



**Design and Access Statement**  
Including the Sustainability Statement

St. John's Lodge, 151 High Street, Lindfield



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Replacement of later-addition single-storey rear extension with a new, single-storey rear extension. Removal of existing fireplace recess to the west elevation to allow for the construction of a bay window. Minor internal alterations at ground floor level to suit the proposed works, along with re-wiring and re-plumbing works throughout. Demolition of modern garage and construction of a new, single-bay garage within the rear garden. Associated hard and soft landscaping works

at

St Johns Lodge, 151 High Street, Lindfield

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Design and Access Statement

on Behalf of

Mr and Mrs Broad

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# 1. Introduction

- 1.1 This is a Design and Access Statement prepared to accompany a Listed Building Consent and Householder Planning application for extension and alteration works at St. John's Lodge, 151 High Street, Lindfield.
- 1.2 The design has been shaped by a commitment to conserving and enhancing the property's heritage significance, particularly through the complete retention of the original lean-to, which will remain visible externally. The proposed extension occupies predominantly the footprint of the existing rear infill, with a modest increase in depth to enable a practical and sympathetic internal arrangement. The chosen form and lighter-weight wall treatments are intended to minimise visual impact, ensuring the new addition reads as a clearly subservient reversible extension, allowing the historic fabric to remain uncompromised, and the primary architectural focus.
- 1.3 St. John's Lodge is a Grade II listed property built in the 1850s and listed in 1987. Further information relating to the history of the dwelling can be found within the accompanying Heritage Statement prepared by HCUK Group.
- 1.4 The property is a detached 5 bedroom, 3 bathroom property, with a kitchen, utility room, two reception rooms and a dining room at ground floor. The 5th bedroom and 3rd bathroom can be found within the annexe.
- 1.5 The existing detached garage is a modern, timber-framed structure located at the front of the property and is due to be demolished. This demolition will have a significant public benefit as it restores the true setting of the listed property. This benefit will be visible from the High Street which forms part of the Lindfield Preservation Society tour. This benefit clearly outweighs any harm by the modest rear extension which is not visible from a public footpath, right of way or the High Street.
- 1.6 Combined with the proposed, we are allowing for an extensive schedule of restoration works to preserve the existing property which includes the relocation of the unsightly plastic rainwater pipe located on the beautiful front elevation.
- 1.7 As part of the overall proposal, the owner is looking to invest to return the principal elevation to its former design, and to restore and maintain the fabric of the original structure which is suffering decay.

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## 2. Use

- 2.1 St. John's Lodge is a residential property and there will be no changes to the existing residential (C3) use of the property.

## 3. Amount

- 3.1 The proposals comprise the following works:

- a) The demolition of the later single-storey addition, and the construction of a single-storey rear extension;
- b) Removal of the existing fireplace recess to the west-facing elevation, and the construction of a bay window;
- c) Removal of the existing detached Garage, and the construction of a new detached Garage within the rear garden;
- d) Minor internal alterations throughout the ground floor to suit the proposed works, along with re-wiring and re-plumbing works throughout the property;
- e) Removal of later internal partitions, substantially revealing the original 1856 ground floor footprint;
- f) Works to reveal existing stonework surround to the retained Kitchen doorway;
- g) Associated hard and soft landscaping works.

## 4. Layout

- 4.1 The layout of the existing dwelling can be viewed on the measured survey drawings that accompany the submission of this Householder Planning and Listed Building Consent application.
- 4.2 The proposals allow for the retention of the existing kitchen, with the rear portion altered to become a ground floor WC. The existing understairs cupboard will be modified, and the existing ground floor WC removed, to allow the existing rooms to open out and into the proposed single-storey extension. Through the addition of a bay window to the west

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elevation, the dining section will become more proportionate to the house. The removal of later internal partitions will substantially reveal the original 1856 ground floor footprint.

