

## HERITAGE IMPACT ASSESSMENT



**Property Address:** Marshalls Manor, High Street, Cuckfield, Haywards Heath  
RH17 5EL

**Client:** Tom Dedman and Jo Candy

**Inspection Date:** 1<sup>st</sup> September 2022

**Report Date:** 6<sup>th</sup> October 2022 (Revision 2 – 17<sup>th</sup> May 2023)

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## **CONTENTS**

- 1. INTRODUCTION**
- 2. BUILDING LOCATION AND SITE INFORMATION**
- 3. LISTED BUILDING DESCRIPTION**
- 4. BRIEF HISTORIC BACKGROUND AND INTERPRETATION**
- 5. CONSERVATION AREA CONTEXTUAL ASSESSMENT**
- 6. ASSESSMENT OF HERITAGE VALUES**
- 7. STATEMENT OF SIGNIFICANCE**
- 8. PROPOSAL OVERVIEW**
- 9. CRITICAL ANALYSIS OF PROPOSALS**
- 10. ASSESSMENT OF HERITAGE SETTING**
- 11. POLICY ANALYSIS**
- 12. CONCLUSION**

## **APPENDIX**

## 1. INTRODUCTION

|                                       |                                                       |
|---------------------------------------|-------------------------------------------------------|
| <b>Aspect:</b>                        | East                                                  |
| <b>Occupation:</b>                    | Owner Occupied                                        |
| <b>Persons present:</b>               | Owner                                                 |
| <b>Weather during the inspection:</b> | Dry                                                   |
| <b>Inspection Limitations:</b>        | None of note – No invasive investigations carried out |

### 1.1 Instructions and Rationale

This appraisal has been carried out to assess the impact of both proposed and recent existing alterations to a Grade II\* Listed residential building within the Cuckfield Conservation Area. The appraisal is concerned with the process of conserving the special architectural and historic interest of the building and the character and appearance of the Conservation Area, whilst providing comment upon both elements of change and alteration to the building.

This appraisal has been conducted in accordance with the general guidelines set out in British Standard 7913:2013 'Guide to the Conservation of Historic Buildings' and also the Historic England publications 'Informed Conservation' and 'Conservation Principles, Policies and Guidance' and in particular responds to policies outlined in the National Planning Policy Framework (NPPF). In respect of information requirements, it sets out that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

Guidance on the implementation and interpretation of historic environment policy has been provided by the Historic England publications including GPA2 'Managing Significance in Decision-Taking in the Historic Environment' and GPA3 'The Setting of Heritage Assets'.

Regional and Local level planning guidance has been provided for under the current Mid-Sussex District Plan Section DP34 and DP35, in which the section objectives are as follows:

*'To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.'*

Reference has also been made to the Mid Sussex Design Guide, with specific consideration given to Sections 1, 2, 3 & 8.

The Cuckfield Neighbourhood Plan and other relevant documentation has also been consulted.

A site survey inspection of the property was carried out. This was limited to a non-invasive inspection of the main house and also of outbuildings within its curtilage. No Assessment has been made of the Coach House, as it is substantially separate and there are no plans to alter this building. Background research was conducted using historic mapping databases, archived material, and through reference to readily available publications.

The assessment of the proposals has been conducted with reference to a range of texts, particularly the Historic England good practice guides and local authority's appraisal of the conservation area.

## **2. BUILDING LOCATION AND SITE INFORMATION**

Marshall's Manor, also referred to in this document as 'the building', or 'the property', is located at national grid reference – TQ 30434 24692.

The building is on an approximate east/west alignment, with the frontage facing approximately east. The house occupies a plot in a prominent position on Cuckfield High Street and is designated by the Cuckfield Neighbourhood Plan as occupying a central position within the 'Cuckfield Village Centre'.

The building lies within the Cuckfield Village Conservation Area as designated and controlled by Mid-Sussex LPA.

### **2.1 Mapping Context**

The property is to be seen in context on various OS (or other) maps below:



1874

The earliest of the OS maps clearly shows both the house and coach house, but with no buildings to the north. There is a sizeable pond, or body of water to the very far west of the land boundary for the house, which is not shown on any later map, nor has any obvious visible evidence remaining.



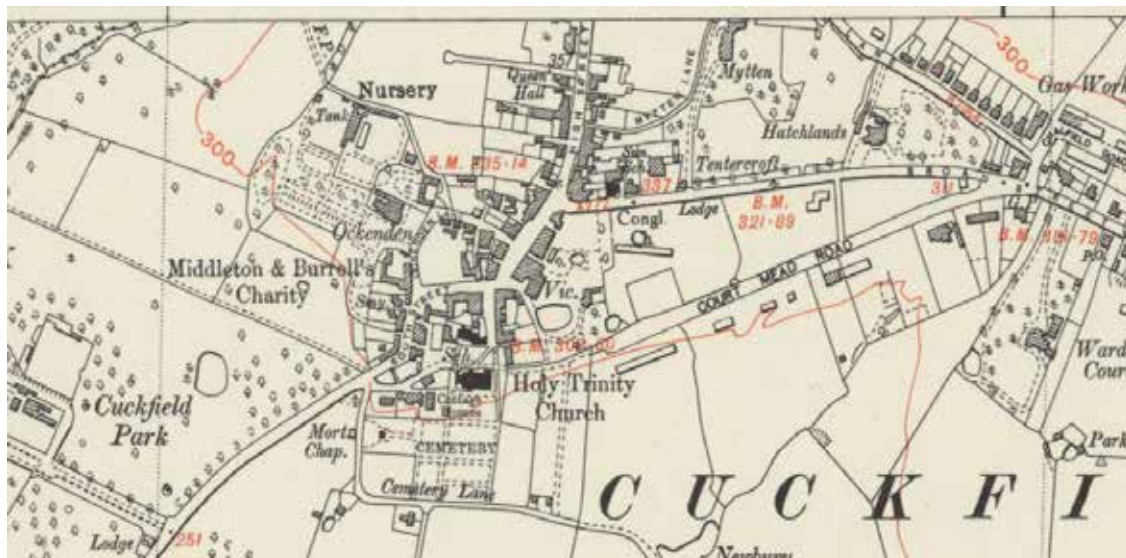
1896

By the later 19<sup>th</sup> century, little has evidently changed. However, the well is clearly indicated.



1909

By 1909, the well has gone – perhaps superseded by more modern plumbing installations.



By 1938, there are still no additional outbuildings and the property is broadly unchanged on the maps. At this date, there is still no sign of the garage.

### 3. LISTED BUILDING DESCRIPTION

**3.1** The building has been designated a Grade II\* Listed Building by Historic England and, as such, is recognised both for general national importance and special interest, and also for particular special interest. This interest can be related to either the architecture of the building itself, or for cultural reasons, or associative reasons. The exact reason for the Grade II\* designation remains unknown.

