

26A Station Street  
Lewes  
BN7 2DB

12<sup>th</sup> January 2024

Dear Kathryn Andrews,

We understand that you are now handling our Planning Permission application No: SDNP/23/05098/LIS.

Following the letter we received dated 8<sup>th</sup> December 2023, we are writing to answer the two points Max Robinson asked us to respond to by 28<sup>th</sup> December and then, with your permission a further extension to 12<sup>th</sup> January 2024.

In response to Point 1 our Heritage Consultant contacted HER Archeological Officer for East Sussex and received an email back copied here below:

**From:** County HER <[County.Her@eastsussex.gov.uk](mailto:County.Her@eastsussex.gov.uk)>  
**Sent:** Monday, December 11, 2023 4:37 PM  
**To:** Chris Griffiths <[REDACTED]>; Planning <[Planning@southdowns.gov.uk](mailto:Planning@southdowns.gov.uk)>  
**Cc:** County HER <[County.Her@eastsussex.gov.uk](mailto:County.Her@eastsussex.gov.uk)>  
**Subject:** Validation ESHER no. 202056: 26A Station Street, Lewes

Dear Chris,

**Validation ESHER number: 202056**  
**Address: 26A Station Street, Lewes**  
**Proposal: Change of Use of the property from Use Class F1(f) (a place of worship) to Use Classes E(d) and F2(b) (community uses) and the front parts of the property to two dwellings (Use Class C3)**

Thank you for consulting the East Sussex Historic Environment Record (ESHER) regarding this application in accordance with the requirements of the National Planning Policy Framework (Policy 194).

On the available evidence, the East Sussex County Council Archaeology Team do not consider that, in this instance, the information held by the ESHER would contribute to determining the significance of the heritage asset.

**Furthermore, we do not require the Local Planning Authority to consult directly with East Sussex County Archaeology Team when determining this application as, based on the available evidence, we do not believe that any significant archaeological remains are likely to be affected by these proposals.**

Please pass this email on to the Local Planning Authority.

Best wishes,

**Diccon Hart**

Archaeological Officer  
Environment Advice Team,  
Communities Economy and Transport

Point 2 – Please provide further details of proposed:

- a) replacement tiles
- b) masonry paint
- c) replacement doors and windows
- d) replacement railings
- e) roof lantern

a) Slate Tiles - We propose to replace the concrete mix tiles on the two roofs that lead to the back of the 26A building before the hall. We will match the slate tiles that have already been replaced by the previous owner on the roof of the streetside building consisting of No26 and the house part of 26A. The tiles appear to be c. 12inches square, but we have not been able to go up onto the roof to measure due to poor weather. We intend to use second hand slate tiles, if not with new ones, which are in keeping with their colour and size. Please find attached 4 x relevant photos. This supplier has similar tiles - <https://www.theslatecompany.co.uk/>

b) Masonry Paint - We propose to use Sandtex External Ultra Smooth Masonry Paint for the exterior walls in the colour 'Chalk Hill' with all exterior woodwork (except front doors but including door and window frames and sashes) painted in Sandtex Satinwood 'Brilliant White'. Please find attached Photo of Chalk Hill colour.

c) (N.B>Details of all including measurements on attached .xlsx file)  
Doors - There will be three entrance doors: Flat 1 (currently the external door to the basement), Flat 2 (currently the double entrance doors to the building) and a new doorway which will provide the new entrance to the hall. We will reuse the existing double doors to the building for the new entrance doors. The two replacement doors for Flat 1 & 2 are both from [www.historicdoors.co.uk](http://www.historicdoors.co.uk) -photos can be seen on their website. They are hardwood Akoya Georgian style 6 panel doors. They have similar beading. We propose that these will be painted a colour in keeping with the conservation area such as a grey/green, bottle green, teal, black or claret red.

Windows – Please see attached Windows Specification attached. The architect's drawings label each window with a key. In the .xlsx file you will see each window listed and either "no change", "Upgrade glass/sash at original size" two with "samples" and "add internal secondary glazing".

To give an overview it is our intention to keep the exact size and style of every window the same as existing but to make upgrades to some. In the hall, the large triple sash window contains significant rotten woodwork which requires replacing. Softwood has been used we propose to use hardwood for durability and to match the same size sashes. The frame does not need repair as this has been done. The hall loses significant heat through this window and the upper sashes do not open well. As our neighbour, who owns the courtyard garden, has a covenant requiring us not to open the lower sashes above 150mm, we are reliant on the top sashes opening fully downwards for good air circulation. In spring and summer the hall is very hot and all as we have many exercise classes taking place here we need these to function well. We wish to replace the single glass (which is post 1932) with specific Heritage glass/ Low e-glass sealed glazed units with the external line of sight remaining as before. Please see attached Windows Specification attached. The exterior of the sealed glazed unit is float glass giving a traditional appearance but with excellent heat-saving qualities in cold weather. The width of each of these is 14mm but the exterior glass is set at the same line of sight so from the outside they look the same. (In the current cold weather the hall does not heat up above 14 degrees even after 4 hours of central heating and 5 radiators on due to the significant loss through the windows. This causes many of our older participants in classes to struggle with the temperature of the hall).

We wish to upgrade the kitchen triple sashes in the same way.

With regard to the older windows in the front rooms of the building and up the stairway, we wish to also upgrade the sashes and glass in the same way, since they have suffered water ingress over many years. For these the sealed glazed units will be considerably slimmer at 10mm with the glass sitting at the existing line of sight. The wooden sashes will be upgraded. All other dimensions will remain as they are presently. Please see attached Windows Specification attached.

There is one modern window that will become the Disabled Toilet window on the ground floor. We would like to keep a single pane here but make it openable and ideally double glazed again with a 10mm sealed unit.

We will be removing the modern window along the same elevation nearer to the hall as this is where we propose to create the new hall entrance.

The bay glazed window in the garden room on the ground floor will remain as it is but we propose secondary glazing internally. These windows have already been renovated and contain curved single glass panes and two opening sashes. The one on the left is original but the central door and right hand sash are both replacements. As the work here has been done the windows are stable enough to stay as they are.

- d) Railings – The boundary of 26A on Marlborough Place is not easy to identify except for an uneven strip of red bricks on the ground running up the side of the building at a width of 0.75 – 0.9m. To clarify this boundary and to smarten presentation of the entrance to both Flats and the hall, we propose traditional black painted metal

railings with flat handrail top, to replace the grey pipe single railing towards the hall end. These will enable people using the hall and flats to safely hold on to the railings (unlike the spiked versions) and lock their bikes neatly alongside them. It will provide a demarcation line where the bins can be tucked back into their bin stores (also in line) away from the rest of the alleyway, where they are often left out in an unkempt fashion, attracting more rubbish from passers-by and being confusing for the refuse collectors to locate specific bins for trade and residential collections. Please see a photo of proposed RAILINGS style. This supplier provides such railings <https://www.kpengineering.co.uk>

- e) Roof Lantern Light - The existing lantern light construction measures 2630mm x 3859mm with a total height of 1150 at the apex. The frame is of a hardwood construction but the panels are Perspex. Recent heavy rains have confirmed this feature leaks and the plant growing on the roof is now entering through a hole in it. We wish to replace the existing frame and panels, with hardwood frame and double glazed sealed units with anti-light pollution darkened exterior glass plus a metal ridge. Please see attached quotation and drawing from Medina Joinery.

We hope this has provided sufficient information to give adequate understanding of our intentions. If you require any further clarification please do get in touch by email or phone.

We look forward to hearing from you in due course.

Kind regards,

Emma and Neil Peters

