

JUSTIFICATION

RE-FACING OF MAIN CHIMNEY BREAST

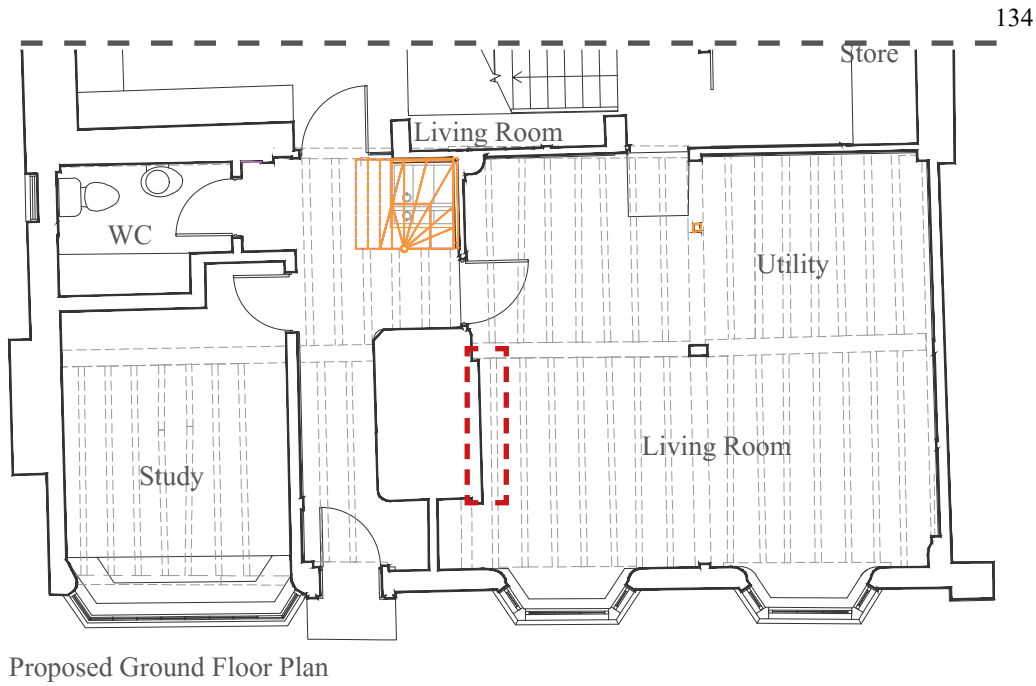
The condition of the ground floor main chimney breast has been significantly improved. The chimney breast has been re-faced in reclaimed brick using hydraulic lime mortar, with a new hearth being incorporated. This is considered an improvement to the listed house and a heritage benefit as outlined in the supporting HCUK heritage statement.

The following works have been undertaken:

1. Initial, exploratory hole made on hallway side of chimney to visually investigate the construction of the chimney - blockwork was found to be located within the build ups
2. Existing blockwork removed from behind the existing hearth
3. Reclaimed brickwork cleaned where required across full extent of chimney prior to any repair works.
4. Any serious erosion from spalled brickwork removed, then cleaned out and infilled with new brickwork and mortar mix with colour, texture and pointing to match existing.
5. Chipped or cement coated bricks removed, cleaned out and infilled with new brickwork and mortar mix with colour, texture and pointing to match existing.
6. Any open mortar joints, if not found to be a consequence of structural defects, cleaned out and infilled with new mortar mix with colour, texture and pointing to match existing.
7. New fireplace insert incorporated at ground floor.

KEY:

Highlighted area of deviation



Ground floor living chimney breast under construction, prior to re-facing.
Non-original blockwork wall infill exposed.



Ground floor living room re-faced chimney breast



135

JUSTIFICATION

RE-FACING OF MAIN CHIMNEY BREAST

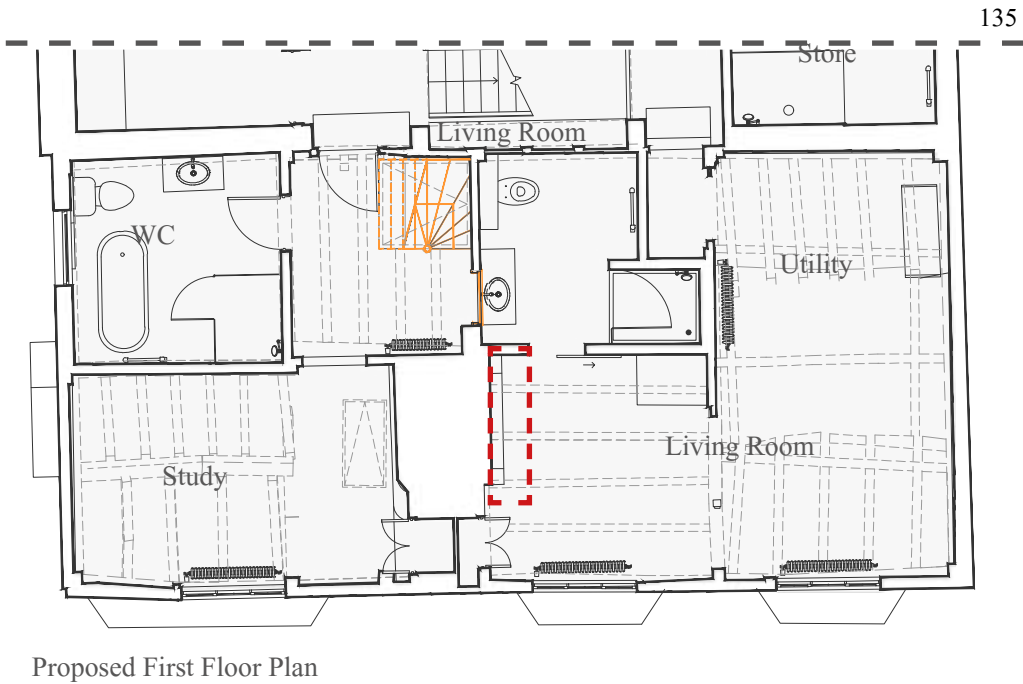
On the first floor, the fire place was modified to resemble the historic one by reinstating the hearth opening. The condition of the chimney breast has been significantly improved. The chimney breast brickwork has been cleaned and re-pointed. A new horizontal timber mantle was introduced for aesthetic reasons.

The following works have been undertaken:

1. Existing fireplace insert removed
2. Brickwork infill around inserted fireplace removed to reinstate the historic firebox
3. Reclaimed brickwork cleaned where required across full extent of chimney prior to any repair works.
4. Any serious erosion from spalled brickwork removed, then cleaned out and infilled with new brickwork and mortar mix with colour, texture and pointing to match existing.
5. Chipped or cement coated bricks removed, cleaned out and infilled with new brickwork and mortar mix with colour, texture and pointing to match existing.
6. Any open mortar joints, if not found to be a consequence of structural defects, cleaned out and infilled with new mortar mix with colour, texture and pointing to match existing.
7. New timber mantle by Nick Cane of Cruck Frame Carpentry installed above the opening. Timber treated to match the floorboards.

KEY:

 Highlighted area of deviation



Original firebox blocked up

Original firebox retained



First floor bedroom fireplace and chimney breast before works

First floor bedroom re-faced chimney breast



JUSTIFICATION

RE-FACING OF MAIN CHIMNEY BREAST

The adjacent image is an email received by the Applicant from a representative of Inglenook Restoration Ltd regarding renovation of existing fireplace. It states that the restoration of fireplace was beyond economical repair.

From: Deyan Kovachev <dkovachev72@yahoo.co.uk>
Sent: 16 January 2025 13:37
To: Simon Dougall <simon.dougall@btinternet.com>
Subject: Re: Screenshot 2023-09-29 at 09.00.27

Dear Mr Dougall,

Further to the site visit that I have completed in September 2023 at Marlow House, according to my knowledge, taking into account the remains of what used to be an inglenook fireplace, that it is beyond economical repair to restore this fireplace. The reason for that is, the later construction reduced the size and layout of the original fireplace. Evidence is that the new corrugated cement flue pipe, that was built in when the latest repairs were done, is part of the modern structure/infield. This continues behind the fireplace upstairs which subsequently supports the chimney stack. So for this reason, your intentions to put the fireplace back to the original layout and to have it as an open fire will not be possible. The only option for a heating source will be to have a stove/wood burner installed in the current opening. I consider this option as a non permanent structure and should you need too, can be removed at later stages without disturbing the current layout of the fireplace.

Kind Regards,
Deyan Kovachev
Inglenook Restoration Ltd

On Wednesday 15 January 2025 at 18:20:53 GMT, Simon Dougall <simon.dougall@btinternet.com> wrote:

Apologies for the number of emails but I am not sure of the correct email address so I have all to both for safety
Cheers
Simon
Sent from my iPhone

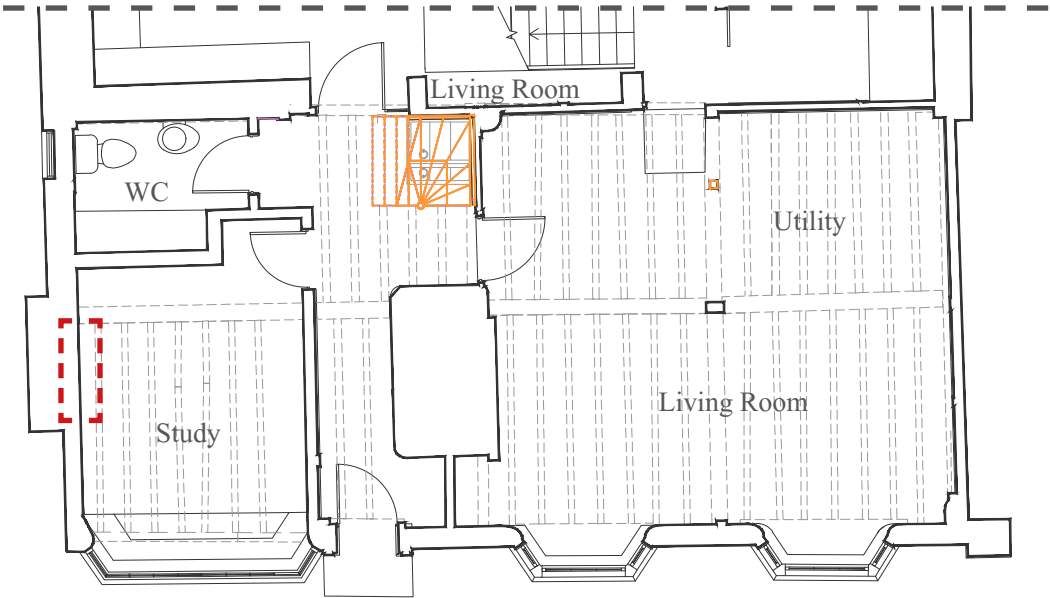


JUSTIFICATION
STUDY FIREPLACE

The fireplace opening in the ground floor study was blocked up prior to the construction works undertaken. As part of the works the opening was partially built up and electric fire was installed.

The following works have been undertaken:

- 1. Previously blocked up firebox opened up
- 2. Firebox cleaned up, debris removed
- 3. Opening decreased in height - using masonry infill with lime plaster covering, decorated to match surrounding wall finish
- 4. New electric fireplace insert installed



Proposed Ground Floor Plan



Ground floor study fireplace before works- opening on the right side



Ground floor study fireplace- electric fire place on the right side



JUSTIFICATION

GROUND FLOOR SLIDING DOOR PARTITION

The ground floor utility and store were constructed with the following deviation from the approved scheme:

- Partition wall location shifted, enlarged utility at the cost of storage space
- Addition of a discreet sliding door, bespoke door made of the same timber planks as the overlaid floor finish on 1st floor, with door being hung on sliding door gear fabricated by local blacksmith.

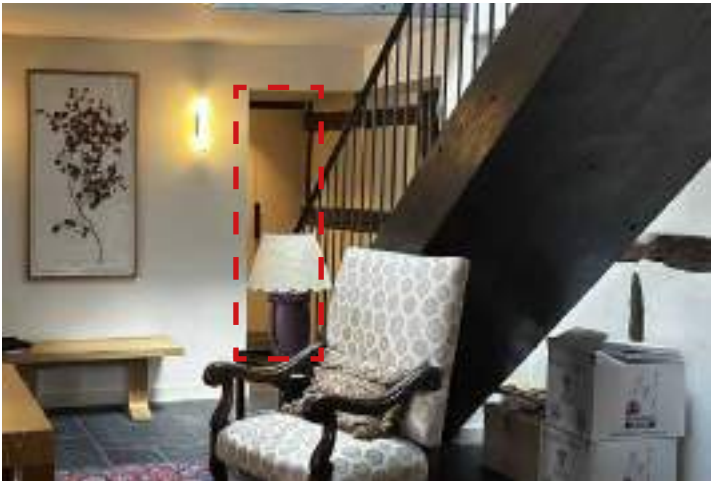
As stated in the approved drawings, allowances have been made for the existing rear wall of the historic house to be left visible. This has been achieved through the installation of a sliding door

that is left in the open position. This door can be lifted off at any time it is not a permanent fixture, is (re)movable and should therefore be accepted as the perception of the rear elevation of the 15th century element of the house is still very much perceptible with the door in situ, both open or closed

This is a minor deviation from the approved scheme and is considered to have neutral effect on the listed building significance in accordance with the supporting HCUK heritage statement.



