

Heritage, Design and Access Statement

Broad Street House, Cuckfield

Mr and Mrs D Lovell

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1. Introduction

1.1 Background

This Heritage, Design, and Access Statement accompanies a request for Listed Building Consent for a series of internal and external works aimed at the upkeep, renewal, and repair of the property.

Broad Street House is a Grade II listed building (List Entry Number: 1354916) located within the Cuckfield Conservation Area. The proposed works are subject to Mid Sussex District Plan Policy DP34 (Listed Buildings and Other Heritage Assets) and Policy DP35 (Conservation Areas).

The works include recovering defective roof areas, installing a new dummy pitched roof over the modern flat-roof extension to improve water resistance and appearance, replacing and modifying the window and internal layout of the 1970s rear addition, and implementing measures to enhance the property energy efficiency. These alterations provide an opportunity to enhance and protect the listed asset through sympathetic interventions.

Broad Street House is attached to Roseland Cottage on its western side and remains in private residential use.

1.2 Location

Broad Street House, Broad Street, Cuckfield, West Sussex, RH17 5LW

Broad Street House is a two-storey attached property located at the corner of Broad Street and London Lane in the village of Cuckfield. The main entrance faces southwest onto Broad Street. The property is enclosed by boundary walls and gardens on three sides, providing separation from the highway. Driveway parking is available at the rear, accessed via London Lane.

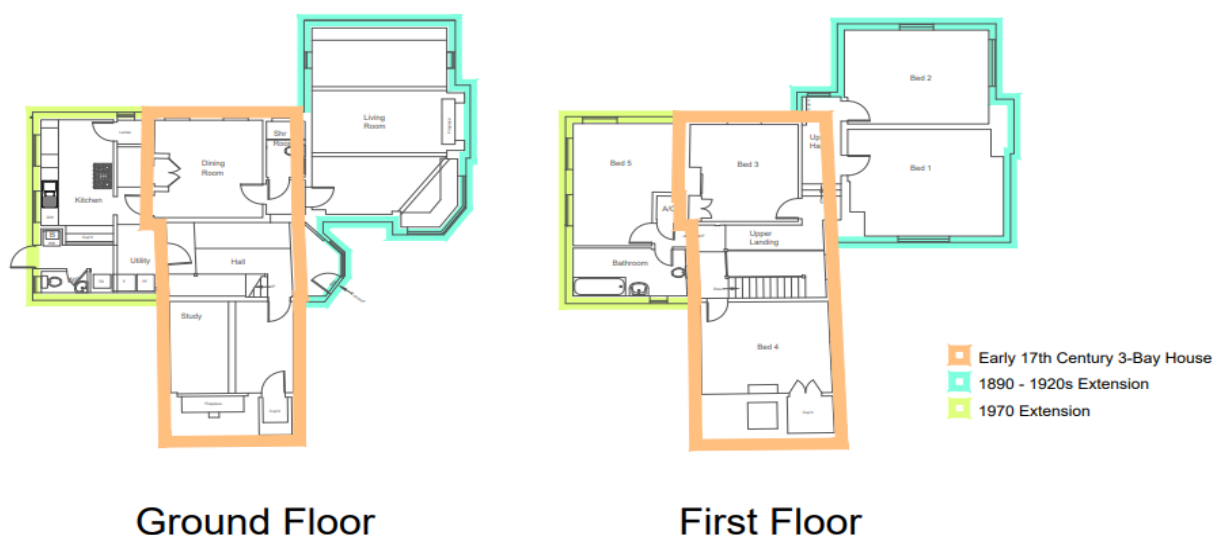


Aerial view showing the location of Broad Street House.

1.3 History

Broad Street House is an early 17th-century, three-bay, pitched timber-framed house that has been refronted, modified and extended over time. In the late 19th century, a Tudor inspired Arts and Crafts style extension was added to the east side, followed by a brick-built, flat-roof addition in the 1970s to provide further living accommodation.

The house's architectural evolution, from its original 17th-century form to its present state, is reflected in the floor plans below. According to the listing, the 19th- and 20th-century extensions are not considered historically significant.

