



Extension to existing classroom

**DESIGN & HERITAGE STATEMENT**

St Clair House  
141 High Street  
Lewes  
BN7 1XT

Ref: 2063  
Rev: \_

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L R A Retinue

+44 (0) 1273 446 890  
studio@lra-r.co.uk

[www.lra-retinue.co.uk](http://www.lra-retinue.co.uk)



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Photograph of St Clair from the High Street

## I.0 INTRODUCTION/CONTEXT

St Clair House is a grade 2 listed mid-terrace property, belonging to Lewes Old Grammar School. The property falls within Lewes Conservation Area and also the South Downs National Park.

The building accommodates classrooms over ground and first floor, as well as within the attic space, shared with staff offices. To the west, the property abuts Tynne House, also owned by the school, and an opening in the party wall allows access between the two properties at first floor. To the east is 142 High Street, also known as The Corner House, which is a privately owned residential dwelling.

St Clair House has been extended over time, which is evident by the complex roof form of varying roof pitches. The site associated with St Clair House, 141 High Street, has also been developed over time, including the two-storey connected building to the rear, known as The Malling, the detached former Squash Court Building and the detached two-storey building also known as De Montfort. The associated buildings are all annotated on the provided site plans and drawings. See below planning history for further details.

This application seeks a single-storey extension to the rear of relatively modern extension on the back of St Clair.





Aerial photograph of rear of St Clair

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## 1.2 PLANNING CONTEXT

Below is a listed of applications since the property fell within the South Downs National Park

SDNP/14/03912/LIS - New signage and repainting of the entrance door - APPROVED AT APPEAL

SDNP/21/01546/LIS - Installation of vision panels to existing internal doors, replacement of modern doors with fire rated internal doors - APPROVED

SDNP/22/03220/LIS - Repairs to sash windows and associated cills/surrounds to south elevation - APPROVED

SDNP/23/00503/LIS - Internal alterations to ground floor WC - APPROVED

SDNP/23/00521/FUL - Additional window to ground floor, replacement of roof finish with slate roof and a single feature rooflight across the apex (associated with former Squash Court Building) - Approved. Note associated application REF: SDNP/23/00522/LIS was refused

### PRE-NATIONAL PARK PLANNING HISTORY

LW/04/1088 - Listed Building application for extension to rear of building to enlarge existing classroom - APPROVED

LW/04/1087 - Rear extension of existing classroom - APPROVED

LW/05/0838 - Listed Building Application for rear extension to St Clair House to provide two storey classroom block and single-storey extension to art room - APPROVED

LW/05/0837 - Rear extension to St Clair House to provide two storey class block and single storey extension to art room

LW/05/1659 - Listed Building application for the erection of a rear extension to provide a two storey classroom block and single storey extension to art room - APPROVED

LW/08/0957 - Erection of new two storey library in rear garden of school together with the partial reinstatement and refurbishment of existing garden wall (resubmission of LW/08/0510) APPROVED

LW/11/0773/NP - Repair and refurbishment of the roofs of Tyne House and St Clair House with the addition of roof insulation - APPROVED





Existing context showing De Montfort (left), Squash Court (far left) and The Malling (right)



Existing access between St Clair and The Malling



Existing access between St Clair and The Malling



Existing extension to St Clair House

## 2.0 USE

The existing use of the building is for education. The ground and first floors accommodate classrooms and toilet provision. The second floor, within the attic space, has one classroom, one staff office and storage space within the rear roof.

The existing ground floor rear room, which this application proposes to extend, accommodates an art room.

The proposed extension will provide an increased size art room, with provision for internal partitions to create informal rooms within the space. An additional, mechanically opening, rooflight will provide more light and ventilation into the existing art classroom.

## 3.0 AMOUNT

The existing art classroom is 58sqm. The proposed extension provides an additional 28sqm.