Photographs of the sliding door

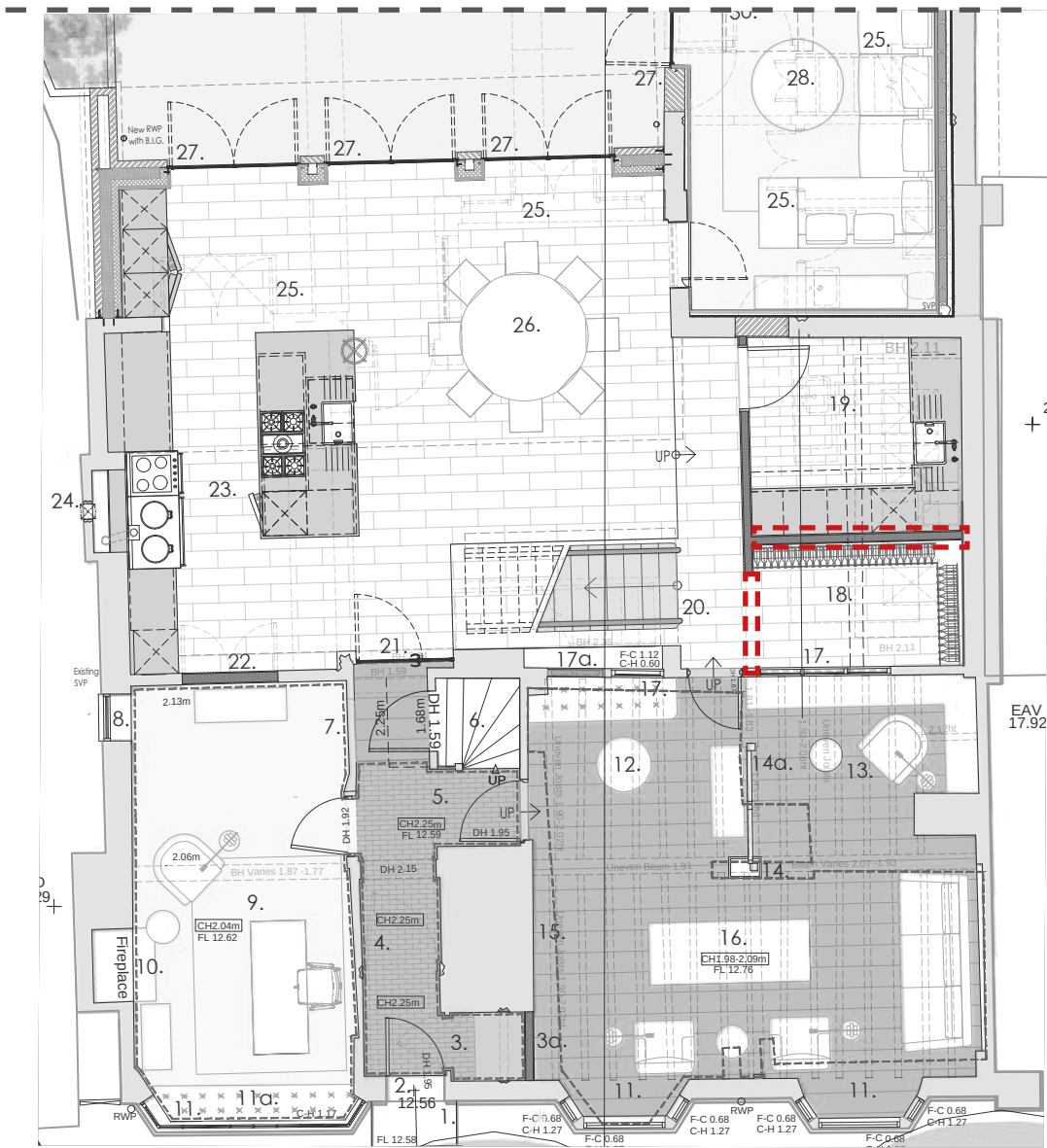


Photograph showing location of the door and exposed timber frame

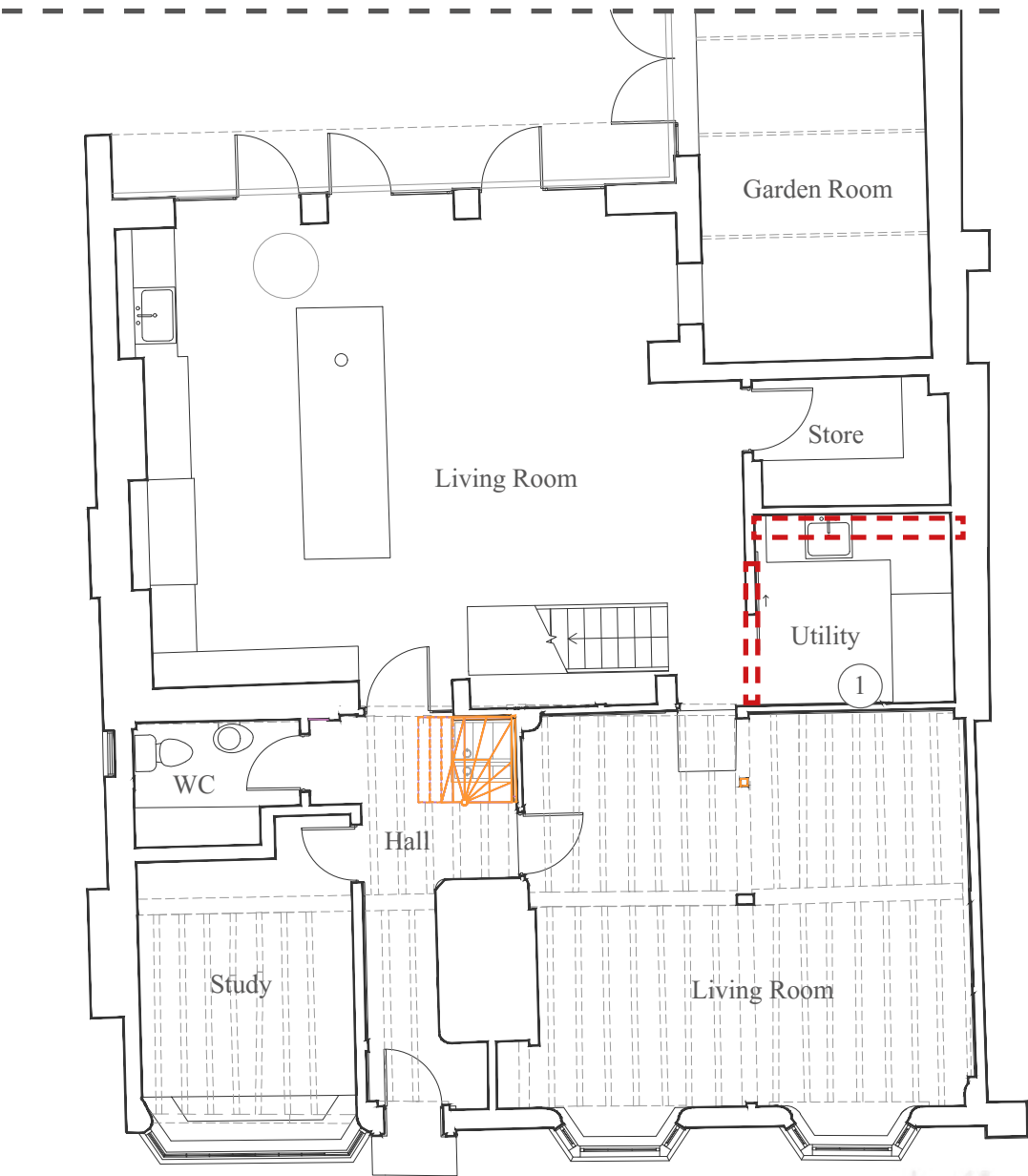
KEY:

 Highlighted area of deviation

1 Restored timber frame within existing wall



1. Approved ground floor plan - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved)



2. Proposed ground floor plan showing revised wall location

JUSTIFICATION

MAIN ENTRANCE PASSAGE TIMBER CLADDING

Existing timber framing to the southern wall in the entrance passage has been further exposed and carefully renovated during the engagement of heritage carpenter Nick Cain of Cruck Frame Carpentry. This sympathetic change reinforces the historic character of the main part of the house, which has been carefully restored. Additionally, small sections of oak panels were added to carefully complement the appearance of timber frame.

The following works have been undertaken:

- 1. Comprehensive survey of the historic timber elements to assess the condition of the oak. Timbers checked for decay, insect damage, splits, warping, or structural weakness.
- 2. Timber renovated using historically appropriate techniques - gentle clean using soft bristle brush. Timber left are without any coatings. The timber’s patina, age marks, and tool finishes retained.
- 3. New elements created to restore the readability of the frame. Timber elements selected, cut to size, treated with wax to achieve colour and overall look of the historic elements. Installed without damage to the existing frame.

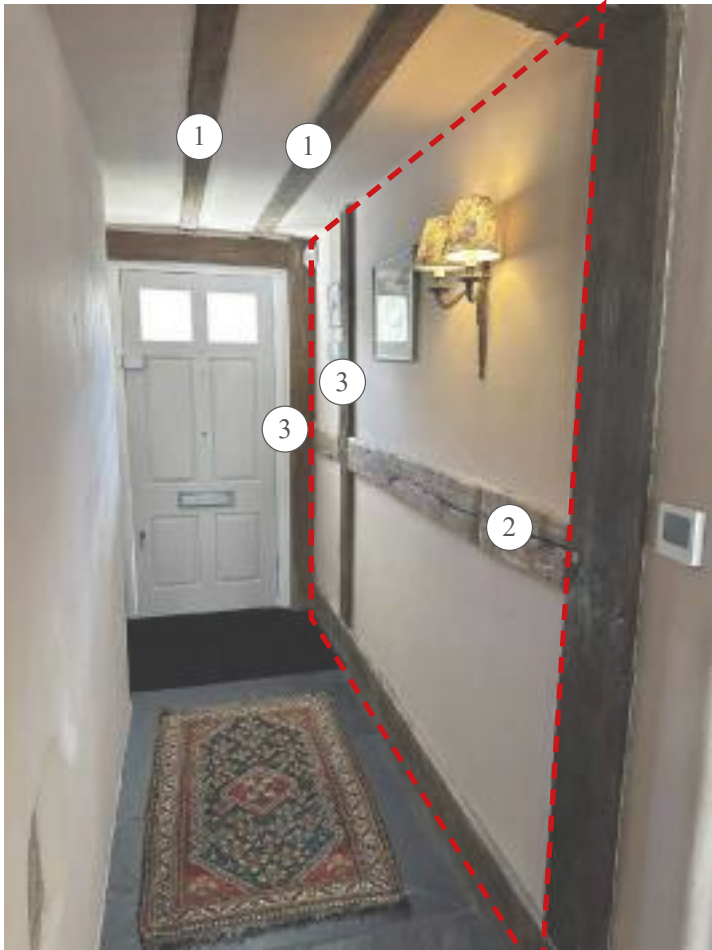


Timber wax product

It is considered to have a neutral impact on the listed building’s special interest, resulting in no harm in accordance with the supporting HCUK heritage statement.

KEY

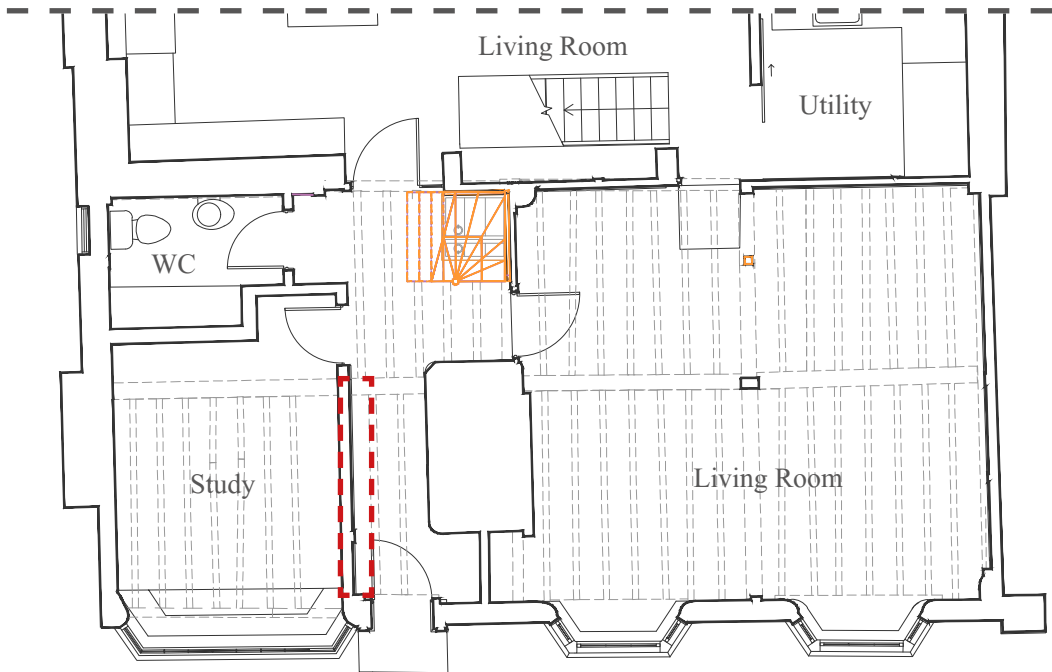
- 1. Historic, previously not visible timber elements exposed
- 2. New horizontal timber elements
- 3. Historic timber elements restored



Recent photograph of the hallway wall



Recent photograph of the hallway wall



Proposed ground floor plan



JUSTIFICATION

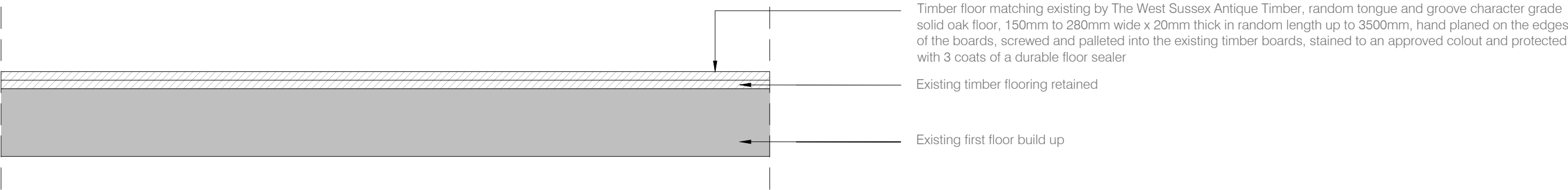
OVERLAID SEASONED OAK FLOORING

The first floor floorboards have been retained in-situ and have received new overlaid floor finish that very closely matches the existing timber floor finish found elsewhere in the house, specifically on the ground floor. High quality seasoned oak plants of varying widths and lengths have been supplied and installed by The West Sussex Antique Timber Co. Ltd. The boards are in-keeping with the character of the house and do not contribute or cause any loss of historic fabric. According to the supporting HCUK Heritage Statement, this change is considered to be of neutral impact to the significance of the listed building.

The floor boards have been retained and new traditional flooring overlaid using traditional methods. The existing floor boards substantially undulate and no floor in the original part of the building is level. If the new flooring was laid straight onto joists on a new substrate, it would be flat, but it’s not. The original joists and floorboards exist underneath and the extent of fixings into the floorboards is akin to the number required to lay a carpet over the floorboards. The owner is willing to lift areas of the new floor finish to demonstrate the presence and authenticity of the original floorboards below it which are being preserved in situ.



As-built oak flooring



Technical section through first floor illustrating overlaid oak flooring



JUSTIFICATION

OVERLAID SEASONED OAK FLOORING

The adjacent is an email received by the Applicant from representative of The West Sussex Antique Timber regarding the poor, beyond repair condition of the existing flooring.

From: WSAT <info@wsatimber.com>
Sent: 16 January 2025 16:47
To: simon.dougall <simon.dougall@btinternet.com>
Subject: Flooring:

Dear Simon,

Further to our correspondence, I can confirm the following.

Upon inspection of the original floor boards we agreed that the flooring was beyond repair and refurbishment due to the degree of historic deterioration and damage. You therefore asked for a floor to replicate the original flooring as close as possible. We specialise in traditional random width solid oak flooring which we have been installing in historic buildings for over 30 years. Due to the extremely uneven surface the oak floor boards were secured using countersunk screws which are covered by oak dowels.

Please do not hesitate to contact me if you require any further information.

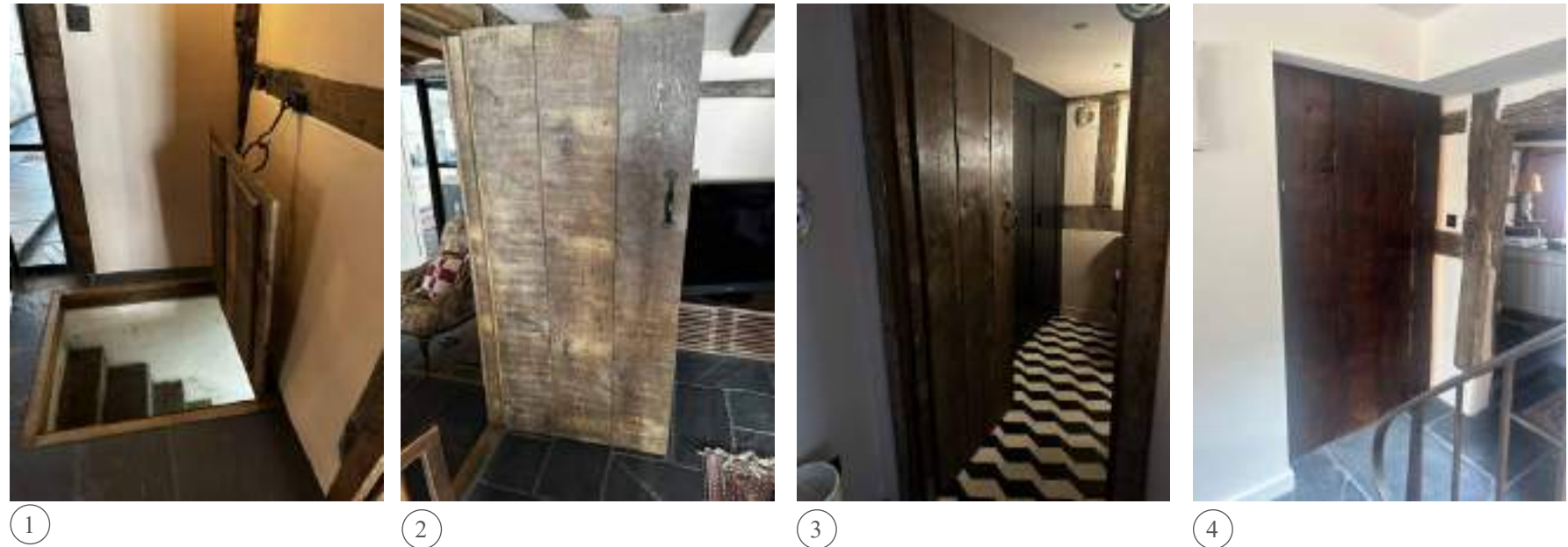
Kind regards

Andy

THE WEST SUSSEX ANTIQUE TIMBER CO LTD
RELIANCE WORKS, NEWPOUND
WISBOROUGH GREEN, WEST SUSSEX RH14 0AZ
01403 700139
Email us on : info@wsatimber.com
Visit our website : <https://westsussexantiquetimber.co.uk>
showroom opening times:
Monday – Thursday 9am – 5pm Friday 9am – 3:.30pm
Saturday by appointment 9am – 12 noon.

