

DESIGN & ACCESS STATEMENT
FOR
CONVERSION AND REFURBISHMENT OF
OUTBUILDING FOR ANCILLARY USE

OUTBUILDING AT THE OLD BAKERY
65 – 65A HIGH STREET
LINDFIELD
WEST SUSSEX
RH16 2HN

COMMISSIONED BY
STEPHEN YEOMANS

REVISION	DATE	STATUS
A	01.10.24	PRE-APPLICATION ADVICE
B	15.01.25	HOUSEHOLDER APPLICATION FOR PLANNING & LISTED BUILDING CONSENT

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1.0 INTRODUCTION

- 1.1 The Old Bakery, 65-65A High Street, is a Grade II* Listed building that has been granted Planning and Listed building Consent, in 2024, for its conversion into a single-family dwelling.
- 1.2 The curtilage comprises the main dwelling and a hard standing area along the back elevation that also provides access to an Outbuilding, forming part of the southern and western boundary with the adjacent neighbouring sites.
- 1.3 The proposed refurbishment of the existing outbuilding structure aims to provide ancillary accommodation to the main house and improve the thermal performance and appearance of the existing structure, together with required repairs.
- 1.4 The proposals have been revised following receipt of Pre-application advice.
- 1.5 The following architectural drawings provide details of the existing condition and proposed works, and supported by this statement which includes photos and justification:

L19-P-50	EXISTING & PROPOSED SITE PLAN	SCALE 1:200 @ A3
L19-P-51	REVISION B EXISTING FLOOR PLANS	SCALE 1:100 @ A4
L19-P-52	REVISION B EXISTING ELEVATIONS	SCALE 1:100 @ A4
L19-P-53	REVISION B EXISTING SECTIONS	SCALE 1:100 @ A4
L19-P-54	REVISION C PROPOSED FLOOR PLANS	SCALE 1:100 @ A4
L19-P-55	REVISION C PROPOSED ELEVATIONS	SCALE 1:100 @ A4
L19-P-56	REVISION C PROPOSED SECTIONS	SCALE 1:100 @ A4

HERITAGE STATEMENT AND IMPACT ASSESSMENT BY HB ARCHAEOLOGY & CONSERVATION LTD.

2.0 THE APPLICATION SITE

- 2.1 The application site, The Old Bakery, is located on the northwest side of Lindfield High Street, Number 65-65A.
- 2.2 The Outbuilding, which is the subject of this application, is located on the southwest boundary of the site, to the rear of the property accessible from the hardstanding area that spans across the rear elevation of The Old Bakery.
- 2.3 The Outbuilding in part defines the southern and western site boundary, and only the front elevation and part of the east side elevation can be viewed and accessed from within the actual site.
- 2.4 The east facing gable elevation defines the boundary with No.63 High Street, whilst the rear and west facing elevations define the southern and western boundary with the Lindfield Medical Centre, and No.61 High Street.



