

FORMAL DRAWINGS



‘AS BUILT’ / EXISTING DRAWINGS

‘AS BUILT’ / EXISTING DRAWINGS
PLANS



KEY

 Site Boundary

LOCATION PLAN. Drawing no. 0500. 1:1250@A3



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



‘AS BUILT’ / EXISTING DRAWINGS
PLANS



KEY

 Site Boundary

BLOCK PLAN. Drawing no. 0600. 1:500@A3

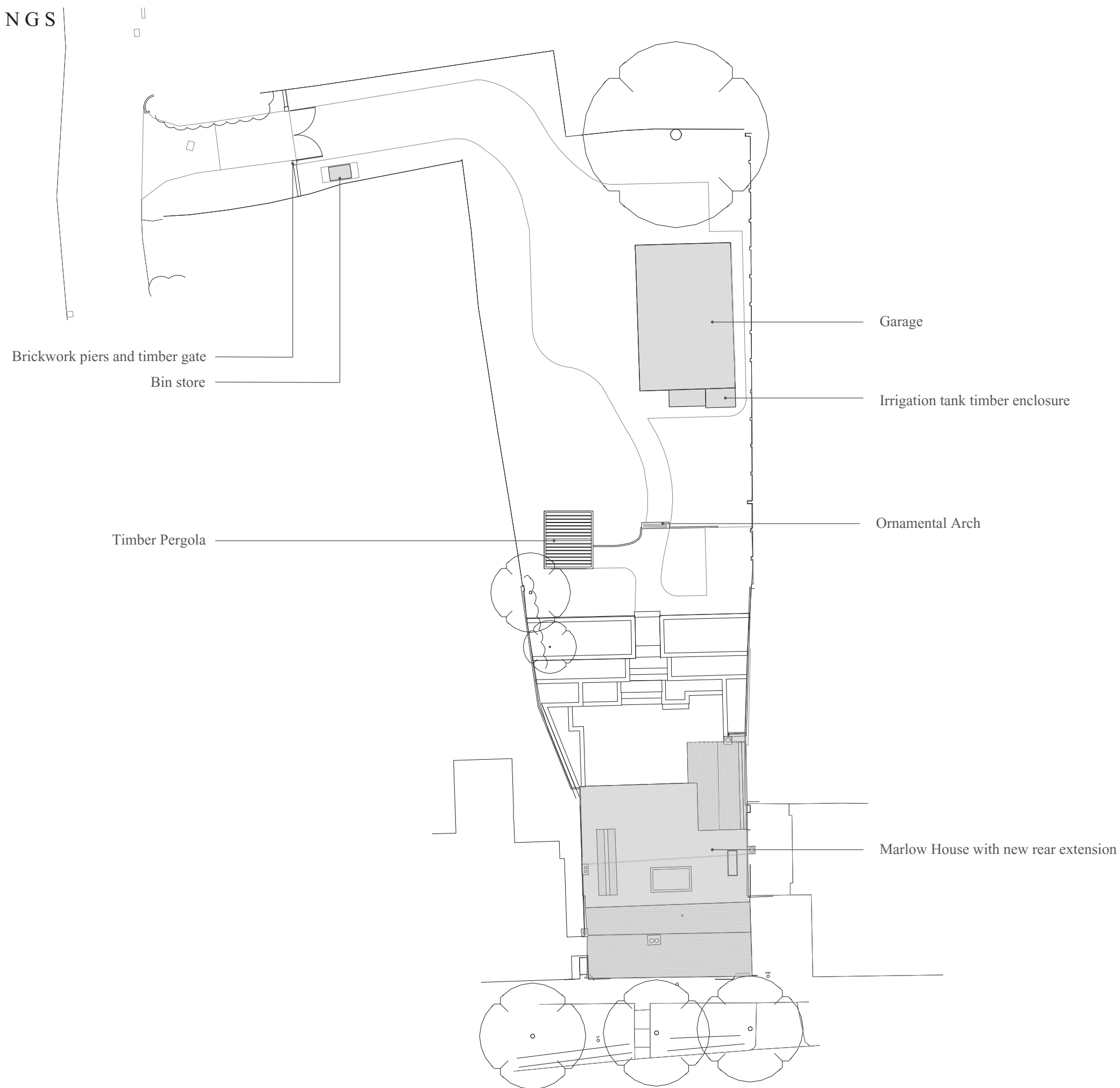
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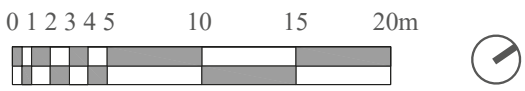
107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR



‘AS BUILT’ / EXISTING DRAWINGS
PLANS

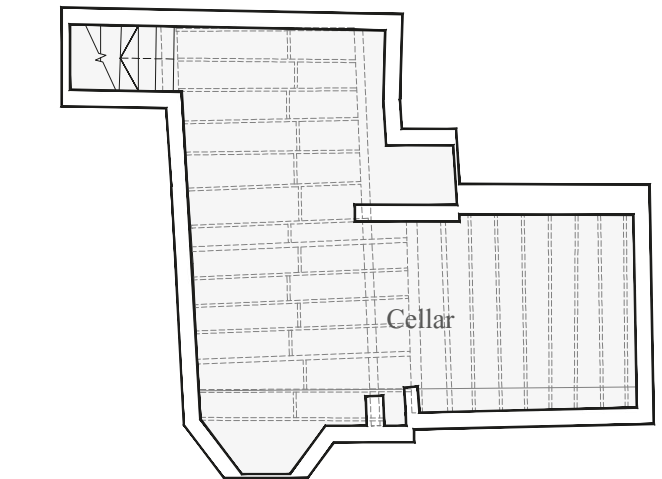


‘AS BUILT’/EXISTING - SITE PLAN. Drawing no. 0700. 1:500@A3



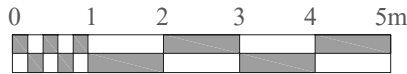
‘AS BUILT’ / EXISTING DRAWINGS
PLANS

- KEY
- Historic bake house
 - 15th Century timber- framed building
 - South gabled bay with vitrified blue headers c.1830
 - New rear extension
(deviation from planning approval
DM/22/3694 & DM/22/3695)