- 4.3 At first floor level, all bedrooms will remain intact. The only alterations are minor changes to the bathrooms, which sit within the later 1980s extension. The airing cupboard and bathroom will become one family bathroom that will continue to serve bedrooms 2, 3 and 4.
- 4.4 The proposal includes removing the existing garage from the front elevation, and replacing it with a new detached garage structure to the rear. This will enable the Applicant's vehicles to be parked together away from the key views towards the property.
- 4.5 The below Google Earth aerial view of the site illustrates the context within which the property sits:



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4.6 The following images illustrate the existing site context:





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## 5. Planning Statement / Scale

### **Planning Policies**

- 5.1 The local planning policies relevant to this Householder Planning and Listed Building Consent submission are:

#### **MSDC District Plan**

DP26 – Character and Design

DP34 – Listed Buildings and Heritage Assets

DP35 – Conservation Area

### **Planning History**

- 5.2 **The following applications have been made for works to the property and its trees:**

**CU/225/74** Conversion of existing building - Approved May 1974

**CU/318/76** Porch and 3 additional windows - Approved November 1976 (Not Implemented)

**CU/123/78** Proposed Single Garage - Approved April 1978

**CU/144/78** Proposed single storey extension comprising new kitchen and minor alterations to existing lodge internally - Approved May 1978 (Not Implemented)

**CU/113/84** Rear Extension - Approved March 1984 (The only extension to the original dwelling)

The property was granted its Grade II listed status on 11<sup>th</sup> December 1987, three years after the above approval was granted.

**LF/066/87** Topping Approximately 6'-8' of five leylandi and 27 macrocarpa trees and tidy overhanging branches - Approved

**11/03832/TCA** Fell one conifer - No Objection

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5.3 With reference to the aforementioned MSDC District Plan policies, the proposals conform with these policies as follows:

DP26 Character and Design: *The proposed single-storey and side extensions are sensitively designed in high-quality materials stone brickwork and slender metal frames to the large-format sliding doors, respect the scale, layout, and character of the existing building and its wider setting. The modest scale and subservient nature of the proposed addition, in conjunction with the transparency its glazing affords of the existing building, demonstrates a sensitivity that accords with the key principles of policy DP26*

DP34 Listed Buildings and Heritage Assets: *The proposed extensions and alterations use traditional detailing in a contemporary manner, employ careful proportions in their form, and demonstrate minimal intervention through its abutment with the existing structure. Moreover, the proposals do not remove modify or otherwise affect any of the original 1856 fabric which might be considered the historic core, other than by means of renovation/restoration. This ensures the proposals preserve the significance, form, and setting of the listed building, fully supporting the aims of Policy DP34.*

DP35 Conservation Area: *The use of heritage-appropriate materials and discreet positioning reinforces the architectural rhythm and visual coherence of the conservation area, meeting the expectations of Policy DP35. Overall, the design enhances the property's usability, while safeguarding its historic and visual integrity.*

5.4 The proposals seek to significantly enhance the dwelling, with a particular emphasis on improving the appearance and character of the 1980s addition. This is discussed in greater detail in the Appearance section of this statement.

5.5 Assessing to scale of the proposals within the overall site context, and taking into consideration the reasons for the refusal of the previous applications, the scheme submitted herein compliments the character and significance of the Grade II listed stone dwelling. The flat roof form – using lead with a traditional stepped arrangement, maintains a slender profile to maximise the visibility of the existing dwelling. Sitting beneath this roof is a lightweight glazed structure, replacing a heavy 1980s blockwork abutment. Furthermore, the proposed full-height glazing affords such transparency that the existing internal walls will clearly be visible from much of the rear garden, allowing appreciation of the original 1856 ground floor footprint which was prevented by the 1980s addition.

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- 5.6 The much reduced depth and width of the proposed extension ensures it does not conceal the historic fabric, of which there is no loss whatsoever as a result of the proposal. In common with the previous scheme, the design narrative is based on a lightweight open structure that reads more like a covered outdoor terrace rather than mass-built form.
- 5.7 The main design points are:
- The proposed bay window to the western elevation provides a more proportionate main living/dining room, avoiding the need for a full side extension.
  - In common with the previous proposal, the proposed rear extension is deliberately anchored to the 1980s addition, allowing the historic fabric of the listed building to remain untouched. Its slender profile serves to maximise views, both out from and towards the listed building.
  - The proposed detached garaging to the rear of the site presents a more traditional form. Clad in a hardwood featheredge timber boards beneath a pitched roof in handmade plain clay tiles, the building draws inspiration from the traditional garage structures found in the immediate context, providing a sensitive and coherent addition to the site.
- 5.8 The proposals will include repairs to the existing façade to greatly improve its external appearance, and these are summarised in the Appearance section. Coupled with the proposed improvements internally, the proposals demonstrate a long-term commitment to preserving and enhancing the property.
- 5.9 The proposals include works to carefully remove the existing paint finishes from the stonework around the kitchen doorway, which will reveal further details about the quality of the building. This aspect is discussed in greater detail within the accompanying Heritage Statement by HCUK.
- 5.10 Internally, the proposals allow for the replacement of the existing plumbing and electrical circuits, owing to their age and condition. These works will utilise the existing pipe and cable runs wherever possible, allowing for replacement finishes to the walls in matching materials. Where it is deemed necessary to provide new cable and pipe runs, these will be chased into the existing walls to the minimum extent possible, and the walls finished in materials to match the existing.
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- 5.11 The proposed extensions and alterations will not have any impact upon the neighbouring properties, owing to the orientation and setting of the existing dwelling, the positioning of the proposed extension, and the presence of fencing and hedge screening to the boundaries.
- 5.12 This application is supplemented by a Flood Risk Assessment document, prepared by Gould Baxter, which was requested for the previous application. This statement explains that while the mapping shows no surface water flooding on any part of the property or its adjacent land, there are indeed surface water flooding events occurring in the driveway adjacent to the property. A Drainage Engineer has made a high-level appraisal of the scenario and its solution, which is referred to in the Drainage Assessment. Their advice, provided on their headed paper, accompanies this Planning and Listed Building Consent application submission.