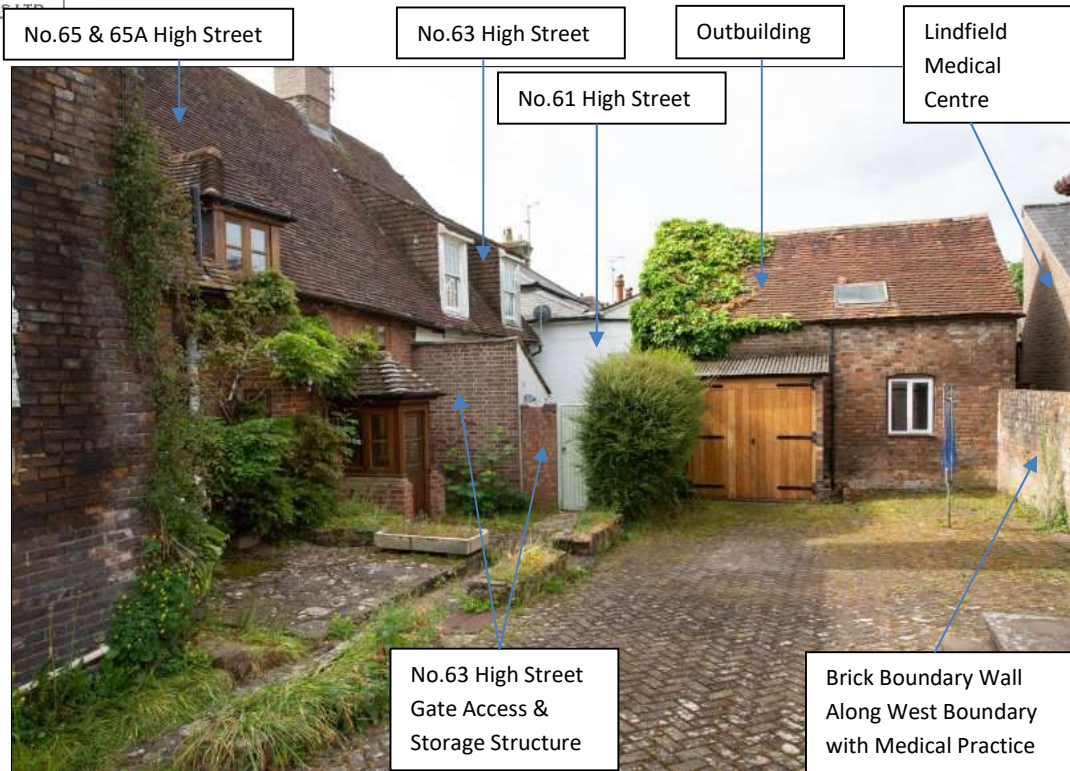
■ LOCATION PLAN – GOOGLE MAPS



- STREET ELEVATION OF 65-65A HIGH STREET 'THE OLD BAKERY'



- VIEW OF THE HARD STANDING AREA ALONG THE REAR ELEVATION AND OUTBUILDING ALONG THE SOUTHERN & WESTERN BOUNDARIES



- VIEW OF THE HARD STANDING AREA ALONG THE REAR ELEVATION AND OUTBUILDING ALONG THE SOUTHERN & WESTERN BOUNDARIES



- FRONT ELEVATION OF OUTBUILDING

3.0 EXISTING CONDITION

- 3.1 The outbuilding has been extended and modified in the past incorporating a single-skinned brick porch structure with double doors and corrugated metal roof, concrete floor slab, contemporary window and roof window.
- 3.2 Existing opening within the east facing gable, now forming the boundary wall with No.63 High Street, was boarded up, and the brick fabric of that entire gable elevation painted white.
- 3.3 The roof structure is in poor condition in terms of timber decay of structure, broken, slipped and missing roof tiles and remnants of plant growth that probably contributed to the dislodging of roof tiles and retention of moisture against the timber roof fabric.
- 3.4 The existing rainwater goods, black plastic gutters and downpipes, in poor condition with missing sections.
- 3.5 The existing roof window is in poor condition, in terms of material decay and fit.
- 3.6 The corrugated metal roof was leaking profusely and has been removed and the roof protected with a plastic sheet to prevent the ingress of rainwater.
- 3.7 Unable to inspect the condition of the brick fabric of the south and west facing elevation walls as they are only accessible from the neighbouring sites.



▪ FRONT ELEVATION OF OUTBUILDING



- FRONT ELEVATION OF OUTBUILDING & REAR ELEVATION OF No.63 HIGH STREET



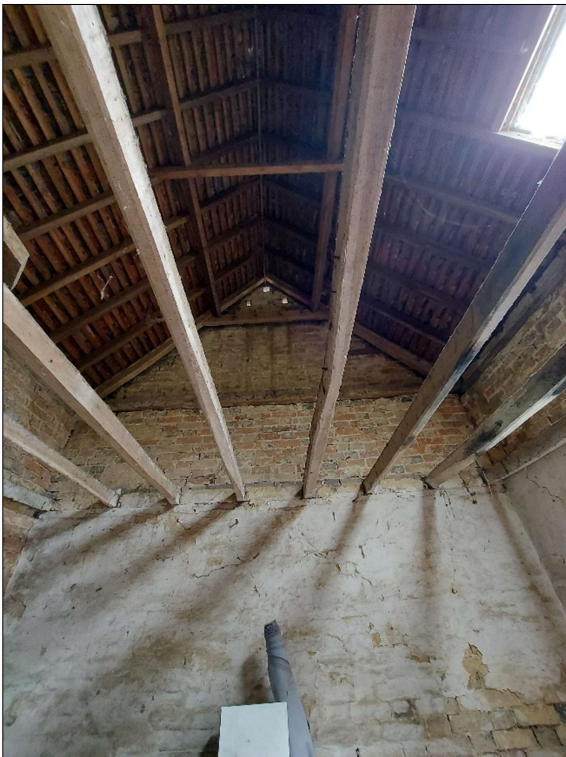
- FRONT & EAST SIDE ELEVATION OF OUTBUILDING. BRICK BOUNDARY WALL AND GATE ACCESS FROM No.63 HIGH STREET & EAST SIDE ELEVATION OF THE LINDFIELD MEDICAL CENTRE.



