

HERITAGE IMPACT ASSESSMENT



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

Client: Tom Dedman and Jo Candy

Inspection Date: 1st September 2022

Report Date: 6th October 2022
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APPENDIX

1. INTRODUCTION

Aspect:	East
Occupation:	Owner Occupied
Persons present:	Owner
Weather during the inspection:	Dry
Inspection Limitations:	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 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.

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

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

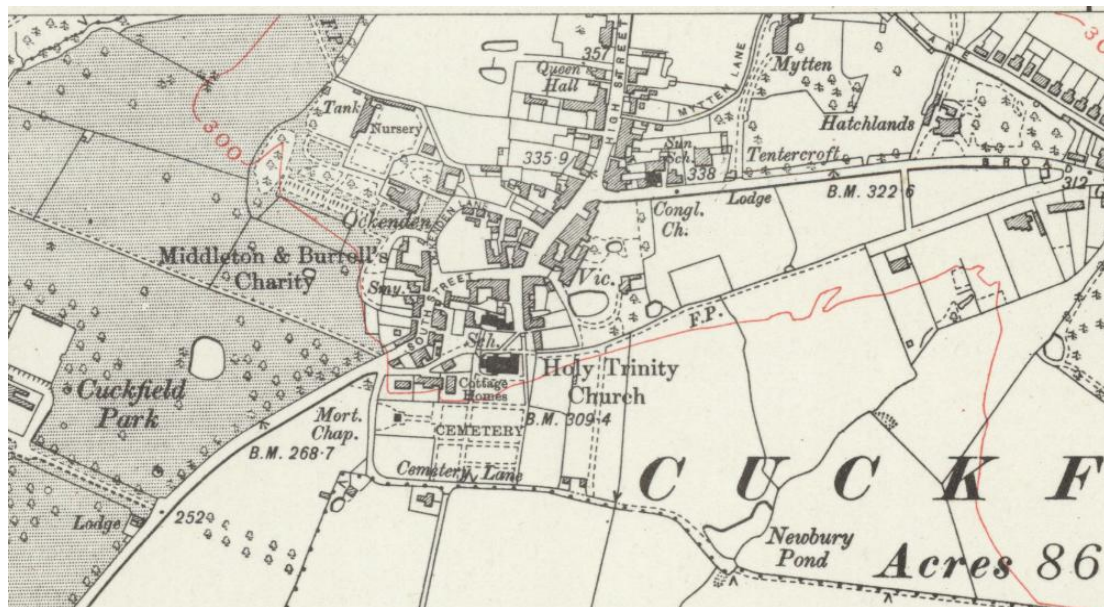


Desbruslais Chartered Surveyors



1896

By the later 19th 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.

3.1 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.

Date Listed 10-Sep-1951

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.

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 18th 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 20th 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 18th century in date. The dimensions of the bricks are not wholly uniform but are mostly of sizes that would indicate early to mid 17th 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 18th 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 17th 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 16th 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 17th 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 Marshalls Manor itself to the first third of the 17th century.

