight replacing existing failed rooflight
12. Insulation at roof level – rafters left exposed

8.0 IMPACT ASSESSMENT

8.1 Programme of Repairs

1. Programme of repairs
 - Roof tiles
 - Rainwater goods
 - Re-point and repair brickwork as necessary
 - Plaster and paint finish on interior

8.1.1 A programme of essential and appropriate repairs has been built into this proposal scheme. The proposal drawings appended to this report (Appendix 2) clearly illustrate the use of materials that are compatible with the historic character and significance of the ancillary building and its grade II* parent building, offering clear enhancements to the group and to the conservation area as a whole.

8.2 Ground Floor

2. Remove projection/porch structure in its entirety; insert infill with doorway in opening behind the existing projection

8.2.1 Whilst the origin and function of the projecting part of the ancillary building remains uncertain there is little doubt that the surviving part has been substantially altered to its current form. It is suggested, yet by no means certain, that the projecting part represents an extension to the main part of the building, that together with the removal of the wall between the two parts was intended to extend the building in order to accommodate the length of a modern car.

8.2.2 The proposal comprises removing the projecting part to simplify the footprint and external finish of the building to allow the building to sit better in its current context and to ensure that it does not compete with the highly significant grade II* listed parent building to the east of it. As such, the removal of the two brick-built wall stubs and the current rudimentary corrugated sheet roof will enhance the appearance of the ancillary building and the setting of the neighbouring grade II* listed building.

8.2.3 The removal of the projecting stubs will reveal the wide opening between it and the main body of the building. The opening is the result of modern intervention, the gap bridged by concrete lintels. It is therefore proposed that an oak lintel is inserted in place of the concrete version to improve the appearance of the building and to reference the quality of the carpentry that still survives within the interior of this small ancillary range.

8.2.4 It is proposed that the eastern side of the wide opening is in-filled in vertical oak panels, the eastern side fitted with an oak framed glazed door (Plate 21). The modern approach is commensurate with the late insertion of the wide opening allowing the later phases of construction to be read clearly as part of the more recent evolution of the building and the property as a whole. The arrangements are intended to sit separately to the finishes permitted for the main street-front range in order to emphasise the distinctly different functions of the two buildings since the construction of the ancillary range in the early 19th century. The single glazed doorway allows for further natural light within the building without the desire to add further overtly domestic features such as additional windows or rooflights.

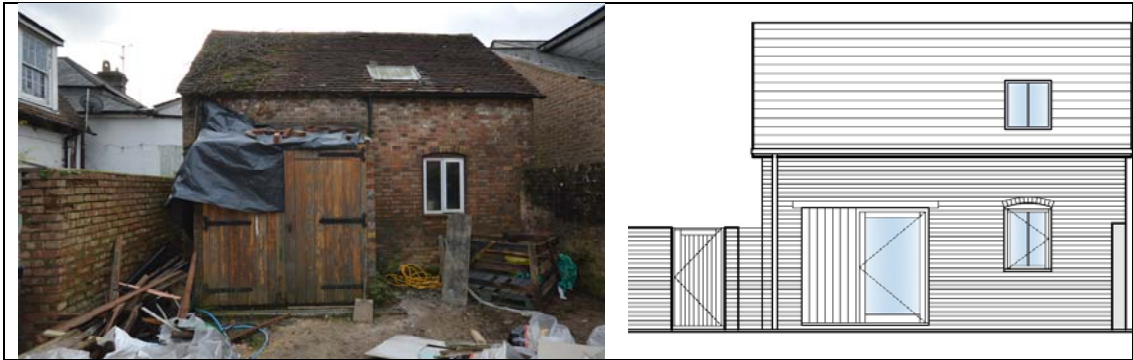


Plate 21: The north front of the ancillary building as existing and as proposed

3. Insert partition at the east end of the building to form bathroom (bay 1); new floating floor with integral drainage system
- 8.2.5 The new shower-room situated at the eastern end of bay 1 is a compact discrete addition to the building. The alterations represent the insertion of the oak panel to the north front and stud partitions to the west: all interventions that can easily be reversed at a future date should that become necessary. There is little doubt that the building in its original form would have included its own timber stall partitions or enclosures: the creation of a new one will not impact upon the character of the building, particularly as the discrete location and compact form of the shower-room ensures that the greater part of the open-plan interior remains open-plan, allowing the greater part of the original proportions of the buildings to remain extant.
- 8.2.6 The provision of a floating floor to include drainage provisions will touch the building lightly and can also be reversed without harm to the structure. Further, the existing floor finish is a modern concrete one: adding a new layer to the concrete rather than removing it will substantially reduce the impact of the alteration, particularly if any earlier floor finishes survive below the current one.
4. Remove ladder and insert new staircase at the west end of the building (bay 2)
- 8.2.7 As discussed in detail above, the existing ladder access to the loft is a modern intervention. The removal of the ladder will not impact upon the character of the building or its significance. The creation of the new staircase has been specifically designed to be compact and discretely positioned. The new opening for the staircase will require two joists to be trimmed: the impact of this minor loss of fabric is considered to be outweighed by bringing this small building back into use and securing its future.
5. Replace existing modern window in the north elevation with new oak casement
- 8.2.8 The current window in the north elevation of the building impacts upon its character and the setting of the neighbouring grade II* listed building. The proposal scheme seeks to replace the window with a new oak casement with a central timber mullion. The design has achieved a simplicity that allows the form of the window to read as a discrete two-light casement, ensuring that it contrasts with the windows approved for the main range and in so doing emphasising the distinctly different origin and function of the two buildings in the group. There are clear enhancements to the existing

building and to its neighbour through the carefully considered design of the new window, including the retention of the proportions of the original opening.

6. Internal lining system with breathable insulation and finish on timber or metal studs – ground floor and gables

8.2.9 The internal lining system is a vapour-permeable one, intended to improve conditions within the building whilst also safeguarding the future of the fabric of the building itself. It is acknowledged that the brickwork will no longer be exposed; however, the details extant on the interior of the building had already been substantially concealed behind plaster and paint. The internal lining system has the advantage over a plaster or painted finish in that it is fully and easily reversed without harm to the historic fabric, preventing the loss of any features that are extant within the brickwork.

7. Floating floor with polished concrete finish

8.2.10 It is proposed that the remainder of the ground floor facilities are provided with a floating floor with a polished concrete finish. Again, the addition of thermal enhancements and finishes above the existing concrete floor will ensure that there are no impacts on any historic finishes or archaeological remains that may survive below this early 19th century range.

8.3 First Floor

8. High-set loading doorway – install lining system with off-set to illustrate the original form and extent of the opening (same on exterior with weatherboard cladding)

8.3.1 The proposal scheme includes the installation of insulation in the location of the high-set loading doorway. The doorway had been blocked, improving the privacy of the owners and occupants of the south cottage annexed from the main range between 1929 and 1956. The scheme has been specifically designed to include an off-set or recess on both sides of the former opening to allow the location and extent of the original opening to remain visually accessible as the building continues to evolve.

9. New floor installed over existing joists, new plaster-board ceiling below limited to new shower-room only, joists exposed for remainder

10. New balustrades to define gaps in loft floor/staircase access

8.3.2 It is proposed that the loft floor is for the most part reinstated. The revised scheme comprises the reinstatement of the loft floor over the entirety of bay 1 and across the centre of bay 2 up to the new staircase. The un-floored area that will be retained will illustrate the later evolution of the building in addition to providing an opportunity for the rooflight to provide further natural light and ventilation to the building without the desire to add further openings.

8.3.3 To safely define the edges of the un-floored area a simple timber balustrade is proposed. The simple style of the balustrade will provide good through-views across the reinstated loft floor allowing the proportions of the loft and the purpose-built central truss to remain visually accessible. To that end, the balustrade sits behind (east) the central truss to ensure that it remains clearly defined as the building evolves to meet new needs.

- 8.3.4 A plaster-board ceiling is proposed to the new shower room only in relation to the new function of that part of the building. Elsewhere, and over the greater part of the building the joists will remain exposed. For this building, the joists were meant to be visible from the outset and continuing to allow that to be the case will contribute to its character and significance of the building. As such; the area proposed for a plaster-board finish is confined to the shower-room only with the remainder of the exposed joists continuing to remain visible and to contribute strongly to the character of the building.

11. New rooflight replacing existing failed rooflight

- 8.3.5 It is proposed that the current failed roof-light is replaced. The new rooflight will occupy the same position and will sit flush to the roof tiles to create an appropriately discrete finish. The replacement of the rooflight offers clear enhancements to the exterior of the building and to the setting of the neighbouring grade II* listed building.