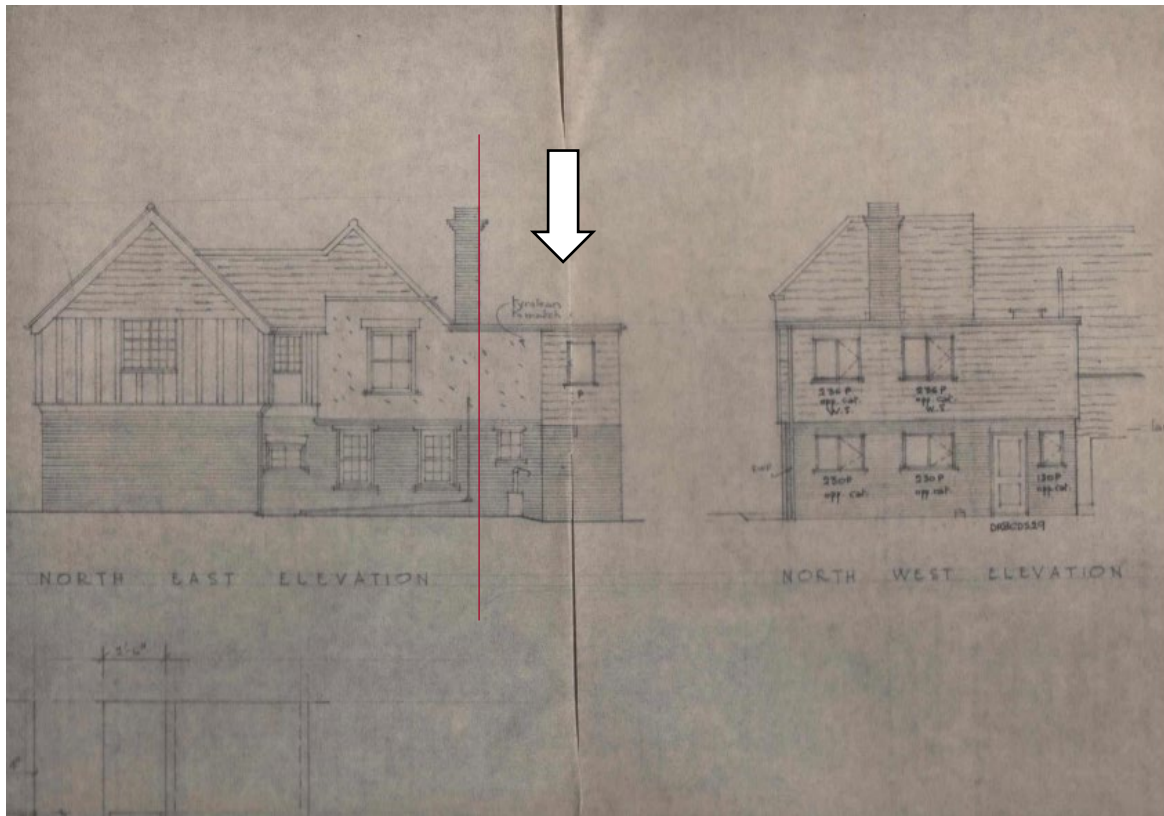


Of particular interest is the building and roof associated with the original 17th-century house. The ground floor features a pebble-dash exterior, while the first floor is tile-hung, and the roof is covered with a mix of handmade clay peg and nib tiles. A large sash window is positioned in the gable end facing London Lane, accompanied by timber casement windows. A later front addition includes a doorcase and bay window set at an angle within the 19th-century extension, with a chimney stack situated between the second and third bays.

The interior of the first and second bays consists of a timber frame with square panels, diagonal wind braces, and jowled posts. The third bay, by contrast, is constructed of solid masonry with a plaster finish. The roof structure features a Queen post construction with original tie beams and carpenter's marks, while a chamfered spine beam with lamb's tongue stops adds to the historic character.