**3.2** List entry No 1025522      Designation Grade II\*

Date Listed 10-Sep-1951

#### 3.3 Description

TQ 3024 NW CUCKFIELD HIGH STREET (west side) 7/47 Marshall's 10.9.51 GV II\* Manor house, now house and former stables. c1575 timber-framed building refronted in mid C18 with later extensions. Stables C17. East elevation has facade of Ardingly sandstone ashlar, side elevations are of C17 brickwork in English bond, west elevation is timber-framed with red brick infill. Horsham stone slab roof. 3 bay house with projecting stair turret to rear. East elevation has 3 tripartite sashes. Moulded sandstone bands between floors. Central splayed porch with sidelights, ogee-shaped fanlight and 6 panelled door. Approached up 9 stone steps with cast iron railings, having scrolled newel posts. The roof has a central gabled 3-light casement dormer, moulded cornice with kneelers having lozenge decoration and 2 large end brick chimney stacks, the north one external. Attached to the south is a former stables and coach-house now part of the house. Probably C17. The south front is of red brick with modillion eaves cornice, the east and north sides are of ashlar sandstone. Modern tiled roof and modern windows. House has fine interior including parlour with C16 stone 4 centred fireplace and panelling from Slaugham Manor (qv Butler's Green House, Haywards Heath) including a painted wood panel with a Coat of Arms thought to relate to Slaugham Manor. 4 C16 stone door surrounds in ground floor, kitchen with large wooden bressummer and set of 6 Victorian servants bells, original wooden winder staircase and first floor stone fireplace, original blocked large 3-light mullioned window and 3 door surrounds with Tudor rose motifs.

## 4. BRIEF HISTORIC BACKGROUND AND INTERPRETATION

### 4.1 Plan

An internal floor plan has been attached for reference.



### 4.2 Interpretative Survey

As a starting point, the listing narrative indicates that the building dates from circa 1575 and postulates that the structure was timber framed and re-fronted in around the 18<sup>th</sup> century.

Whilst this broad dating overview has some observational merit, closer inspection of the house reveals considerable evidence that, whilst there was likely to have been an older building that occupied the site, the present building was built as a single phase, from scratch (albeit with mild reservations in relation to two cellar walls), circa 1620-30. Indeed, a convincing case for this later date comes from not only stylistic research, but also from the physicality of the house itself in relation to build methodology.

Whilst this report is not designed to be a fully drawn and researched archaeological survey, and no drawings are included within this assessment, we will attempt to outline the build phasing (including later alteration to the building) and also to outline where the evidence for this later date can be found and how the construction methodology of the house can demonstrate that the building was built as a single construction phase and not as a result of alteration and repurposing of an older, timber framed, building.

As a broad description of the building at the outset, the house was laid out in three bays, with the low end to the south and the high end to the north. The kitchen and a scullery were at the southern lower end of the house, with a central rear day parlour, together with an entry vestibule room next and then a single high-end parlour to the north on the ground floor.

To the very rear (western side), running from the scullery to the central rear parlour room was a catslide roofed outshot. This outshot was built right from the outset, as the rear framing of the house rear wall to be seen within the outshot void is entirely unweathered.

This outshot was designed both to house a scullery area and also the high-end day parlour. It was also designed from the outset to have two first floor habitable areas, one low use and one high, accessible via back stairs and from the main stair vyse respectively.

Adjacent to the central day parlour within the outshot on the ground floor is a stair vyse, which extends to the garret floor within the roof (second floor).

On the first floor were three large chambers – all interconnected. The present axial hallway partition has been installed over the floorboards and is, therefore, to be considered a later alteration. At the outset, the three first floor rooms were, therefore, interconnected.

Also on this first floor was a small high end rear room within the upper portion of the central part of the outshot. It, and its day parlour below, are considered high use, due to the evident high status door case mouldings on the ground and first floor.

The present modern bathroom within the far first floor south part of the outshot was a low end area, formerly accessed from the secondary staircase over the cellar steps. This first-floor low end chamber's original purpose is obscure. The secondary steps are contemporary with the first phase of build but have been altered (probably in the mid-20<sup>th</sup> century) to terminate north. Previously, the winders turned south and there must have been a fairly slight internal partition demarcating the high and low end access that has been removed and replaced by the present newel and balustrading.



The top (garret) floor is also split into three rooms, with the doorways to these being built into the dropped tie trusses from the outset. Again, the landing central axial partition looks to be a later addition.

Inspection of the rear timber frame elements is a good place to start, in consideration of whether this is a building that has been developed from an earlier timber building.

It is notable that the rear timber framed wall is actually in four bays, thereby five bay posts. However, the room layouts internally do not correspond to the bay layout of the rear wall and neither did they ever do so. The bay posts neither show evidence for past removed partitioning, nor do they show any sign of having been terminated at roof level for a different roofing methodology. Indeed, the bay posts are both free from partition mortising and also from indication of any use other than their present use.

The bay post that intersects with the vyse framing extends above the wall plate and is pegged on its outer extent on all floors.



This and remaining bay posts are sequentially numbered with the lateral girding rails and show no later alteration, or previous use, brace positions, or terminations.



Whilst there has been a suggestion that the frame has been later wrapped around by the present stone and brick exterior walling to the front and flanks, the pegged wall plate detail to this rear wall oversails the end bay posts by an amount requisite for the masonry and shows no sign of later alteration.



Indeed, the end bay posts are clear of any return, or onward sockets to indicate that the building terminated in any way other than the present masonry terminations at both rear corners.



The stair vyse also has evidence of being built from the outset, with the extended main frame bay post being used as the primary support and the remainder of the south flank framework being fabricated from mortised intermediate studs visible within the outshot void.



Such construction methodology can only suggest that the vyse dates from the same construction phase as the rear wall.

The technical means of the rear timber frame construction is also conspicuously evident, with the panelling and stud arrangement without bracing and a reliance upon uniform girding and panel design. All the bay posts (apart from that supporting the upper portion of the vyse) are pegged into the underside of the wall plate. The lateral ties are notched, and lap dovetailed into the upper face of the wall plate and line up with lower floor partitions and not bay post positions – something that is rare before 1600.

The room layout below utilises the bay post positions only to demarcate the kitchen door. Otherwise, the rear timber frame is merely a 'curtain wall' and its bay post layout is no indication of either an earlier layout, or an earlier building.

The termination of the bay posts at the corners and also the oversailing wall plate would indicate that this framework was constructed as a rear timber framed exterior wall at the same time as the remaining masonry facades and not in place prior to the masonry elements. The rear wall is essentially infilling the gap at the rear corners and was a common cost saving exercise when, as the homeowner, your budget would have prioritised the high-status stone front façade and return walls that were visible from the road frontage.

A further piece of compelling evidence of this being a rear timber frame built contemporarily with the masonry walling relates to the design of the internal first floor.

The floor design is of a spine beam and rib joists, devoid of decoration. What is interesting is that the floor, where visible, oversails the terminal bay posts, though there is no suggestion that the floor has had to be altered, or re-framed in the past, and the joists terminate into the masonry.



Turning to the two flank walls, there are brick masonry walls at either end of the house (north and south), terminating at the upper parts in brick and stone parapets.

These walls have undergone repair in the past and there is evidence of some re-bricking in places. However, close inspection of the earliest bricks suggests that these are not 18<sup>th</sup> century in date. The dimensions of the bricks are not wholly uniform but are mostly of sizes that would indicate early to mid-17<sup>th</sup> century.

The front façade is substantial and imposing, fabricated from Sandstone of the Ardingly type and carved into dressed ashlar blocks of differing sizes. The frontage has a simple projection string course on both the ground and first floor above the windows and a simple upper cornice.

Some dating and sequencing confusion may have arisen in relation to this front façade due to the present tri-partite sash windows. These are indeed 18<sup>th</sup> century in date but were not the first windows that the building had in place on the front façade.

When the façade was built, the house had substantial stone mullion windows. These were both slightly narrower and also less high than the present sashes. Indeed, when the sashes were added to the first floor, the blocks under the string course were completely removed and the sash windows forced up directly under the string course – something that would never have formed part of the initial design.

Evidence for earlier windows comes from close inspection of the ground floor window heads, where the stone above the sashes has been made good where the central mullion mouldings have been chipped out to allow for the insertion of the sashes.