- FRONT ELEVATION OF OUTBUILDING. BRICK BOUNDARY WALL AND EAST SIDE ELEVATION OF LINDFIELD MEDICAL CENTRE.

3.8 Internally the exposed vaulted ceiling .

3.9 The brick walls are 225mm thick up to wall plate level and then single-skinned gables.

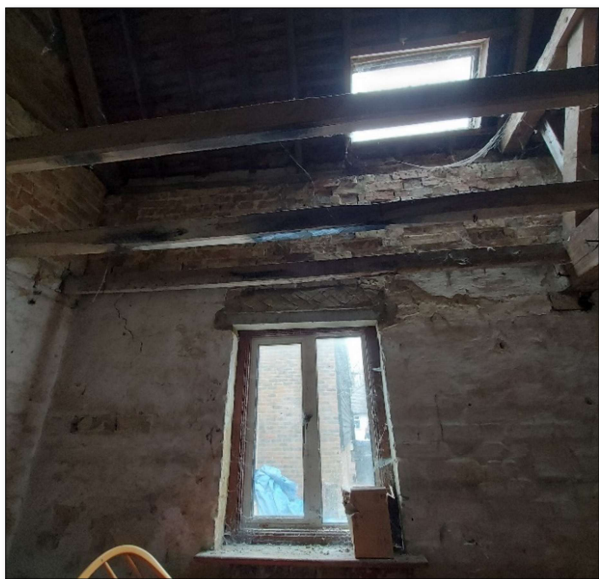


- LEFT: INTERNAL VIEW OF THE WEST FACING GABLE ELEVATION. EXISTING CEILING JOISTS AND VAULTED ROOF.
- RIGHT: INTERNAL VIEW OF THE WEST FACING GABLE ELEVATION AND SOUTH WALL. EXISTING CEILING JOISTS, VAULTED ROOF AND LADDER.

- 3.10 Timber ceiling joists forming a mezzanine level are built into the gable walls, with cement and fixed to the main timber beam that runs midway across the rear and front elevations.
- 3.11 The mezzanine level is accessed via a timber ladder, with trimmers defining the stair access.
- 3.12 The brick walls are rendered up to the ceiling joist level and exposed brickwork reveals open joists and some localised cracks that require repairs. Unable to inspect condition of wall plate.



- INTERNAL VIEW FACING EAST SHOWING EXISTING MEZZANINE LEVEL/STRUCTURE AND ROOF WINDOW.



- INTERNAL VIEW OF THE WINDOW: CONCRETE LINTEL AND CEMENT REPAIRS

4.0 PROPOSED REFURBISHMENT WORKS

- 4.1 The proposed refurbishment works will improve the material condition, appearance and enhance the thermal performance of the existing structure, enabling it to be used as ancillary accommodation to the main dwelling.
- 4.2 A constraining factor is the location of the building on the boundary, and thus limited access to all the elevations other than the front façade.
- 4.3 Internal Works:
- 4.3.1 The thermal performance and appearance of the existing floor slab will be improved by introducing an insulated floating floor, with polished concrete floor.
- 4.3.2 Localised damage in the form of cracks and open joints within the brick wall fabric will be addressed utilising stainless steel helical bars to stitch the fabric across any cracks, and lime mortar NHL 3.5 with flush joints.
- 4.3.3 The thermal performance of the envelope walls will be improved using an insulated lining system incorporating breathable wood fibre insulation. A service void within the lining system will allow for running of electrics and plumbing, to avoid walls being chased to run services. This lining system will be reversible, using either metal or timber stud fixed to a sole, and head plates.
- 4.3.4 The existing ladder is a later addition, to be dismantled, as it is inadequate in terms of function and location: insufficient head room and landing area for ease of access.
- 4.3.5 The existing floor joists creating the mezzanine level will be retained in their entirety, apart from the removal of a section of two joists to create a new stairwell, to allow for the insertion of a new compact staircase. The staircase has been aligned with the ridge line to provide sufficient headroom for safe and convenient access to the mezzanine.
- 4.3.6 New timber floorboard to be fixed to the floor joists to facilitate the use of the mezzanine as a habitable space, in addition to proposed simple timber handrail and balustrading to prevent from falling.
- 4.3.7 The new compact stairs have been located along the internal face of the gable wall to improve the use of the created habitable space at ground level, creating an open plan space, flanked by the stairs and a partitioned bathroom space.
- 4.3.8 The existing floor joists will be left exposed within the habitable space; plasterboard finish fixed to stop battens between the joists. Apart from the bathroom space where the plasterboard will be fixed to the underside of the joists, to protect from moisture.
- 4.3.9 The rafters will also be left in part exposed internally by adopting a Warm-Roof insulation system to enhance the thermal performance of the roof fabric. Wood-fibre insulation will be placed above and between the rafters. The latter receiving lime-plaster and breathable paint finish.