On the ground floor, the walls of the later builds are made of cavity brickwork, while the first floor incorporates concrete blockwork with tile hanging or timber stud framing, finished with a Tyrolean (pebble-dash) render. The late 19th-century extension has a steeply pitched, timber-cut tiled roof that matches the original structure. In contrast, the flat roof of the 1970 extension consists of a bituminous felt system topped with stone chippings laid over chipboard and timber joists.

The building has a mix of window types, including timber and metal casements, as well as some timber sash windows. Many of these windows are in poor condition, showing signs of deterioration due to age.



Elevation showing the 1970 two-storey extension to the west side of the house

1.4 Significance

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

It is an example of an early 17th century, three-bay house, featuring an inglenook fireplace, an interior timber frame, and a roof structure that retains elements of its original construction.

The property is part of a group of historic buildings within a Conservation Area, contributing to the distinctive character of Cuckfield village.

2. The Proposed Works

2.1 Alterations to the Plan Form at Ground and First Floor

The proposed works involve the partial demolition of non-original timber stud and blockwork partitions within the 1970 side extension to enhance the functionality of the space. New timber stud and plasterboard partitions will be installed to create a larger and more practical ground floor kitchen, as well as an ensuite for the first-floor bedroom. These alterations will improve the usability of the property while respecting its historical significance.

The existing kitchen, utility room, and bathroom are outdated and require replacement to meet modern living standards. As part of these works, a full rewiring and plumbing upgrade will be undertaken to comply with current building regulations, ensuring safety and efficiency without impacting the historic fabric of the original 17th-century building.

Additionally, the opening at the back of the ground-floor chimney in the dining room, which was removed during the 1970 alterations, will be carefully reinstated using blockwork and plastered to match the existing finish. This intervention will restore a lost architectural feature in a sympathetic manner.

The modern boarded ceilings in the kitchen will be removed and replaced with two layers of fire-rated plasterboard to enhance fire safety while maintaining an appropriate internal aesthetic. Where necessary, a steel beam may be introduced to support the first-floor joists in areas where supporting blockwork walls are removed. Any structural alterations will be carried out in consultation with a structural engineer to ensure stability while minimising any impact on the historic character of the building.

Crucially, none of these works will result in the loss of historic fabric or cause harm to the original 17th-century house. The design and methodology have been carefully considered to respect the heritage significance of the property while delivering necessary functional and safety improvements.

2.2 New Windows and Secondary Glazing

The existing single glazed timber casement windows and doors in the 1970 extension are beyond repair, compromising both the living environment and the building's energy efficiency. Additionally, they do not complement the original architectural style of the house. Their poor thermal performance leads to heat loss, condensation issues, and increased energy consumption.

To address these concerns, it is proposed to replace the defective exterior windows and doors with new double-glazed timber casement units. These will be designed to reflect the proportions and detailing of the original building, ensuring they integrate well with the existing architecture. The use of traditional timber materials and matching profiles will enhance the property's character while improving weather resistance and energy efficiency. The replacement windows and doors will help maintain the building's overall appearance and functionality.

As part of these works, additional and enlarged window and door openings will be introduced in the 1970 extension to accommodate the revised internal layout, improve natural light, and create a more balanced window arrangement. The positioning and scale of these new openings has been carefully considered to complement the building's appearance while enhancing its usability. All new windows and doors will be painted to match the existing colour scheme, ensuring consistency.

Elsewhere in the property, thermal efficiency and soundproofing will be improved through the installation of slimline secondary glazing. This will be designed to match the existing mullion pattern, allowing the original windows to be retained, and repaired where necessary. This approach ensures the character of the building is preserved while making it more comfortable and energy efficient.

2.3 A New Dummy Pitched Roof and Rooflight to the Existing flat Roof

The existing flat roof of the 1970s two-storey extension has reached the end of its lifespan, leading to water ingress, damp patches, and poor thermal performance. To address these issues, a dummy pitched roof is proposed, aligning with the ridge line of the original house. This will improve durability, insulation, and long-term maintenance while better complementing the property's appearance.