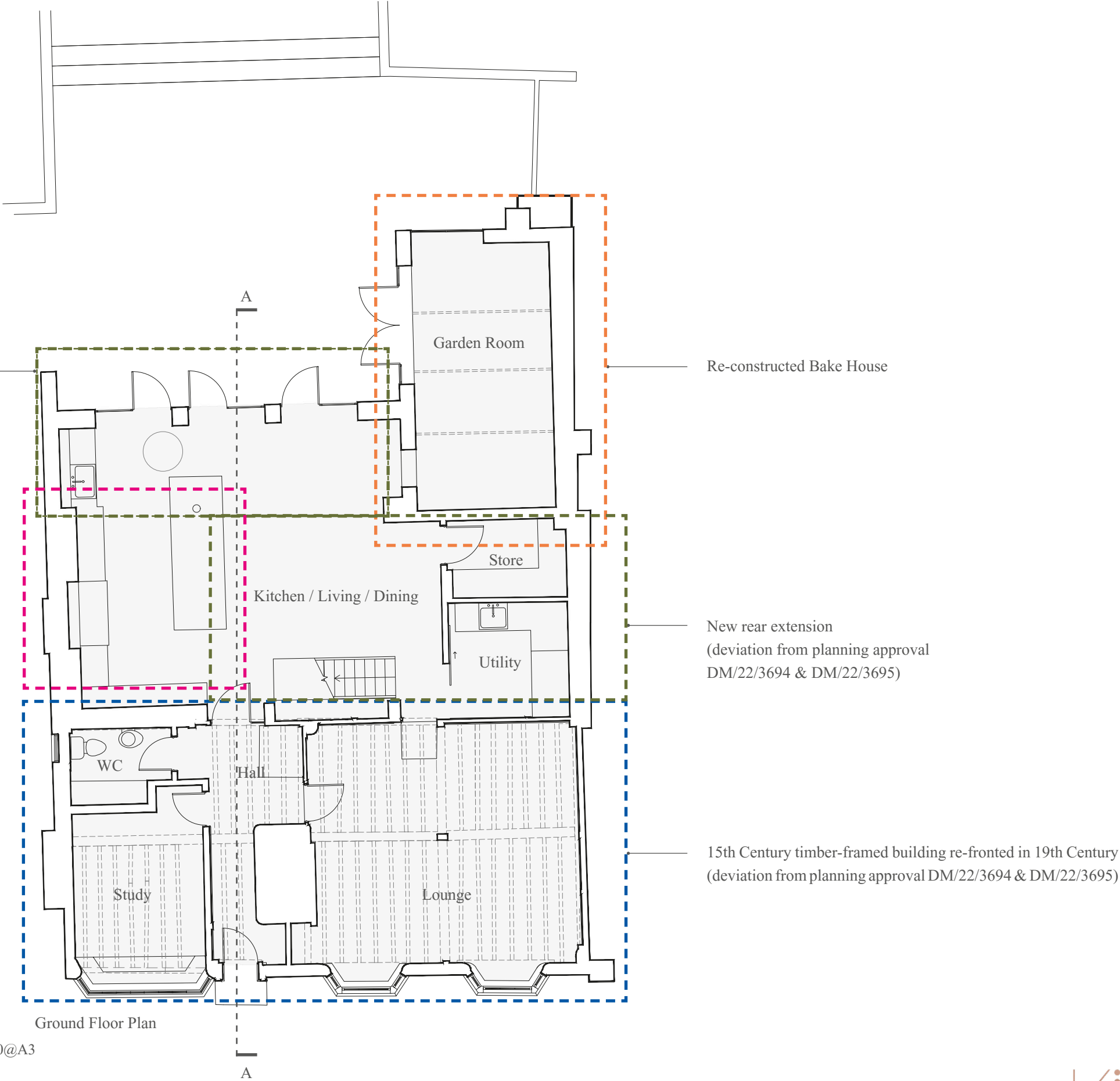


Basement Floor Plan

‘AS BUILT’/EXISTING BASEMENT & GROUND FLOOR PLAN. Drawing no. 1000. 1:100@A3



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

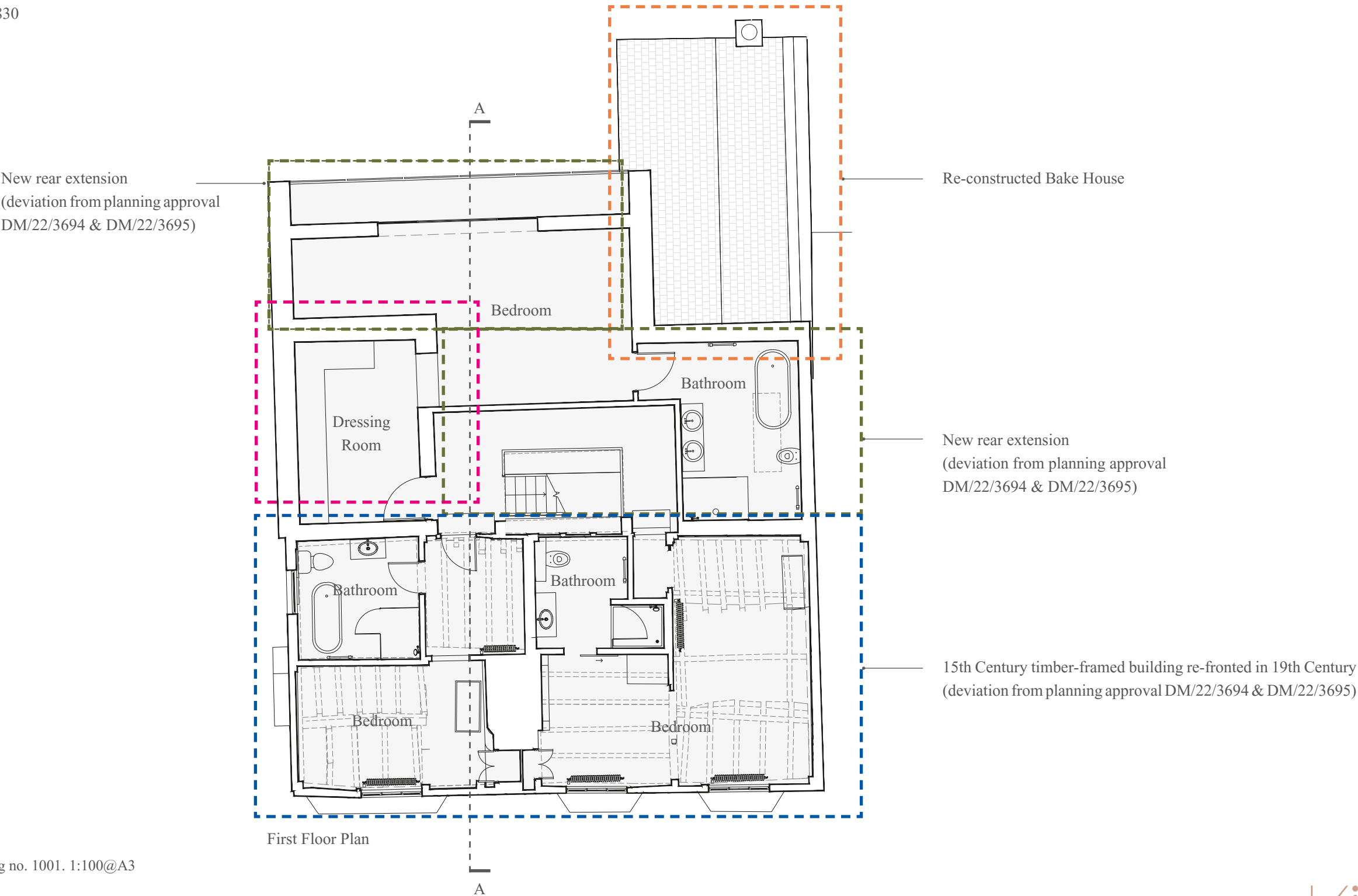


Ground Floor Plan

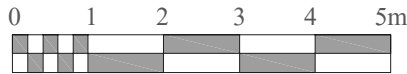


‘AS BUILT’ / EXISTING DRAWINGS
PLANS

- KEY
- Historic bake house
 - 15th Century timber- framed building
 - South gabled bay with vitrified blue headers c.1830