JUSTIFICATION RE-USE OF ATTIC FLOORBOARDS

Three number of ground floor new doors have been constructed by re-using space floorboards found in the attic. The doors have been finished in a manner to compliment the character of the listed building. These are annotated with numbers on the adjacent drawing and illustrated with recent photographs. Mainly on the first floor, new doors have been made of the same oak panels used for overlaid flooring. These doors are marked with ‘*’ on the adjacent drawings. Doors marked with ‘E’ are existing timber doors.



JUSTIFICATION

REMOVAL OF INTERNAL CASEMENT WINDOWS

The casement windows to the west facade of the listed building have been removed and openings filled in, deviating from the approved scheme proposing their retention.

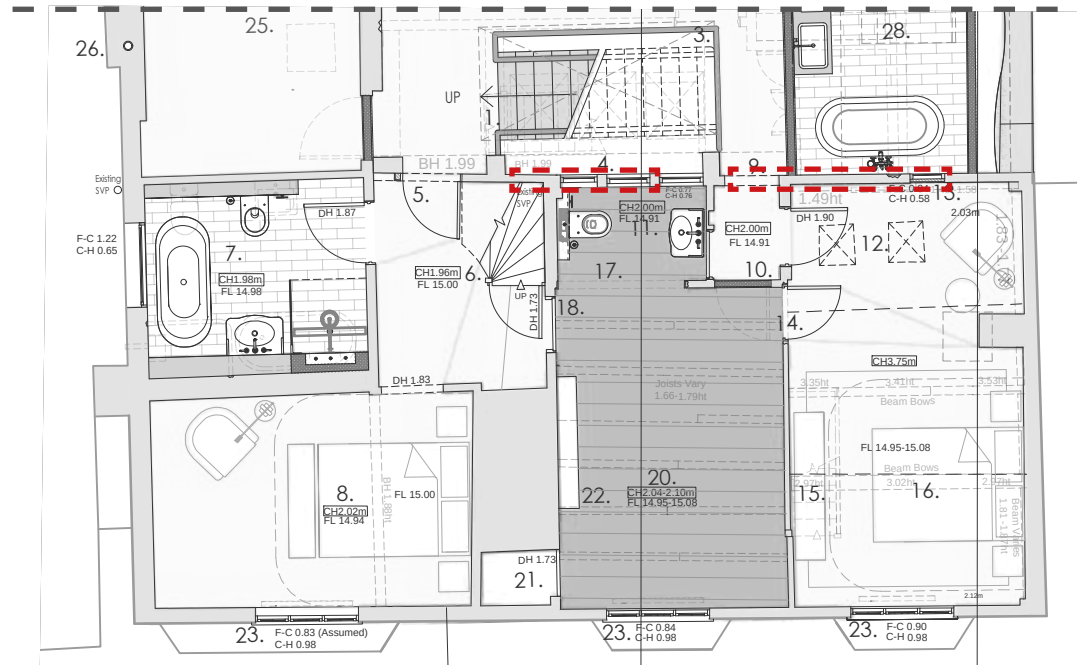
The windows were not original, added in 1990s and poorly detailed. After their removal the openings have been infilled with traditional fibrous wood wool boards faced in lime plaster. This change reveals and expressed the 15th century timber framing, which has been carefully repaired and renovated, which according to the supporting HCUK report is a significant heritage benefit.



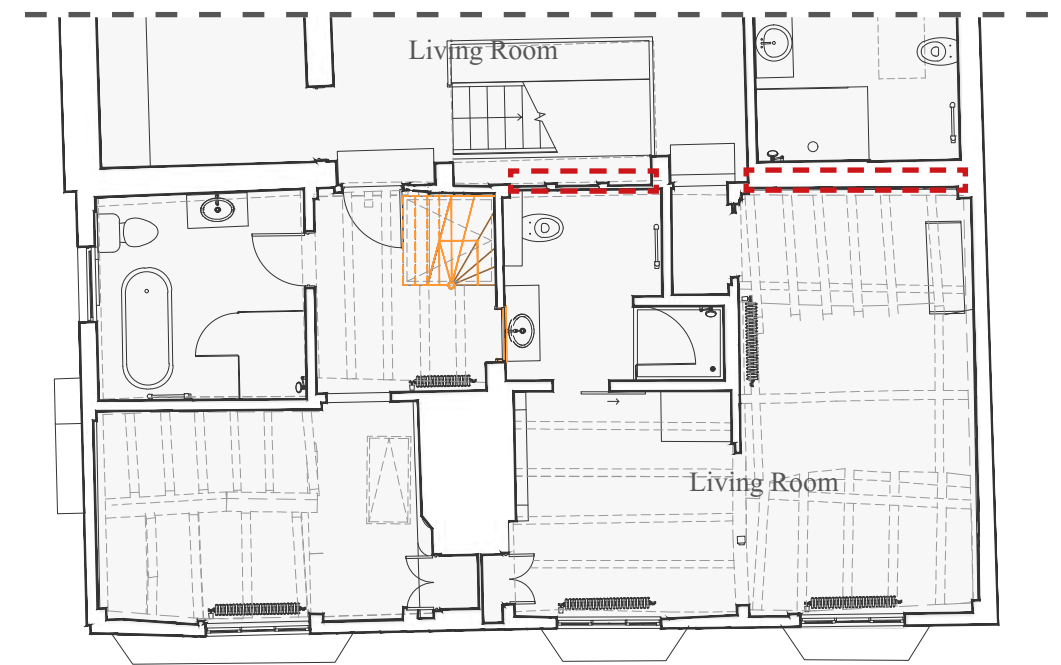
Recent photograph of west elevation wall with casement windows removed and openings filled in (first floor)



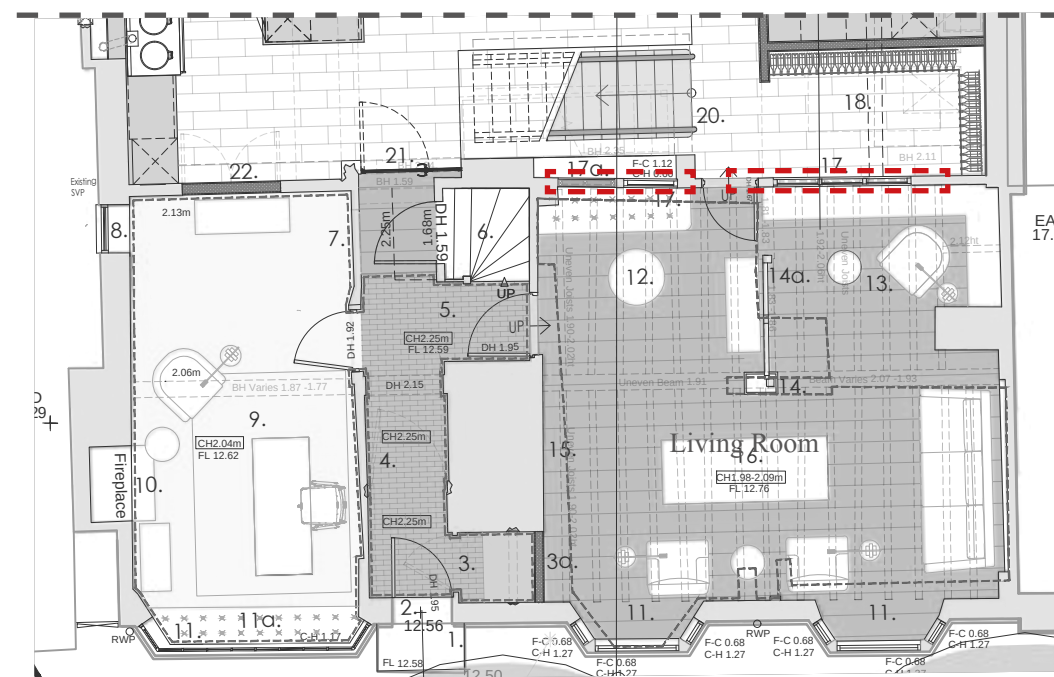
Pre-construction photograph of low quality casement windows, west facade (ground floor)



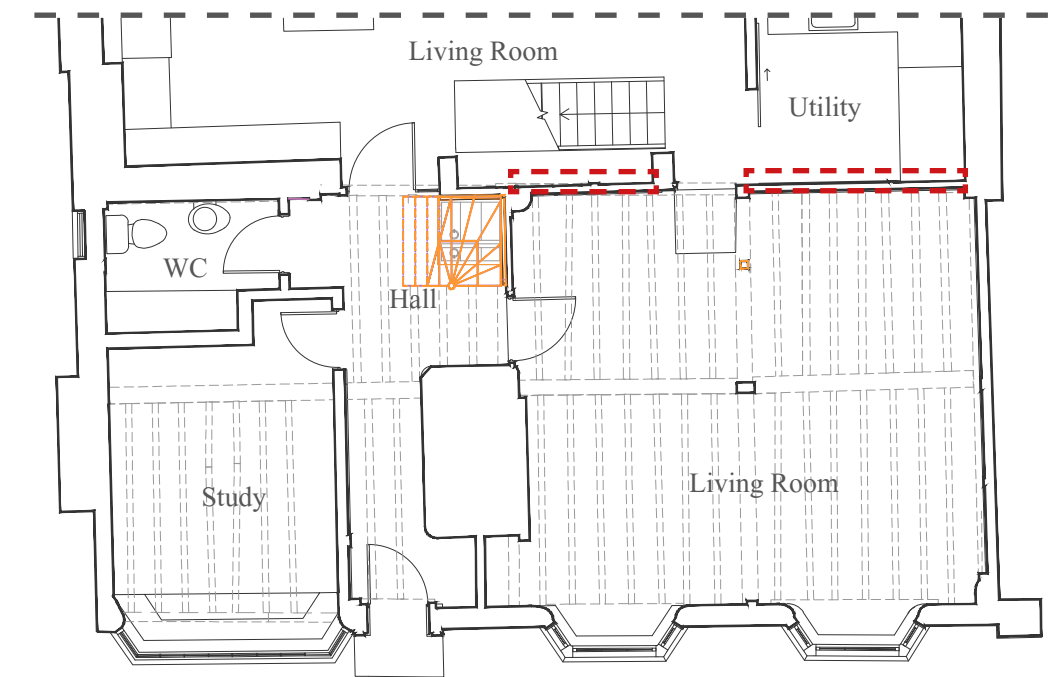
3. Approved first floor plan - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved)



4. Proposed first floor plan



1. Approved ground floor plan - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved)



2. Proposed ground floor plan

JUSTIFICATION
REMOVAL OF INTERNAL CASEMENT WINDOWS

Point 17 of the approved drawing GH342 PL02 Rev B confirms removal of existing casement windows.

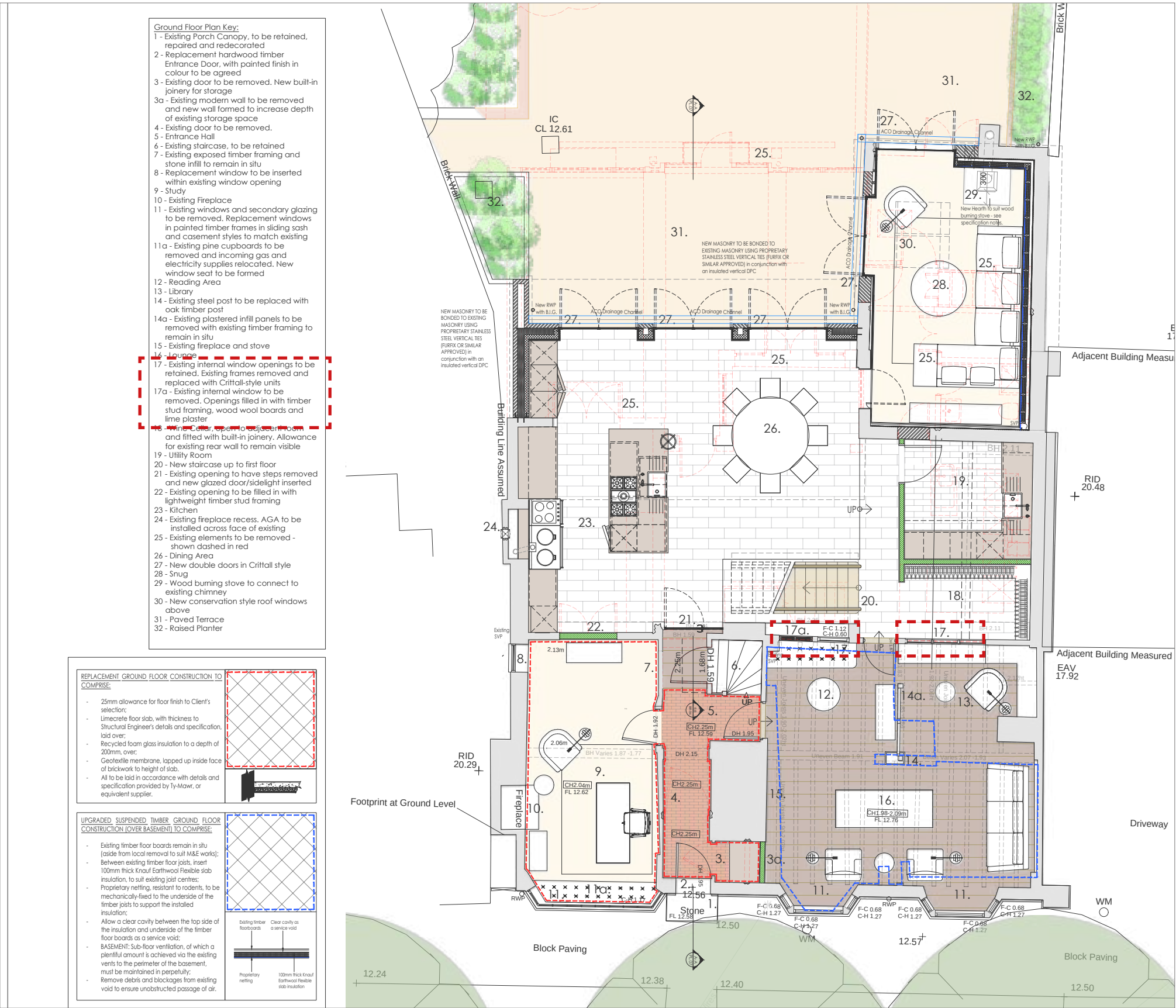
Point 17a, relating to the internal opening adjacent to the corkscrew staircase, confirms filling in of the opening with timber stud framing, wood wool boards and lime plaster.