A full pitched roof was considered but deemed too dominant for the building. Instead, the existing flat roof will be retained and re-covered with high-performance felt, which will be concealed behind the dummy pitched structure. The new dummy pitched roof will be covered with matching clay tiles, using either reclaimed or carefully selected new materials to blend with the existing roofs. The vertical section of the dummy roof will feature tile hanging to match the exterior of the house.

The current flat roof sits at odds with the character of the house, whereas the new pitched roof, with open eaves rafters, will integrate more naturally with the existing architecture. Plastic rainwater goods will also be replaced with cast iron alternatives to better suit the traditional style of the property.

The dummy pitched roof will be built on three sides, with a gap left at the rear for drainage. The existing roof joists will be reinforced to support the new structure. The slope of the retained flat roof section will be adjusted to improve drainage. A concealed, openable skylight will be installed in the flat roof section to allow natural light and ventilation to the upstairs landing, as well as provide access for maintenance.

Internally, water damaged ceiling boards will be replaced with insulated plasterboard to improve thermal performance. Roof void insulation will also be upgraded, and solid plaster walls will be reskimmed and redecorated to match the rest of the house.

These works will improve the roof's performance, enhance energy efficiency, and ensure the extension is more in keeping with the original property.

2.4 Reroofing of the Old Tiled Roofs with New Rooflights

The clay tiled roof is in poor condition, with frost-damaged and cracked hip and ridge tiles leading to water ingress. The lack of a felt underlay has contributed to leaks and internal damp issues. The tiles are not secured with nails, causing slippage, and there are visible gaps in the roof covering from within the roof space. The roof features a mix of machine-made and handmade clay peg and nib tiles, which reflect the building's historic character.

The roof will be re-covered using the existing tiles wherever possible, with any additional tiles sourced from a reputable reclamation supplier to match the material, texture, and appearance. Severely damaged hip and ridge tiles will be replaced with matching clay tiles to preserve the roof's original look. A breathable underlay will be installed, along with new timber battens, to improve weather resistance. The existing plastic rainwater goods will be replaced with traditional cast iron, and any remaining cast iron elements will be restored. Discreet tile vents will be added to improve ventilation, and two new conservation-style rooflights will be placed on the rear slope between rafters to minimize their visual impact. Insulation will be added between and over the joists to enhance thermal performance without affecting the roof structure. Scaffolding will be erected for the duration of the works.

The proposed works are designed to respect the heritage value of the building by using traditional materials and methods. The introduction of breathable underlay, improved ventilation, and insulation will enhance the building's performance, while replacing plastic rainwater goods with cast iron will restore its appearance. These works will help preserve the roof for the long term, maintaining the building's historic significance and ensuring it remains a valuable part of its heritage setting.

2.5 New Chimney Cowl and Pot

The old chimney stack, a prominent feature of the property, is experiencing degradation and water ingress, resulting in dampness affecting the internal fabric of the building. The large chimney pot is broken and challenging to maintain, while the lack of cowls on both pots further heightens the risk of water damage.

To address this, the large, damaged chimney pot will be replaced with a smaller, traditional clay pot, in keeping with the style of the other chimneys on the property. This change will restore visual symmetry and reduce ongoing maintenance requirements.

Both chimney pots will be fitted with appropriate rainwater cowls to prevent water ingress, which has been a contributing factor to the internal damp issues. These cowls will also allow the chimneys to remain functional for ventilation.

The chimney stack will be refinished to seal any potential points of water entry, and the render exterior will be repaired to address existing cracks. These works will help prevent further deterioration and ensure the long-term structural integrity of the stack. All repairs will be carried out using materials and techniques that are sympathetic to the building's historical fabric, ensuring the heritage value of the property is preserved.

2.6 Enlargement of the Tile Hanging Facade and Dentil Corbel brickwork Detail

Extending the tile-hanging facade and continuing the dentil corbel brickwork around the 1970s extension will create a more consistent and balanced appearance, improving the proportion between the building's architectural elements.