12. Insulation at roof level – rafters left exposed

- 8.3.6 The insulation to the roof has been revised in line with recommendations made by Mid Sussex District Council to allow the rafters to remain exposed. The rafters and indeed the roof as a whole are near intact and a particular feature of this building. The revision to introduce vapour-permeable insulation between and above the rafters, leaving the rafters exposed is a particularly welcome one that will ensure the roof continues to contribute to the special character and significance of the building.

9.0 BIBLIOGRAPHY

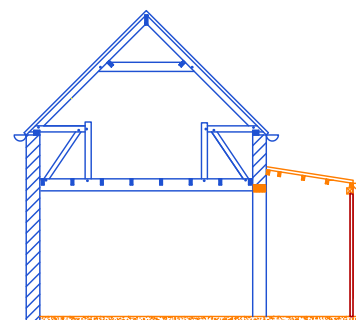
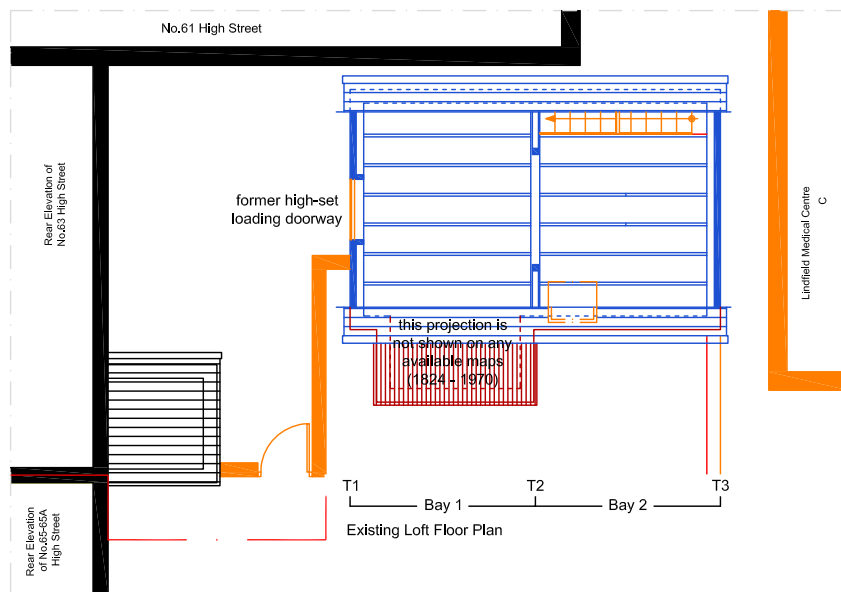
Henderson, M. 2024. *The Old Bakery Revised Heritage Statement & Impact Assessment Part 2* Revised 090724

10.0 THE PURPOSE OF THIS REPORT

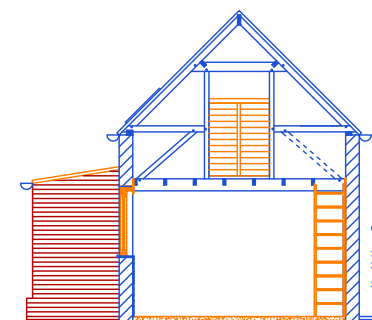
- 10.1** The above statement and recommendations are the opinion of the author intended for information purposes only. Many of the views which inform the conservation of historic buildings are to some extent subjective, particularly in relation to more recent extensions and alterations; therefore it should be emphasised that there is no guarantee that the opinions expressed within this document will be endorsed by the local planning authority.

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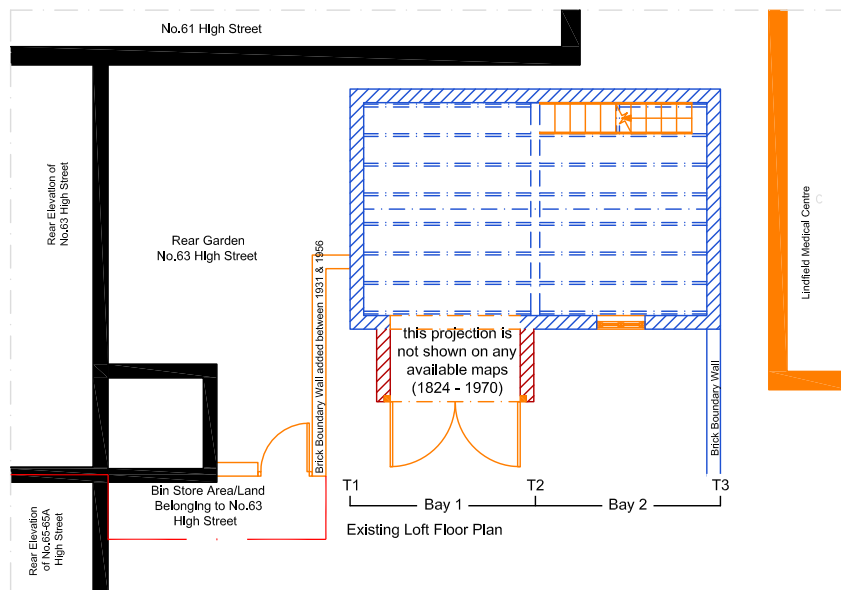
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T2 Truss

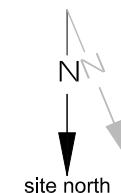


T1 Truss



KEY:

- Phase 1: Early 19th century, by 1824
- Phase 2: 20th C alterations
- Uncertain - added after 1970?
- Evidenced
- Conjectural
- Overhead



0 5 m

For interpretive purposes only, some details are shown approximate: do not scale from this drawing

Appendix 1: List Entry Description

The description in the list entry is solely for the purpose of recognition and as such is primarily based on external appearance. The description must not be treated as a comprehensive schedule of those elements which are legally protected as no matter what grade, the legislative cover not only relates to both the interior and exterior, but also extends to any building or structure within the curtilage which predates the 1st of July 1948.

Official list entry

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1192816

Date first listed: 10-Sep-1951

Date of most recent amendment: 11-Dec-1987

List Entry Name: WINCOTE

Statutory Address 1: 65, HIGH STREET

Statutory Address 2: WINCOTE, 63, HIGH STREET

County: West Sussex

District: Mid Sussex (District Authority)

Parish: Lindfield

National Grid Reference: TQ 34689 25491

Details

TQ 3426 LINDFIELD HIGH STREET (west side) 6/157 No 63 (Wincote) 10.9.51 No 65 (formerly listed as Humphrey's Bakery) GV II* 2 houses and shop originally house. Quasi-aisled timberframed open hall of c1300- 1330 with contemporary crosswing to north with 1st floor hall, refronted in 1907. 2 storeys, No 63 faced in painted brick, No 65 stuccoed, the cross wing gabled with weatherboarding. Tiled roof with gablet to No 63 and cruciform stack to No 65. No 62 has 2 C19 sashes to 1st floor, ground floor canted bay and modern door to left. No 65 has 2 modern 3 light casements, modern door and shop front. The north elevation displays C14 flamboyant curved bracing, including passing braces and was originally jettied. It contains 2 original C14 narrow trefoliated lancet windows, a rare survival. No 65 displays closely spaced floor joists to the shop. 1st floor has 2 ogee-headed arches, originally leading to 1st floor hall and massive arched braces. Corner post, square in section with quadripartite braces. (See R T Mason "Framed buildings of the Weald" p24, p54 and p75. Also, by same author, "3 Medieval Houses in East Sussex", Sussex Archaeological Collections, Vol XCI).

Listing NGR: TQ3468925491

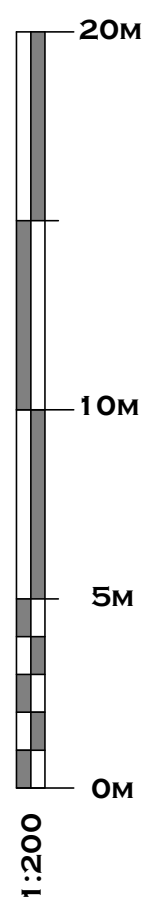
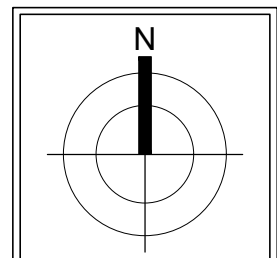
Books and journals

Mason, R T, Framed Buildings of the Weald, (1964), 24 54 75

Mason, R T, 'Sussex Archaeological Collection' in Three Medieval Houses In East Sussex, ,
Vol. 16, ()

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act
1990 as amended for its special architectural or historic interest.