‘17 - Existing internal window openings to be retained. Existing frames removed and replaced with Crittall-style units
17a - Existing internal window to be removed. Openings filled in with timber stud framing, wood wool boards and lime plaster.’



Pre-construction photograph of low quality casement window, west facade (ground floor). Foam around the frame visible.

107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR



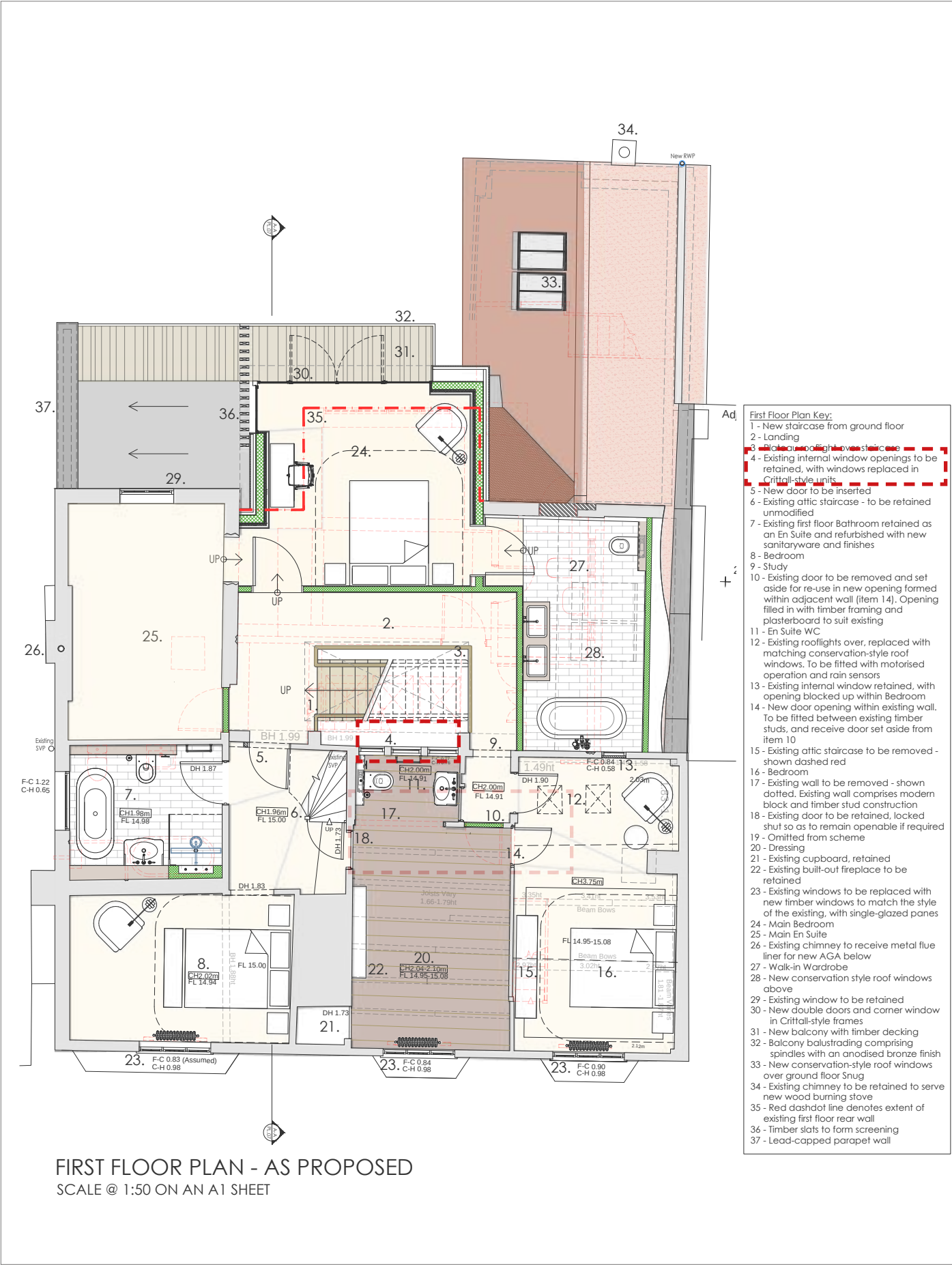
Drawing GH342 PL02 Rev B approved drawings under application DM/22/3694 & DM/22/3695



JUSTIFICATION
REMOVAL OF INTERNAL CASEMENT WINDOWS

Point 4 of approved drawing GH342 PL03 Rev C confirms removal of existing windows and replacement with crittall-style units. This has been partially implemented by removal of windows. The openings were blocked up with wood wool and lime plaster, which was a more in-keeping solution.

‘4 - Existing internal window openings to be retained, with windows replaced in Crittall-style units’



Drawing GH342 PL03 Rev C approved drawings under application DM/22/3694 & DM/22/3695

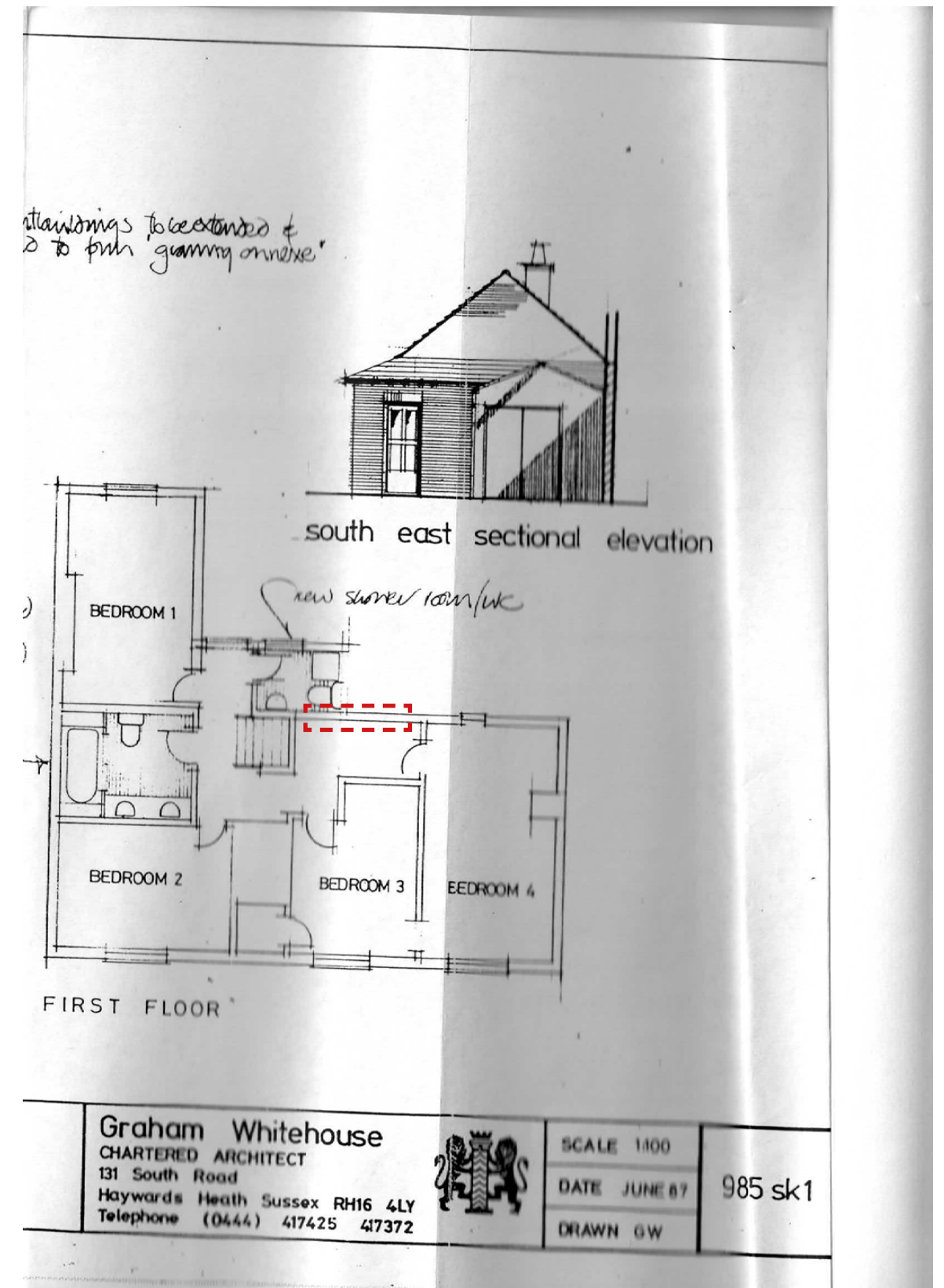
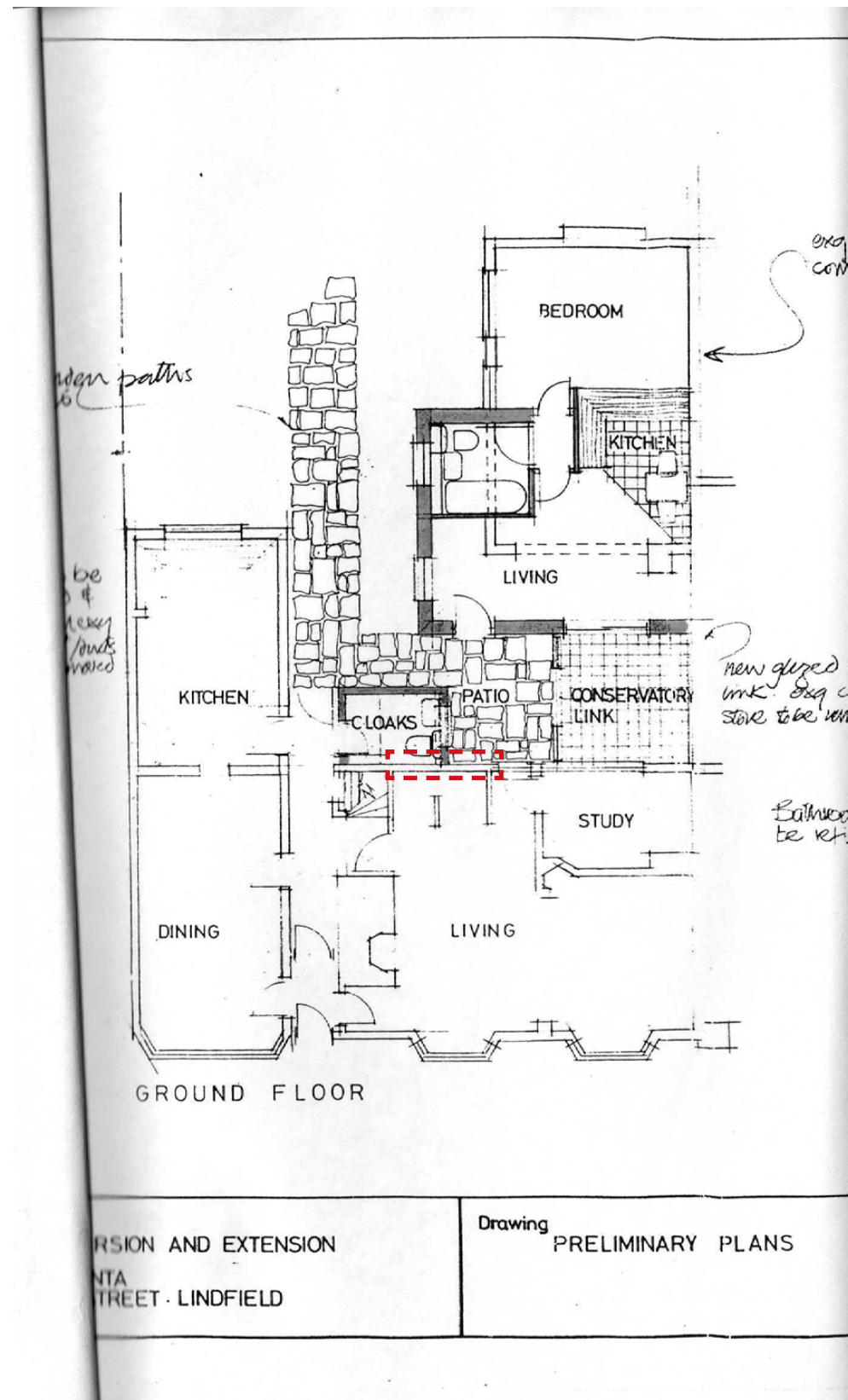
JUSTIFICATION

REMOVAL OF INTERNAL CASEMENT WINDOWS

As previously highlighted, the windows do not appear on the oldest accessible floor plans of the building which form part of the planning application LF/064/87 from 1987 and do not appear in any subsequent applications.

The windows that were present appear to have been installed unlawfully, within the framing of the oak frame of the house, to ensure the restaurant use complied with Health & Safety and food standards requirements. They are therefore not considered to be original features of the building.

Refer to HCUK Heritage Statement for further information.



Approved drawings under application LF/064/87

JUSTIFICATION

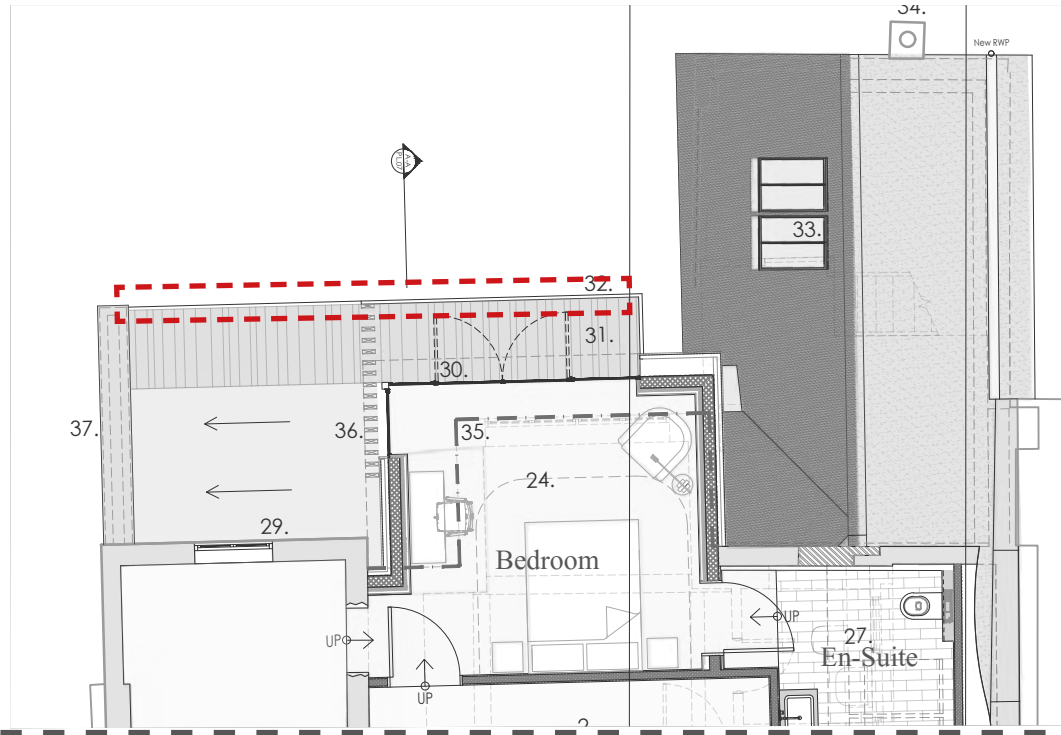
TERRACE BALUSTRADE

The constructed balustrade to the rear elevation is a deviation

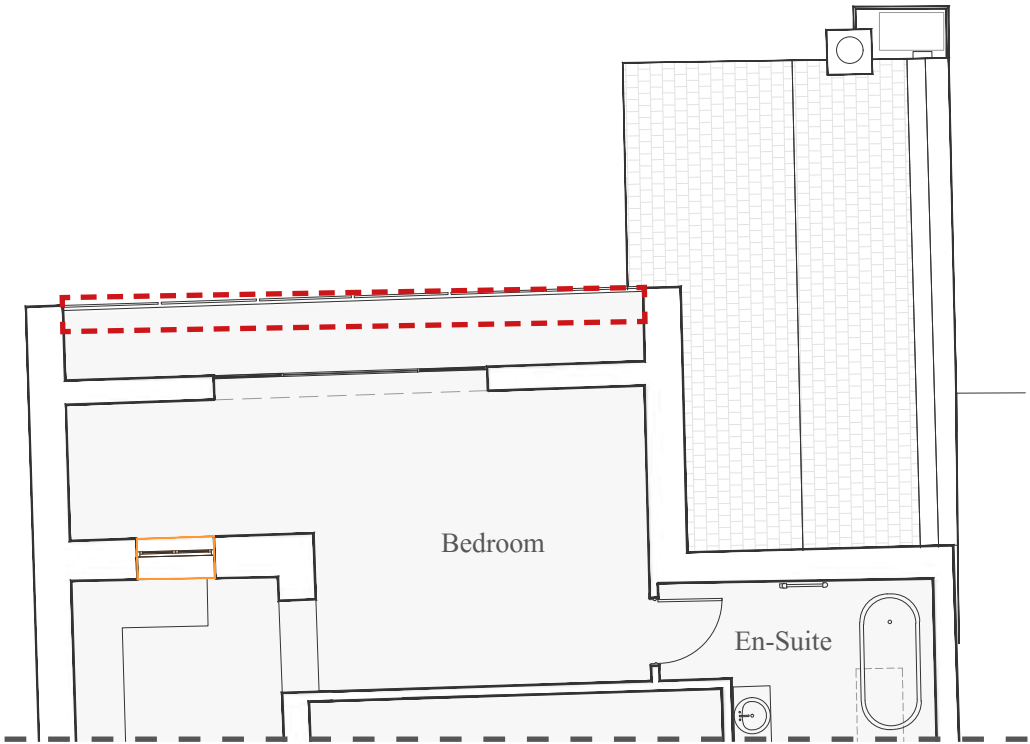
The balustrade to rear terrace has been constructed in deviation to the approved scheme. Due to the increased width of the ‘as-built’ extension the current balustrade has more length. Its design has been changed from metal rail with balusters to a frameless glazing system.