It is notable that the design of these earlier windows can be reasonably re-constructed. There are a number of contemporary small flank windows and also the two cellar windows that remain in situ.



These are original and it is notable that the design mirrors the two striking timber mullion windows that are still in place within the high-end ground floor parlour and its corresponding bedroom above.



Again, these timber windows are not later insertions – their studs and framing elements being contemporary with the construction of the rear frame itself.

The roof structure of the building utilises some older timber. Indeed, these elements and also one lateral overmantel tie on the south end first floor are the only timber elements from an earlier building. However, none of the examples of re-use are in situ. The roof examples are the two far end lateral ties inside of the two flank walls within the garret rooms. Whilst the north end example is re-used, it remains indistinct as to previous use.



However, the south end example is quite clearly a canted tie beam from a residential house that once had a three-strut queen strut roof frame.



The tie is the wrong way round. Its inner side faces the flank wall and not the house interior.



Its beam ends have been altered and shortened and the terminal mortising has been altered to accommodate the need to face mount the tie onto the wall plates front and

back. It is merely a re-used tie and cannot be considered either as in situ, or representative of a previous build phase.

The overmantel tie example on the first floor (shown laterally close to the ceiling in the image below) is also from a residential house which could well have been the same date as the tie described in detail above.



It has indication of being from a residential context and has a rather well-formed shutter rail carved into it, which once served an extended run of windows.



However, it has been turned on its side by a half turn and is, once more, not in situ.

Decorative elements within the house are also to be considered consistent with an earlier 17<sup>th</sup> century date. Repeated around the house, are tulip head designs, both in the fireplaces and also the door cases/jambs.



There is variation in design on the first floor to include other flower designs that have been classed as 'Tudor Rose' designs, as is mentioned in the listing narrative.



Whilst there is a passing similarity to a Tudor Rose design, the examples on the first floor of the house are not sufficiently close enough in design to suggest that these are of 16<sup>th</sup> century date and are more likely to represent a poppy flower than a rose. Poppies were common design features in both carvings and drapery from the early to mid-17<sup>th</sup> century onwards and what is seen within Marshall's Manor is certainly more representative of this decorative phasing than attempts to associate with Tudor Roses.

The remainder of the tulip designs are actually broadly datable. Almost identical designs have been noted within a datable context in Abbot's Hospital Guildford and date from post 1619 – again giving some credence to the dating of Marshall's Manor itself to the first third of the 17<sup>th</sup> century.

## Social History

The Manor itself is mentioned from the latter part of the 16<sup>th</sup> century and looks to have been held, fairly early on, by members of the Norden family of Ansty.

The house was owned between the very early years of the 19<sup>th</sup> century until 1824 by Captain John Pilfold, who fought alongside Vice Admiral Nelson at Trafalgar.



*Capt. Pilfold*

His ship, HMS Ajax, was sixth in the line of battle, but it was his last engagement and Captain Pilfold never commanded a ship again, despite equipping himself well during the engagement.



*The Ajax*

During his time at Marshalls Manor, his nephew, Percy Bysshe Shelley, the poet, stayed for fairly long periods.

It is understood that for a considerable period of time, the property was a doctor's surgery. Indeed, that period may have been close to three generations or more.

## **5. CONSERVATION AREA CONTEXTUAL ASSESSMENT**

- 5.1** Cuckfield Village Conservation Area was designated in September 1969.
- 5.2** The conservation area appraisal makes no specific mention of locally listed buildings (buildings which are considered to be historically significant within local context but are not statutorily 'nationally' listed) although the conservation area appraisal makes reference to a number of buildings which are considered to make a positive contribution to the character and appearance of the conservation area.
- 5.3** Marshall's Manor forms a key and very prominent part of the historic core of the town and is the subject of an extended description in Section 15.3.18 of the 2007 Conservation Area Appraisal.
- 5.4** The subject property is a prominent contributor to the historic character of the area.
- 5.5** Several factors are acknowledged as having a detrimental impact on the character and appearance of the conservation area. These are, however, limited to general comment upon the use of inappropriate materials relating to modern repair, matters relating to roofing repair and refurbishment and the loss of older fenestration, and the look of many of the more modern shop fronts.

## **6. ASSESSMENT OF HERITAGE VALUES**

A broad appraisal of the heritage values associated with the building has been carried out relating to its evidential value, historical value, communal value, and aesthetic value. The purpose of assessing these values is to enable an assessment of the building's significance, whether physically manifested in its architectural features, or in some other less tangible form. This approach permits a more considered and objective assessment of proposed alterations and can inform management of the process of change.

### **6.1 Evidential Value**

- 6.1.1** Evidential value is described by Historic England as both "physical remains" and "evidence of human past activity." and evidential value is derived through assessment of what is visible and manifest for inspection.
- 6.1.2** Typically with buildings such as this, historic changes were often driven by many interlinking factors, such as changes of use, ownership, fashions, technological change and development and commercial imperatives to allow the building to function suitably for its owners and users. Some changes contribute to the character of a building and some changes may be argued to have resulted in a diluting impact.
- 6.1.3** Externally, whilst alterations and extensions have taken place, these for the most part appear both typical and distinguishable. The C18th and C19th façade alterations, for instance, are to be considered to have evidential value as they

indicate historic evolution. The two modern projecting extensions to the rear are also easily distinguishable.

**6.1.4** The building retains much character and remains in good physical order. Traditional materials are still in use. 18<sup>th</sup> century fenestration is still in situ on the front façade, with surviving older fenestration to the flanks.

**6.1.5** Internally, the building has undergone some alteration, but retains the core of its plan form. There are later layout alterations in the form of the inclusion of the inner corridor to the first floor and also the change in direction of the secondary stairs leading to the first-floor bathroom area. Historic plan form remains, otherwise evident, along with the general consideration of the original use of rooms.

**6.1.6** Important features within the house include, but are not limited to:

- General fenestration of all periods (excepting the modern examples to the rear projecting extensions).
- Panelling to the main parlour.
- Door jambs on the ground and first floor.
- Main fireplaces within the 'high' areas.
- Remnants of the fireplace within the former scullery area (modern kitchen/breakfast room).
- Back stairs (apart from the modern winders to the north).
- Main kitchen inglenook.
- Kitchen floor York stone slabs.
- Partition between the kitchen and scullery, inclusive of the stone elements replicating the leading parapet decorative feature of the main roof.
- Stair tower in its entirety – inclusive of modern reinstated and restored windows and extensive fabric replacement and repair carried out in the 2000s.
- Front sashes.
- Stone mullion windows.
- Early 18<sup>th</sup> century partition doors on the first floor, including bedroom doors in that area.

## **6.2 Historical Value**

**6.2.1** Historic England consider that historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. This can be either illustrative, whereby the site can be perceived to represent a period in history, or associative, where a connection with an event or person can contribute to the historic significance of a site.

- 6.2.2** Historic England state that most buildings which date between 1700 and 1840 and remain 'in anything like their original condition' are worthy of statutory protection. Marshall's Manor meets these criteria.
- 6.2.3** The age and development history of the subject property has resulted in a building with an eclectic mix of styles and construction methodologies, all deemed necessary and suitable at the time of construction to perform the functions necessary for those in possession and which provides the building with some illustrative evolutionary value, but this is lessened by the two rear extensions which, in the case of the kitchen, is poorly conceived, binding with windows and obscuring roofline changes.
- 6.2.4** Associative value can be drawn from the connection to John Pilfold and Shelley.
- 6.2.5** The building spans a considerable historic period and has seen continuous occupation both in relation to residential and commercial usage until the present day. This provides the building with general evolutionary interest.