[illegible]

1.200

CLIENT

STEPHEN YEOMAN

PROJECT

OUTBUILDING
THE OLD BAKERY
65-65A HIGH STREET
LINDFIELD, WEST SUSSEX
RH16 2HN

DRAWING TITLE

EXISTING & PROPOSED SITE PLAN

REVISION	B
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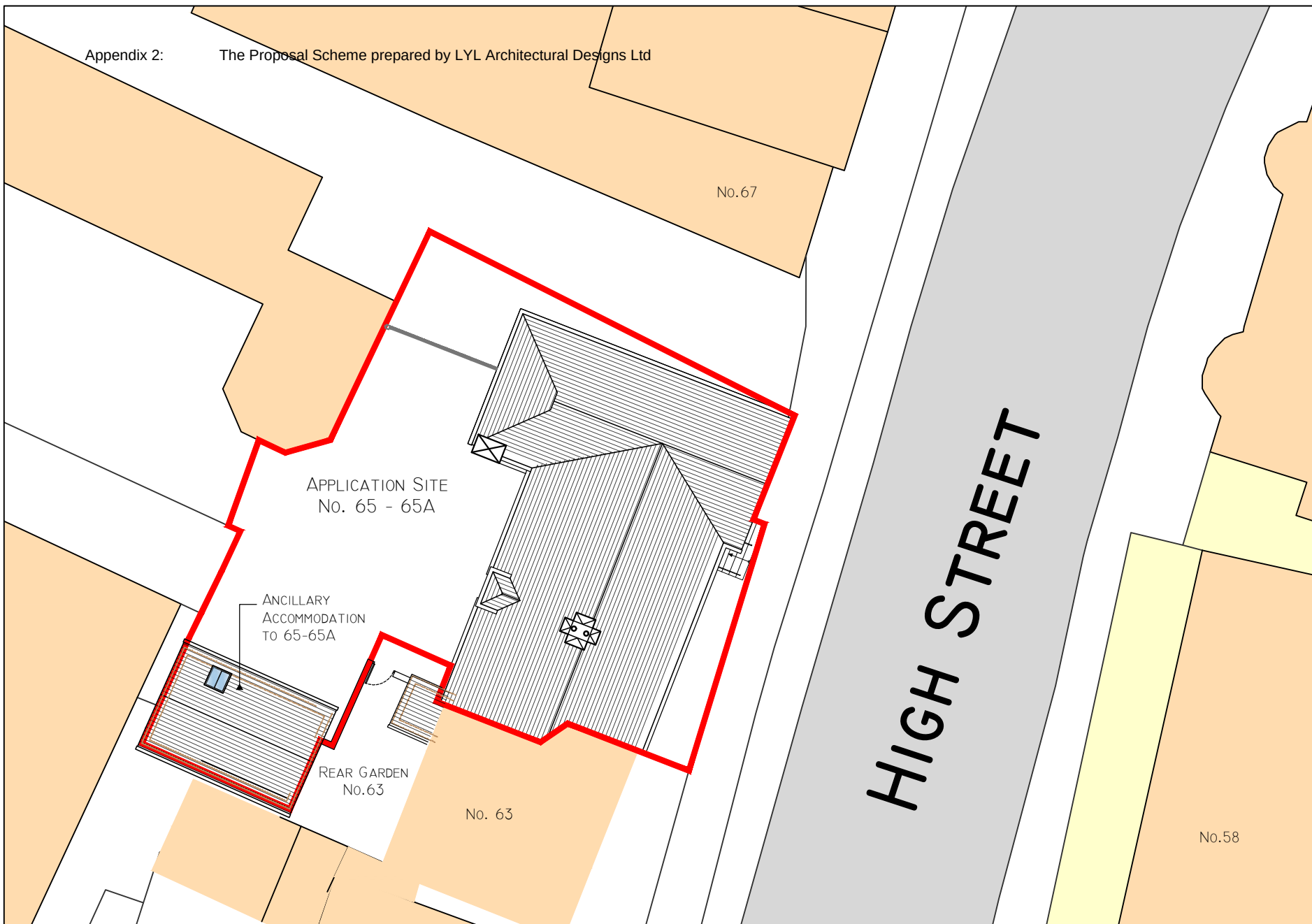
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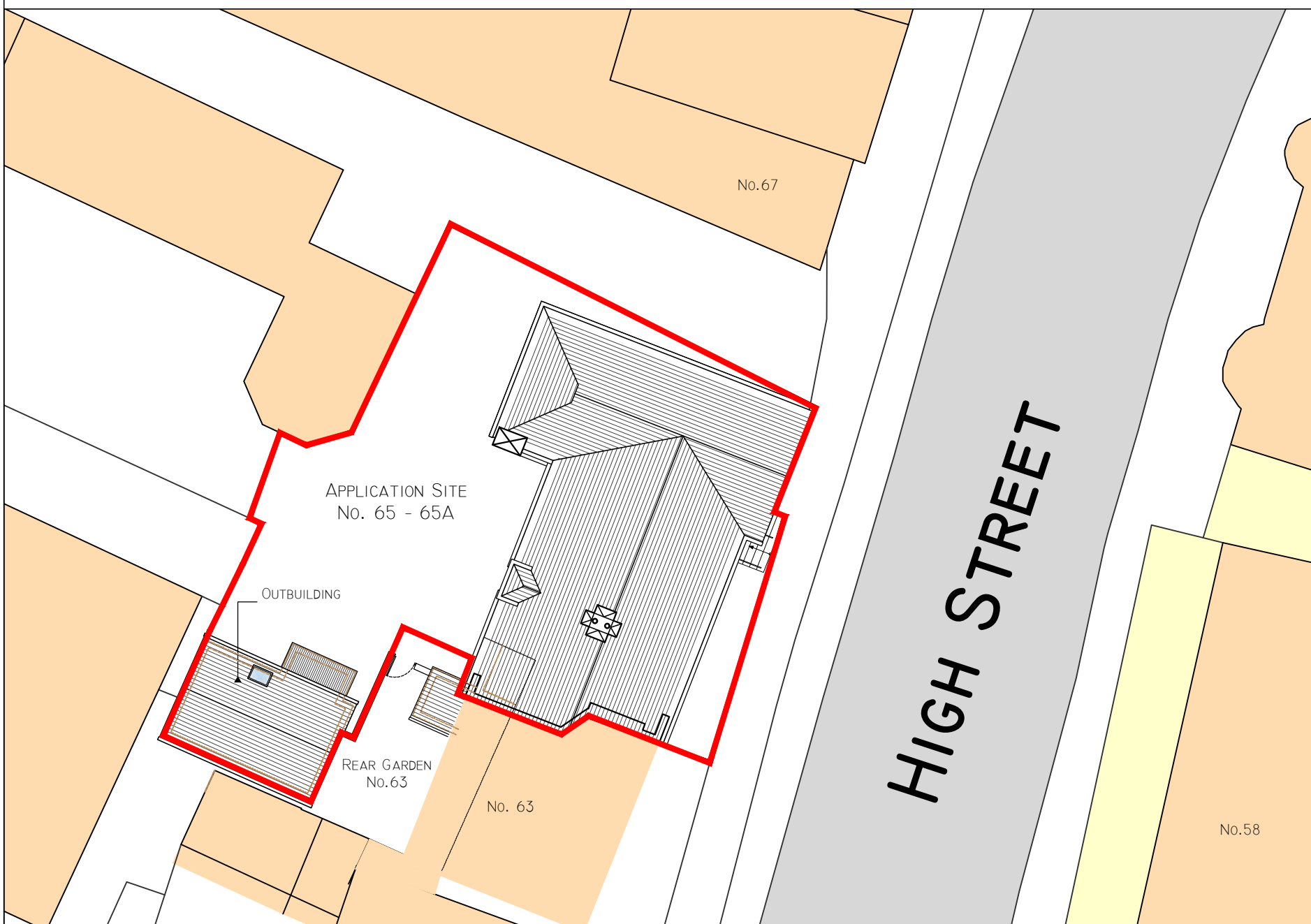