The change to a frameless glazing system is more discreet and visually seamless, reducing the visual obstruction of the overall appearance of the facade, creating less distraction and visual clutter. According to the supporting HCUK Heritage Statement, it is considered to have neutral impact on the significance of the listed building.

As noted previously, the approved drawings of application DM/22/3694 & DM/22/3695 are not consistent. The balustrade appears to span full length of the rear extension on the plan, which is what was implemented.



1. Approved first floor plan - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved)



3 Proposed first floor plan



2. Approved scheme rear elevation - submitted under application DM/22/3694 & DM/22/3695 (planning approved)



4. Proposed rear elevation.

KEY:

 Highlighted area of deviation

JUSTIFICATION

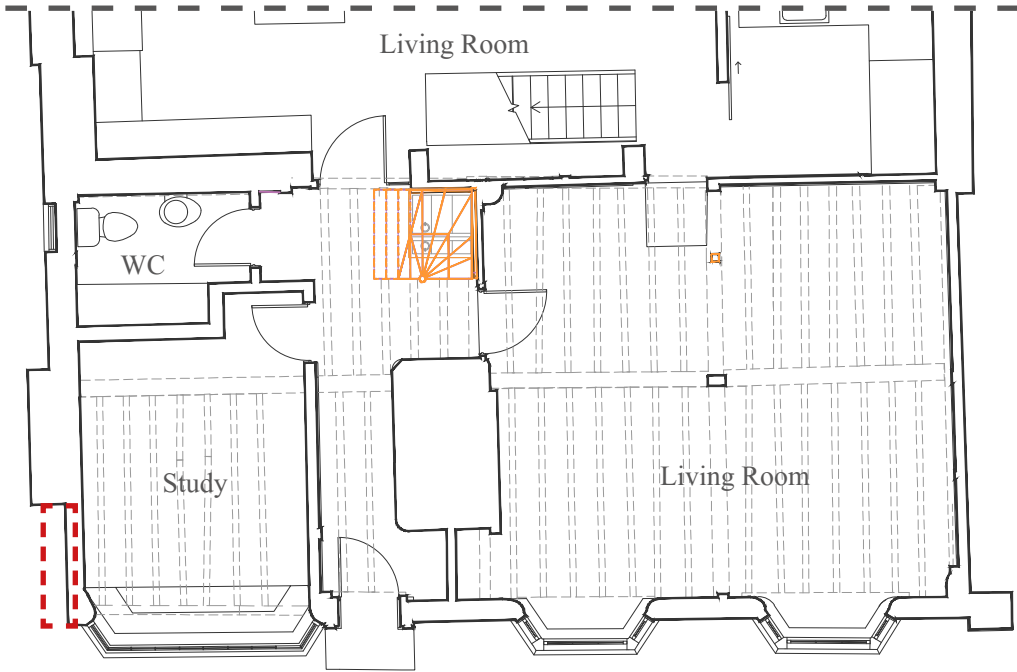
TIMBER WEATHERBOARDING

It was approved for the existing timber weatherboarding to the return corner of the front (East) and side (South) elevation to be extended down to ground level.

Leaving it as it is retains the legibility of a possibly truncated timber jetty as well as the exposed timber framing and brick nogging to this return elevation. Under-implementation of this change is preferable in heritage terms.



Recent photographs of timber weatherboarding



Proposed ground floor plan

KEY:

 Highlighted area of deviation



JUSTIFICATION

REMOVAL OF GYPSUM PLASTERBOARD CEILING TO SOUTH-EAST BEDROOM

The approved documents and drawings contain conflicting information relating to this aspect of the scheme; this is confirmed on point 27 on drawing GH342 PL 07 B, but not clearly shown on the drawn content.

The modern ceiling build up with timber joists and gypsum plasterboard finish have been removed in the SE bedroom, with the creation of a vaulted ceiling. This has been created utilising reclaimed timber oak timber rafters with lime plaster infill. It is proposed to retain these works. The room was also covered in its entirety in garish wallpaper coverings that covered up and prevented the proper appreciation of the original timber frame of the property. The oak frame has been exposed in this space following the removal of modern materials and soot marks can now be appreciated within this space following the removal of the modern ceiling, providing an insight into the history of the building when it was once open.

The form as well as the historic adaptations of the roof can still be very much appreciated at attic level.

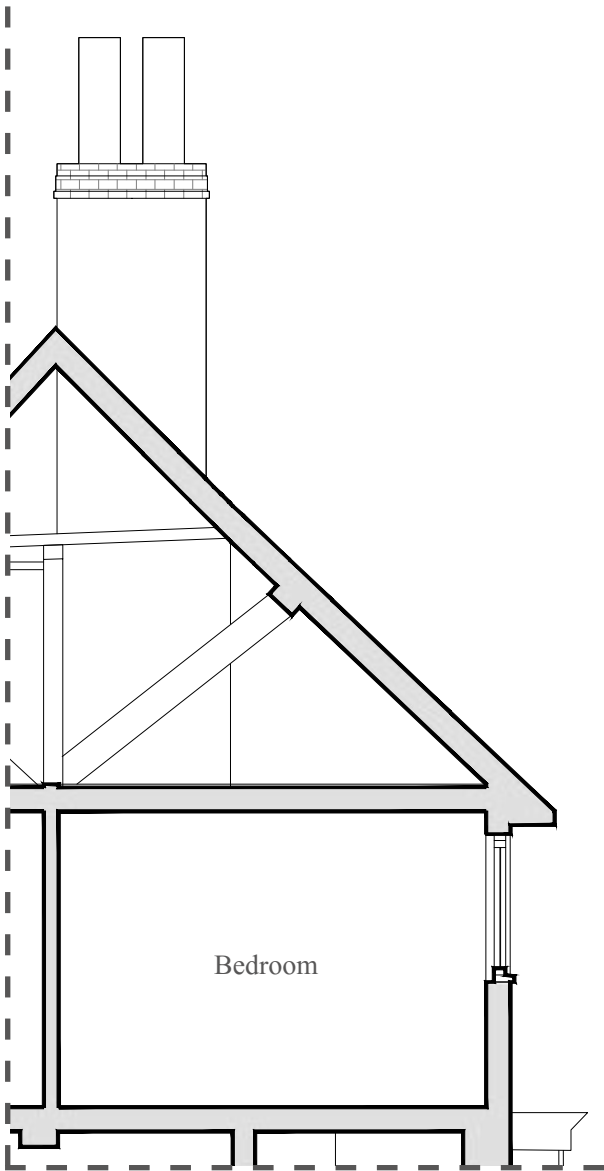
According tot the supporting HCUK heritage statement, this change has an ostensibly neutral impact on the listed building’s significance but is undoubtedly an improvement on the approved scheme which reinforces historic character and quality of the bedroom space.



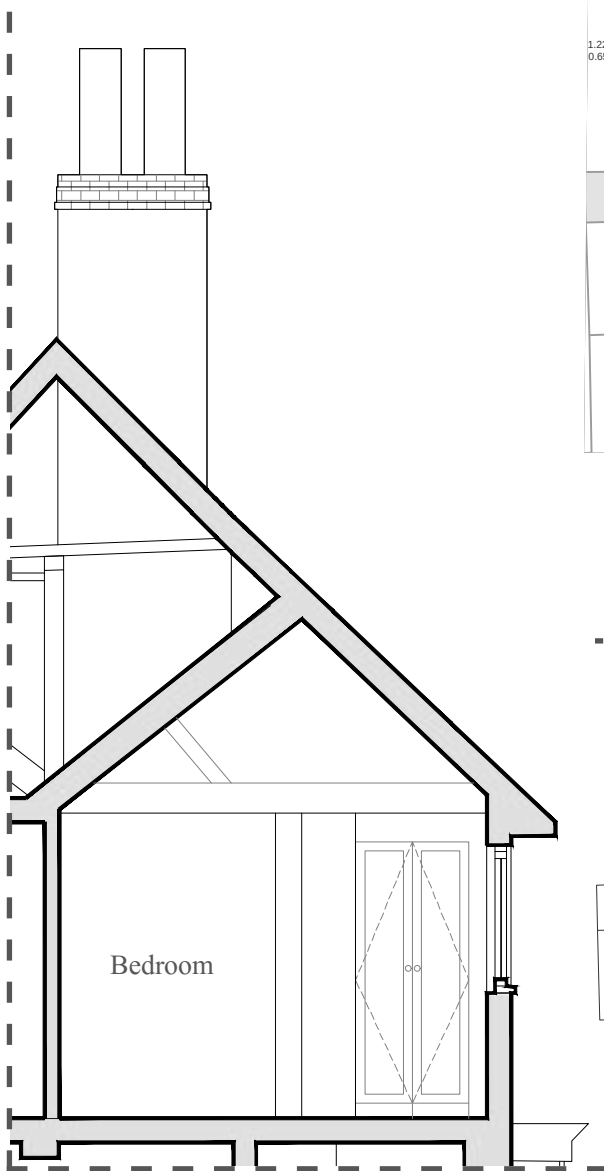
Vaulted Ceiling in SE Bedroom



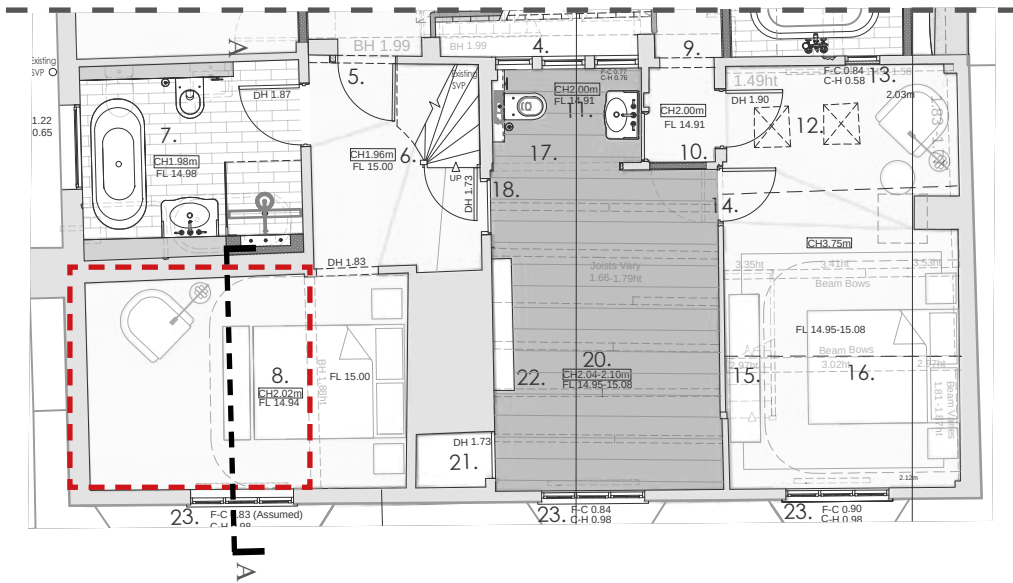
Attic, view of the vaulted ceiling



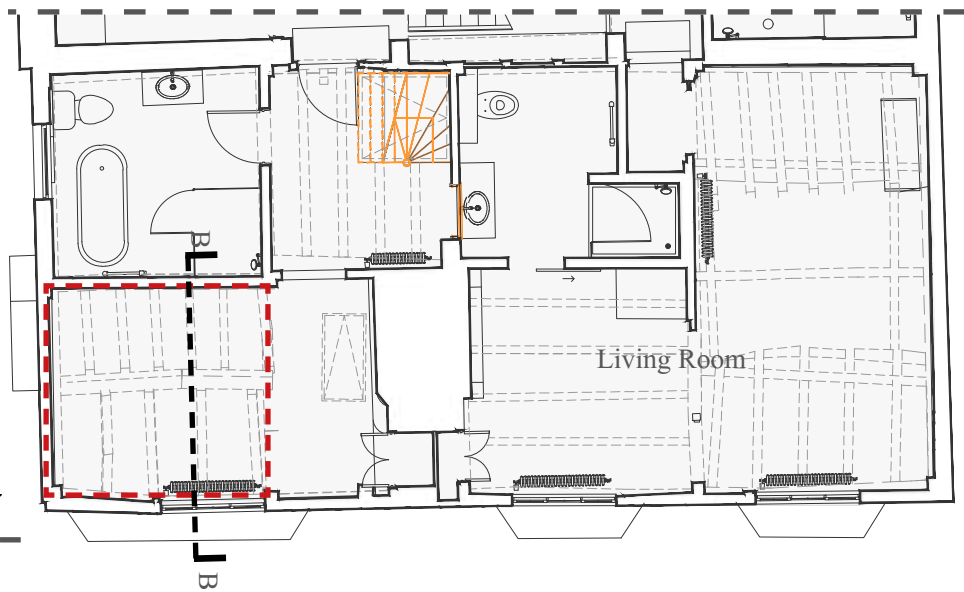
Extract of Approved Scheme (no changes to existing)
Section AA



Extract of Proposed Scheme
Section BB



KEY PLAN
Approved First Floor



KEY PLAN
Proposed First Floor

KEY:

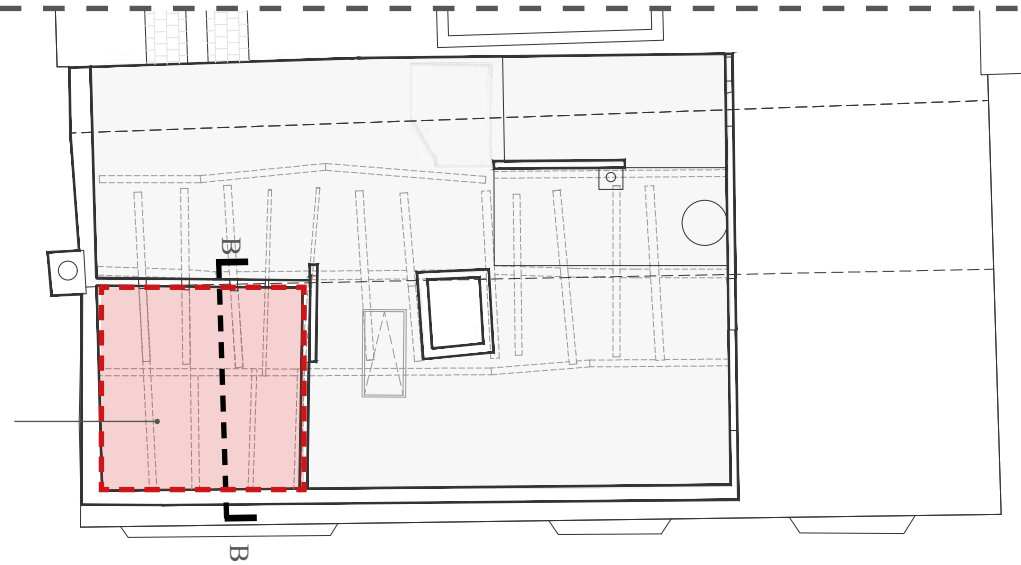
 Highlighted area of deviation

JUSTIFICATION

REMOVAL OF GYPSUM PLASTERBOARD CEILING TO SOUTH-EAST BEDROOM

Refer to drawing 5028 and product data sheet provided for further information.