Social History

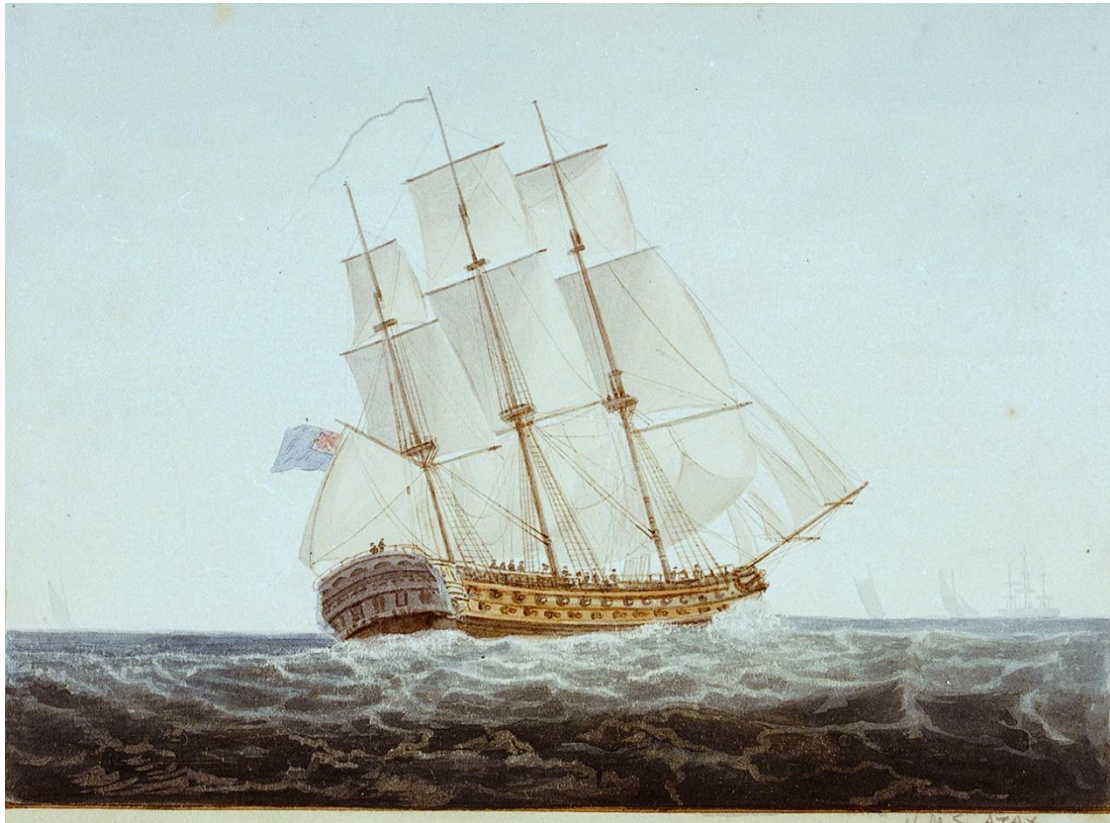
The Manor itself is mentioned from the latter part of the 16th century and looks to have been held, fairly early on, by members of the Norden family of Ansty.

The house was owned between the very early years of the 19th 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. 18th 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 Yorkstone 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 18th 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 18th-century alterations to the building, with its imposing stone masonry façade and 18th 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 Marshall's 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 initially covers a single proposal for alteration, but may be expanded with addendums to cover additional alteration proposals as may be required to allow for planning submission.

Presently, the single initial proposal in question is for the refurbishment of the main first floor family bathroom area, situated within the rear addition catslide element of the building.

- 8.2** The section below will consider the 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

Proposal 1: Refurbishment of the First Floor Family Bathroom

Works to entail:

Family bathroom

Removal of existing sanitaryware.

Blocking up the staircase.

Installing a shower where the staircase was formerly located.

Installing new sanitaryware – It should be noted that the exact layout and type of sanitaryware has not been provided and is subject to the position of waste and supply pipework routing which must also be considered as forming part of any consent.

Remove and reinstate/re-hang the existing door during the course of works.

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 use of the area and there is no question of change of use.

The proposal will see the removal of the existing bathroom suite. We would have no concerns over these preparation works, as we have identified no material of importance and the shower enclosure, as it stands, looks to be a very modern fabrication in what is suspected to be stud and plasterboard. In any case, this is to be retained to allow for the insertion of a new shower in place of the existing as a straight swap. The only difference looks to be that the new shower will be a little deeper in profile.

The basins are also to be positioned where the existing examples are and are subject only to the mounting methodology and also the routing of service pipework as may be required.

There is also a small section of screen wall to be inserted, but this will be likely to be lightweight stud and should be confirmed as being removable, as may be desired.

There are two areas of concern in relation to the proposal:

1. The removal of the top of the secondary stairs and the closure of the stair opening.
2. The new services routings for waste and supply pipework.

The stairs comprise the servant's secondary stairs from the scullery room to the first floor. As mentioned earlier in this report, the stairs were originally winding south, but were altered sometime between the 1950s and 1970s to turn north. The winders from the main run, the newel within the first floor room and also the balustrade are all, therefore, modern material. The importance of the stair and its position is clear and it is noted that the proposal does not seek to remove the stair below the line of the floor. Assessment of the stair structure indicates that the works would only affect the modern material at the top of the steps and the main historic stair run from the scullery area would remain wholly unaffected. See the Outcomes paragraph below for analysis of Conditions of acceptance for this element.

The services routings will also need further design input and will clearly be at risk of having direct impact upon material fabric. The Outcomes paragraph below indicates our thoughts upon the formation of Conditions to allow suitable control over the design and impact of these elements.