## 6. Heritage Statement

- 6.1 This Householder Planning and Listed Building Consent submission is accompanied by a detailed Heritage Statement prepared by Chris Griffiths at HCUK Group. This Design and Access Statement must be read in conjunction with the Heritage Statement.

## 7. Landscaping

- 7.1 The proposal includes sensitively considered areas of new hard landscaping to supplement the existing paved terracing, as well as extending the existing gravel path to follow the perimeter of the whole house. There is also an allowance for a permeable gravel driveway adjacent to the proposed rear garage. There is no net increase in hard landscaping from the current position as a result of the proposal.
- 7.2 The proposed terracing to the rear of the property, interspersed with planted beds, minimises its projection rearwards and westwards, instead providing a seating area between the proposed extension and the existing Bothy.
- 7.3 In order to maintain an enclosed rear garden the proposal includes estate style fencing to sit adjacent to the western and eastern walls of the existing house. This allows for a secure area for family pets to the rear of the property.

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## 8. Appearance

8.1 This proposal has been carefully developed to respond sensitively to the character, setting, and significance of the Grade II listed St. John's Lodge. The single-storey rear extension, bay window and new build garage have been sensitively designed to compliment and enhance the existing dwelling, ensuring the key features of its significance remain visible and preserved.

8.2 Taking each of the proposed elements in turn:

### Bay Window

The side bay window proposal allows for painted timber sash windows, sat atop a rendered plinth at lower level, and finished above with a lead roof.

### Rear Extension

The rear extension walls will be rendered to match the existing walls, with sliding doors in slender metal frames with a black powder-coated finish. These doors finish at the junction with the existing building to give the appearance of a 'floating' roof. The flat roof will be dressed with lead, stepped in accordance with its code, yet having a most slender profile in keeping with the sensitive design approach.

### New Window openings to the first floor of the Rear Elevation

The enlargement and addition of new windows to the rear elevation will be a painted timber finish and will be sliding sash to match existing. Both windows will receive stone quoins and sloping stone sills to match the existing.

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### Garage

The garage will be finished in a brick plinth with timber featheredge boarding, fixed horizontally to the walls. The roof will be finished in handmade plain clay tiles to compliment the house. The garage doors will be finished in natural oiled timber.