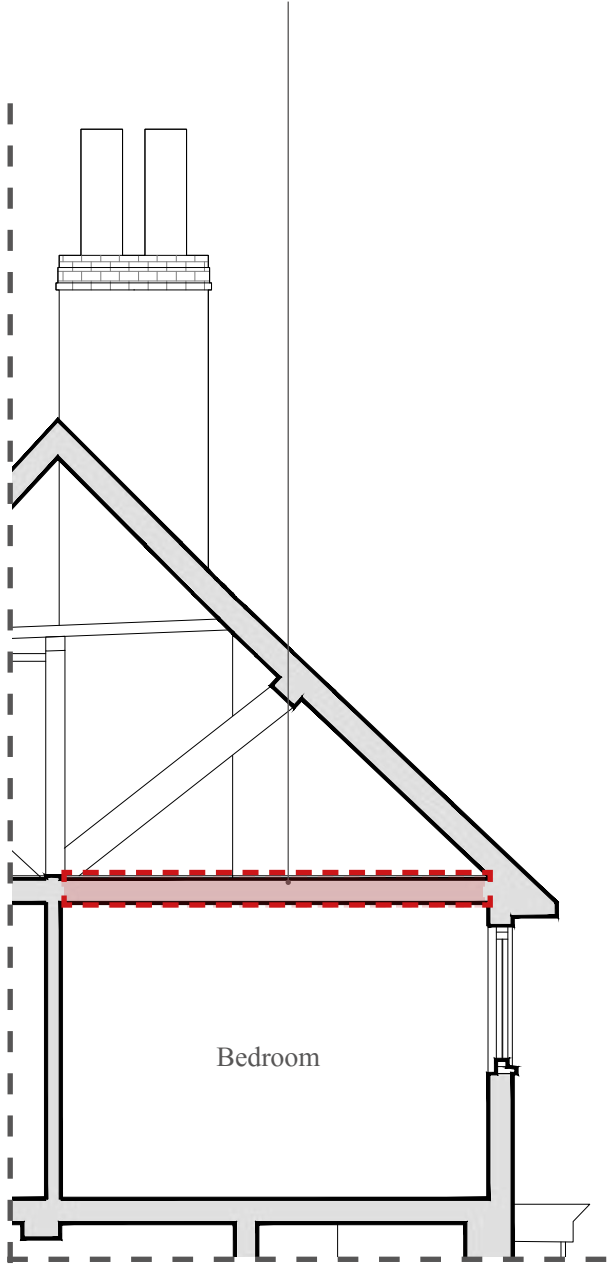
Area of ceiling demolition above bedroom. Rotten, wood worm infested timber boards to non-original floor build-up removed. New vaulted ceiling introduced.



KEY PLAN
As-Built Attic

Existing non-original ceiling removed. Limited information on build-up

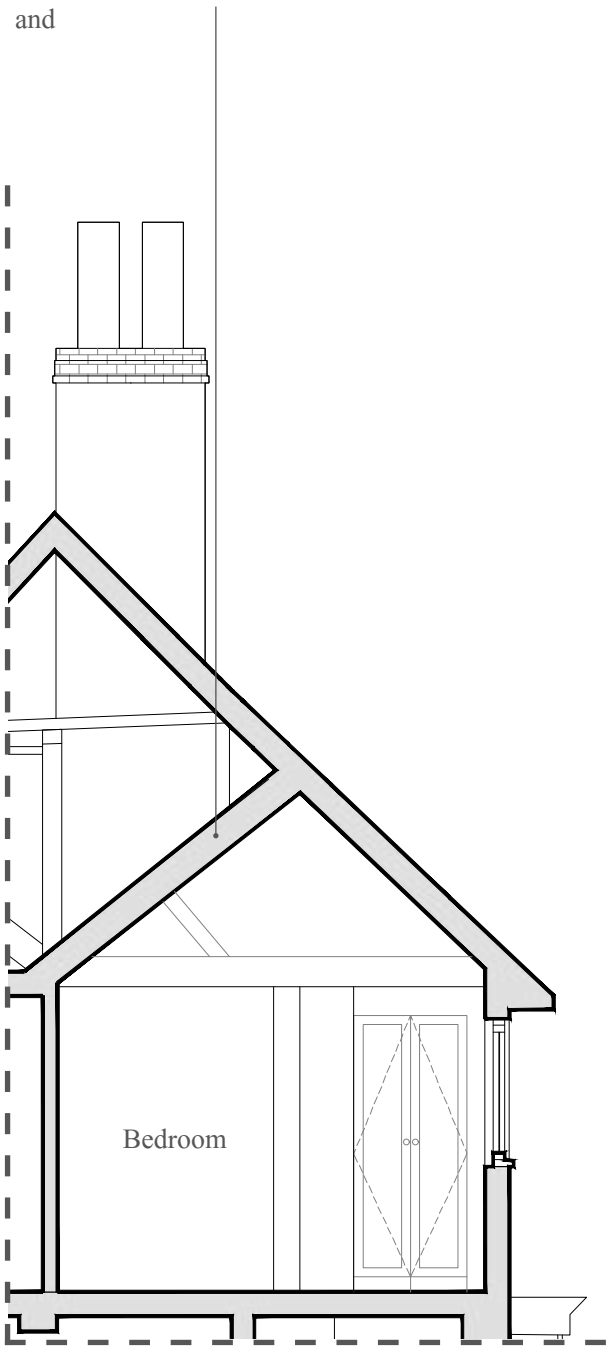
- Gypsum plasterboard ceiling to bedroom side
- Modern timber joists
- 80mm insulation
- Loose laid oak floorboards to attic side, rotten and wood worm infested



Extract of Existing Section AA

New ceiling build up:

- Lime plaster to bedroom ceiling
- Hemp-Span Fibreboard, Hemp-span
- Insulation finished with Hemp-Span
- Fibreboard to attic side



Extract of Proposed Section AA



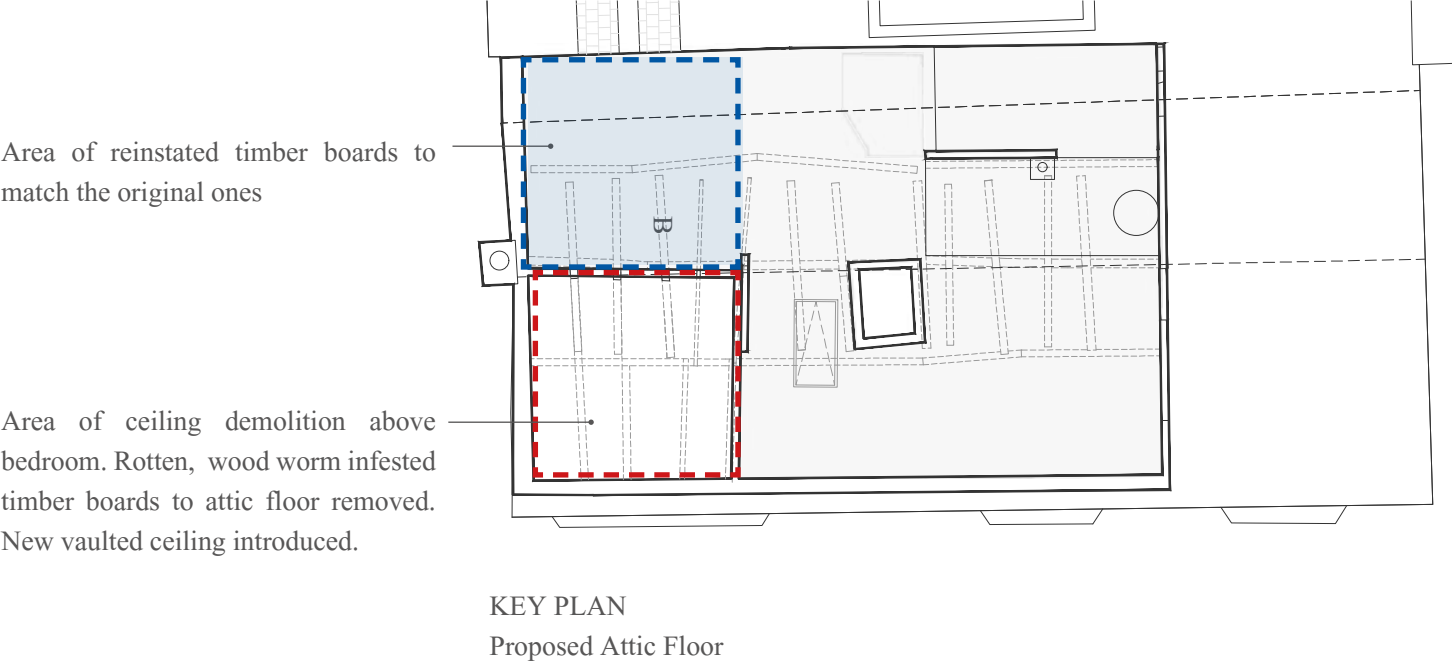
JUSTIFICATION

REMOVAL OF FLOORBOARDS IN THE ATTIC

The 17th century floor boards above the south-east bedroom were excessively loose and instable located in the loft. The previous owner confirms many areas of the old flooring in the attic were in a very poor condition. A high percentage were badly stained and rotten. Furthermore, the Desbrulais report confirms in the photograph this attic area was already raised suggesting non-original elements being in place below the loose laid boards, perhaps the reason why they were loose laid in the first place.

Once removed, the floor boards have been re-used (to form basement hatch, doors) in a sympathetic manner to give them use and meaning within the context of the modern elements of the property and the general / overall character of the property. It is therefore argued that their value has not been lost, but in fact realised.

As a measure of good will, the floor boards will be reinstated in the southern part of attic floor. They will be manufactured by the The West Sussex Antique Timber Co. Ltd.to match the existing in character, quality, tone, and texture. Refer to drawing 5029 for further information.



Pre-construction photographs of attic floorboards in poor condition

Extract from Desbruslais Heritage Report - area of attic floor with historic floorboards loose laid

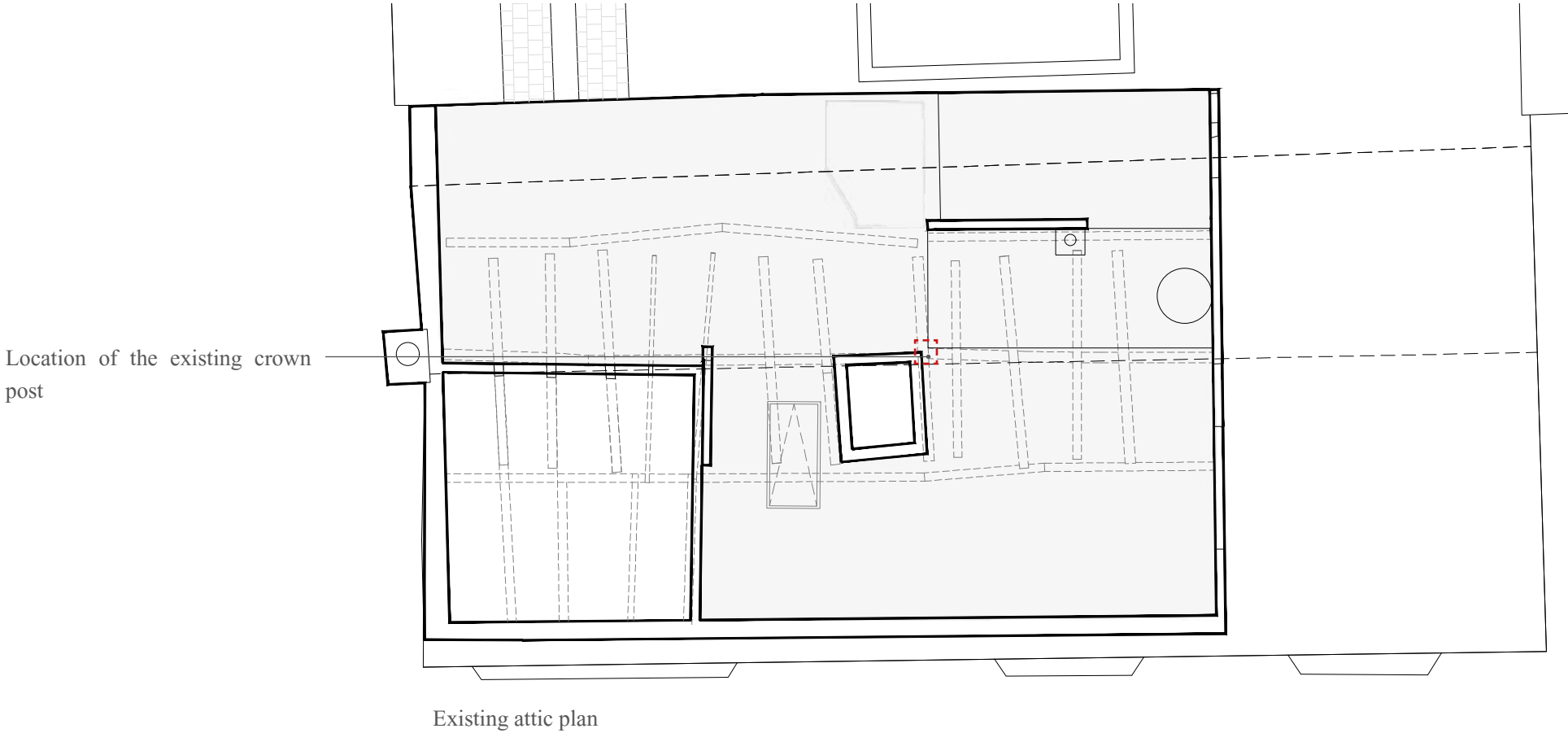


JUSTIFICATION
ROOF CROWN POST

It was stated by Conservation Officer in the letter dated 23/06/2025 that:

‘Marlow House is of national importance due to its still legible 15th century origins, and early phases of development during the 16th and 17th centuries. It is a good example of a multi-phase building of this period, and the surviving evidence of its development from a building with an open hall, to a fully floored house with central masonry chimney stack is indicative of the evolution of timber framed buildings of period in the Sussex area, although it does exhibit some interesting anomalies, such as the fact that the crown post roof appears to postdate and have been built around the chimney.’

It is illustrated on the photographs below that the crown post was not removed.