 - New rear extension
(deviation from planning approval
DM/22/3694 & DM/22/3695)

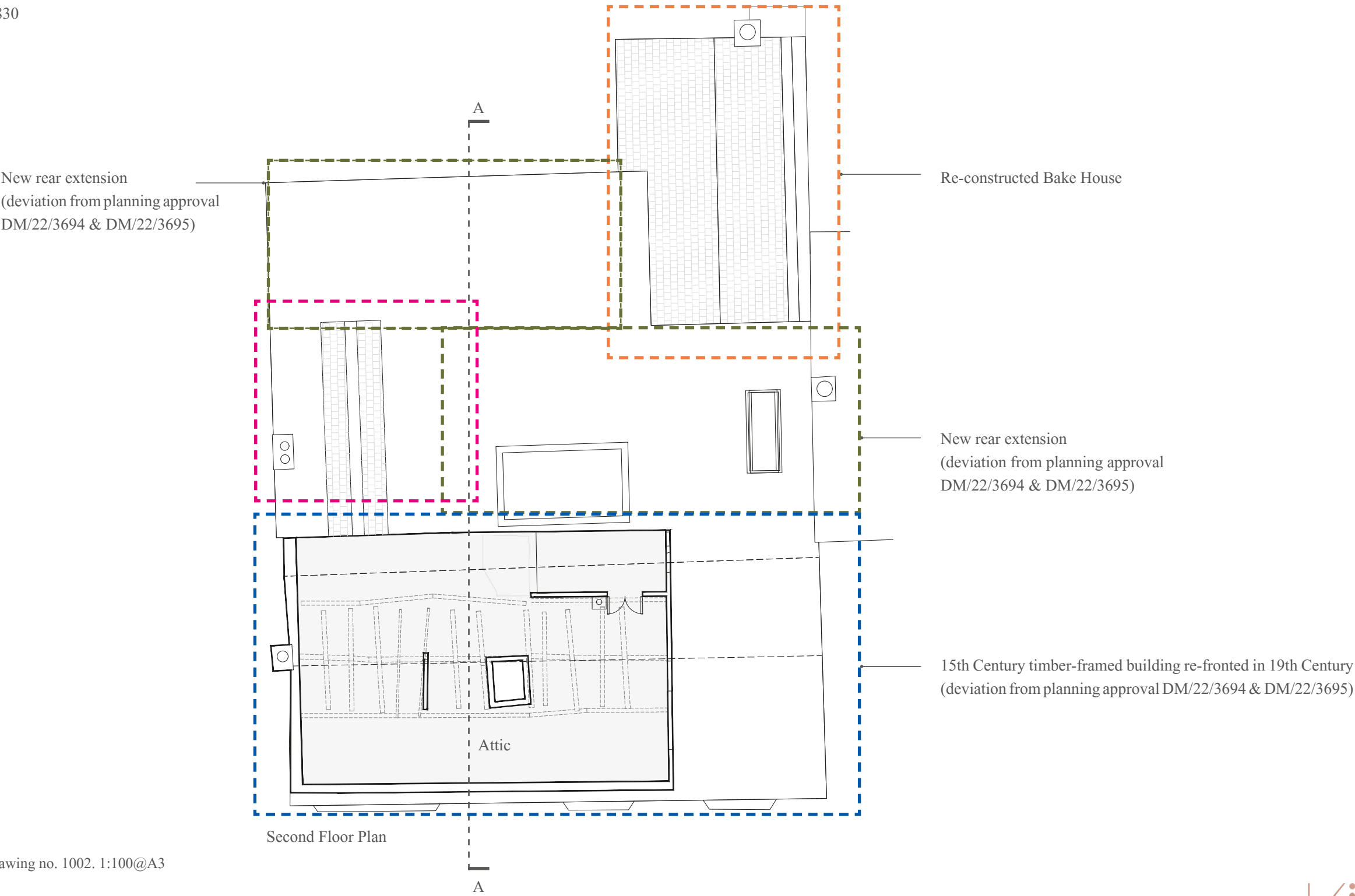


‘AS BUILT’/EXISTING FIRST FLOOR PLAN. Drawing no. 1001. 1:100@A3

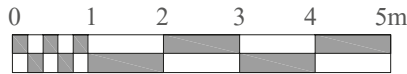


‘AS BUILT’ / EXISTING DRAWINGS
PLANS

- KEY
- Historic bake house
 - 15th Century timber- framed building
 - South gabled bay with vitrified blue headers c.1830
 - New rear extension
(deviation from planning approval
DM/22/3694 & DM/22/3695)