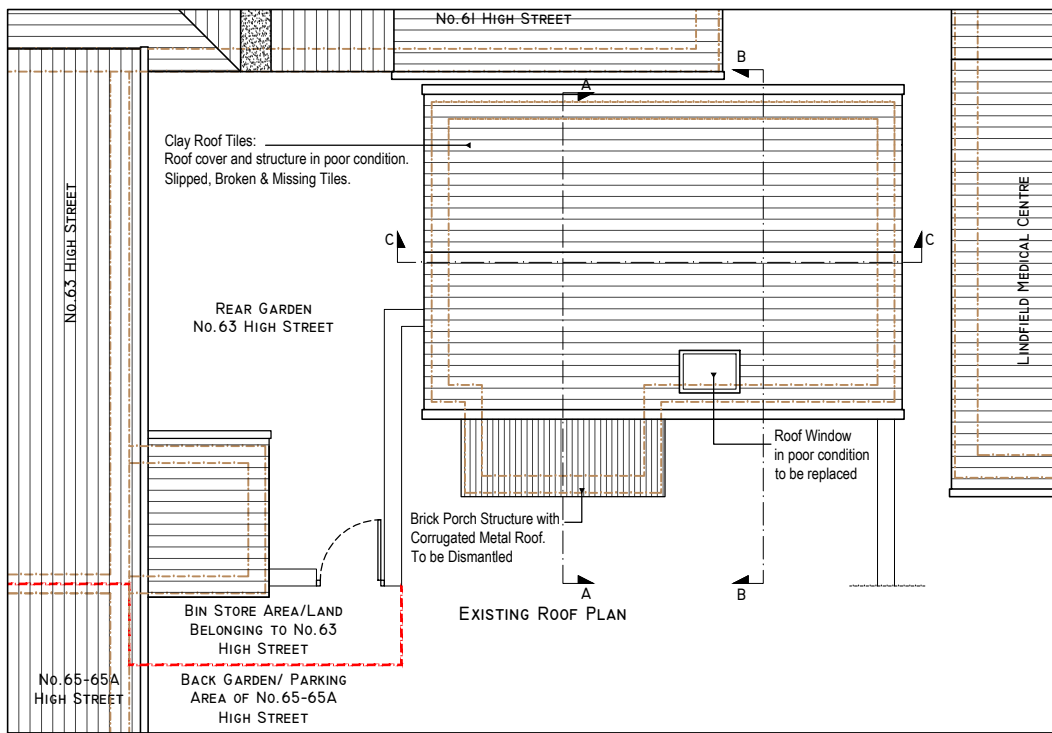
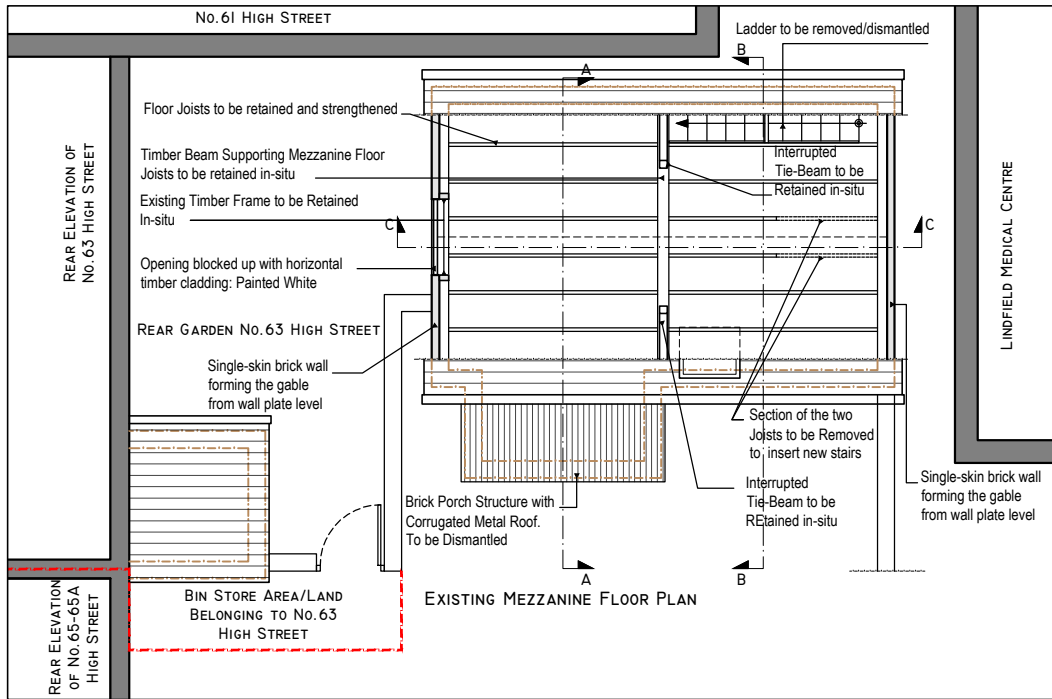
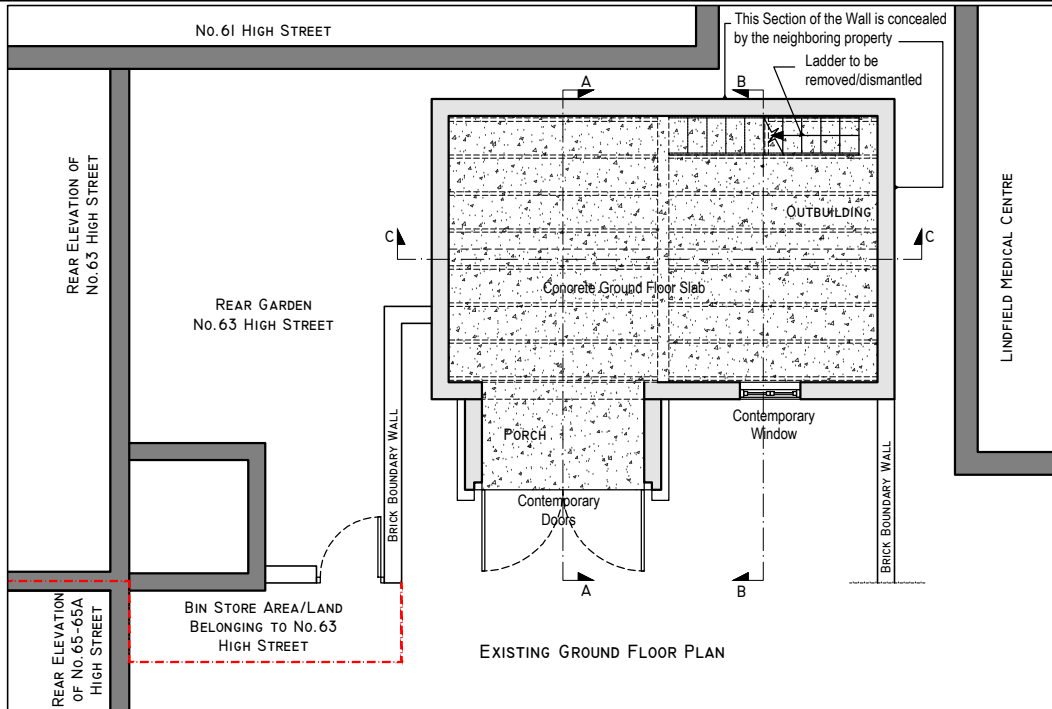
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PROPOSED SITE PLAN



EXISTING SITE PLAN



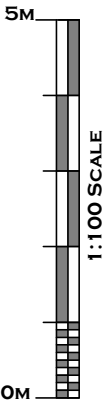
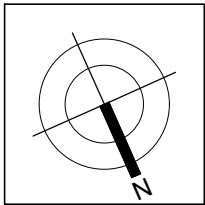


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REV	DATE	COMMENTS
A	30.09.2024	PRE-APPLICATION ADVICE
B	07.01.2025	PLANNING APPLICATION