### **6.3 Communal Value**

- 6.3.1** Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. This can be divided into Commemorative and Symbolic values where the place may invoke emotion or contribute to an individual's or community's sense of place or social values where a place can be a form of catalyst for memories associated with it.
- 6.3.2** The communal value of this property can be considered high. This is due to it having been a doctor's surgery for a very considerable period of time. Such places, especially in tight knit village communities, are focal points and there will still be residents of Cuckfield that will recall the building as a surgery.
- 6.3.3** This building and others like it in the vicinity provide a tangible link to the history of the locality and to our continued understanding of the built environment around us.
- 6.3.4** Cuckfield is identified as a village with high quality buildings, many of which are considered to be heritage assets.
- 6.3.5** The contribution this and other buildings make to the character of the area serve as a benchmark for future development and as a minimum standard for the quality and aesthetic of development within the conservation area.

### **6.4 Aesthetic Value**

- 6.4.1** Aesthetic value according to Historic England "derives from the ways in which people draw sensory and intellectual stimulation from a place." This value can be attributed to conscious design whether it be predetermined by an architect or the work of a craftsman and can also encompass historic and evolutionary changes to a building.
- 6.4.2** The principal elevation can be argued to have high aesthetic value in respect of the 18<sup>th</sup>-century alterations to the building, with its imposing stone masonry façade and 18<sup>th</sup> century fenestration. The building is somewhat unique in its setting in both prominence and aesthetic. From the flanks there are no

significant elements that detract or dilute the character or aesthetic value. The rear extensions, though not visible from the road, are poor when considered against the building as a whole.

- 6.4.3** The interior of the building is arguably as important as the exterior. This is a building that both internally and externally exudes significance due to what survives in situ. This contributes immeasurably to the building.

## **7. STATEMENT OF SIGNIFICANCE**

Following consideration of the above values it can be considered that Marshalls Manor presents high to medium level attributes across the full range of heritage values above, both in respect of original features and also of historic changes and alterations to the building which have occurred progressively over the years.

Given its prominence, surviving material, long association with the local community, local grandees and in respect of the commercial life of the town the designation of listing can be readily understood. Neither the outward appearance nor the inward fabric of the building should be considered of greater or lesser distinction and changes to each should require sensitive design and careful consideration.

The significance of the building nationally more than justifies the Grade II\* designation and the overall historic significance of the building within its local context can be considered as high.

## **8.0 PROPOSAL OVERVIEW**

- 8.1** This report covers the remaining known proposed works for the scheme, which are detailed below.
- 8.2** The sections below will consider the overall proposal with reference to the values and considerations outlined previously in this report. The works will be considered also against a broad framework which is outlined below to attempt to categorise the impact and nature of the alterations:

**Proposal:** Brief description of the proposal together with an assessment to establish whether there is enough information comprehensively to understand the impact of the proposals on the character and historic significance of the building.

**Impact:** Consideration of the effects of the proposal on authenticity and integrity of the heritage values attributed to the building.

**Reversibility:** Consideration is given to the ease of reversibility, so as not to prejudice alternative future solutions, where this can be considered of value and possible.

**Mitigation:** Consideration of the necessity to mitigate the impact of loss of any element of historic significance resulting from the proposals such as recording and archiving.

**Compensation:** Consideration of any consequential conservation-based benefits resulting from the proposals.

**Outcome:** Evaluation of the anticipated outcome of the proposals given the information available.

## **9. CRITICAL ANALYSIS OF PROPOSALS**

### **9.1 Scheme Proposals – BEING THE SUBJECT OF THIS REVISION**

The scheme proposals can be categorised as follows:

#### **Main House**

1. Removal and replacement of the existing rear extension.
2. Amendments to flank storage area to produce an airing cupboard and general storage cupboard.
3. Renewal of the first-floor master en-suite and reinstatement of the window.
4. Investigative works to kitchen place flue and master bedroom fireplace hearth. Hearth flooring replacement.

#### **Pool House and Garage**

1. A single redevelopment proposal for this outbuilding, with removal and re-building of distinct elements and refurbishment and repurposing of others.

##### **9.1.1 Main House**

#### **Proposal 1: Removal and replacement of the existing rear extension**

Works to broadly entail:

Removal of the existing rear extension.

Construction of a new rear extension utilising steel posts and stanchions stood off from the main structure.

Removal of kitchen units within the area designated 'snug'.

Installation of Air Source Heat Pump plant.

The stud wall and door arrangement at the foot of the secondary stairs is **NOT** included within this document as we note from records that it has already been approved under reference DM/22/3113.

#### **Impact:**

As a Grade II\*, an extension of this nature must be considered somewhat more critically in terms of its impact on the building both physically and also in respect of its surroundings and setting.

As much as it may seem the case, these proposed extension works are perhaps less impactful than they might be. The removal of the existing late 20<sup>th</sup> century rear extension is not considered contentious on any level. The existing extension is poorly designed and certainly not in keeping with the character of the building. Its design allows the roof to intersect and bind with a number of existing features, including the bathroom window that is proposed as part of these works to be reinstated. The existing extension design is both 'twee' and in the manner of a pastiche. It is of its time, but we would feel that there should be no impediment to removing it and replacing it with something more appropriate.

With adding a new extension there is always the possibility of affecting the existing structure and load paths of the existing

building. This looks not to be the case with the structural design as it is separate from the rear of the main building and this will have far less impact on the existing structure than it potentially could.

In respect of aesthetics, it is pleasing that the removal of the off centre and out of proportion rear extension allows for the proper reinstatement of the bathroom projecting window on the first floor. So long as this is, as depicted, a replica of the adjacent example, then this is to be supported.

Visual impact is markedly reduced by the modular proportions of the extension. The depth, in its present iteration (Arch. Drawing ref. PL06B) is also reasonable for the height and although it will extend further into the garden than the previous extension, this should not be considered as detrimental.

There is also considerable evident demarcation in the design between the old and new. There will be no suggestion that this design and its physical elements will be mistaken for pastiche. Again, this is following reasonable and recognised design principles for such a building.

Visual impact is also reduced by the choice of flat roof, which both allows modern differentiation and also a clear view of the rear timber framing, the slope of the cat slide roof and the stair vyse, which is a very important aspect of this building.

The specifics of the flat roof abutment with the existing rear façade elements will almost certainly have to be addressed once datum levels are set out and may have to be considered as an additional site inspection in their own right.

The plateau roof light is also far less obtrusive than the existing conservatory elements. These plateau rooflights are lowrise and will blend in very well with the general flat roofing structure it will also have no bearing on visual impact in terms of neighbouring properties.

Internally, the removal of modern kitchen units is not considered contentious.

The plans show an air source heat pump installation on the north side of the extension. Whilst this is not contentious, if solely supplying the extension area (thereby no ducting, or plant affecting the fabric of the main house), the plant mounted on the exterior should be suitably screened.

In terms of neighbouring properties this extension is far less obtrusive than the one it replaces. It is unlikely that much of this extension will be seen by neighbouring properties and those parts that do are substantially less impactful than its previous iteration. Whilst the extension protrudes a little further than the previous example this should not affect the visual impact in respect of any surrounding land and buildings and we would

consider that this extension will be a market improvement visually.

**Reversibility:** The design is such that the entire rear extension could feasibly be removed with no detriment to the existing building. All structural members are outside the line of the original building and structural supports are designed so as they are adjacent to rather than binding with the rear structures of the historic building. This means that the entire extension could, if desired, be replaced with another without any serious impediment. This is entirely to be supported.