Currently, the clay hanging tiles are fixed to a blockwork inner skin with battens, and no insulation is present. The proposal involves installing the tile hanging onto exterior insulation, breather membrane and timber framing, which will significantly enhance the building's thermal efficiency. This upgrade will help reduce heat loss and condensation, improving comfort in the internal rooms during colder weather.

The dentil corbel detail will be extended across the façade. By continuing this feature around the side extension, the building's overall appearance will become more unified, allowing the extension to blend naturally with the original house.

The dentil course also helps facilitate the installation of exterior wall insulation, without making the tile hanging appear out of place and further enhancing the thermal performance of the extension.

The proposal includes reusing as many of the original hanging clay tiles as possible. Any additional tiles required will be sourced from a reclamation supplier to match the existing ones. Likewise, the dentil course will be constructed using matching brickwork, ensuring that the extension's appearance remains consistent with the original building.

3. Impact on the Appearance and Character of the Site

3.1 Visual Impact

3.2 Archaeological Impact

The principal aim of the refurbishment is to preserve the fabric and style of the original building while bringing it up to current standards. The stripping of the old roof covering will provide essential access to assess the timbers, particularly in the roof void above bays one and two, where access is currently restricted. This will allow for a more thorough understanding of the building's structural history, ensuring that any archaeological or heritage features are identified and preserved during the works. The careful approach to this refurbishment will minimise any potential disruption to the building's historical fabric while meeting modern standards of functionality and safety.

3.3 Ecological Impact

The works will be carefully planned to avoid disturbing existing habitats, particularly in roof spaces and areas where wildlife, such as birds or insects, may reside. Pre-works assessments will be conducted to identify and protect any wildlife or nesting sites.

The restoration will emphasize reusing existing materials, like original roof tiles, which helps reduce waste and limits the need for new resources, minimising ecological disruption.

Reclaimed or sustainably sourced materials will be prioritized to ensure that construction practices support long-term ecological balance. This includes using environmentally friendly materials that have less impact on ecosystems.

3.4 Environmental Impact

The proposed works aim to improve energy efficiency, thermal comfort, and long-term sustainability of the property while preserving its historical integrity. Key upgrades include replacing defective windows and doors with double-glazed timber units, improving insulation in the roof and ceiling, and re-covering the roof with reclaimed materials. The use of breathable underlay, and discreet tile vents enhances weather resistance and moisture control. The works will reduce energy consumption, improve comfort, and minimise environmental impact, ensuring the building meets modern standards without compromising its original character.

3.5 Access

The property is a private residential house and is not accessible to the public. The application relates to works of repair and modifications of the existing house and no changes are planned that would alter access to and around the property.

4. Consultation

The conservation officer's advice was sought at an early stage through a pre-application (Pre-application reference DM/24/0549). A site visit was conducted on 19 April 2024 by Emily Wade (Conservation Officer, Planning Services), during which various aspects of the proposed works were discussed. A full copy of the conservation officer's comments on the proposal is included in the provided documents, with the principal advice as follows:

"Please find below comments on your pre-application enquiry. My apologies for the delay in getting these to you, which has been caused by pressure of other work.

As you know, Broad Street House is with its attached neighbour Roseland Cottage one part of a Grade II listed building dating originally, from the list description, from the 17th century, but which has been incrementally extended by a series of additions of varying dates. The property is within the Cuckfield Conservation Area.

Any formal application should be informed and accompanied by an appropriately detailed Heritage Statement which should identify the phases of the development of the listed building, and their varying levels of interest, as well as considering the impact of the proposals on that interest, as well as the character and appearance of the Conservation Area.

Your current proposal is for various internal and external works, comprising:

- *Alterations to the plan form at ground and first floors*
- *New windows and new secondary glazing*
- *A new dummy pitched roof to an existing flat roofed addition with a new rooflight*
- *Reroofing of other existing pitched roofs, with a new rooflight*
- *New chimney cowl and pot*
- *Enlargement of an existing area of tile hanging with dentil corbel brickwork detail*

District Plan Policy DP34 (Listed Buildings and Other Heritage Assets) will be relevant, and requires that development should protect listed buildings and their settings. Alterations or extensions to a listed building should respect its historic form, scale, setting, significance and fabric.