Recent photograph

Existing crown post in its historic place



Photograph extractd from Desbruslais Heritage Statement, 13 December 2022



JUSTIFICATION

ATTIC

The adjacent photographs are of the current condition of the attic.

Schedule of works which have taken place within the attic space:

- opening created above south bedroom to allow for vaulted ceiling construction
- existing floor covered with Antinox sheeting for surface protection
- breathable insulation installed within the existing roof
- timber floor build up to support water cylinder and spread its weights onto the existing rafters below, constructed of 18mm chipboard tongue and grooved construction flooring.
- New boiler and water tank installed

Timber frame was unaltered.

All roof structures of historical and national significance have been preserved, with loose floorboards carefully reused and modern materials removed, ensuring that the heritage value of the attic construction is maintained.



JUSTIFICATION
ATTIC

For comparison, the adjacent photographs are of the attic before any works were undertaken by the current owner.

It is noted that the timber frame was unaltered and untreated.

All roof structures of historical and national significance have been preserved, with loose floorboards carefully reused and modern materials removed, ensuring that the heritage value of the attic construction is maintained.



JUSTIFICATION

BOILER FLUE & WATER TANK

A new water tank, boiler and associated flue have been installed in the attic. It forms a part of retrospective works applied for under this application.

The flue is a 100mm diameter pipe penetrating through the roof with flashing around it to ensure watertightness. It projects up circa 300mm from the face of the roof tiles but not above the main ridge line and is not visible from the front elevation.

Water cylinder is approx. 600mm diameter and stands on its own supporting timber base spreading the weight over the historic rafters below.

KEY:

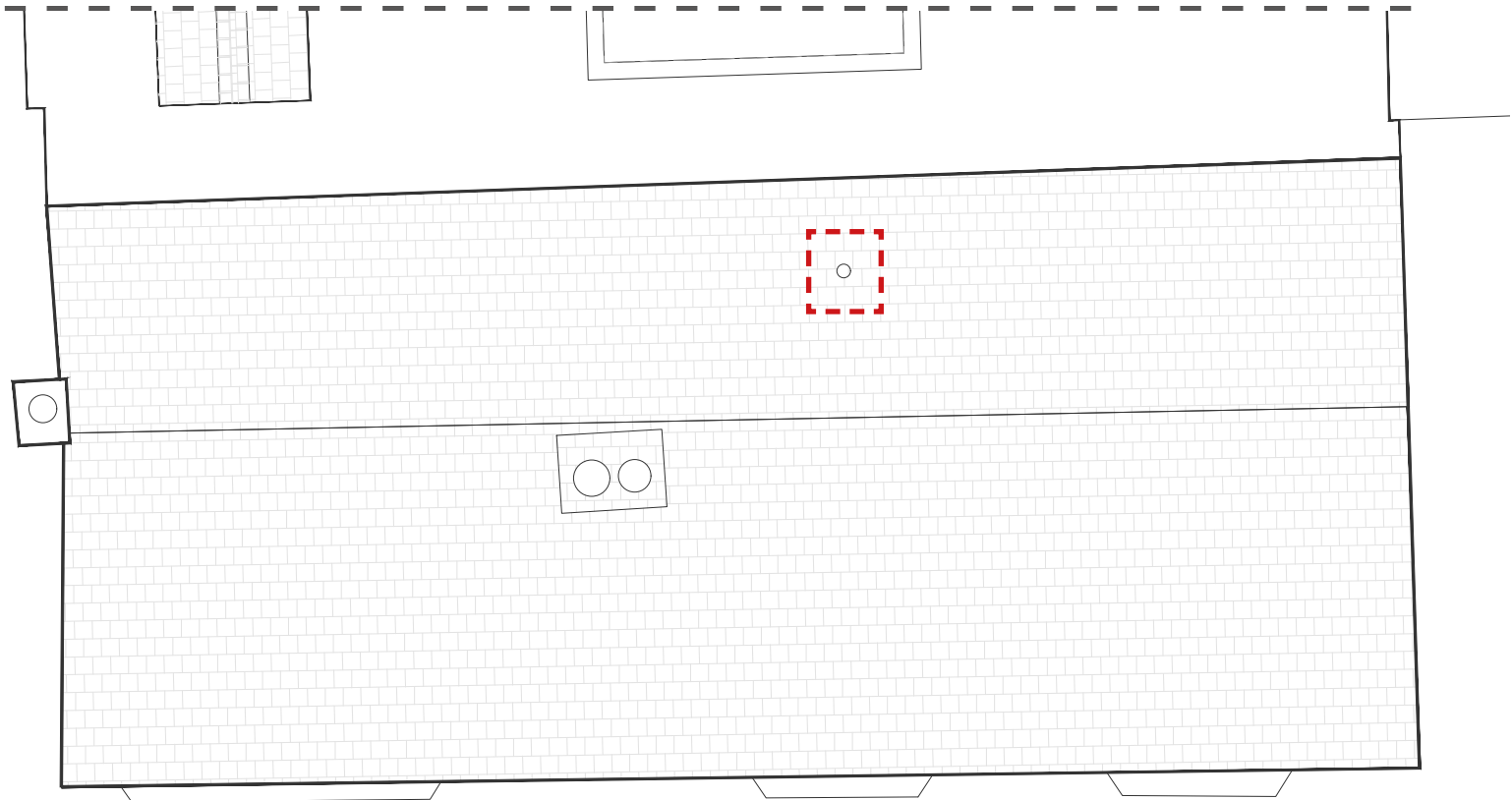
Highlighted area of deviation



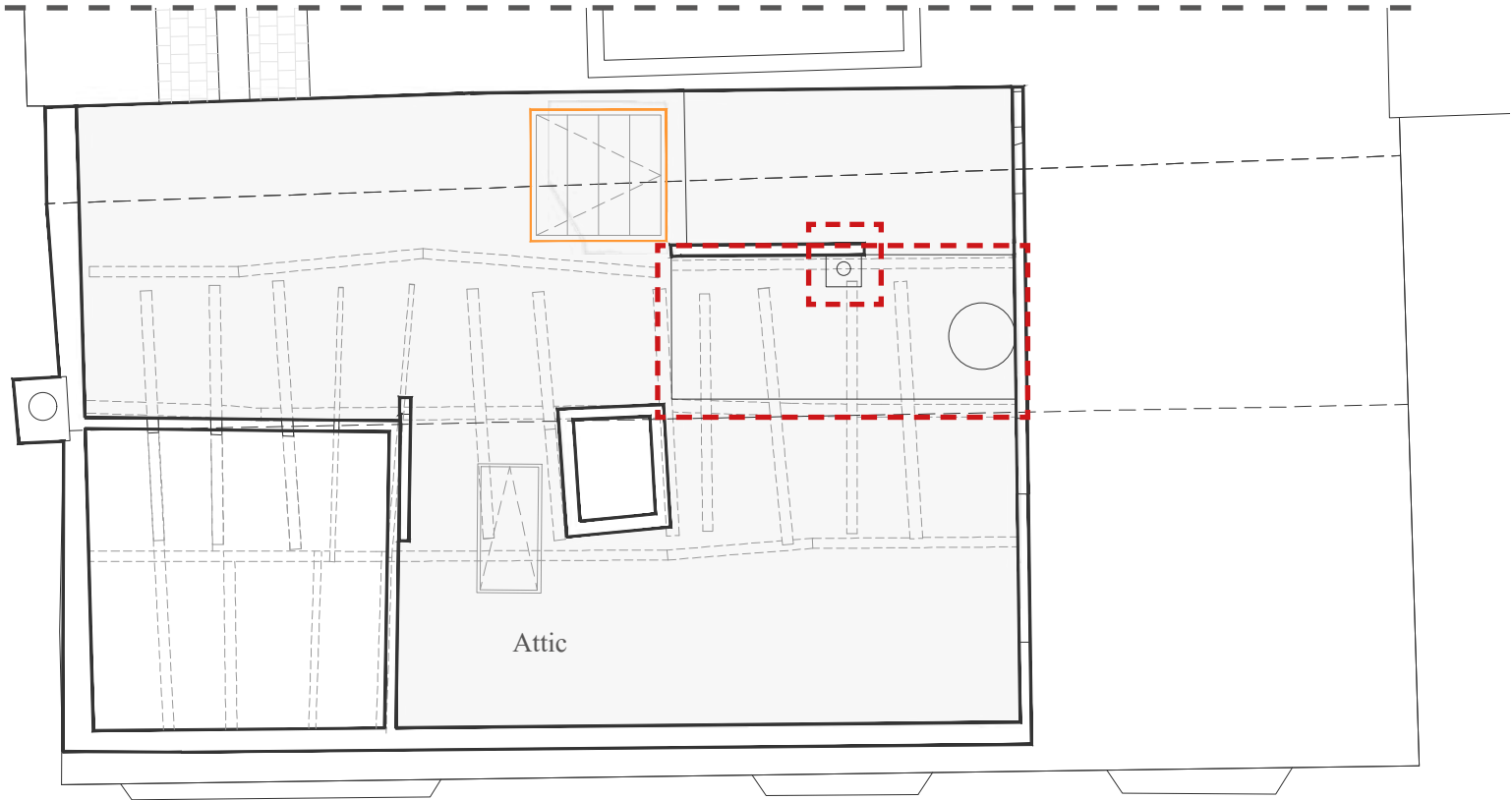
Recent photograph capturing the new boiler flue



Recent photograph capturing the new water tank and boiler installed in attic



Proposed roof plan



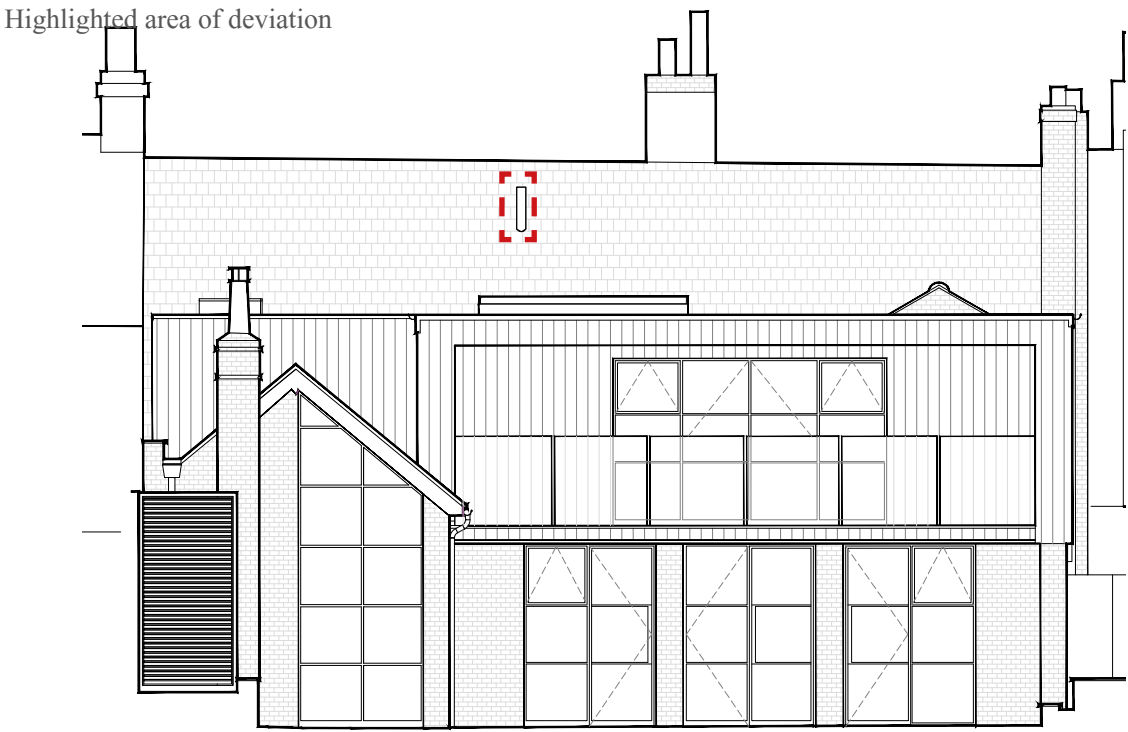
Proposed second floor plan



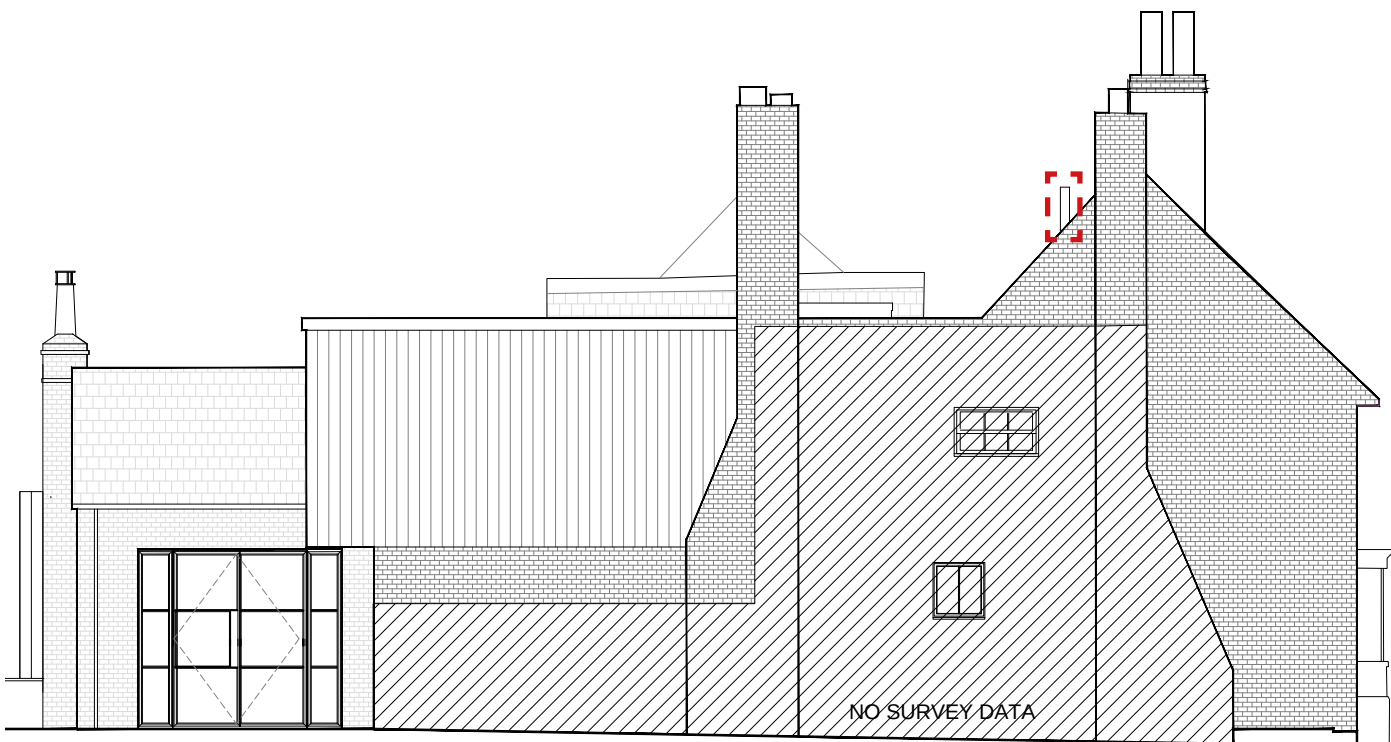
JUSTIFICATION
BOILER FLUE

As can be seen from the drawings below, the position of the boiler flue on the rear sloping roof pitch is such that it is not visible from the principal elevation.