Reversibility: This is not applicable in respect of the general sanitaryware. However, there is reversibility in the matter of the staircase. With the retention of the stairs up to and including the last of the historic steps (where the modern winders begin) it is entirely possible to remove the blocking joists and have the stairs reinstated, along with a suitable newel and railings, if so desired. The screen wall could also be suitably reversible.

Mitigation: It would be prudent to record the upper parts of the secondary stair. Notwithstanding that the stair is relatively modern, the exact date of the upper part is not known conclusively and could date from any time between the 1950s and 1970s. If reinstatement is an option in respect of reversibility, some record of the previous arrangement should be retained.

Compensation: The room was not originally served by the secondary stairs. The room concerned formed part of the 'high' end of the house and the secondary stairs went up originally from the scullery to a rear room now forming the master en-suite. The works would, whilst not deliberately, return the room to an enclosed 'high' status single use room as originally intended.

Outcome: The proposal is borne out of a desire to modernise a space that is already utilised as a bathroom. As a result, continuity of use and renewal of general sanitaryware is broadly supported as not generally requiring consent per se.

The primary concern with this proposal is with the blocking of the access stair and also with the routing of pipework and wastes to allow for such an upgrade to occur.

The removal of the staircase elements must be carefully controlled to limit the removal of fabric relating solely to the modern winders, newel and balustrade. The historic elements forming the main stair run from the scullery room must not be altered. If needs be, the historic material should be further inspected and clearly catalogued/marked prior to commencement of works to ensure that important fabric is not affected.

Any new blocking joists inserted into the hole created by the removal of the modern winders must also utilise fixing and methodologies that seek to minimise face damage to any existing older fabric. It seems likely that much can be affixed to later retained trimmers, but efforts to show methodology that limits and mitigates the need to insert fixings to historic fabric should be considered of priority and made a condition of the works.

A full proposal for new waste and supply pipe runs should be provided by the designing architect/M & E agent. A schedule of new routes should be drawn, including both an assessment of material likely to be affected by the proposed runs and also any differing/alternative methodologies for routing as mitigating options.

The works are otherwise not deemed to be controversial in nature and neither are they to be considered to the detriment of the building as a whole.

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 20th 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 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** Marshalls 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 proposal results in what is expected to be minor effect upon historic fabric, subject to the requirement to the additional assessments outlined above in relation to control over the nature and extent of the stair alteration and also to the various waste and supply pipe runs.
- 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 (albeit minimally, as is always the case with subjective matters such as kitchens and bathrooms). This document demonstrates that the nature of the proposal 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 proposal is acceptable and satisfies the principles of conservation in terms of intervention, reversibility and impact – again, subject to the controls outlined above.
- 12.8** In summary, it can be considered that the proposal presents 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 impacts of the proposal
 - b) the proposal 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.