### Internal Repairs

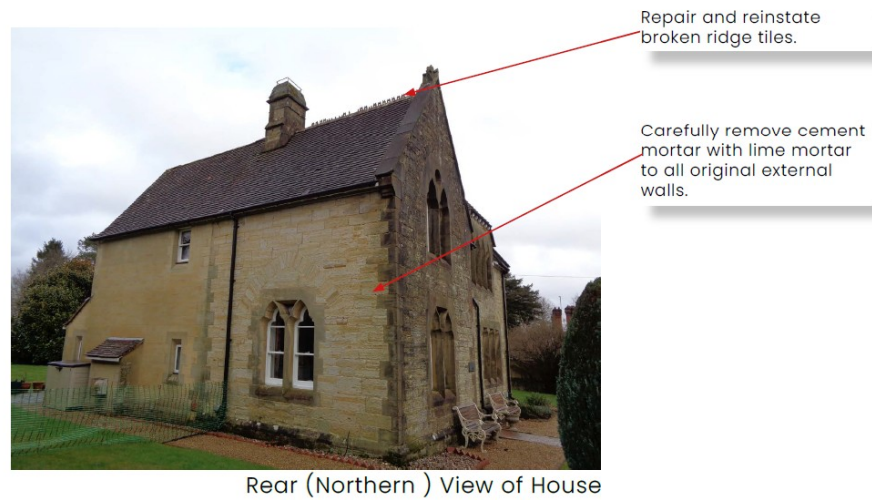
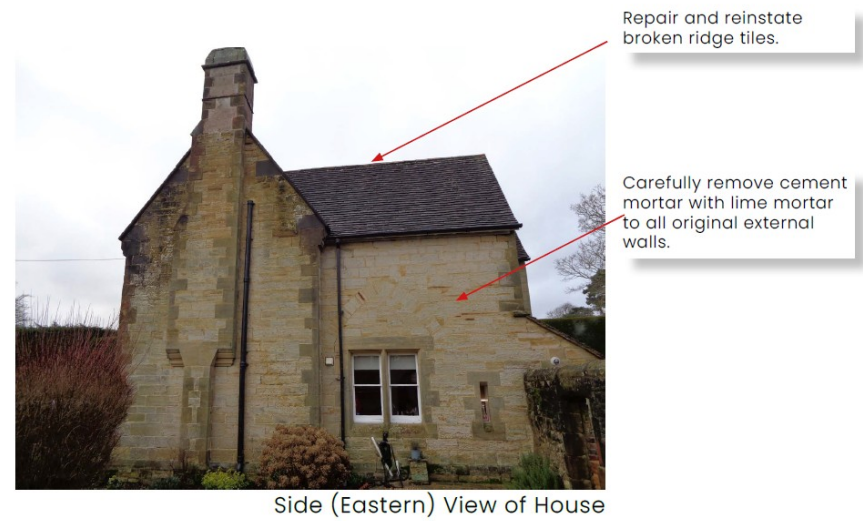
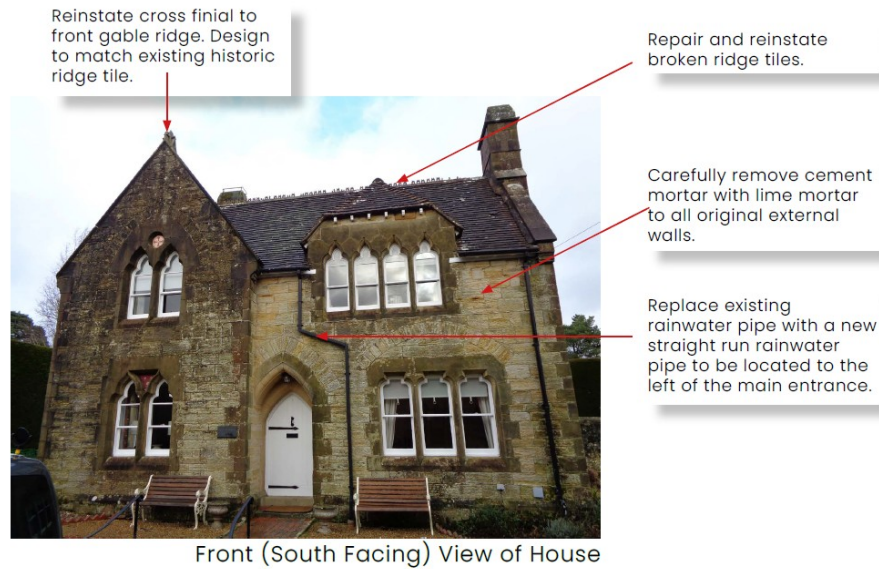
The works include a number of items of repair work within the existing property to enhance it. These comprise the following:

- Refurbishment of the existing vertical timber shutters;
- Removal of paint finishes to existing stone fireplaces, with stonework restored;
- Replacement of the existing conservation roof window;
- Remove existing finishes to the existing stone arch to the kitchen door, allowing for this to be exposed within the living space;
- Re-wiring and re-plumbing of the entire existing property, with all new wall finishes to match the existing materials.

### External Repairs

The Applicants intend to carry out significant remedial works to the existing stone façades, including replacement of the existing cementitious grout for a more breathable lime grout. In addition to this, they will also replace the existing sandstone where required, and replace all the existing plastic rainwater goods with cast items appropriate to the period of construction. They also intend to carry out repairs to damaged ridge tiles and plan to reinstall the cross finial item which no longer remains on the roof, but can be found in historic imagery.