**Mitigation:** The structural design that is espoused above can be considered a mitigation, as by its very nature it reduces effect upon the fabric. There is clearly no need for additional recording archiving with the present design as it stands. It would appear that the extension will not significantly affect the structure of the original building sufficiently. However, when the existing extension is removed it may be prudent to have the very rear of the building viewed once more just in case something is revealed that would need to be addressed within this process.

**Compensation:** Compensatory factors with this could be considered the better views of the rear of the building and also the reinstatement of the rather butchered bathroom window. Arguably, it could also be considered that the large expanse of glass that forms the west elevation of the extension might also serve to allow for better views of the interior rear of the building.

**Outcome:** The addition of a new rear extension, in place of what was a somewhat piecemeal and poorly designed late 20<sup>th</sup> century extension should broadly be applauded. The existing extension does the building no credit and is uncomfortably detailed around certain of the existing architectural elements at the rear.

The proposed extension protrudes a little further into the garden, but this is not considered of import in this case. The design sits the roofline lower than the existing and actually allows a better view of the rear of the asset and, arguably, a better understanding of the building when viewed from the rear.

There is clear differentiation between the old and the new.

We have no concerns over the use of glass across the width of the rear.

The structural design allows for loading separation and imposes limited load onto existing structures.

**Proposal 2. Amendments to flank storage area to produce an airing cupboard and general storage cupboard.**

Works to broadly entail:

Removal of a modern shed style door and lapped timber cladding structure.  
Provision of a timber faced store running west adjacent to the existing stairs.  
Removal of the 1990s pine balustrade.  
Provision of a flat roofed 'lid' for the new cupboard.



**Impact:** These works will have no impact upon historic fabric. There will be little visual impact, given the replacement of the structure surrounding it.

**Reversibility:** This is unlikely to be warranted and the present design is, in any case, the superior to the existing rather 'Heath Robinson' installation.

**Mitigation:** There are no matters of significant mitigation to consider. However, it may be important to perhaps consider keeping the masonry flank wall backing onto the kitchen fire open rather than clad within the airing cupboard.

**Compensation:** There are no significant compensation considerations.

**Outcome:** This proposal seeks to make better use of cupboard space within this area and to provide a more modern aesthetic. In respect of what was previously there this proposal is considered to be not contentious and with no impact on the fabric of the building and very little visual impact; this particular part of the proposal should not be contentious.

**Proposal 3. Renewal of the first-floor master en-suite and reinstatement of the bathroom window.**

Works to broadly entail:

Removal of existing sanitaryware and decorations.

Taking up sub-flooring and substantial step detail, moving the steps to in front of the entry door from the bedroom.

Installing new sanitary ware utilising existing waste routes.

Positioning of supply pipework.

Reconfiguring side of linen cupboard to not bind with the window.

*Existing Bathroom*



**Impact:**

These works are most certainly impactful, but there is, primarily, continuity of use for the area concerned and, therefore, there is no immediate impediment to the prima facie continued function as a bathroom. There is no question of change of use.

All of the fabric within the room that relates to bathroom usage is modern (late 20<sup>th</sup> century).

The cupboard adjacent to the window in the flank wall is simply timber framed and dates from around the same installation date as the bathroom (so probably 1970s). Reducing the width to allow for a straight reveal to the window does have its advantages and shows the window far better. In any case, the removal of side wall of the cabinetry is not to be considered contentious in light of the fabric itself and there is no heritage value in the cabinetry fabric.

*Cupboard*



*Cupboard Interior*



The present step detail was added in around the mid-1970s to allow for the inclusion of a recessed bathtub in a particularly eye-catching shade of purple. This is to be removed. The step structure and the structure to allow for the inclusion of the recessed bath is also to be removed. Whilst exploratory works should be carried out to ascertain whether there is any likelihood of older fabric being affected, it seems highly unlikely that this will be the case. It also seems quite likely that older floorboards are probably still in situ underneath the bath. However, their condition is clearly not known and there may be a degree of restoration required. Indeed, it may be the case that during the 1970s the floorboards were perhaps cut back and removed. Nonetheless, it should be considered as essential that when this bathroom is stripped out an inspection is made as to the extent of the survival of the older sub floorboards with a view to consideration of what can be salvaged. Clearly, this can only be carried out once the current bathroom is removed. It may be considered prudent to put a condition of consent relating to further inspection and mitigation methodology.

In respect of the bathroom window the reinstatement is less of a wholesale matter rather than, having removed the existing pitched roof intersections from the front of it, that the lower parts of the fenestration sills and substructure of the projecting dormer is then restored. As mentioned above, this work is absolutely to be supported, so long as the design remains in keeping with its adjacent neighbour.

The decorative scheme within the room is distinctly 1970s to 1990s varied style. There should be no particular impediment to improving this. There do not appear to be any historic elements of a decorative scheme to consider for preservation.

It is noted that the pipework routes, both waste and supply are likely to be the same as those existing. Although clearly, there will have to be some degree of extension and alteration. These areas of extension and alterations should be properly drawn out by the architect so that their impact on surfaces and surrounding fabric can be assessed. However, it seems likely that these will be surface run and merely disguised in modern fabric and will have no significant impact on historic fabric. Again, this can only be properly assessed once the present bathroom is stripped out and it is known what condition the subfloor is in.

|                       |                                                                                                                                                                                |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Reversibility:</b> | The works are not really designed to be reversed. However, as with any bathroom installation it is possible to remove these and to return the room to another use potentially. |
| <b>Mitigation:</b>    | As noted above, a primary mitigating matter in this area would be the inspection of the state of the floor once the entirety of the bathroom is stripped out.                  |
| <b>Compensation:</b>  | There are no significant compensatory matters that have been identified.                                                                                                       |

**Outcome:**

The renewal of this bathroom should not be contentious on a primary level. There is no change of use of the room and there is no particular change of pipework routing. The existing space is extremely dated and is certainly in need of reasonable modernisation. Subject to the above mitigation and investigatory works, there seems to be no significant impediment to having this work carried out. In respect of the fenestration again, we would support the reinstatement of the presently butchered window.

**Proposal 4. Investigative works to kitchen fireplace flue and master bedroom fireplace hearth. Hearth flooring replacement.**

Works to broadly entail:

Removal of chipboard infill sub-flooring presently filling the hearth.  
Further investigation into the route of the main flue from the kitchen.

*Master Bedroom Fireplace*



*Hearth Material*



**Impact:** The proposal to remove carpet and modern chipboard hearth infilling is not contentious. An assessment will need to be made of what substrate there is under the modern infilling. It seems doubtful that the original hearth remains under the chipboard infilling. However, it is entirely possible that some form of flush hearth remains and this should be ascertained before consenting to the proposed reinstatement.

In terms of proposed flue investigation, non-invasive camera and sweep inspections should ideally be made to ascertain the condition and route of the flue before proposals can be made to carry out any other elements of restoration within the kitchen – i.e., Making the fireplace in some way functional.

**Reversibility:** This is not applicable in respect of the chipboard, nor the carpet.

**Mitigation:** It would be prudent to photographically record the flooring substrates under the carpet during investigations.

**Compensation:** There are no significant compensatory matters arising.

**Outcome:** This is a presently partly formed proposal that seeks to investigate potential to both improve the aesthetics of the bedroom hearth and also to ascertain the condition of the flue up from the kitchen immediately below. The broad investigative works will need to be formally agreed in scope. Any reinstatement will have to be the subject of a further amendment/addendum to this statement when the time comes.