‘AS BUILT’/EXISTING SECOND FLOOR PLAN. 1:Drawing no. 1002. 1:100@A3



‘AS BUILT’ / EXISTING DRAWINGS
PLANS

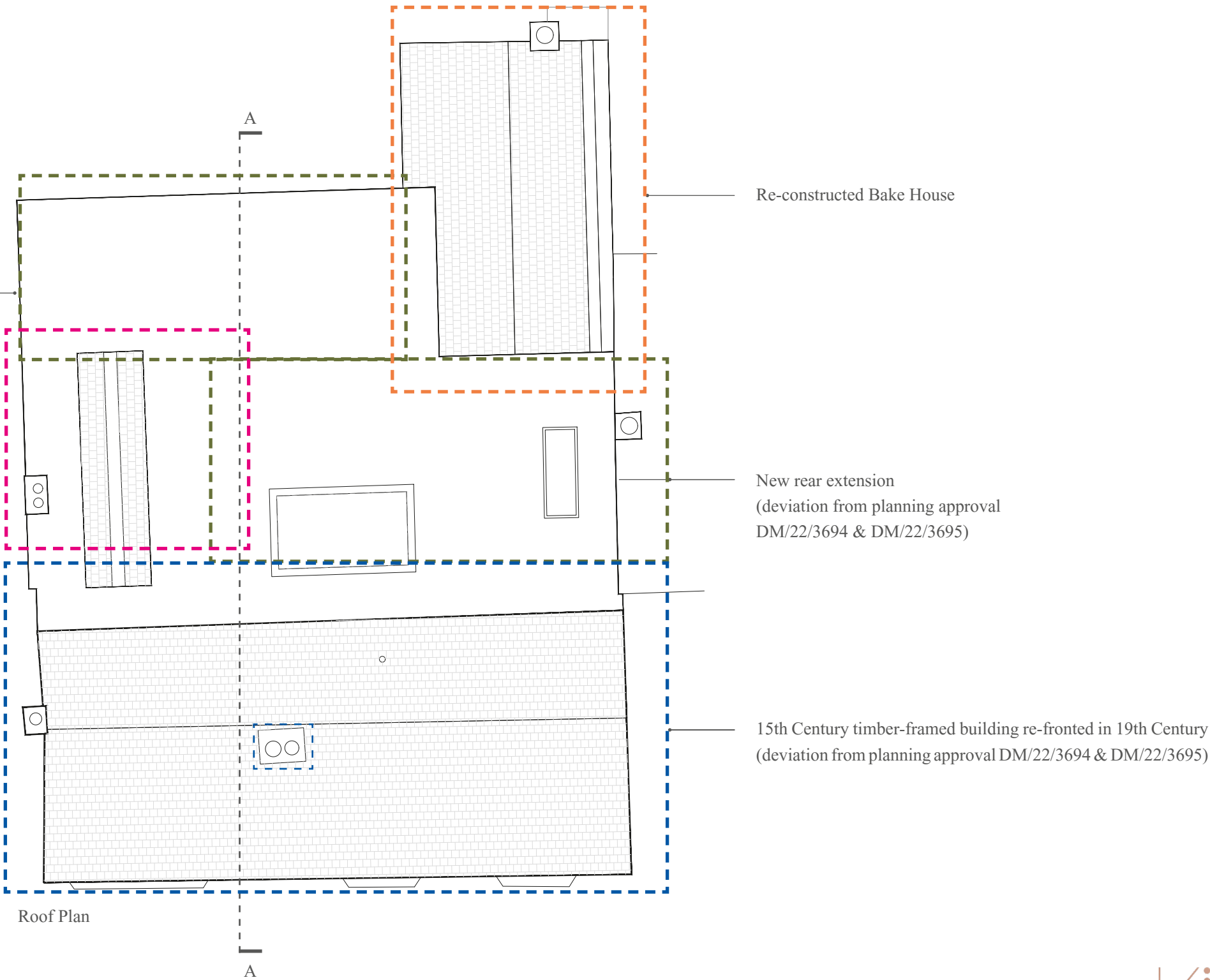
- KEY
- Historic bake house
 - 15th Century timber- framed building
 - South gabled bay with vitrified blue headers c.1830
 - New rear extension
(deviation from planning approval
DM/22/3694 & DM/22/3695)
 - Implemented re-construction of chimney approved
under application DM/24/0987

- KEY
- Historic bake house
 - 15th Century timber- framed building
 - New rear extension
(deviation from planning approval
DM/22/3694 & DM/22/3695)

‘AS BUILT’/EXISTING ROOF PLAN. Drawing no. 1003. 1:100@A3



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



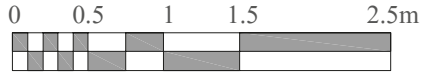
‘AS BUILT’ / EXISTING DRAWINGS
ELEVATIONS