The annotated images overleaf identifies the external repairs:



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- 8.3 The proposed materials are sympathetic to the existing Grade II listed dwelling and its wider Conservation Area setting. These materials are illustrated below:



*Left: Walls to match the existing rendered finish*



Left: Cast iron rainwater goods to match the existing

Right: Code 5 lead to flat roofs



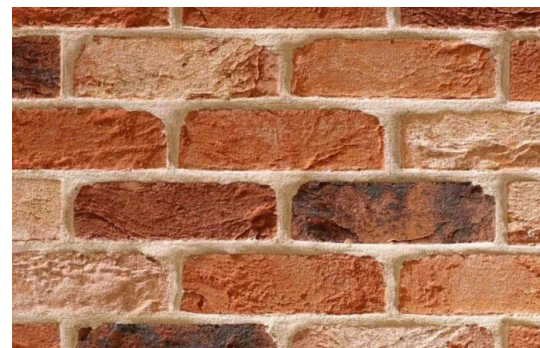
Below: Sliding doors to rear elevation, in black frames, to create transparency



The appearance of the Garage is important, as it will be viewed not only from the Grade II listed dwelling, but also from the public footpath that runs to the east of the property. The proposal allows for a more rural architectural style that will sit subserviently within the context of St. John's Lodge and the surrounding dwellings. The proposed materials are as follows:



*Left: Natural oiled timber cladding, fixed horizontally*



*Right: 'Old Coach House' brick plinth with lime mortar pointing*



*Left: Cast iron rainwater goods to match the existing*

*Right: Handmade plain clay tiles to the pitched roof*



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## 9. Access

- 9.1 The primary pedestrian access into the property will remain the front entrance door on the south-facing elevation.
- 9.2 The existing rear garden pedestrian access gate will be replaced, and will become the new rear vehicular access with proposed timber gates that will be permanently closed, except for times when access is being facilitated. These reflect the design of those opposite at Little Blacklands.
- 9.3 The removal of the existing garage and the proposed landscaping to the front garden greatly enhances the arrival and setting of the property, which is a significant public benefit. Careful selection of materials have been applied to the architectural solution to ensure clear delineation between the historic and later extensions. This creates a much more cohesive and sympathetic evolution of St. John's Lodge.

## 10. Sustainability

- 10.1 The proposed works afford the opportunity to improve the sustainability credential of the property in a sympathetic manner.
- 10.2 The proposed bay window and contemporary rear extension have been designed with sustainability in mind. Both will incorporate high performance insulation to improve thermal efficiency and reduce energy consumption.
- 10.3 The selection of durable materials, including lead roofing and double-glazed windows and sliding doors, supports long term performance and low maintenance whilst allowing the materials to patina over time.
- 10.4 Natural light will be maximized through glazed elements, reducing reliance on artificial lighting.
- 10.5 Wherever possible, materials will be responsibly sourced to minimize their environmental impact.

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## 11. Conclusion

- 11.1 This proposal has been carefully developed to respond sensitively to the character, setting, and significance of the Grade II listed St. John's Lodge. The single-storey rear extension, bay window and new build garage have been sensitively designed to create an exceptional architecturally-driven proposal that compliments the host dwelling. The extension provides a wonderful space maximising connectivity to the garden and greatly enhancing the rear elevation through the removal of later additions.
- 11.2 The removal of the existing garage and the proposed landscaping to the front garden greatly enhances the arrival and setting of the property, which is a significant public benefit. Careful selection of materials have been applied to the architectural solution to ensure clear delineation between the historic and later extensions. This creates a much more cohesive and sympathetic evolution of St. John's Lodge.
- 11.3 The palette of materials stone brick walls, timber sash windows, crittall style glazing and sensitive repairs to the existing walls and roof, as well as locally- appropriate detailing have been chosen to harmonise with the surrounding vernacular, ensuring a contextually grounded approach.
- 11.4 Informed by pre-application feedback and in close consideration of conservation principles, the proposal strikes a careful balance between preservation and contemporary enhancement. It represents an opportunity to sustain and celebrate the architectural legacy of the property while securing its continued use and enjoyment for future generations.
- 11.5 We look forward to receiving your feedback and trust the application will be met positively.