### **9.1.2 Garage and Pool House**

The redevelopment of the Garage and Pool house essentially comes under a single proposal. The building, apart from the very frontage of the garage, cannot be considered as falling under the Listing via curtilage due to its age. However, the development of this range of buildings must be considered against the wider site and also the impact upon the Listed asset and other buildings nearby.

The garage frontage is of unknown date, but certainly appears to be mid-20<sup>th</sup> century. The structure does not appear on available OS mapping and, from the construction, would range in date from around 1955-65. We are not convinced that it pre-dates the Listing of this building (1951).

For the purposes of this report, the various works can be broken down into sub-proposals as follows:

1. The eastern end of the existing garages is proposed to be demolished.
2. The former pitched roof behind the east end garage frontage in this position is to be renewed with a short stub flat zinc roof, with garage doors underneath.
3. Demolish existing pool house and renew in brick masonry, with a similar zinc roof to the reinstated frontage portion of the building.
4. Close in the garden door to create a window opening, whilst also reducing existing adjacent fenestration. Remove side window facing north. Install additional first floor windows.
5. Carry out internal alterations to re-partition the spaces within, utilising lightweight stud walling.

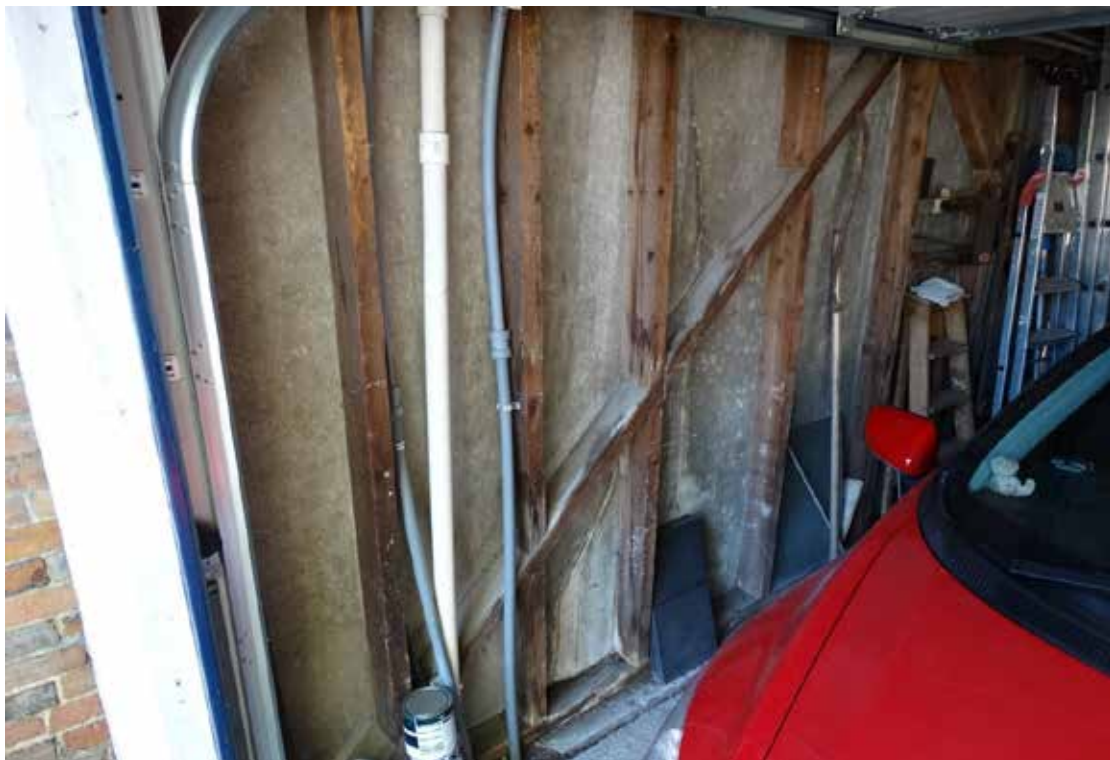
6. Install rooflights.
7. Floor levelling.
8. Install external Air Source Heat Pump plant.

**Sub-Proposal 1. Demolition of the Garage Frontage.**

*The Garage Frontage*



*The wall construction of the Garage Frontage*



*Interior view*



**Impact:** The demolition of the garage frontage merely serves to set the deeply recessed garage structure further back from the current High Street driveway entrance. There is little specific impact either to surrounding views or buildings, or even to the overall structure of the outbuilding itself. Indeed, setting the garage frontage even further back into the curtilage of the property marginally reduces the overall visual impact of the outbuilding when viewed from any direction. The building to the south has a high brick wall directly adjacent to this garage structure with only the apex of the garage roof poking up above it. Its removal can be considered to be a good visual impact when taken in consideration of views of this masonry wall.

The removal of this aspect also allows views of the church spire once more. Something blocked by the erection of this garage in the first place.

**Reversibility:** The works are not designed to be reversible.

**Mitigation:** There are no mitigation factors to consider.

**Compensation:** The demolition of this garage removes hazardous/controlled material from the site. A good majority of the wall cladding is of cement asbestos sheet. It is considered of benefit to remove this material.

**Outcome:** The demolition of the garage frontage is not considered contentious and we are not convinced that the garage structure itself can be afforded any more protection than the much more

modern outbuilding elements that it is presently attached to. Its removal involves no historic fabric loss and impact upon the listed asset and surrounding structures and buildings is negligible and, indeed, could even be considered of benefit due to improved line of sight views and also in respect of setting the outbuilding range further back from the High Street driveway opening.

**Sub-Proposal 2.      Installation of stub zinc roof and garage doors to set back garage frontage.**

**Impact:**                      Removal of the mid-20<sup>th</sup> century garage frontage under sub-proposal 1, if supported, requires that garage entry provision is then placed further back to the west. The proposed design is for outward opening timber doors, mounted on strap hinges facing the driveway entry. The low-profile zinc roof stub is then something that does not draw the eye.

The present garage has out of keeping up and over garage doors and their removal and replacement with timber doors is generally to be supported.

**Reversibility:**              The works are not designed to be reversible.

**Mitigation:**                There are no mitigation factors to consider.

**Compensation:**            Other than evident visual improvements, there are no consequential benefits evident.

**Outcome:**                      The visual impact of these changes is low and views from adjacent property are not, in our view, affected negatively by this alteration to garage entry.

The upper dormer window of the outbuilding above this area of alteration is afforded a more wholesome line of sight view and the cohesion of the garage frontage is markedly improved, rather than appearing like a jumble of outbuildings one behind the other, when viewed from the street.

**Sub-Proposal 3. Demolition and reinstatement of the pool house element of the building.**

*The Pool House*



*View Looking Southeast*



View Looking Southwest



**Impact:**

The existing pool house is situated in a position where it is effectively and wholly obscured on its north flank and also its east side. Views from the courtyard area in front of the structure show that from the west and south, there are no direct line of sight views from neighbouring houses, but some indirect possible views from neighbouring rooflight windows.

Primarily, demolition will not be contentious. The glazed structure is modern and being in the position that it holds, there is no visual impact on the Listed asset either by its existence, or lack of existence.

What is proposed for its place is to broadly be built upon the same footprint and is also single storey. The flat zinc roof reduces the height of the unit quite considerably. The various neighbouring line of sight matters are, thereby, much reduced in respect of this aspect of the overall proposal for the outbuilding.

The exterior finish to the new structure is of face brickwork to match that of the existing outbuilding structure and we would have no distinct concerns with this, especially with it being tucked away, out of the line of sight of the main house and its primary garden.

**Reversibility:**

The works are not designed to be reversible.