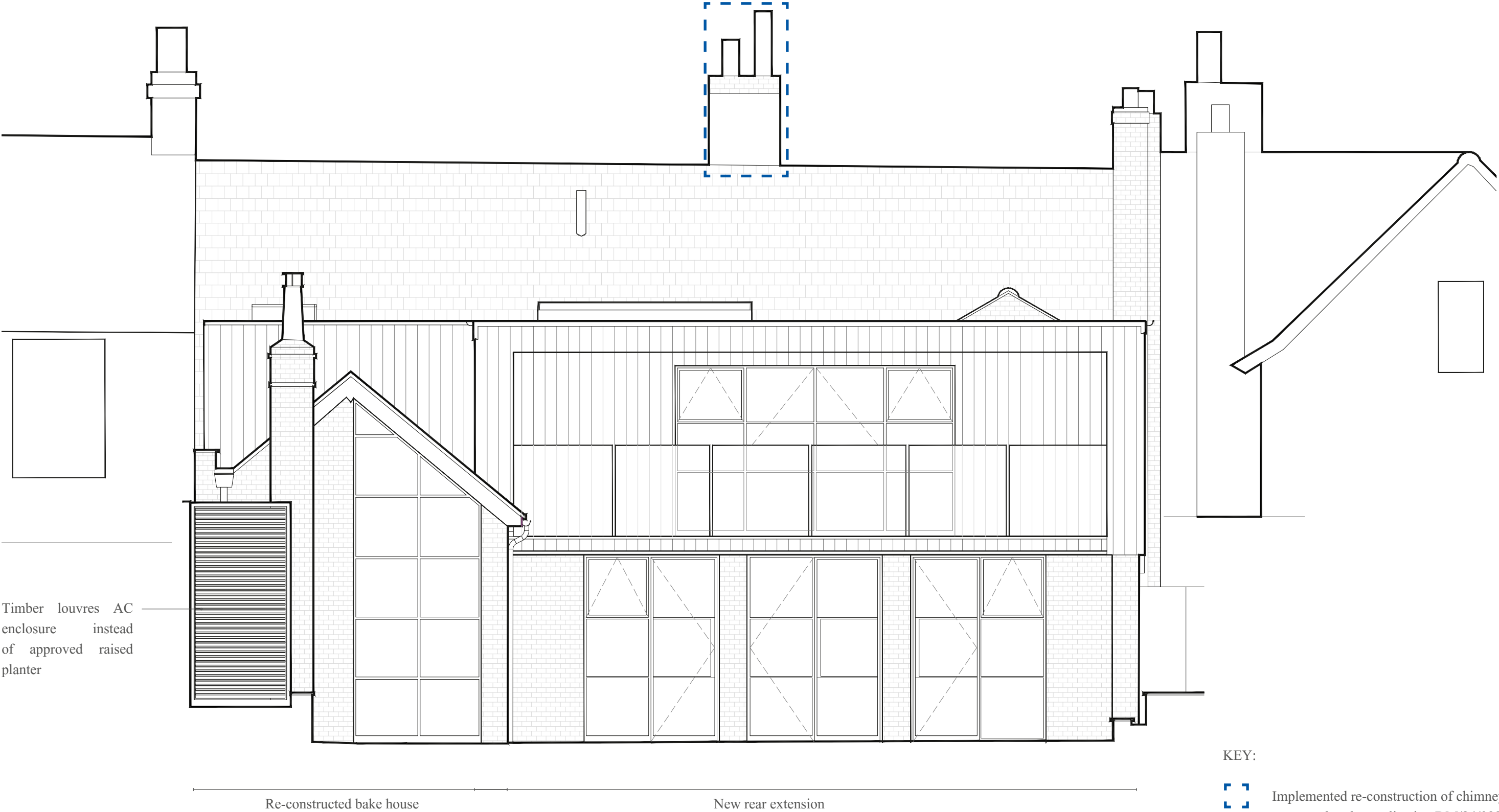
KEY:

 Implemented re-construction of chimney approved under application DM/24/0987

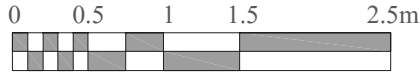
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‘AS BUILT’ / EXISTING DRAWINGS
ELEVATIONS



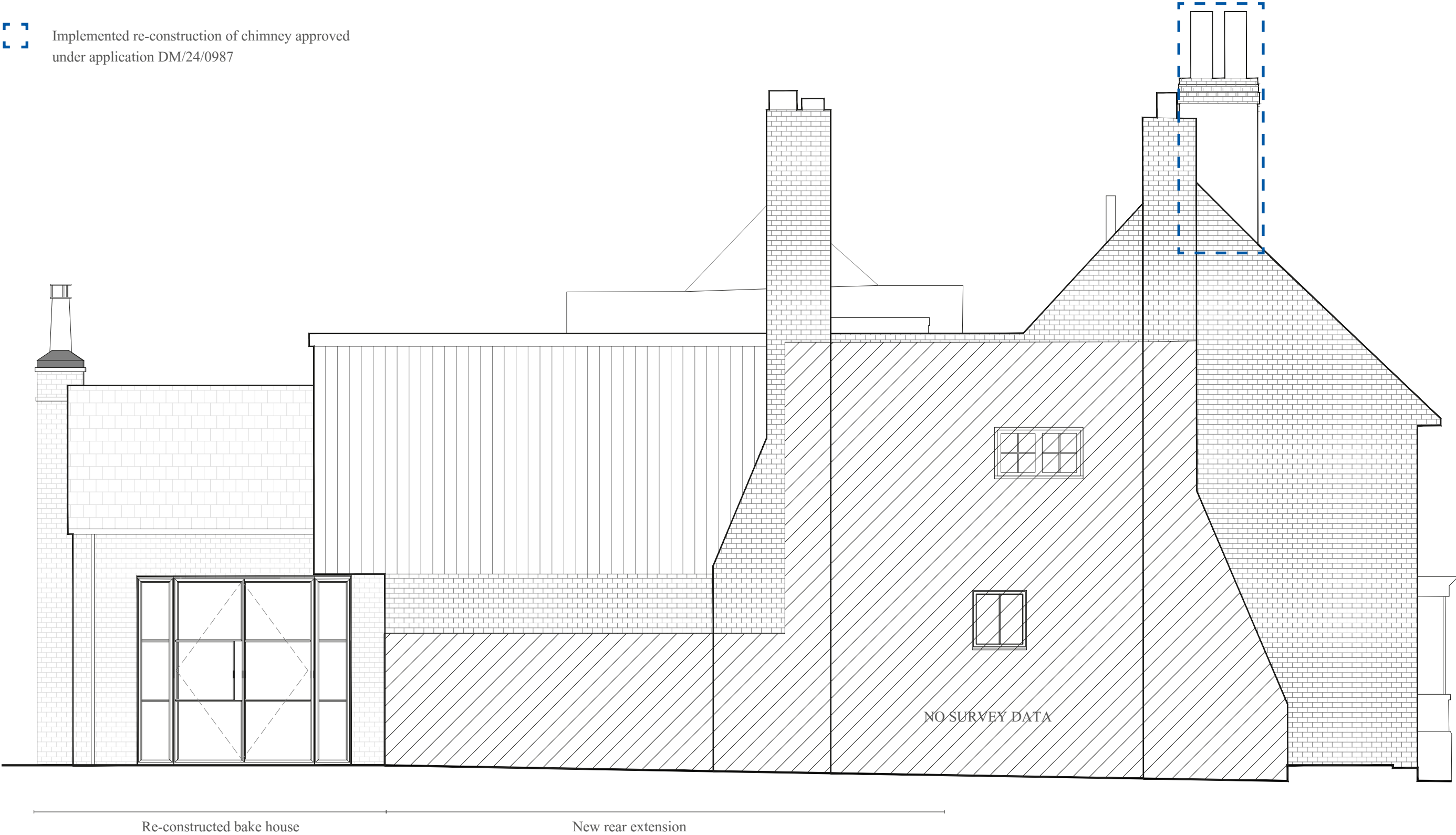
‘AS BUILT’/EXISTING WEST ELEVATION. Drawing no. 1101. 1:50@A3