## 4.0 LAYOUT

The existing footprint of where the extension is proposed is an external courtyard, adjacent to the thoroughfare between all of the schools' buildings that have organically been connected via the land to the rear of the properties.

The extension will be positioned against the boundary wall between St Clair and Tyne House, whilst retaining the existing wall and associated piers. We propose a lead flashing over the top of the wall into the extension to avoid collection of debris.

The proposed extension will be accessed internally, via the existing classroom, as well as through the french doors to the north elevation. There are no proposed windows to the east elevation due to the adjacent thoroughfare. Natural light and ventilation is achieved via the french doors to the north and opening rooflights.

## 5.0 SCALE

The proposed depth of the extension is 8m, to match the depth of the adjacent classrooms within The Malling. The extension also matches the width of the existing extension, 4.2m, and has a parapet height of 3.8m to match the existing. The extension is subservient to the host building, as well as being lower than all of the surrounding context (The Malling, De Montfort, former Squash Court).

## 6.0 LANDSCAPING

An area of hard landscaping will be lost due to the extended footprint of the building. The planting bed with 4 no. olive trees will also be removed and replanted elsewhere on the site. A recent application has provided additional landscaping to the adjacent area for the benefit of the students, ref: SDNP/23/02569/LIS





Boundary wall from Tyne House side



Boundary wall from Tyne House side

## 7.0 APPEARANCE

The north elevation of the main building has a flint facade with red brick corbelling, red clay pitched roofs and original red brick chimneys. The latter extensions have flat roofs with a mixture of lead and asphalt with a rendered parapet.

The existing ground floor extension has red brick elevations, with a band of white render at high level. The adjacent 'The Malling' building is clad with horizontal timber boards. The boundary wall between St Clair House and Tyne House is red brick on the east side, with flint and brick banding on the west elevation. (see provided photographs).

The proposed building is stretcher bond red mathematical tiles, a popular finishing material in Lewes. The structure will be timber frame, with insulation to exceed Building Regulations. The parapet will be finished with a powder coated aluminium trim, to match the proposed french doors and fixed windows on the north elevation. The flat roof will have a felt finish with 2 no. mechanically opening rooflights, only visible from the upper north facing windows from St Clair House.

## 8.0 ACCESS

Access to St Clair and all other surrounding buildings and thoroughfare will remain as existing.