**Mitigation:**

There are no mitigation factors to consider.

**Compensation:** Other than bringing this part of the overall site back to a reasonable state of repair (due to present dilapidation), there are no additional compensatory considerations evident.

**Outcome:** The existing pool house is both redundant and in increasingly poor condition. It is very effectively screened by the rest of the outbuilding in terms of the main house and primary garden. Views from the south are minimal, with no significant line of sight matters and only indirect sightlines from rooflights worth taking into consideration. The lowering of the proposed roofline will again, reduce any perceived impact still further. The replacement building will tidy this area of the overall property effectively and will be in general keeping with the finishes of the remaining building to which it is attached.

#### **Sub-Proposal 4. Fenestration alterations**

*Existing North Elevation*



*South Elevation View*



**Impact:**

The fenestration changes are to replace existing fenestration within this building to a different style, change the size of some units concerned and change the position/number of window units, especially in relation to the south elevation of the building.

The style of fenestration is due to change from hardwood, square glazing bar casements to obscure glazed, aluminium framed examples – presently of an undetermined RAL colour.

The windows facing north towards the house face onto the private garden of the property.

Physical impact to the subject building is N/A. This is a modern outbuilding. Visual impact to the adjacent Listed asset is negligible. Reduction of the existing door and adjacent window, with their replacement fenestration units reduces visual impact from the house and from any neighbouring views and one of the ground floor windows is being removed entirely and blocked up.

To the south elevation, fenestration is increased both to the ground and first floor, but the net increase to the ground floor is negligible, as what is being replaced was a fully glass conservatory pool structure. The glazed surface area is, thereby, a net decrease in glazing.

The first-floor proposed additions comprise three casement type windows set into what was a substantial flank wall. Breaking up the monolithic masonry edifice by the inclusion of windows is, perhaps, to be supported. The windows themselves are

sizeable and will have a distinct visual impact change when viewed from adjoining properties. To reduce this, consideration could be given to narrower 'slit' type windows. Though this would clearly alter natural light provision within the upper floor of the outbuilding.

|                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Reversibility:</b> | The works are not designed to be reversible.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Mitigation:</b>    | There are no mitigation factors to consider.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Compensation:</b>  | There are no compensation matters to consider.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Outcome:</b>       | The changes to fenestration to the north elevation has no significant impact and is of no net disbenefit to the Listed asset. Inclusion of windows to the south wall at first floor level is not unduly contentious per se. However, as above, consideration could be given to reducing visual impact due to relative size. Ground floor windows on the north side of the extension replacing the pool house should be supported without additional consideration. Obscure glazing should certainly be utilised and the RAL colour agreed during the consent process. |

**Sub-Proposal 5. Internal partition alterations**

|                       |                                                                                                                                                                                                 |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Impact:</b>        | The areas where the partitions are to be changed is entirely modern and, with no visual alterations externally and with no fabric loss potential, impact is considered as N/A in this instance. |
| <b>Reversibility:</b> | The works are not designed to be reversible.                                                                                                                                                    |
| <b>Mitigation:</b>    | There are no mitigation factors to consider.                                                                                                                                                    |
| <b>Compensation:</b>  | There are no compensation matters to consider.                                                                                                                                                  |
| <b>Outcome:</b>       | Internal plasterboard stud partition works to what is essentially a late 20 <sup>th</sup> century building cannot be considered of import in this case.                                         |

**Sub-Proposal 6. Install rooflights**

|                       |                                                                                                                                                                                                                                  |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Impact:</b>        | It is proposed to add two rooflights to the north elevation of the outbuilding and three to the east elevation.                                                                                                                  |
| <b>Reversibility:</b> | The works are not designed to be reversible.                                                                                                                                                                                     |
| <b>Mitigation:</b>    | There are no mitigation factors to consider.                                                                                                                                                                                     |
| <b>Compensation:</b>  | There are no compensation matters to consider.                                                                                                                                                                                   |
| <b>Outcome:</b>       | The addition is generally to be supported. The north elevation examples do increase the net glazing to this side of the building, but the inclusion of conservation type examples should soften the impact from the garden side. |

At the east end of the building, the windows are within the slope of a roof that will be overlooked by 11 The High Street – a mixed commercial and residential property. Whilst there is a mature tree and other screening vegetation, it would be prudent to consider obscure glazing to these rooflights in particular.

Otherwise, there is no particular impediment to their inclusion.

**Sub-Proposal 7. Floor levelling**

**Impact:** The areas to be affected are entirely modern and not viewable from exterior positions. We would consider these work outside the need for consent consideration.

**Reversibility:** The works are not designed to be reversible.

**Mitigation:** There are no mitigation factors to consider.

**Compensation:** There are no compensation matters to consider.

**Outcome:** The works should be afforded consent as part of the wider scheme.

**Sub-Proposal 8. Installation of ASHP plant to the exterior north elevation of the outbuilding.**

**Impact:** The installation is not contentious, as the unit is within the enclosed and private garden of the house and in a position where it is very unlikely to be easily viewable from surrounding property. However, it must be carried out with a view to provision of agreed screening, nonetheless.

**Reversibility:** The plant can be removed, if ever desired.

**Mitigation:** There are no mitigation factors to consider.

**Compensation:** There are no compensation matters to consider.

**Outcome:** The proposal should be supported, but with a condition relating to the provision of screening.

**10. ASSESSMENT OF HERITAGE SETTING**

A further assessment of the impact of the proposals on the setting of the heritage asset and its position within the conservation area has been carried out with reference to Historic England publication 'The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) 2017'.

In this case, the proposal has no wider setting detriment.

## **11. POLICY ANALYSIS**

The National Planning Policy Framework was updated on 20<sup>th</sup> July 2021 and, reflecting this, assessment of policy is as follows.

### **Section 16, paragraph 194**

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

This document outlines the historic significance of the asset, as may be required and the conservation area in which it is situated. The assessment of the proposals is proportionately detailed and appropriate for the nature of the asset and the works outlined.

### **Section 16, paragraph 195**

'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimize any conflict between the heritage asset's conservation and any aspect of the proposal.'

The above document should be considered in light of the above.

### **Section 16, paragraph 202**

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

Proposals involving alteration of a heritage asset inevitably lead to some degree of loss or change that must be proportionately measured and assessed. In this case, the use of natural slate in place of a clearly inappropriate modern material and also in place of other heritage materials that are prohibitively expensive, have renowned poor availability and add nothing appreciable to the intrinsic value of the asset can be considered entirely justifiable. In the same token, the addition of the secondary glazing and general refurbishment of the heritage fenestration allows a reversible and proportionate means to improve the building with minimal loss or affect to historic fabric.

## **12. CONCLUSION**

This revision, like those before, is intended to demonstrate that there is sufficient information, subject to detail, to comprehensively understand the impact of the works proposed and that the consequence of the proposals has been considered against numerous indicators.