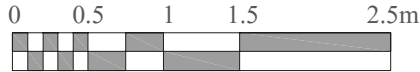
‘AS BUILT’ / EXISTING DRAWINGS
ELEVATIONS

KEY:

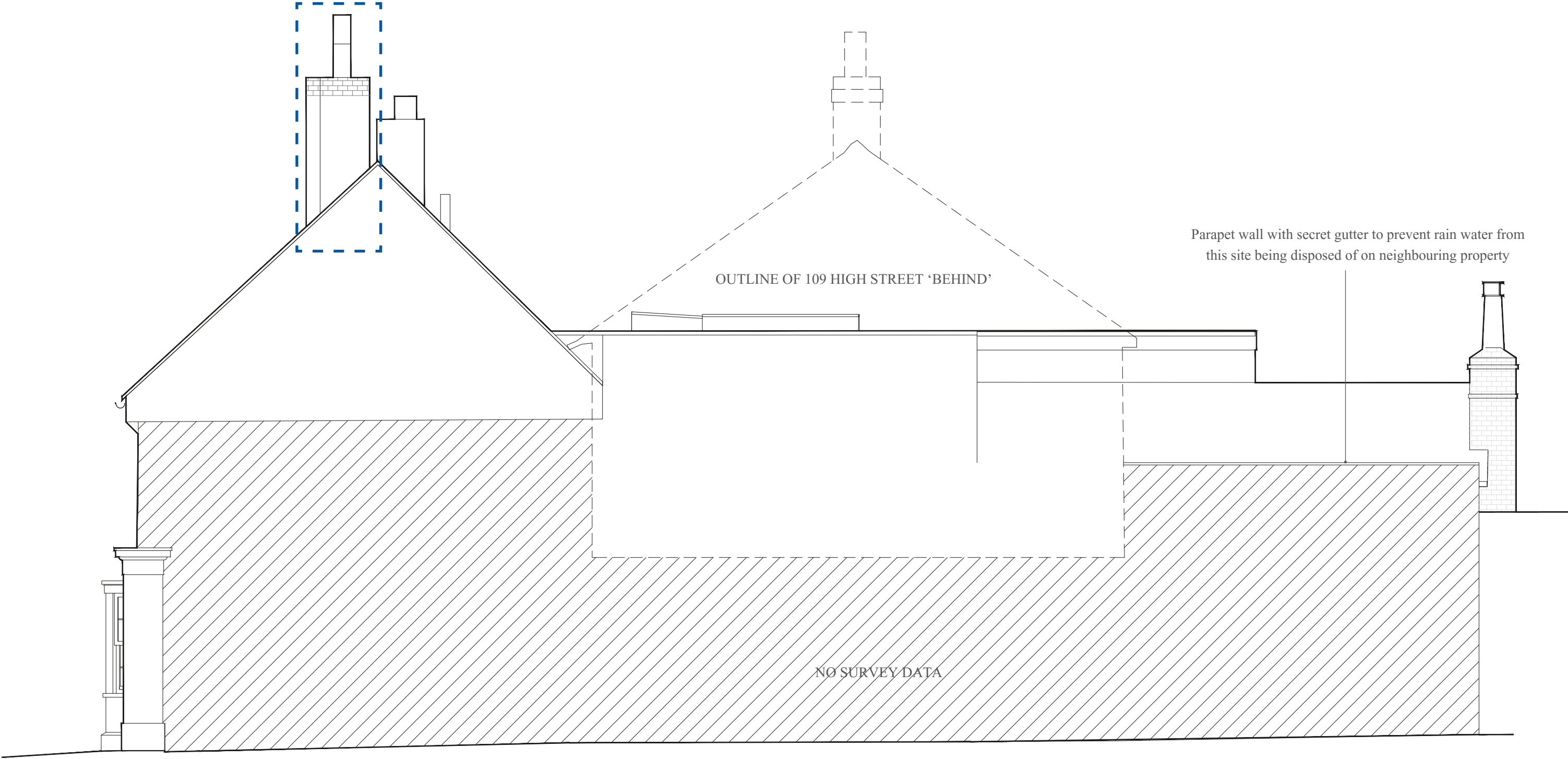
 Implemented re-construction of chimney approved under application DM/24/0987



‘AS BUILT’/EXISTING SOUTH ELEVATION. Drawing no. 1102. 1:50@A3



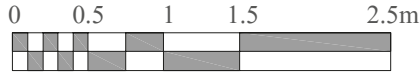
‘AS BUILT’ / EXISTING DRAWINGS
ELEVATIONS



KEY:

 Implemented re-construction of chimney approved under application DM/24/0987

‘AS BUILT’/EXISTING NORTH ELEVATION. Drawing no. 1103. 1:50@A3

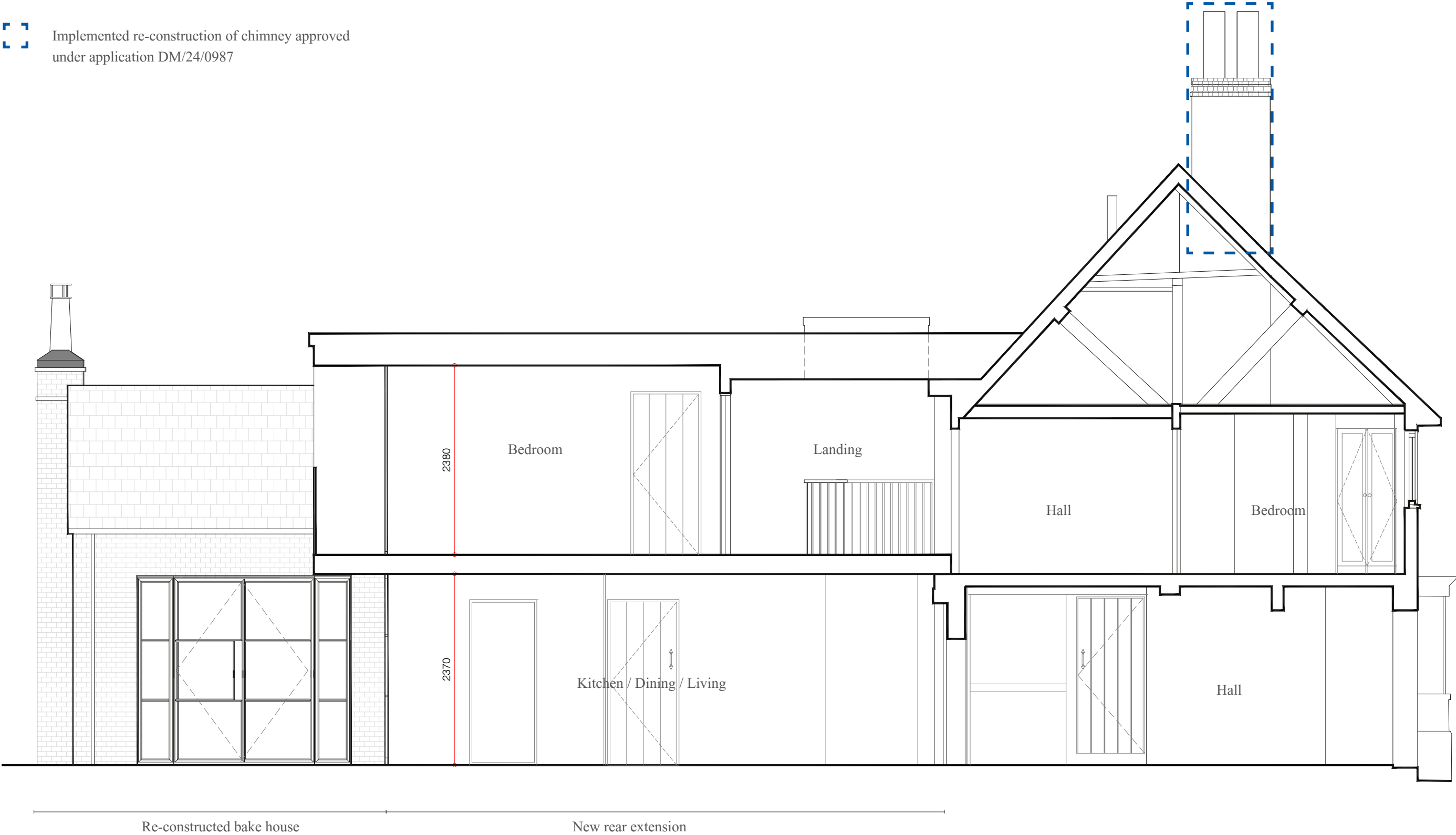


‘AS BUILT’ / EXISTING DRAWINGS

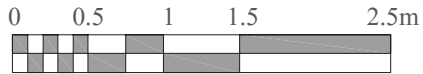
SECTIONAL ELEVATION

KEY:

 Implemented re-construction of chimney approved under application DM/24/0987



‘AS BUILT’/EXISTING SECTIONAL ELEVATION A-A. Drawing no. 1200. 1:50@A3



PROPOSED DRAWINGS



New Crittall windows and double doors by Light Foot Windows Ltd. in Elegant slim Corporate W20 steel profiles;
- Hot dipped galvanised to prevent corrosion;
- Duralife polyester powder coated frames finished in RAL 8080 (dark bronze)
- New windows and doors to receive the same powder coated finish internally;
- New windows and doors to receive 16mm Krypton Gas filled doubleglazed units with Low E glass - centre pane U-Value 1.2W/m2

External walls consist of:
- 102.5mm reclaimed mixed colour brickwork, 'Hamsey Mixed Stock' by lbstock facing brickwork laid in Flemish bond. Brickwork mortar mix - Traditional cement, lime and sand mix, with a 'bucket handle' mortar joint.
- 150mm cavity width with 150mm Knauf DriTherm Ultimate 32 cavity insulation batts
- 100mm blockwork

Rediscovered well shaft and groundwater storage chamber re-lined in handmade brick

Historic staircase reinstated as an outline on the walls, existing stair timber elements and stringer to be used for re-installation

Existing opening blocked up internally, existing timber window frame retained and exposed externally

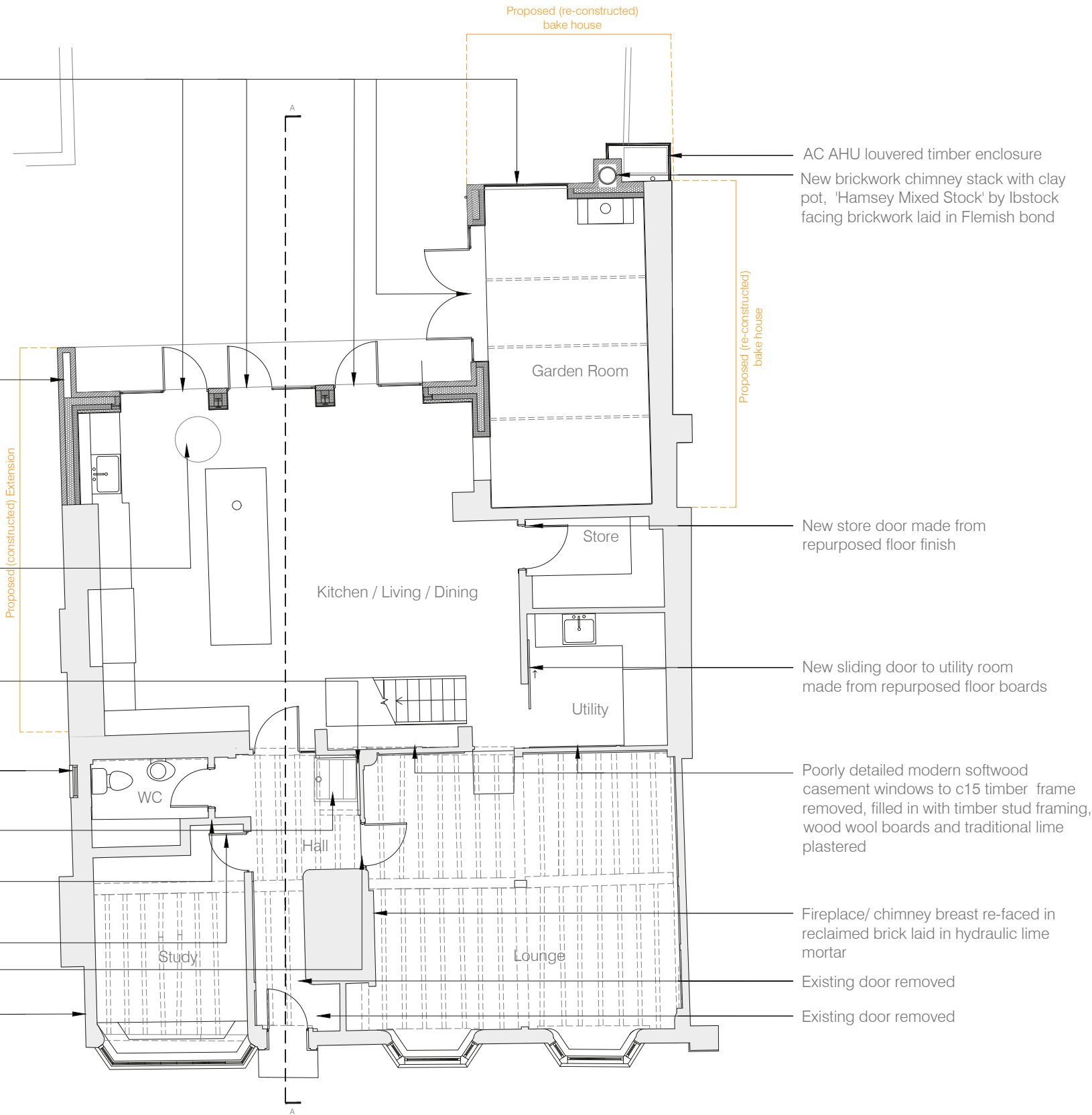
Timber trap door for basement access made from repurposed floor boards