12.9 It is therefore recommended that the proposal is permitted subject to any conditions materially applicable.

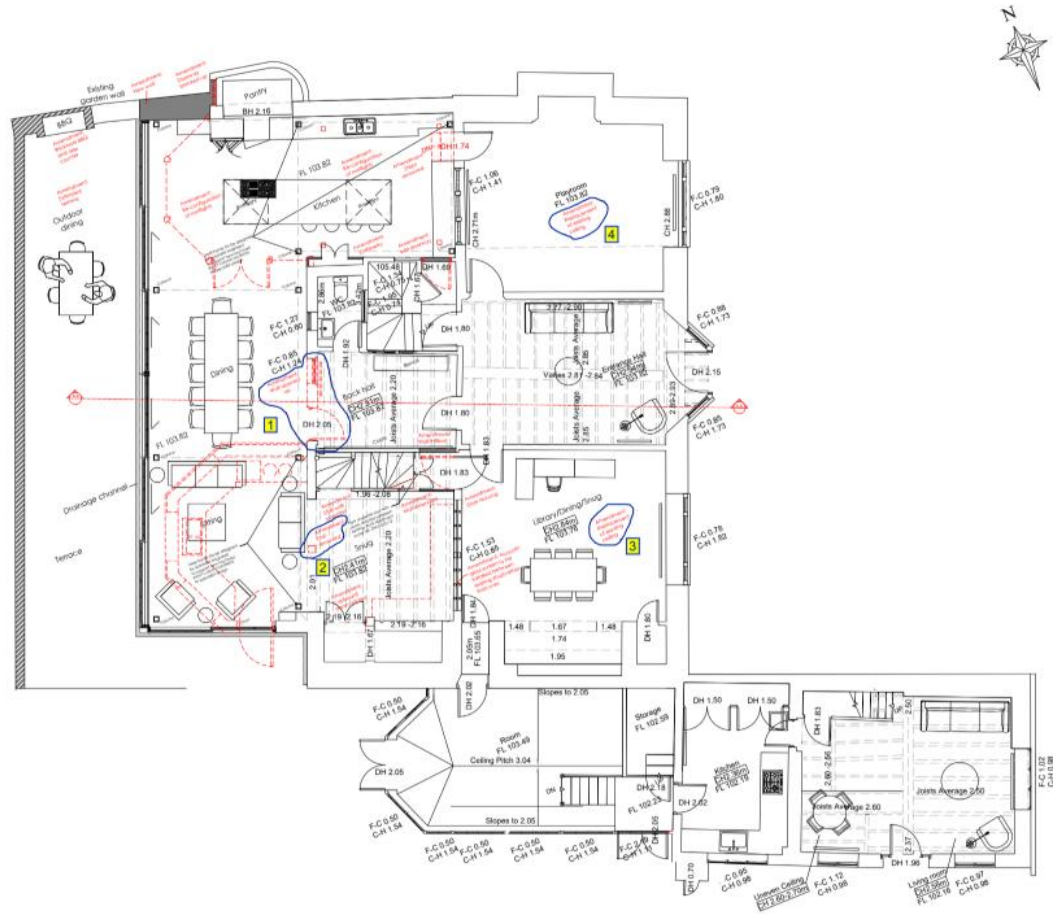


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ADDENDUM 1 – 13th May 2026

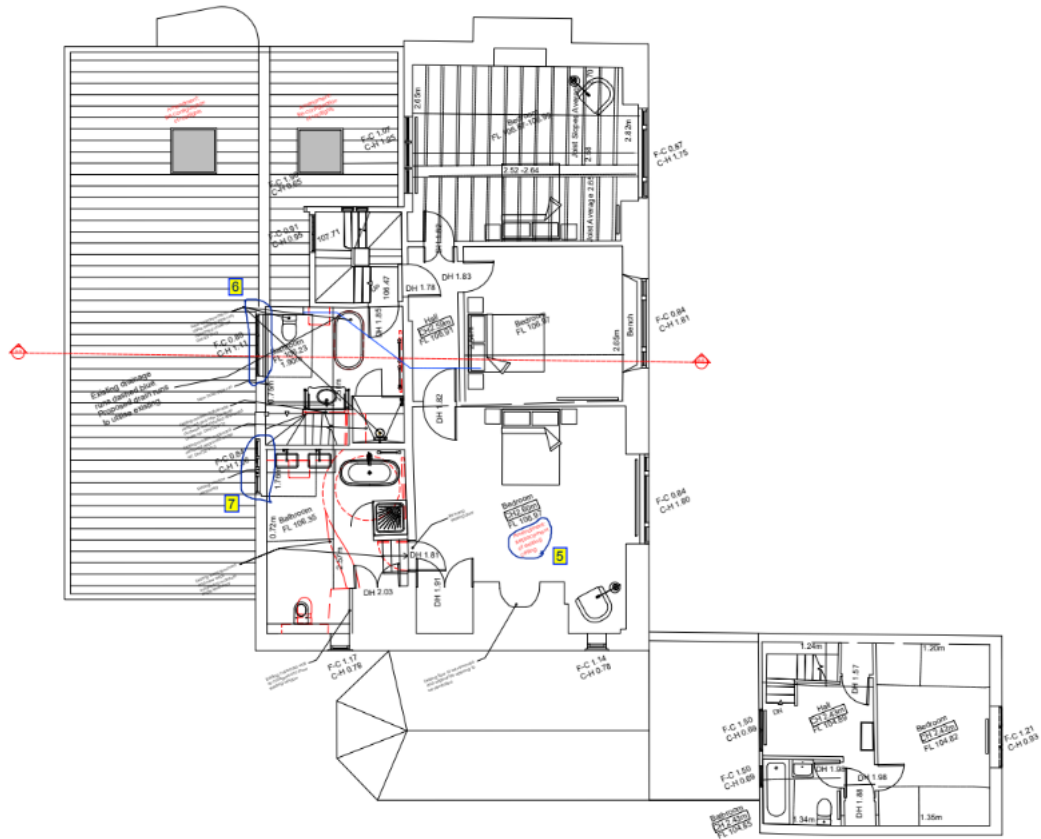
Notification of amendments to consents and scheme via Stephen Langer Architects:

Drawings referenced: **21072-P-03**

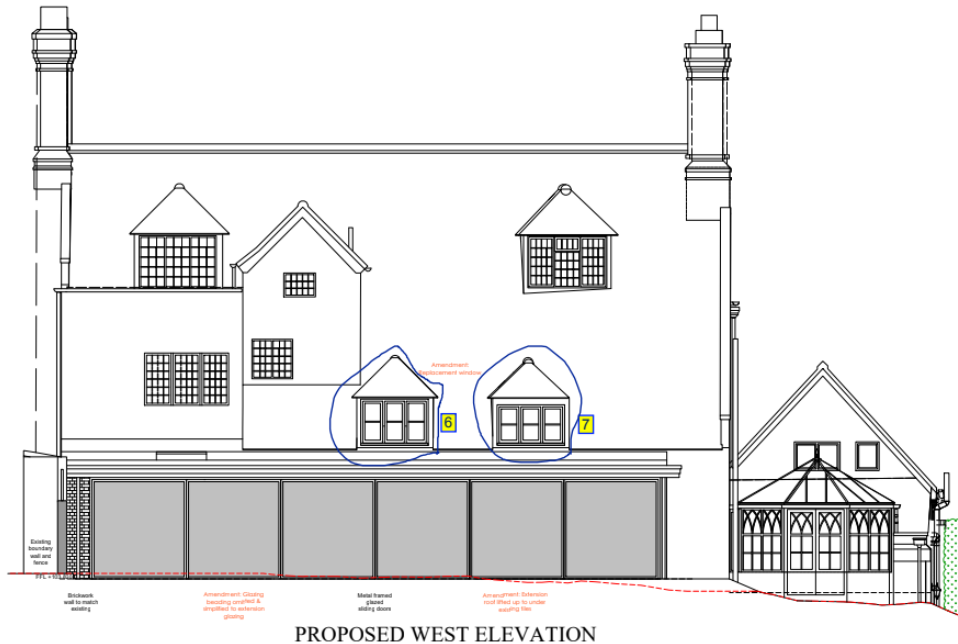


PROPOSED GROUND FLOOR PLAN

21072-P-04



21072-P-09



Amendments as numbered:

1. Opening in existing wall
2. Removal of existing post
3. Removal of existing ceiling
4. Removal of existing ceiling
5. Removal of existing ceiling
6. Replacement of existing window
7. 'Re-instatement' of existing window

Impact:

Item 1 involves opening the brick wall rear of the outshot element of the property. Much of the structure of this element is modern, and probably dates to the mid 20th century at the earliest. Whilst technically covered by the provisions of the listing, its removal cannot be considered contentious in and of itself. There is no loss of comprehension as regards the remainder of this part of the building.

Item 2 involves the removal of a single timber post likely installed in the 1980s/90s to support an opening within the existing wider kitchen area. The impact of the removal will open a question as to the provision of support to the opening if the post is indeed removed. The removal is not contentious. The method of support in its place must be considered prior to consent and form part of that consent

Items 3-5 involve the removal of historic ceilings and we are not minded to offer recommendations to consent to these works.

Items 6 & 7 refer to alterations to existing consents. The previous consent was to match the dormers. The new proposal is to replace the existing glazing to both dormers to better compliment glazing in other parts of the building. This will result in the loss of existing glazing to these parts. In terms of impact, the windows are not matching and are both relatively modern in date





Neither of the windows are of particular heritage significance. They are proposed to match more closely the windows to the front dormer elements:



- Reversibility:** The removal of certain parts does not preclude placement of similar arrangements in the future, but in the case of the windows, for instance, the originals such as they are could not be retained practically. Reversibility is limited.
- Mitigation:** There are existing photographic records of the previous arrangements.
- Compensation:** None.

Outcome:

The alterations to existing consents are relatively minor.

As advised, we are not minded to recommend changes to existing ceilings and these should ideally be left in situ.

The proposals for the rear wall opening and post removal are acceptable, but the structural support of the post opening must also be considered as forming part of any consent.

The windows are not contentious and we see no significant issues with granting consent to this alteration.

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