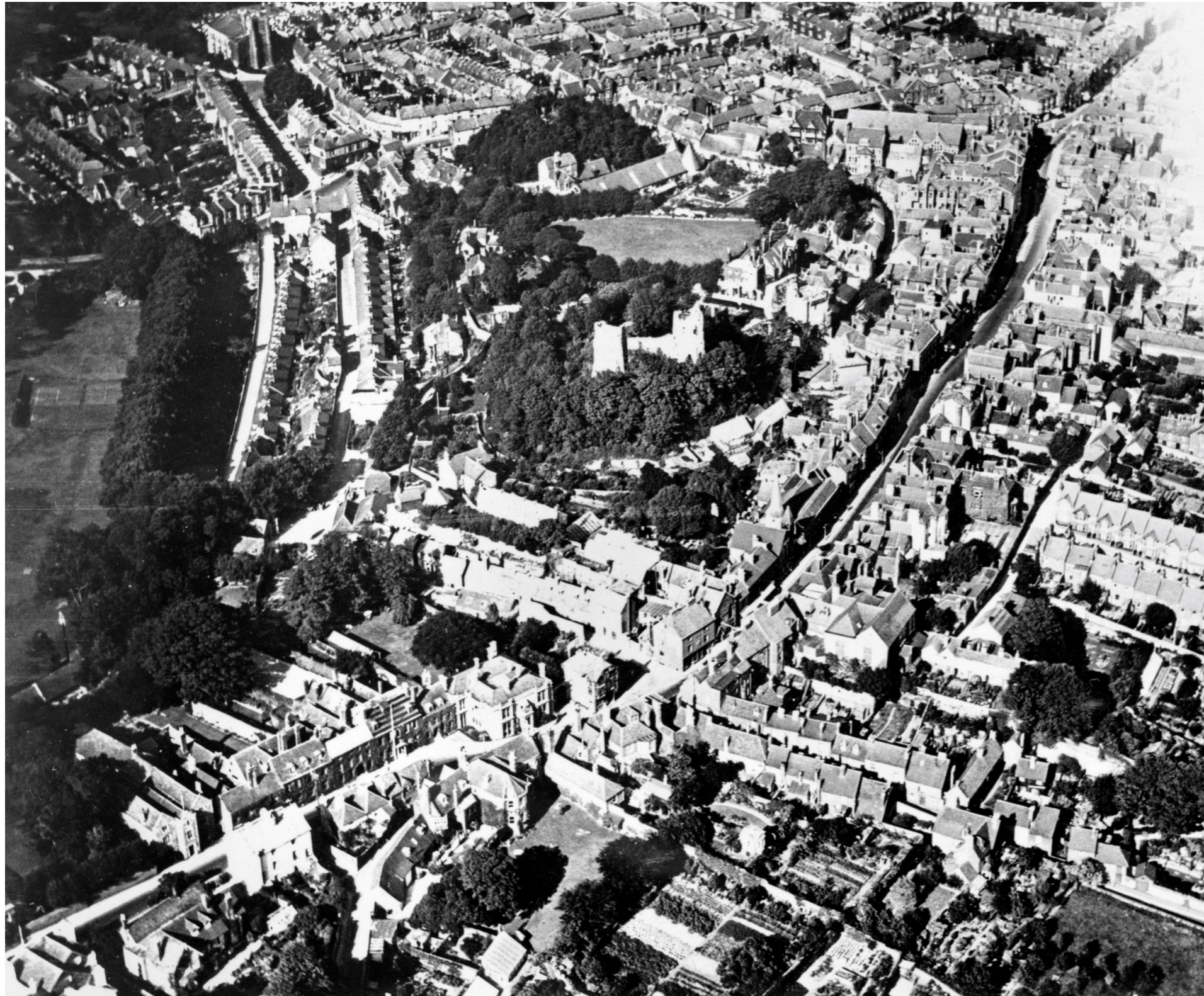


Local examples of Mathematical tiles - images courtesy of Friends of Lewes



Local examples of Mathematical tiles - images courtesy of Friends of Lewes





Aerial photograph of Lewes 1924 showing St Clair House (Banded tile roof) with surrounding context

## Heritage Statement

141 High Street Lewes, also known as St Clair House, is grade 2 listed. The date of the listing was 25th February 1952, which also includes the railings to the south.

The property falls within the Lewes Conservation Area and The South Downs National Park.

The official listing reads as follows:

House. Early to mid C18, with some interior alterations of circa 1900. Knapped flint with stone quoins, window dressings and cornice. Moulded cornice to plain tiled roof with end stacks, two outer segment-headed dormers and central skylight dormer on ridge. 2 storeys and attics; regular 5 window front, glazing bar sashes on first floor; sashes without glazing bars on ground floor, all in wide stone frames. Central flush panel door in porch with flanking Doric columns supporting entablature hood. Small 5-light window in stone frame over porch-hood. Interior: Much C18 panelling. Front room to east with alcove on columns with depressed round arch over. Various other C18 fireplaces in other rooms. Circa 1900 staircase. Cast-iron arrow-head railings around enclosures to south, either side of door; vase-head standards.

### Significance

**Architectural Interest:** The building is a good example of a substantial five bay, mid Georgian town house built during the boom in popularity of Lewes as an affluent and desirable area to live and visit. The building employs vernacular materials such as the knapped flint dressing and a restrained classical simplicity to its facade treatment. Unlike traditional Georgian hierarchies, it is the ground floor that dominates, with much larger floor to ceiling heights than that of the piano nobile at first floor. The Doric columns with modest moulded entablature over represent the masculine solid nature of the facade. Whilst the building has lost its banded roofing as seen in the 1924 aerial, its clay tiled roof is characteristic of this age and type of building. The dormers appear to be later replacements of those shown in the 1924 aerial but respect the symmetrical nature of the facade below. No named architect has been identified as being associated with the building.