CLIENT

STEPHEN YEOMANS

PROJECT

OUTBUILDING
THE OLD BAKERY
65-65A HIGH STREET
LINDFIELD, WEST SUSSEX
RH16 2HN

DRAWING TITLE

EXISTING FLOOR PLANS

REVISION B

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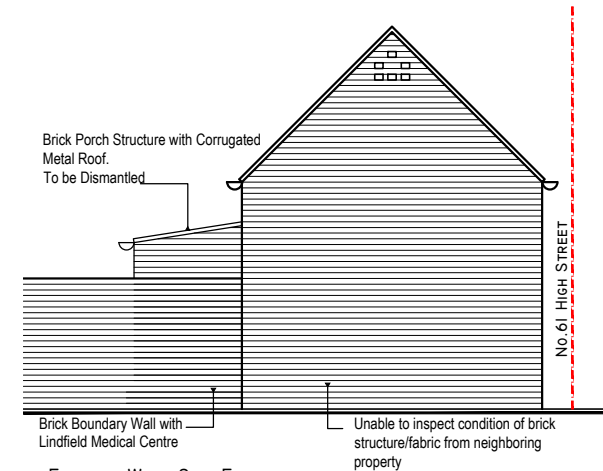
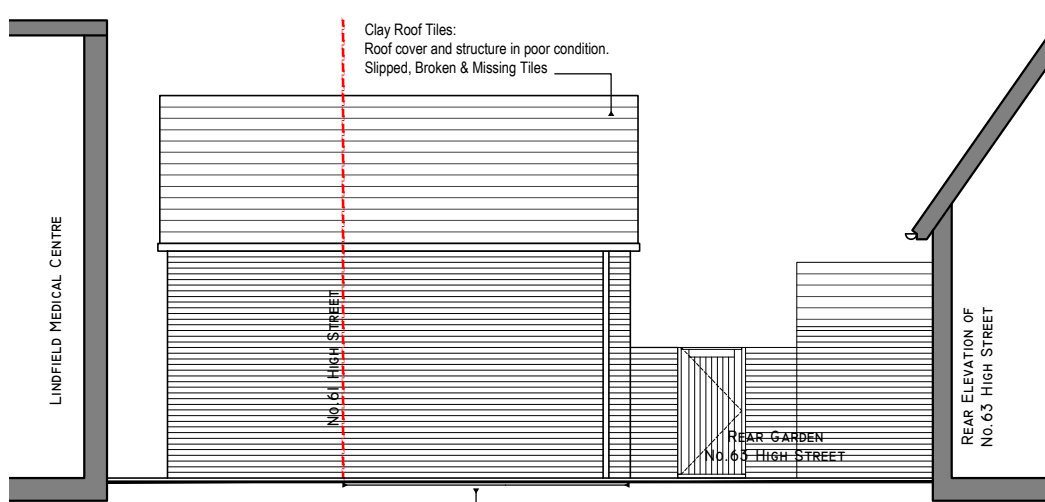
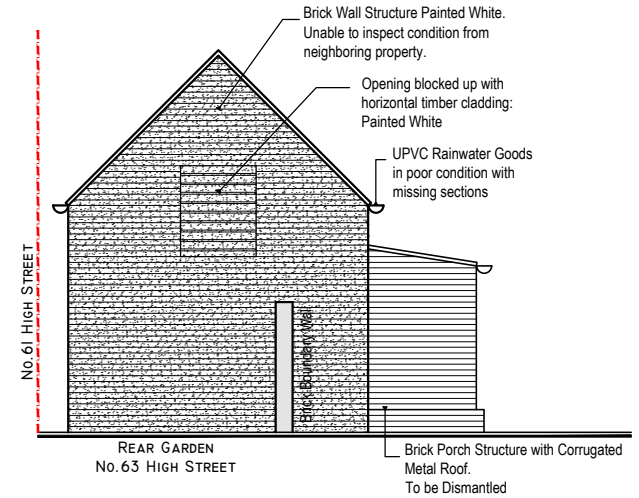
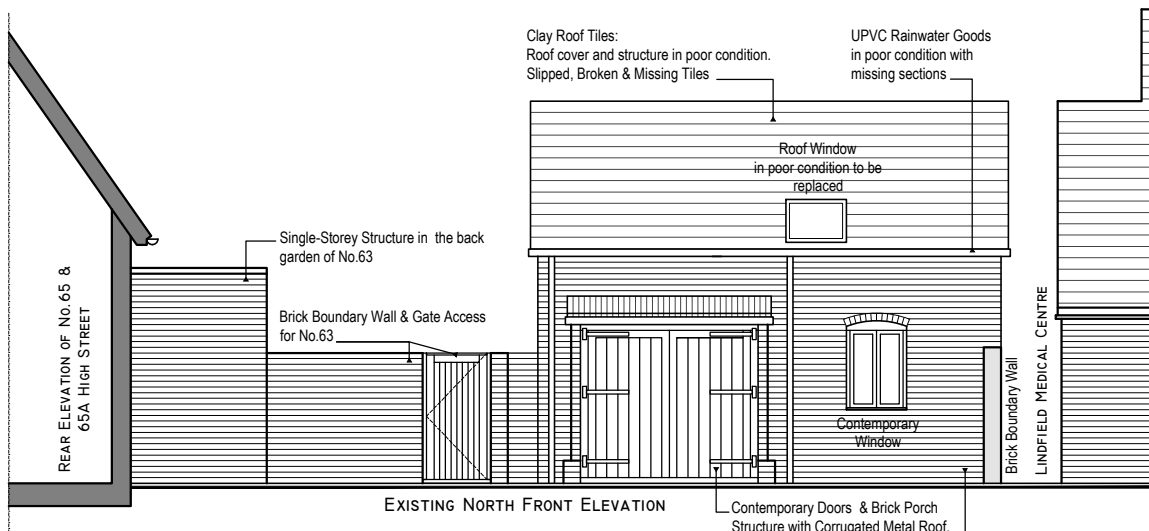
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LI9-P-51



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EXISTING SOUTH REAR ELEVATION

