

Design and Heritage Statement Addendum

Internal Alterations to Grade II Listed Building
Mid Sussex District

1. Introduction

This statement supports an application for Listed Building Consent for internal alterations to a Grade II listed property. The proposals comprise:

1. Conversion of an existing utility room into a bathroom
2. Reconfiguration of area to form an open plan kitchen and dining space
3. Conversion of existing bathroom into a bedroom
4. Conversion of existing nursery room into bathroom
5. Maintenance work to Horsham stone roof
6. Amendments to lean-to conservatory

2. Heritage Significance

The building is identified by English Heritage as a Grade II listed structure of special architectural and historic interest, with significance derived from:

- Its 17th-century timber frame structure, including exposed oak beams
- Traditional construction including solid masonry walls and lime-based finishes
- Historic features such as leaded windows and Horsham stone roof coverings
- The survival of original fabric and plan form
- It is acknowledged that the listing covers the entire structure, internally and externally, and any works undertaken must make reasonable efforts to preserve this significance

Later 20th-century alterations, including internal partitions, services, and finishes, are considered to be of low heritage significance and, in some instances, detract from the clarity of the historic building.

For a general description of the building's social history please see document 'A brief History of Gurrs Croft'

3. Design Approach and Conservation Principles

The design has been informed by established conservation principles, including:

- Minimum intervention into historic fabric
- Retention and repair of original materials wherever possible
- Removal of non-significant modern additions
- Use of appropriate, breathable materials
- Reversibility, where feasible

These principles align with the statutory requirement to give special regard to the preservation of the building's character and features of interest.

4. Impact on Significance

The proposals have been carefully designed to ensure that:

- No primary historic structural elements (timber frame, masonry walls, Horsham stones) are removed or altered unless damage is so significant that this is the only option
- The external appearance of the building remains unchanged
- Interventions are localised and proportionate

In heritage terms:

- The bathroom project introduces moderate internal adaptation but uses sympathetic materials and methods
- The kitchen project results in the removal of low-significance fabric
- The conversion of the second bathroom and bedroom are confined to the existing footprint and affect only the 20th century fabrics which are of low conservation significance
- Maintenance work on the roof is carried out as an essential repair required to maintain the longevity of the property
- Amendments to the conservatory only affect an area of low conservation significance

The works are considered to have a neutral to positive impact on the building's significance and are planned with the use of future generations in mind

5. Materials and Methodology

All works will employ materials and techniques appropriate to historic buildings, including:

- Lime-based plasters and renders
- Breathable insulation systems
- Avoidance of cementitious or impermeable finishes
- Like-for-like materials where replacement is required
- Heritage paints and colours that are consistent with the latest approaches to housing conservation

This approach ensures that moisture movement within the building fabric is not adversely affected, which is critical in traditional construction.

More detailed **Schedule of Works and Methodology** for each individual component of this project accompany this application

6. Safeguards and Contingency

- Given the age of the building, a precautionary approach will be adopted:
 - Controlled opening-up works prior to demolition
 - Immediate cessation of works if historic fabric is uncovered
 - Consultation with the Conservation Officer before proceeding
- This ensures that any previously concealed historic features are protected and retained where possible.

7. Compliance and Justification

The proposals comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, which seeks to ensure that any works preserve the building's special architectural or historic interest.

The works are justified on the basis that they:

- Enhance the functionality and long-term viability of the building
- Remove unsympathetic modern interventions
- Introduce services and finishes in a sensitive and reversible manner

8. Conclusion

The proposed internal alterations represent a carefully considered and conservation-led scheme, which:

- Preserves the character and significance of the listed building
- Limits major intervention to areas of low historic value
- Uses appropriate materials and methods
- Incorporates safeguards to protect unknown historic fabric
- The scheme is therefore considered to meet the statutory duty to preserve the building's special interest and is suitable for the granting of Listed Building Consent.