Historic map 1930 showing reference to use as County Club



Historic map 1938

Construct min 1200mm wide footpath to Twitten in Mistral paviors as described elsewhere. New path to be 150mm below FFL of new building. Construct 215mm thk brick wall edging, see detail.

Rainwater: Marley Alutec Classic 120x80mm gutters (mill finish) with 63mm dia Alutec Vortex circular downpipes. Downpipes to discharge to direct drain connection.

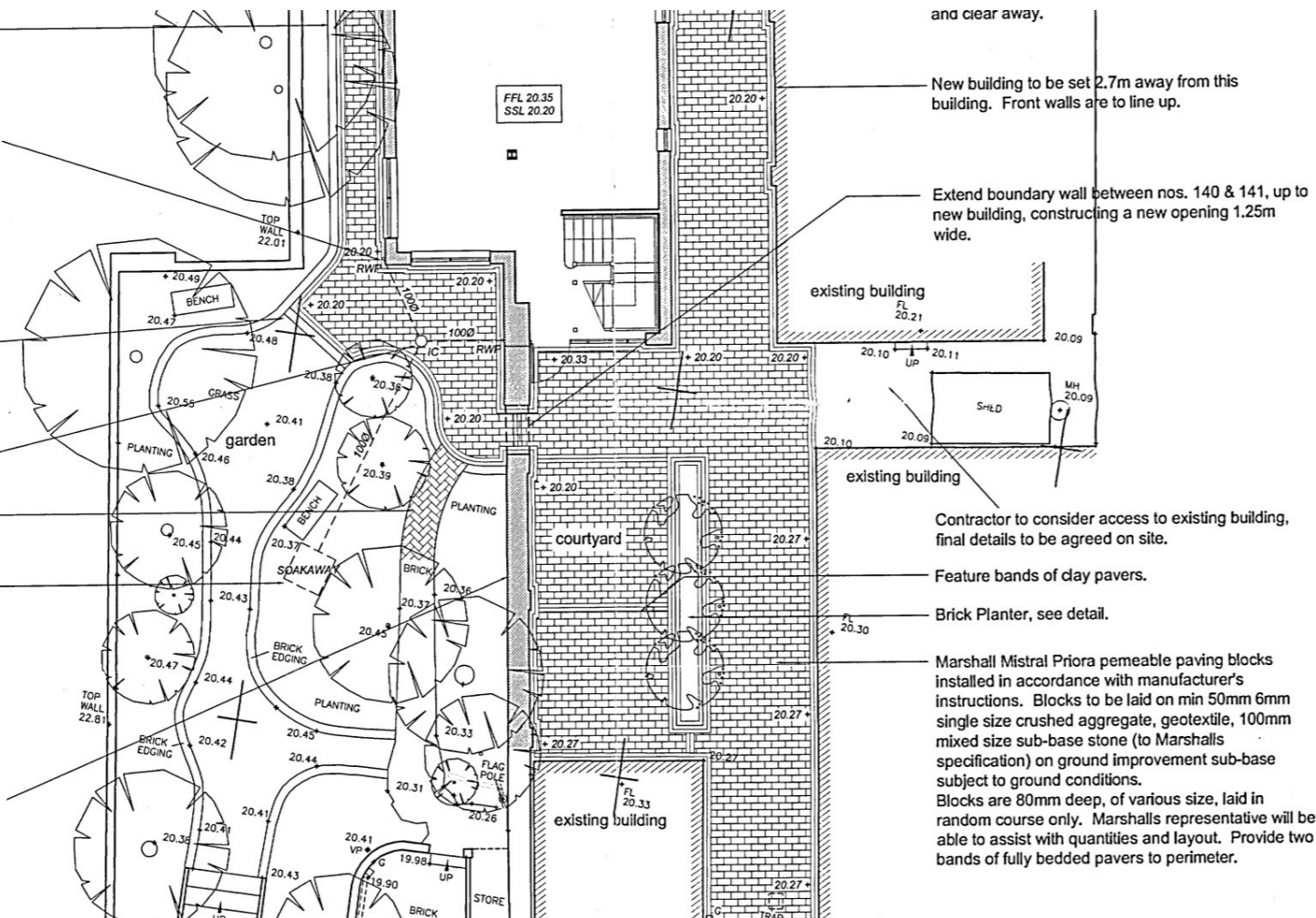
New path to be 150mm below FFL of new building. Adapt existing brick edging and construct small retaining wall at change in level, see detail.