EXISTING WEST SIDE ELEVATION

NOTES



CLIENT

STEPHEN YEOMANS

PROJECT

OUTBUILDING
THE OLD BAKERY
65-65A HIGH STREET
LINDFIELD, WEST SUSSEX
RH16 2HN

DRAWING TITLE

EXISTING ELEVATIONS

DRAWING NUMBER

L19-P-52

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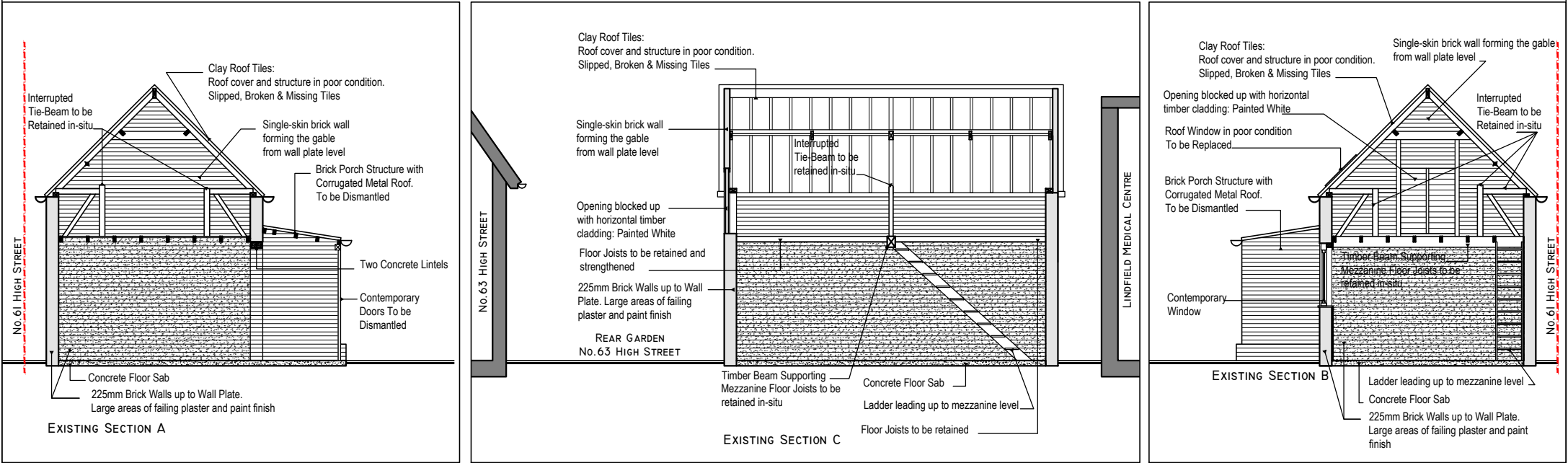
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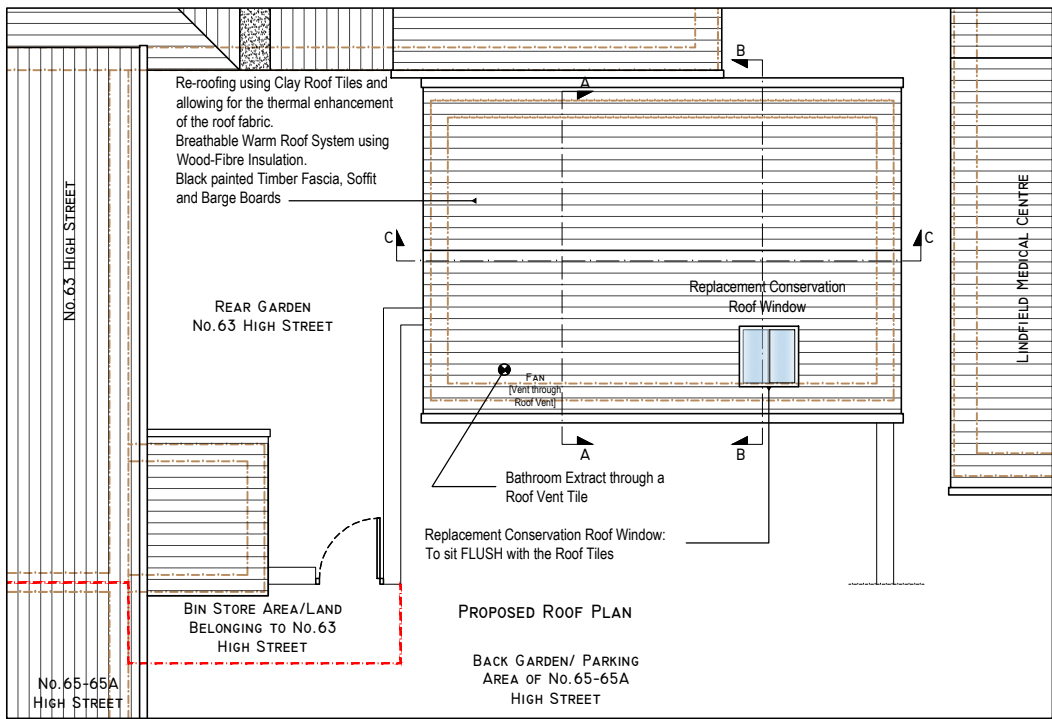
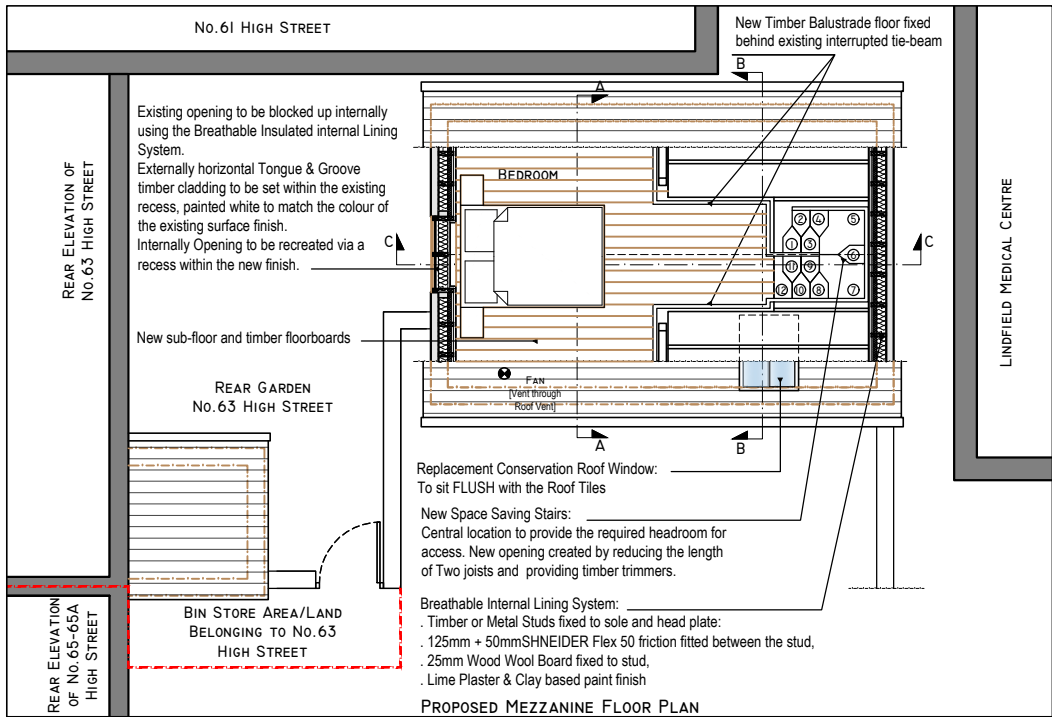
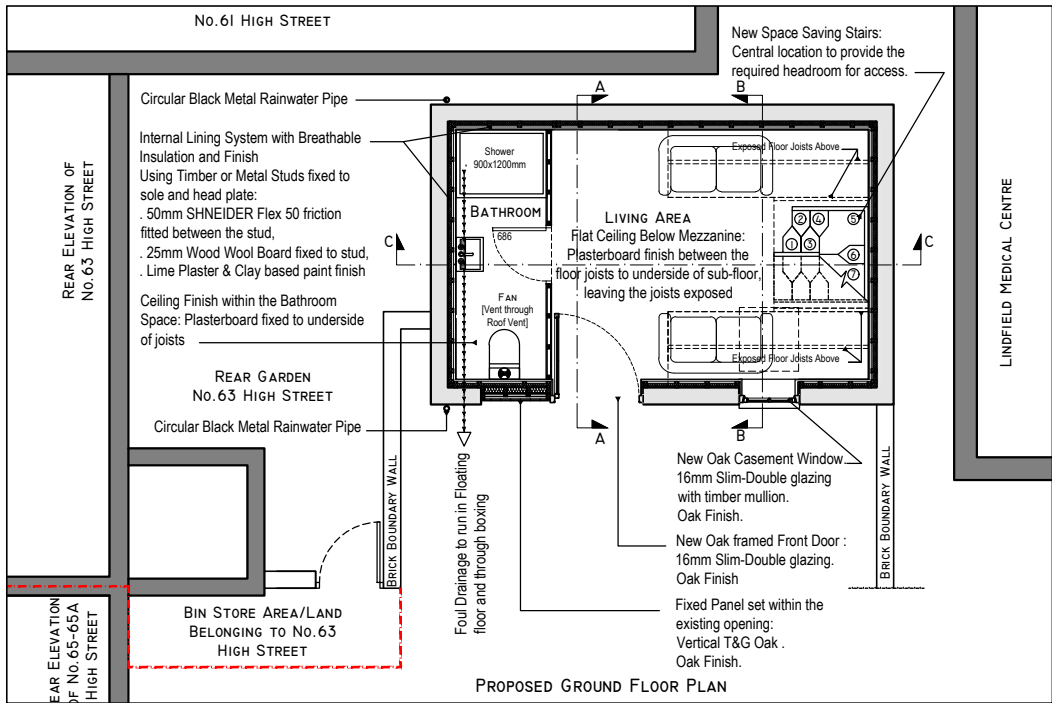
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A	30.09.2024	PRE-APPLICATION ADVICE
B	07.01.2025	PLANNING APPLICATION

REV	DATE	COMMENTS

REVISION	B
SCALE	1:100 @ A3



DRAWING ISSUE STATUS PLANNING	ALL COPYRIGHT RESERVED TO LYL ARCHITECTURAL DESIGNS LTD.	NOTES OM 5M 1:100 SCALE	CLIENT STEPHEN YEOMANS	PROJECT OUTBUILDING THE OLD BAKERY 65-65A HIGH STREET LINDFIELD, WEST SUSSEX RH16 2HN	DRAWING TITLE EXISTING SECTIONS	DRAWING NUMBER LI9-P-53	LYL ARCHITECTURAL DESIGNS LTD. KERENSA, ORCHARD DRIVE MAIDSTONE, KENT ME14 5JG TEL: 07968040397 EMAIL: lara@lylarchitecturaldesigns.co.uk																						
			<table><tr><th>REV</th><th>DATE</th><th>COMMENTS</th></tr><tr><td>A</td><td>30.09.2024</td><td>PRE-APPLICATION ADVICE</td></tr><tr><td>B</td><td>07.01.2025</td><td>PLANNING APPLICATION</td></tr></table>	REV	DATE				COMMENTS	A	30.09.2024	PRE-APPLICATION ADVICE	B	07.01.2025	PLANNING APPLICATION	<table><tr><th>REV</th><th>DATE</th><th>COMMENTS</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	REV	DATE	COMMENTS							<table><tr><th>REVISION</th><th> </th></tr><tr><td> </td><td>B</td></tr></table>	REVISION		
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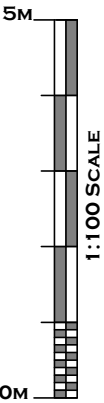
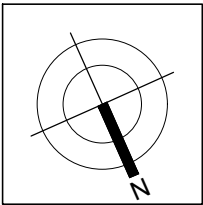