Policy DP35 (Conservation Areas) also applies, and states that development in a conservation area will be required to conserve or enhance its special character. Extensions should be sensitively designed to reflect the special characteristics of the area in terms of their scale and density, and through the use of complementary materials. The full text of both policies can be found on our website.

The proposed internal alterations to the building have been amended to omit a proposal to remove the wall currently dividing the kitchen and dining room, was as discussed on site would be potentially contentious as it may affect historic fabric forming part of the original 17th century dwelling. The remaining alterations largely affect modern fabric within the flat roofed 20th century extension, and are not considered contentious subject to detail. Further detail of the proposal to add insulation to the wall and ceilings within the study, which is part

of the historic core of the building, would be necessary to ensure that the proportions, fabric and features of the room are not adversely affected.

The proposed new windows and secondary glazing are not considered contentious, subject to detail. I would recommend that any formal application includes typical large scale elevations and sections, including as appropriate glazing bar detail and detail of the relationship with surrounding fabric.

The dummy pitched roof is not a feature which would in most circumstances be considered appropriate in the context of a listed building. However, the existing flat roofed extension is highly unsympathetic to the context and detracts from the special interest of the listed building. To add a fully pitched roof would result in the addition becoming of undue height and bulk; for this reason, in this particular instance a dummy pitch is considered potentially acceptable, and subject to detail should constitute an improvement over the existing situation. I would however suggest that the dummy pitch should be returned around all three sides of the addition, including the southern side. This will be subject also to establishing that the addition of the dummy pitch structure does not adversely impact on any adjacent historic roof form or fabric.

The reroofing of the other pitched roof areas of the building is not considered contentious subject to detail. The additional rooflight may be acceptable, but as this is to the historic core of the building this will be subject to detail to confirm that it can be accommodated without damage to historic fabric- for example, it should be set between rafters, with none cut or trimmed as a result. The rooflight should be of the flush-fitting, metal framed, conservation style.

The new chimney pot and cowl are not considered problematic subject to detail.

The enlargement of the area of hung tile, and corbel dentil brickwork detail are likewise not considered contentious subject to detail.

In summary, the proposal as amended is generally not considered contentious in principle, but further detail and some amendment (in terms of the form of the dummy pitch roof) will be necessary as part of any formal application."

5. Summary

The proposed works aim to repair the 17th-century house and upgrade the 1970s extension, making it more in keeping with the original house, while preserving its historic character. Internal reconfigurations will be made to the 1970s extension, replacing deteriorated windows and doors with double-glazed units and adding openings for more natural light. The flat roof will be replaced with a dummy pitched roof, improving insulation and complementing the pitched roof areas. The existing clay tiled roof will be repaired using reclaimed materials, with added breathable underlay and ventilation. The chimney stack will be restored with a smaller, traditional clay pot. The tile-hanging façade and dentil corbel brickwork will be extended to enhance thermal efficiency and visual consistency. These works respect the property's heritage while improving thermal performance, durability, and appearance. The conservation officer has indicated that the proposal, as amended, is generally not considered contentious.

Appendix A - Selected Photographs

Elevations



Front (South) Elevation

Elevations



Rear (North) Elevation

Elevations



Side (West) Elevation

Elevations



Image of rotten window to the side extension

Elevations



Image of rotten and damaged door to the side extension

Roof



Front roof slope and chimney stack of the original roof.

Roof



Rear roof slope and chimney stack of the original roof

Roof



Pitched roof to original house and 19th Century extension

Elevations



Original pitched roof to flat roof junction

Roof



Flat roof to 1970 extension

Internal



View of ground floor kitchen within 1970's extension

Internal



View of first floor bedroom within 1970's extension

Internal



View of first floor bathroom within 1970's extension

Internal



View of first floor stair landing

Internal



View of first floor bedroom looking towards location of proposed roof lights

Internal



View of ground floor utility within 1970's extension