KEY:



Proposed West Elevation



Proposed South Elevation

KEY:

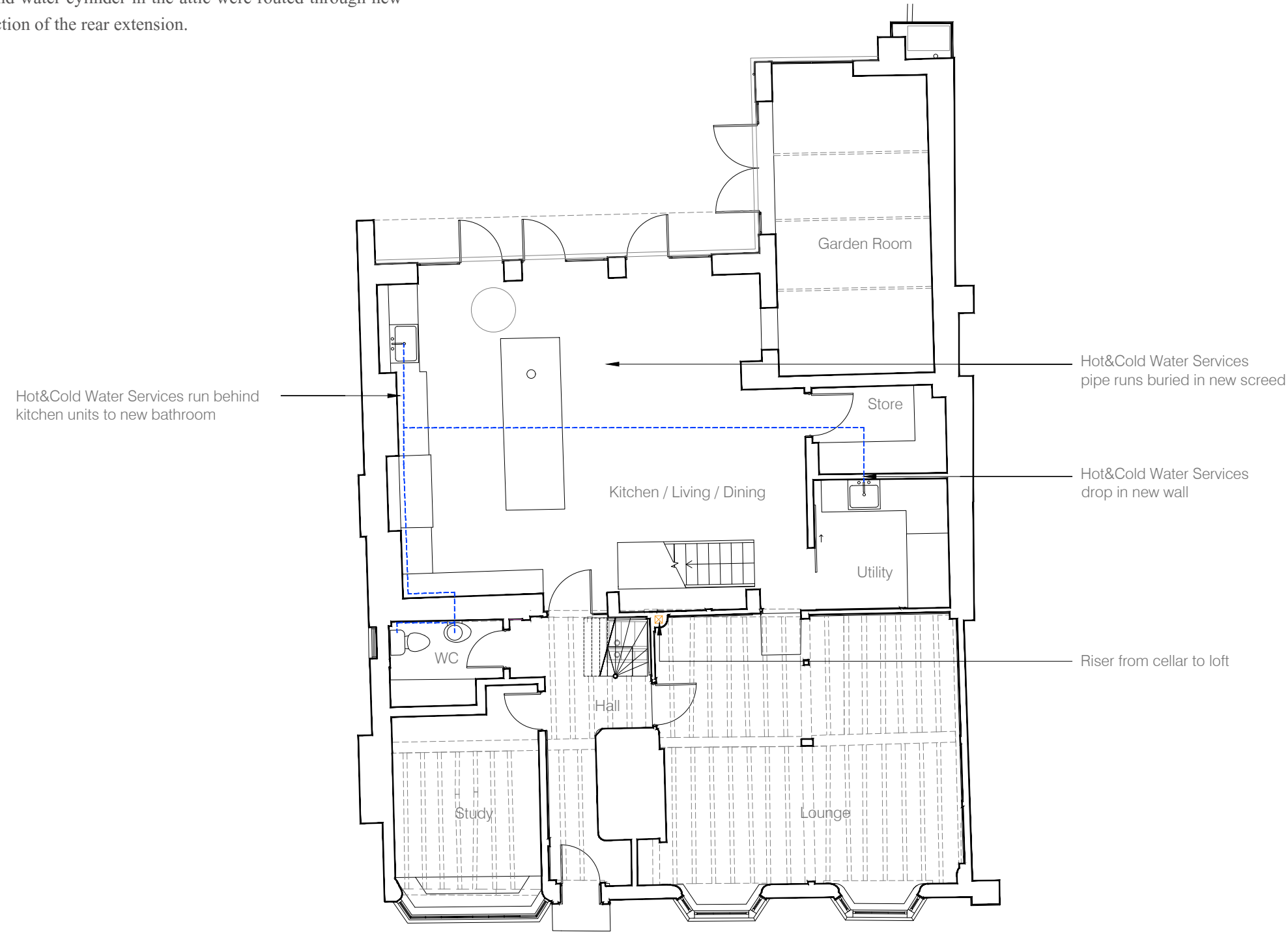
 Highlighted area of deviation



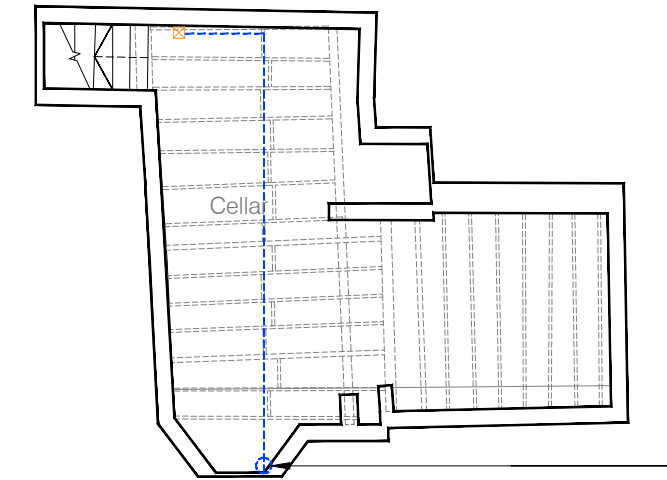
JUSTIFICATION
SERVICES

The adjacent diagram illustrates new water pipe runs serving the building.

Where possible existing house service routes were used, minimising impact on the existing building. Pipe runs to new boiler and water cylinder in the attic were routed through new construction of the rear extension.



As-built ground floor plan



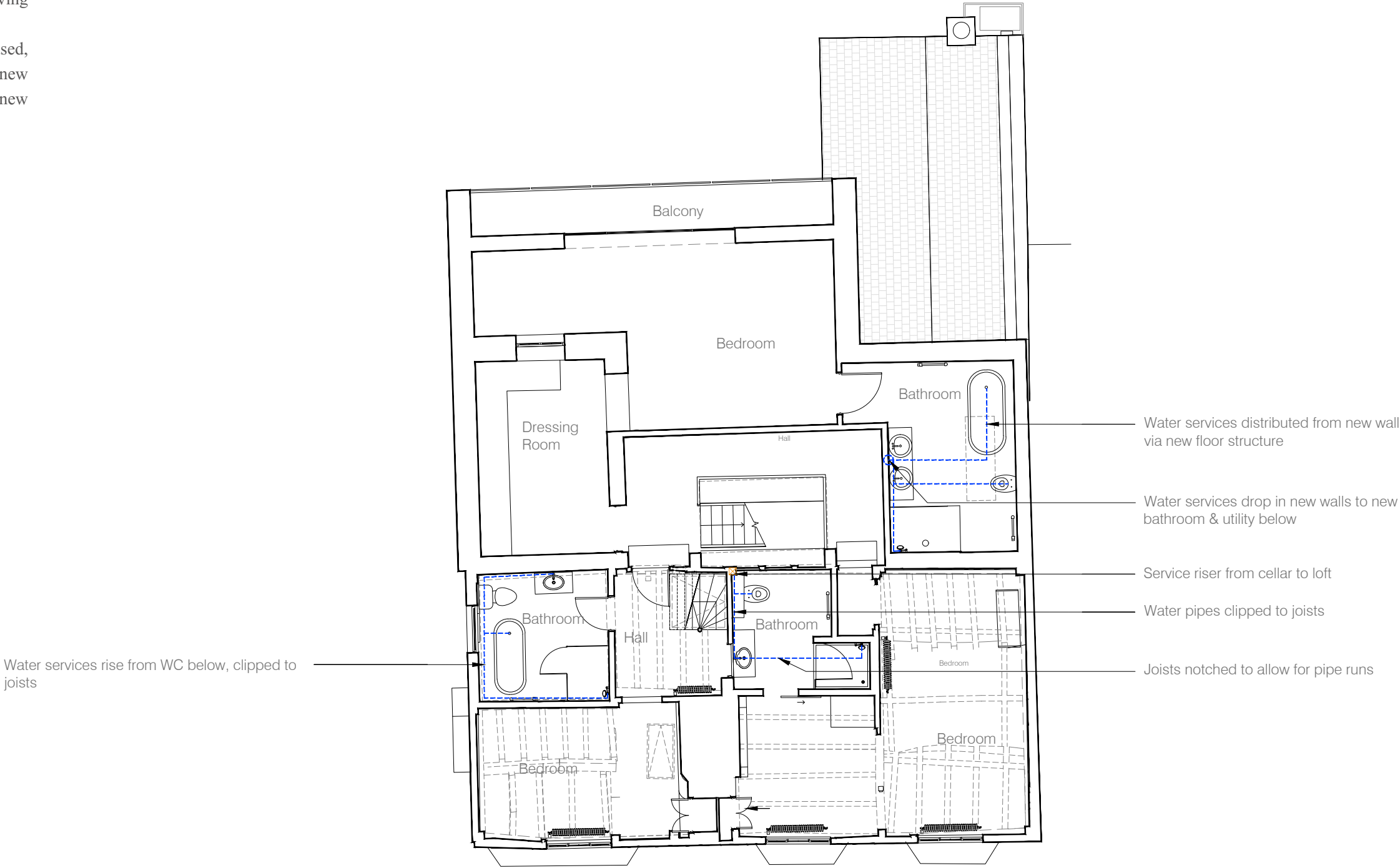
As-built basement plan



JUSTIFICATION
SERVICES

The adjacent diagram illustrates new water pipe runs serving the building.

Where possible existing house service routes were used, minimising impact on the existing building. Pipe runs to new boiler and water cylinder in the attic were routed through new construction of the rear extension.



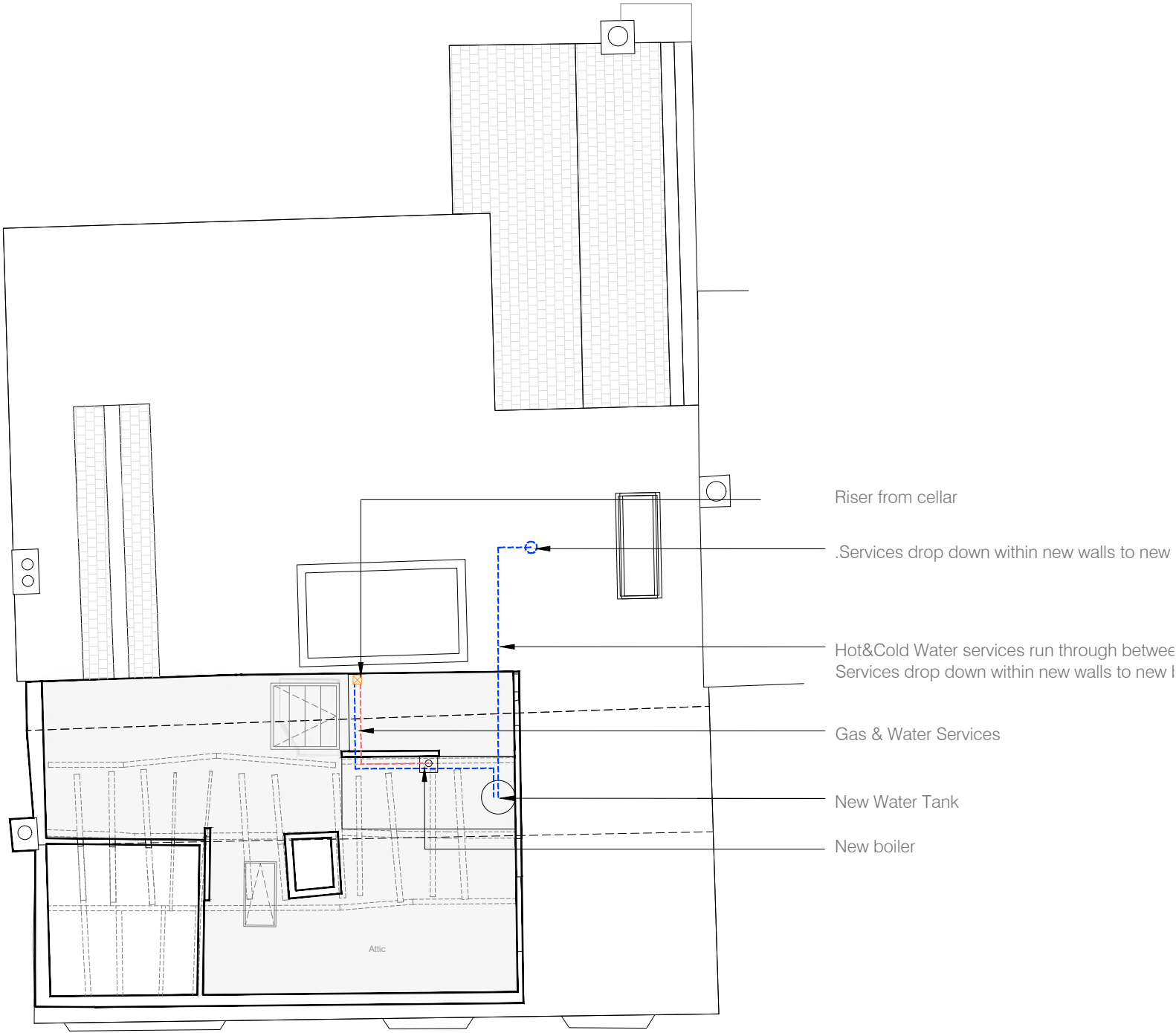
As-built first floor plan



JUSTIFICATION
SERVICES

The adjacent diagram illustrates new water pipe runs serving the building.

Where possible existing house service routes were used, minimising impact on the existing building. Pipe runs to new boiler and water cylinder in the attic were routed through new construction of the rear extension.



As-built attic floor plan



JUSTIFICATION

IMPROVEMENTS TO TIMBER FRAME

In their Heritage Report from December 2022, Desbruslais describe the poor state of the building interior as follows:

‘Surface finishes are a range of materials from older lime based wall plaster, to modern plasterboard infilling. There have been attempts also to re-face older lath wattle with cement based plaster in places, which is heavily deteriorated. Much of the infilling between the various exposed ceiling joists is modern nailed board and Artex. Ground floor nib walls have excessive modern filler in numerous places and older material survival is patchy and inconsistent.’

As part of the restoration works undertaken on the existing house, great care and attention were dedicated to reviving the historic 15th-century oak frame throughout the building. The transformation is remarkable, bringing the oak frame back to its original condition allowing it to be enjoyed for generations to come.

Previously, a substantial amount of the oak was concealed behind cladding, wallpaper, and cosmetic rendering. Now, the beautifully restored frame is proudly on display, allowing it to “breathe” throughout the house, as shown in the accompanying photographs. We estimate that more than 50% of the frame, once hidden, is now exposed, showcasing its craftsmanship and heritage.

This meticulous restoration was carried out by Nick Cain of Cruck Frame Carpentry, a highly skilled heritage carpenter who dedicated an exceptional amount of time and effort to this project. His expertise and dedication have been crucial in reviving the frame’s original beauty, and due recognition must be given for this outstanding achievement. The photographs clearly illustrate the contrast between the frame’s neglected past and its present, restored state.

Timber frame was carefully cleaned and left untreated. There could have been some damage done by the previous owners as the Heritage Statement by Desbruslais confirms that the frame was cleaned on a regular basis. Additionally, many of the oak joists and bressummers have been oiled, as illustrated on the adjacent photograph.

Black soot can be found in various locations, however it was stated by the Desbruslais report that it must have been lost due to the previously mentioned cleaning. Refer to HCUK Heritage Statement for further information.

The following works have been undertaken to restore timber frame:

- 1. Comprehensive survey of the historic timber elements to assess the condition of the oak. Timbers checked for decay, insect damage, splits, warping, or structural weakness.
- 2. Timber renovated using historically appropriate techniques - gentle clean using soft bristle brush. Timber left are without any coatings. The timber’s patina, age marks, and tool finishes retained.

It was confirmed in the Heritage Report by Desbruslais that: *‘the lower parts of the wall plate and so many other areas being systematically cleaned by previous owners.’* The owner confirmed that no treatment was done to timber frame since the possession.

Before and after photographs are provided for comparison, proving no change in timber appearance.



Photographs of oiled oak joist prior to restoration



Photographs of ground floor study - previously not visible timber frame on ceiling exposed



Photographs of restored historic oak frame



Photographs of historic oak frame prior to restoration