DRAWING ISSUE STATUS

PLANNING

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REV	DATE	COMMENTS
A	30.09.2024	PRE-APPLICATION ADVICE
B	07.01.2025	CLIENT REVIEW
C	15.01.2025	CEILING TREATMENT



CLIENT

STEPHEN YEOMANS

PROJECT

OUTBUILDING

THE OLD BAKERY

65-65A HIGH STREET

LINDFIELD, WEST SUSSEX

RHI6 2HN

DRAWING TITLE

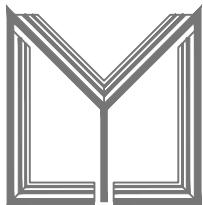
PROPOSED FLOOR PLANS

REVISION C

SCALE 1:100 @ A4

DRAWING NUMBER

LI9-P-54



ARCHITECTURAL
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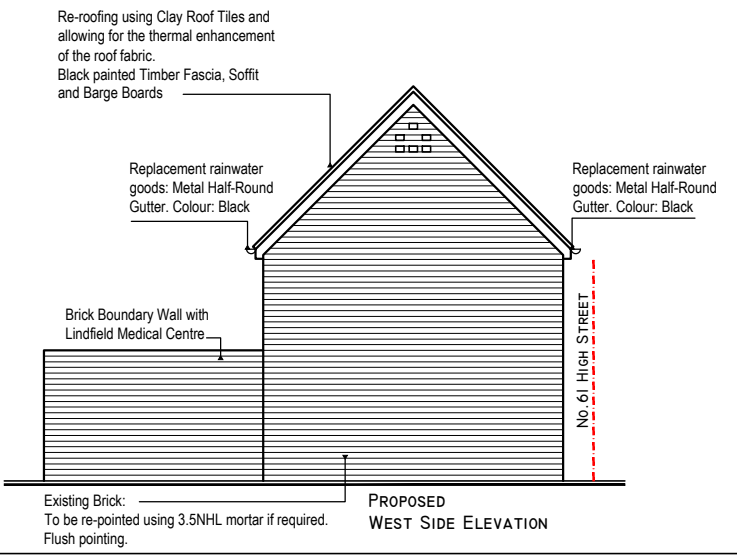
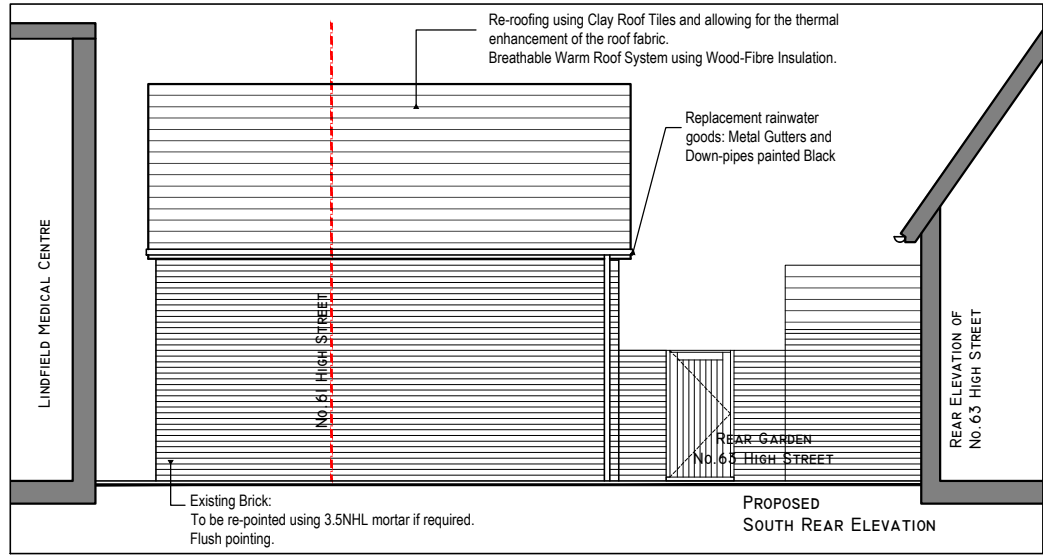
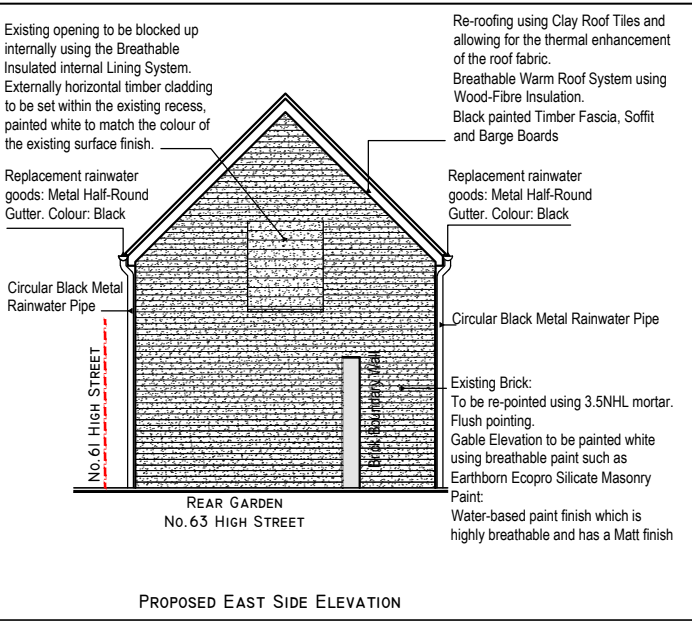
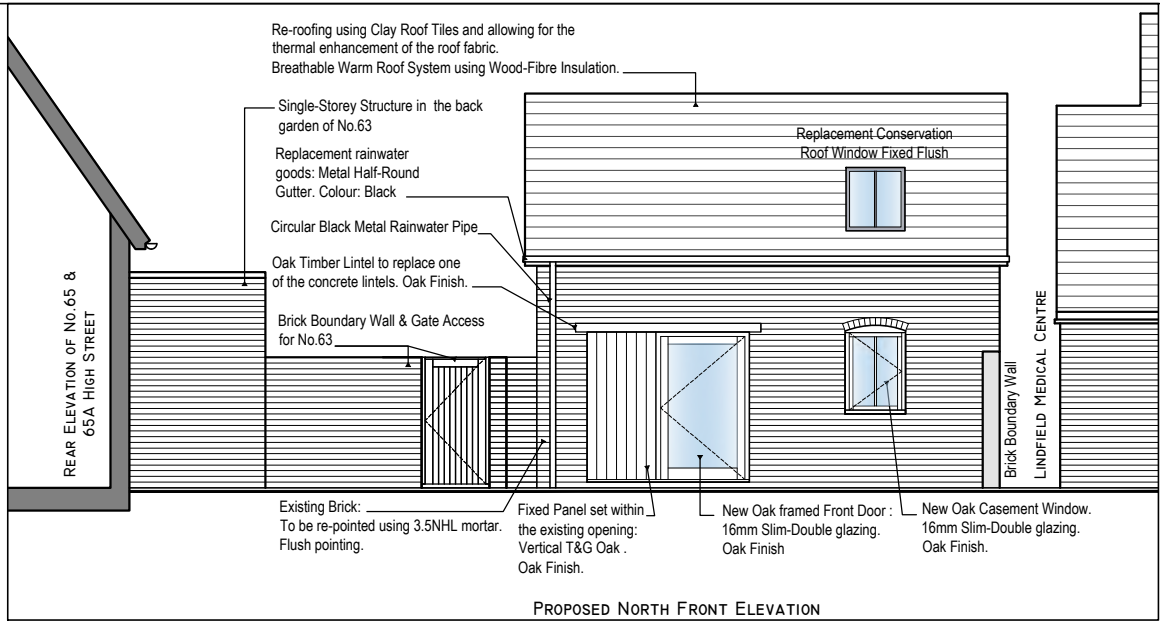
KERENSA, ORCHARD DRIVE

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EMAIL: lana@lylarchitecturaldesigns.co.uk



