

Heritage Statement for Listed Building Consent

Bagpith's Cottage, Haywards Heath Road, Balcombe (Grade II, List Entry Number: 1025770)

Date of Listing: 11 May 1983 [Historic England](#)

Overview: A 16th-century timber-framed building, refaced in red brick with part ashlar ground floor, tiled roof, casement windows and a Victorian-era C19 bay with gable [Historic England British Listed Buildings](#).

1. Description of the Building and Listing Significance

Bagpith's Cottage is a nationally recognised heritage asset, listed for its special architectural and historic interest. The original C16 timber framing and later C19 bay extension contribute to its distinctive character and period charm [Historic England British Listed Buildings](#).

2. Proposed Works Summary

A. Internal Works

- **Stud wall** in the ground-floor dining room (wooden floor, no beams), floor-to-ceiling, creating a new **small study**. Constructed using timber studs and plasterboard.
- Intention to install a **matching sash window** in the new wall to maintain external visual symmetry and respect the historic window rhythm.

B. External Works

- **Demolition of an external shed** (rotten, detached, not part of the curtilage).
- Construction of a **new shed** for garden storage (lawnmower, tools), sited away from the main building.
- **Replacement of cracked concrete patio** with sympathetic slab paving to improve functionality and appearance.

C. Lounge Feature

- Exploration of installing a **log burner or fireplace** in the front lounge. A previous fixture was concealed by a later-added wall; work would involve careful investigation

and reinstatement using non-intrusive fixings.

3. Impact on Significance

- **Stud wall:** Internal and fully reversible; avoids attachment to historic fabric and doesn't disturb original timber structure. The addition of a sash window externally maintains the visual heritage character.
 - **External shed:** Not within the original curtilage (post-1948 addition), so removal has no adverse heritage impact. The new shed is separate and minimal in scale.
 - **Patio replacement:** Upgrading from concrete to slab improves aesthetics and functionality, enhancing the setting with materials more in keeping with traditional finishes.
 - **Proposed fireplace/log burner:** Reinstating a focal historic feature—if remnants exist—could enhance heritage value. Any works would be reversible and avoid structural harm.
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4. Justification of Need

- **Study creation:** Adapting internal layout for home-office use is essential to accommodate work-from-home requirements while preserving the spare bedroom for your newborn as a nursery.
 - **Shed replacement and patio renewal:** Address practical safety and functionality concerns (rotting shed, cracked patio).
 - **Feature reinstatement:** Rediscovering a historical element (fireplace) enhances both daily living and the character of the building.
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5. Mitigation Strategy and Approach

- Use **timber stud construction**, avoiding penetration of original floorboards, walls, or ceiling timbers. Fix using non-damaging methods.
- **Reversibility:** All elements (wall, window, fireplace) designed to be removed without trace in the future.

- **Material matching:** Use a sash window style consistent with existing fenestration to preserve façade coherence. Choose slab materials that visually complement the historic setting.
 - **Sensitive demolition:** Ensure the old shed's removal does not disturb historic curtilage; follow best practice for heritage areas.
 - **Investigation of fireplace:** Investigative works to be non-destructive initially, with reinstatement using conservation-grade components if original opening is confirmed.
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6. Supporting Documentation

- **Photographs and plans:** Included clear images of the dining room, proposed stud wall location and external views of the current shed, patio area; front lounge wall hiding the former fireplace.
- **Historic description:** Attach official listing entry for reference