100Ø plastic drain in granular surround. 300Ø mini inspection chamber.

Adapt existing red brick path to suit new layout. Provide step approx 170mm high where it meets new paving.

New soakaway min 5m away from buildings, designed to either BRE Digest 365 or CIRIA Report 156. Soakaway to be constructed in Polypipe Polystorm Lite plastic storage cells, installed in accordance with manufacturer's instructions. Min 500mm cover to cells. Contractor to carry out percolation test to determine final volume.

Existing boundary wall between nos. 140 & 141 is to be re-faced on one side to conceal previously rendered face. New skin is to match original wall. Remainder of wall is to be renovated. Note new opening between nos. 140 & 141 and where wall is rebuilt up to corner of new building in construction to



and clear away.

New building to be set 2.7m away from this building. Front walls are to line up.

Extend boundary wall between nos. 140 & 141, up to new building, constructing a new opening 1.25m wide.

existing building

existing building

Contractor to consider access to existing building, final details to be agreed on site.

Feature bands of clay pavers.

Brick Planter, see detail.

Marshall Mistral Piora permeable paving blocks installed in accordance with manufacturer's instructions. Blocks to be laid on min 50mm 6mm single size crushed aggregate, geotextile, 100mm mixed size sub-base stone (to Marshall's specification) on ground improvement sub-base subject to ground conditions. Blocks are 80mm deep, of various size, laid in random course only. Marshall's representative will be able to assist with quantities and layout. Provide two bands of fully bedded pavers to perimeter.

Identification of Heritage assets and significance

Historic Interest:

The building is an example of a mid 18th century town house erected in an fashionable location. Since the early 20th century the building has housed communal uses, including county club and as a school now. It therefore also has local communal value as a focal point for many local residents.

Archaeological interest:

The upstanding fabric to the 18th century parts of the house is of high evidential value. The below ground archaeological potential of the Site is unknown and falls outside the scope of this report.

Setting:

The building is primarily appreciated from the High Street to the south, where it blends into the immediate townscape seamlessly. Whilst the openness of the rear of the building has been lost over time with the rear elevation being largely consumed by later additions, these have been undertaken in a sympathetic and contextual manner. The overall significance of No. 141 High Street is high in a national context, which is reflected in its statutory Grade II listed status.

Relevant planning history

The council's planning portal confirms that the single-storey extension to St Clair was approved in 2005, planning reference LW/05/0838 & 0837 confirming that this is a relatively recent addition to St Clair House. Repairs to the boundary wall between St Clair and Tyne House appear to be associated with the 2008 application for the 'Partial reinstatement and refurbishment of existing garden wall' reference LW/08/0958, which clarifies the different materiality to both sides of the wall.

Our application therefore connects with an extension built circa 2005 and a boundary wall that was constructed circa 2008. Therefore no historic fabric will be altered to accommodate the proposals, the extension appears both subservient to the original property, due to its scale, and the proposed material palette will provide an in-keeping development.



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