4.4 External Works:

- 4.4.1 Dismantling of the porch and retaining the configuration of the existing opening, which is supported using two concrete lintels, painted white. The proposal is to retain the internal concrete lintel, and replace the external lintel with an oak lintel, as it will be exposed, and become a feature within the front elevation. This is to improve the architectural reading of the structure, replicating the exposed oak lintel within the rear elevation wall of the host dwelling.
- 4.4.2 An oak framed glazed door and fixed slatted oak panel to fitted within the existing opening, echoing the previous arrangement of a double barn door. The proposed glazed door is simple in its treatment to avoid any domestic references, whilst also maximising on the provision of natural light. A single glazed door is sufficient for accessing the space for ancillary use, and thus the proposed fixed solid panel allows for the containment of the bathroom facility.
- 4.4.3 An oak framed casement window to replace the contemporary unit, fitted within the existing opening. The dividing transom improves the overall aesthetics and differentiates this building as ancillary to the main dwelling, the latter featuring larger glazed casement units.
- 4.4.4 Localised repairs to the brickwork: cracks and open joints to be stitched using stainless steel helical bars and NHL 3.5 lime mortar with flush joints.
- 4.4.5 Dismantling of the existing roof cover to facilitate inspection and repairs to the roof structure.
- 4.4.6 Re-roofing using a Breathable Warm—Roof system, that incorporates wood-fibre insulation above and between the rafters. The advantages of a warm roof system:
 - 4.4.6.1 Omits the requirement to provide over fascia, soffit or roof tile vents, thus allowing for the ridge tiles to be traditionally bedded.
 - 4.4.6.2 The wood-fibre insulation board fixed above the rafters will contribute to the structural stability/bracing of the roof in an unobtrusive manner,
 - 4.4.6.3 The depth of the internal insulation fitted between the rafters is specified to maintain the rafters exposed internally.
- 4.4.7 Dismantling and replacing the plastic rainwater gutters and downpipes with metal rainwater goods to match those approved for use on the main house; semi-circular profiled, aluminium gutters and round aluminium downpipes, colour RAL 7016.
- 4.4.8 Dismantling of the existing roof window, which is in a poor condition, and replacing it with a conservation type roof window to sit flush with the roof line.
- 4.4.9 The existing hatch opening within the east facing Gable to be reboarded using tongue and groove horizontal timber, set within the opening, and internally demarcated as a recess within the depth of the internal lining system.
- 4.4.10 The east facing gable wall is currently painted white. The proposal is to apply a breathable water-based finish, white in colour, once any repointing work if necessary is completed.

5.0 CONCLUSION

- 5.1 The proposed works to refurbish and convert the existing outbuilding for ancillary use have been amended in line with the pre-application advice received from the council's planner and conservation officer.
- 5.2 The objective is to refurbish the existing structure and improve the thermal performance of the existing fabric to secure a sustainable use as ancillary accommodation to the host dwelling. This has been assessed not to have any adverse impact on the historic or architectural reading and significance of the outbuilding and will improve the immediate setting of the listed property.
- 5.3 The proposed intervention for the thermal enhancement of the building fabric has been carefully considered in terms of aesthetics and performance, with minimal impact on the historic fabric:
- 5.3.1 Floating floor insulation and concrete finish that echoes the existing utilitarian finish,
 - 5.3.2 Internal lining system that aesthetically provides a domestic finish to the wall surfaces concealing the brickwork, but provides the opportunity to incorporate breathable insulation, and a service zone. This is not seen to depart from its historic use with evidence of a plaster finish applied to the internal face of the walls. Furthermore, the lining system will be mechanically fixed and therefore may be removed in the future if required,
 - 5.3.3 Warm-roof system that enhances the thermal performance of the roof and provides some structural bracing, whilst enabling the rafters internally to be left exposed, as intended historically. The slight increase in the height of the ridge height will not have any adverse impact on the immediate setting or neighbouring properties, as a detached structure. Whilst the eaves line has been retained to conform with existing.
- 5.4 Accordingly, the proposed refurbishment of the outbuilding is assessed to have a positive impact on the setting of the listed host dwelling and the neighbouring properties. Especially No.63 whose back garden is bounded by the east facing gable elevation, and therefore, these works would bring about an improvement to their outlook and property in general.