NOTES



CLIENT

STEPHEN YEOMANS

PROJECT

OUTBUILDING
THE OLD BAKERY
65-65A HIGH STREET
LINDFIELD, WEST SUSSEX
RH16 2HN

DRAWING TITLE

PROPOSED ELEVATIONS

DRAWING NUMBER
LI9-P-55

LYL ARCHITECTURAL DESIGNS LTD.
KERENSA, ORCHARD DRIVE
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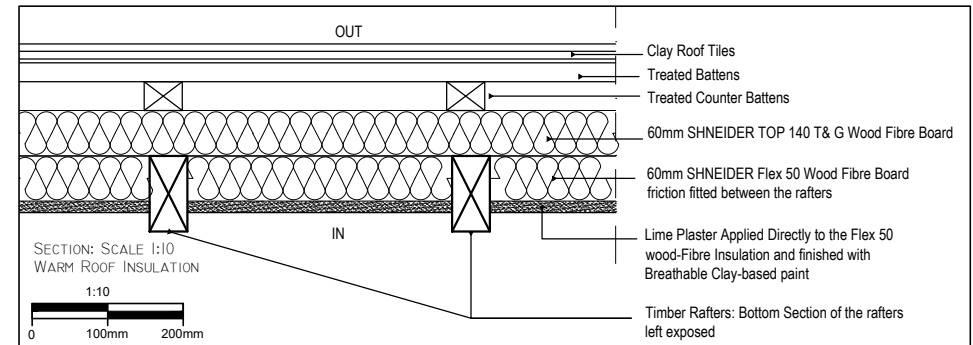
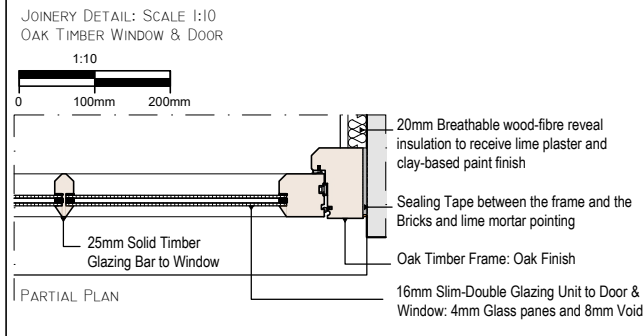
DRAWING ISSUE STATUS
PLANNING

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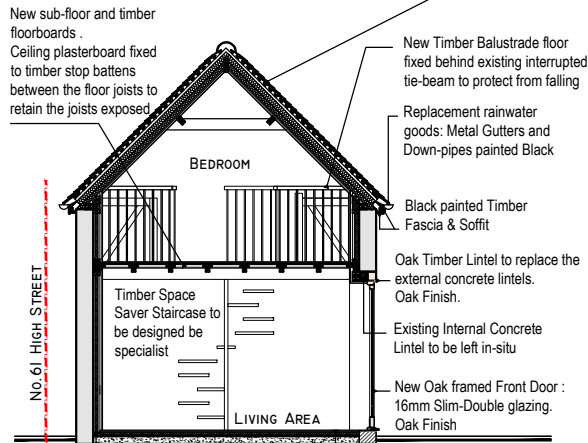
REV	DATE	COMMENTS
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REV	DATE	COMMENTS

REVISION	C
SCALE	1:100 @ A3



Re-roofing using Clay Roof Tiles and allowing for the thermal enhancement of the roof fabric.
Breathable Insulation fitted between and above the rafters.
. 60mm SHNEIDER TOP 140 T & G Wood Fibre Board
. 60mm SHNEIDER Flex 50 Wood Fibre Board friction fitted between the rafters to receive lime plaster and breathable finish, leaving part of the rafters exposed internally.
Black painted Timber Fascia, Soffit and Barge Boards



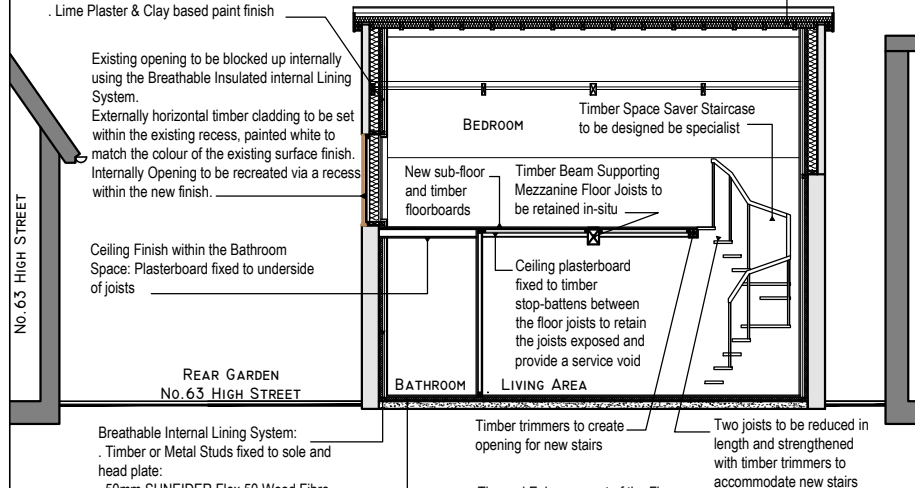
Breathable Internal Lining System:
. Timber or Metal Studs fixed to sole and head plate:
. 50mm SHNEIDER Flex 50 friction fitted between the stud,
. 25mm Wood Wool Board fixed to stud,
. Lime Plaster & Clay based paint finish

Thermal Enhancement of the Floor Structure: Insulated Floating Floor with Polished concrete floor finish.

PROPOSED SECTION A

Re-roofing using Clay Roof Tiles and allowing for the thermal enhancement of the roof fabric.
Breathable Insulation:
. 60mm SHNEIDER TOP 140 T & G Wood Fibre Board
. 60mm SHNEIDER Flex 50 Wood Fibre Board friction fitted between the rafters to receive lime plaster and breathable finish, leaving part of the rafters exposed internally.
Black painted Timber Fascia, Soffit and Barge Boards

Breathable Internal Lining System:
. Timber or Metal Studs fixed to sole and head plate:
. 125mm + 50mm SHNEIDER Flex 50 friction fitted between the stud,
. 25mm Wood Wool Board fixed to stud,
. Lime Plaster & Clay based paint finish

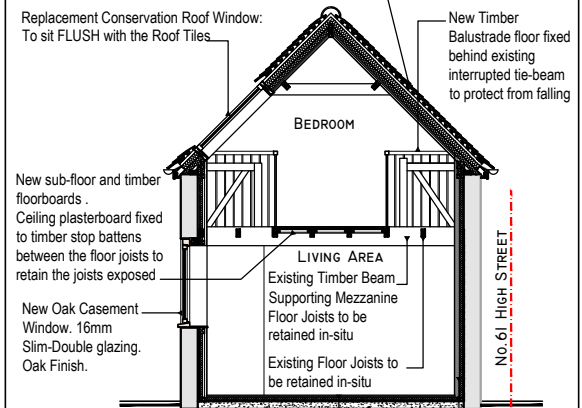


Breathable Internal Lining System:
. Timber or Metal Studs fixed to sole and head plate:
. 50mm SHNEIDER Flex 50 Wood Fibre Board friction fitted between the stud,
. 25mm Wood Wool Board fixed to stud,
. Lime Plaster & Clay based paint finish

Thermal Enhancement of the Floor Structure: Insulated Floating Floor with Polished concrete floor finish.

PROPOSED SECTION C

Re-roofing using Clay Roof Tiles and allowing for the thermal enhancement of the roof fabric.
Breathable Insulation fitted between and above the rafters.
. 60mm SHNEIDER TOP 140 T & G Wood Fibre Board
. 60mm SHNEIDER Flex 50 Wood Fibre Board friction fitted between the rafters to receive lime plaster and breathable finish, leaving part of the rafters exposed internally.
Black painted Timber Fascia, Soffit and Barge Boards



Thermal Enhancement of the Floor Structure: Insulated Floating Floor with Polished concrete floor finish.

Breathable Internal Lining System:
. Timber or Metal Studs fixed to sole and head plate:
. 50mm SHNEIDER Flex 50 friction fitted between the stud,
. 25mm Wood Wool Board fixed to stud,
. Lime Plaster & Clay based paint finish

PROPOSED SECTION B

NOTES



CLIENT

STEPHEN YEOMANS

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PROJECT

OUTBUILDING
THE OLD BAKERY
65-65A HIGH STREET
LINDFIELD, WEST SUSSEX
RH16 2HN

REV	DATE	COMMENTS

DRAWING TITLE

PROPOSED SECTIONS

REVISION	C
SCALE	1:100 @ A3

DRAWING NUMBER

LI9-P-56

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