- 12.1** Marshall's Manor is an example of an important Grade II\* listed building and national heritage asset requiring investment in its infrastructure, but with the need to balance the desire to carry out works in the context of conservation, preservation, and the legality of design and execution.
- 12.2** The proposals result in what is expected to be minor effect upon historic fabric, subject to the requirement for additional assessments and investigations outlined above.
- 12.3** The proposed alterations are intended to be of a quality of design and execution which can be appreciated both now and, in the future, and will contribute to the historic evolution of the building in forthcoming years. This document demonstrates that the nature of the proposals is such that they will not prejudice future alternative changes.
- 12.4** The proposal is consistent with the objectives set out in the National Planning Policy Framework (S16 Para197a) stating: The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation – the property is still in use as a residential house and given the design and execution of the proposals, this will be able to continue with no great effect to the asset.
- 12.5** The proposal retains the historic character, significant features and heritage values attributed to the listed building and wider conservation area.
- 12.6** Following a site visit and inspection of the various proposal elements provided, the author is of the opinion that the proposals are acceptable and satisfy the principles of conservation in terms of intervention, reversibility and impact – again, subject to the controls outlined above.
- 12.7** In summary, it can be considered that the proposals present no significant risk in terms of unnecessarily compromising the significance of the heritage asset and that the objectives set out by Historic England and the National Planning Policy Framework have been met insofar as:
  - a) there is sufficient information comprehensively to understand the impact of the proposals.
  - b) the proposals would not materially harm the values of the asset.
  - c) the proposals aspire to a quality of design and execution which may be valued now and, in the future.
  - d) the long-term consequences of the proposals can, from experience, be demonstrated to be benign and the proposals will not unduly prejudice alternative solutions in the future.

- 12.8** It is therefore recommended that the proposal is permitted subject to any conditions materially applicable.



## **APPENDIX I**

### **TERMS & CONDITIONS OF ENGAGEMENT FOR HERITAGE RELATED REPORTS, SUCH AS, BUT NOT LIMITED TO, STATEMENTS OF HERITAGE SIGNIFICANCE**

Please note: These Terms & Conditions of Engagement form part of the contract between the Surveyor (Desbruslais Chartered Surveyors) and the client. Where these terms are sent to the client by email, they can be accepted and agreed by acknowledging receipt by email return from the client.

Subject to express written/email agreement to the contrary and any agreed amendments/additions; the Terms and Conditions upon which the Surveyor will undertake the inspection is set out below.

#### **1. General**

Before the inspection, the client will agree the purpose, aims, objectives and extent of the engagement, together with agreeing any reasonable limitations to research, scope and reporting, and provide a specific description of The Asset to be inspected..

#### **2. The Asset**

The Asset is the part of the structure to be inspected. This might be an entire building including external areas, or a specific clearly defined element or elements of the structure or property.

#### **3. The Service**

The objective of the service is to give the client professional advice on Listing or Heritage Asset matters, tailored to the purpose of the instruction – which must be suitably outlined prior to engagement, as set out in Sections 1 and 2. The objective will be met either in the form of a desktop written assessment, utilising mapping, documentation, images and other materials supplied by the client, or obtained by The Surveyor for the purposes of the engagement, or in the form of an onsite inspection and written report, also utilising appropriate material research as may be agreed in the scope outlined in Section 1.

The Service does not provide any advice on the condition of the asset inspected. However, where The Surveyor is requested to report on an Asset that is clearly in a state of disrepair, and if previously agreed as a part of The Service, The Surveyor might give an opinion on the condition and whether The Asset is beyond repair and cannot, therefore, be salvaged.

A separate service to report on condition can be provided on request.

#### **4. The Inspection**

##### **(a) Accessibility and Voids**

The Surveyor will inspect as much of the surface area of the structure as is practicable, but unless agreed prior to the inspection or on site, will not inspect those areas that are covered, unexposed or not reasonably accessible. If opening up of the structure is considered desirable, the client will take all steps possible to assist the surveyor in this regard.

(b) The Surveyor will have a ladder of sufficient height to gain access to a roof hatch or to a single storey roof, not more than 3.0m (10' 00") above the floor or adjacent ground. It will not be possible to physically inspect roofs above this level unless an alternative safe means of access is available. Pitched roofs will be inspected with the aid of binoculars. The Surveyor will follow the RICS and Health & Safety Executive guidance on surveying safely. The surveyor will not walk on flat roofs if there is a risk of damage.

#### **5. Cancellation**

The Client will be entitled to cancel this contract by notifying the Surveyor's office at any time up to the close of business on the day before the inspection. In case of cancellation, the Surveyor will refund any money paid by the Client for the Service, except for expenses reasonably incurred. In the case of cancellation by the surveyor, the reason will be explained to the Client.

#### **6. Validity**

No term in the agreement between the surveyor and the client is enforceable under the Contracts (Rights of Third Parties) Act 1999 by another person other than Desbruslais Chartered Surveyors or the Client. The survey can report only on the condition at the time of the inspection.

#### **7. Fees and Expenses**

The Client will pay Desbruslais Chartered Surveyors the agreed fee for the report and any expressly agreed disbursements in addition. All fees must be paid prior to the report being issued.

Like many businesses, Desbruslais occasionally pays a referral fee. This is part of a wider marketing strategy that encompasses social media, presentations, entertainment etc. promoting our reputation for quality based on experience and independent, pragmatic reporting. Our priority is always to our client and their professional advisers.

8. Restriction on Disclosure

The report is for the sole use of the named Client and is confidential to the Client and his/her professional advisers.

Unless expressly provided, no term in the agreement between the Surveyor and the Client is enforceable under the Contracts (Rights of Third Parties) Act 1999 by another person other than Desbruslais Chartered Surveyors or the Client. Any such parties rely upon the report at their own risk. The report must not be reproduced, in whole or part, without the prior written consent of the surveyor. We reserve the right to act for and to advise any third party on this same property in the event that the client decides for any reason not to proceed with the purchase.

Desbruslais Ltd. Registered office Laquna Limited, Suite C2, Cinder Hill Lane, Horsted Keynes, Haywards Heath, West Sussex, RH17 7BA

APPENDIX I

## Official list entry

Heritage Category:

Listed Building

Grade:

II\*

List Entry Number:

1025522

Date first listed:

10-Sep-1951

Statutory Address 1:

MARSHALLS, HIGH STREET

The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](#)

[Corrections and minor amendments](#)

Location

Statutory Address:

MARSHALLS, HIGH STREET

The building or site itself may lie within the boundary of more than one authority.

County:

West Sussex

District:

Mid Sussex (District Authority)

Parish:

Cuckfield

National Grid Reference:

TQ 30434 24692

## Details

TQ 3024 NW CUCKFIELD HIGH STREET (west side) 7/47 Marshalls 10.9.51 GV II\* Manor house, now house and former stables. c1575 timber-framed building refronted in mid C18 with later extensions. Stables C17. East elevation has facade of Ardingly sandstone ashlar, side elevations are of C17 brickwork in English bond, west elevation is timber-framed with red brick infill. Horsham stone slab roof. 3 bay house with projecting stair turret to rear. East elevation has 3 tripartite sashes. Moulded sandstone bands between floors. Central splayed porch with sidelights, ogee-shaped fanlight and 6 panelled door. Approached up 9 stone steps with cast iron railings, having scrolled newel posts. The roof has a central gabled 3-light casement dormer, moulded cornice with kneelers having lozenge decoration and 2 large end brick chimney stacks, the north one external. Attached to the south is a former stables and coach-house now part of the house. Probably C17. The south front is of red brick with modillion eaves cornice, the east and north sides are of ashlar sandstone. Modern tiled roof and modern windows. House has fine interior including parlour with C16 stone 4 centred fireplace and panelling from Slaugham Manor (qv Butler's Green House, Haywards Heath) including a painted wood panel with a Coat of Arms thought to relate to Slaugham Manor. 4 C16 stone door surrounds in ground floor, kitchen with large wooden bressummer and set of 6 Victorian servants bells, original wooden winder staircase and first floor stone fireplace, original blocked large 3-light mullioned window and 3 door surrounds with Tudor rose motifs.

Listing NGR: TQ3043424692

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

302959

Legacy System:

LBS

## Legal

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

**End of official list entry**