New lath and plaster partition wall and timber door (made from repurposed floor boards) to WC

New crittle style door by Light Foot Windows

New timber plank door made from repurposed floor boards

Timber weatherboarding retained as existing



GROUND FLOOR PLAN
Scale 1:50@A1
1:100@A3

AC AHU louvered timber enclosure
New brickwork chimney stack with clay pot, 'Hamsey Mixed Stock' by lbstock facing brickwork laid in Flemish bond

New store door made from repurposed floor finish

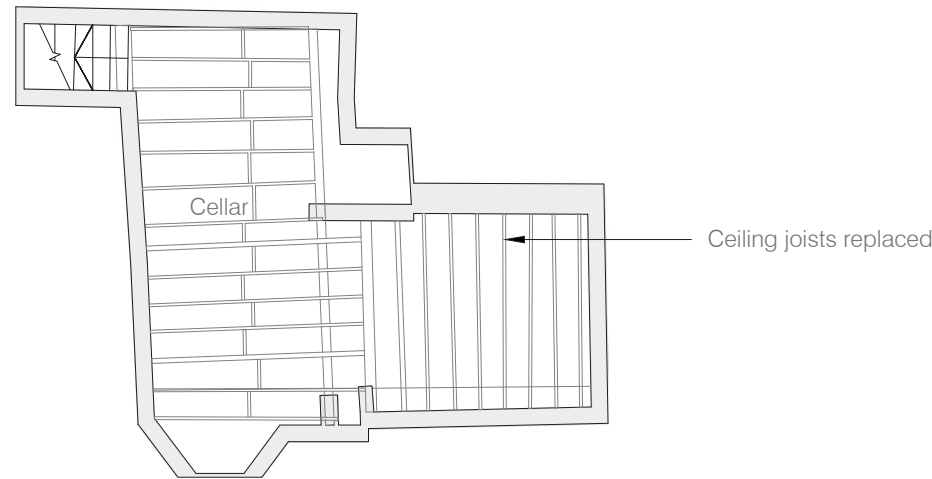
New sliding door to utility room made from repurposed floor boards

Poorly detailed modern softwood casement windows to c15 timber frame removed, filled in with timber stud framing, wood wool boards and traditional lime plastered

Fireplace/ chimney breast re-faced in reclaimed brick laid in hydraulic lime mortar

Existing door removed

Existing door removed



BASEMENT PLAN
Scale 1:50@A1
1:100@A3

NOTE
DRAWINGS TO BE READ IN CONJUNCTION WITH SUBMITTED DESIGN&ACCESS STATEMENT AND HERITAGE STATEMENT MATERIALS INSTALLED IN ACCORDANCE WITH THOSE OUTLINED IN CONDITION #9 OF APPROVAL DM/23/1605.
REFER TO DRAWINGS 5000 SERIES FOR DETAILS.



Rev.	Comments:	By:	Date:
-	-	-	-

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LISTED BUILDING CONSENT			
Client: Mr. Simon Dougall			
Project Title: 107 High St, Lindfield, Haywards Heath, West Sussex, RH16 2HR			
Drawing Title: Proposed GA Plans: Basement and Ground Floor			
Scale: 1:50@A1 1:100@A3	Date: Mar 25	Drawn: KN	Checked: KW

kyson		
Studio 28 Scrutton Street London UK EC2A 4RP T: +44(0) 20 7247 2462 E: enquiries@kyson.co.uk W: www.kyson.co.uk		
Project No.: 900-25	Drawing No.: 2000	Revision: -

21.5mm toughened and laminated clear glass
balustrade with bespoke fascia brackets and
50mm projection buttons by South Coast Steel Ltd.

New Crittall windows and double doors by Light
Foot Windows Ltd. in Elegant slim Corporate
W20 steel profiles;
- Hot dipped galvanised to prevent
corrosion;
- Duralife polyester powder coated frames
finished in RAL 8080 (dark bronze)
- New windows and doors to receive the
same powder coated finish internally;
- New windows and doors to receive 16mm
Krypton Gas filled doubleglazed units with Low E
glass - centre pane U-Value 1.2W/m2

External walls consist of:
-PeraChar Charred Timber Cladding (Larch) –
Crushed Berry. Square-edged boards
-Timber noggings (various sizes)
- 100mm Knauf DriTherm Ultimate 32 cavity
insulation batts
-100mm blockwork

Wall of the historic outrigger to be exposed as
an internal brick wall at first floor level

Victorian window exposed internally, diffused
LED lighting strip to be installed around
perimeter of window on dressing room side, to
allow window to be illuminated as a feature in
the bedroom

New timber door

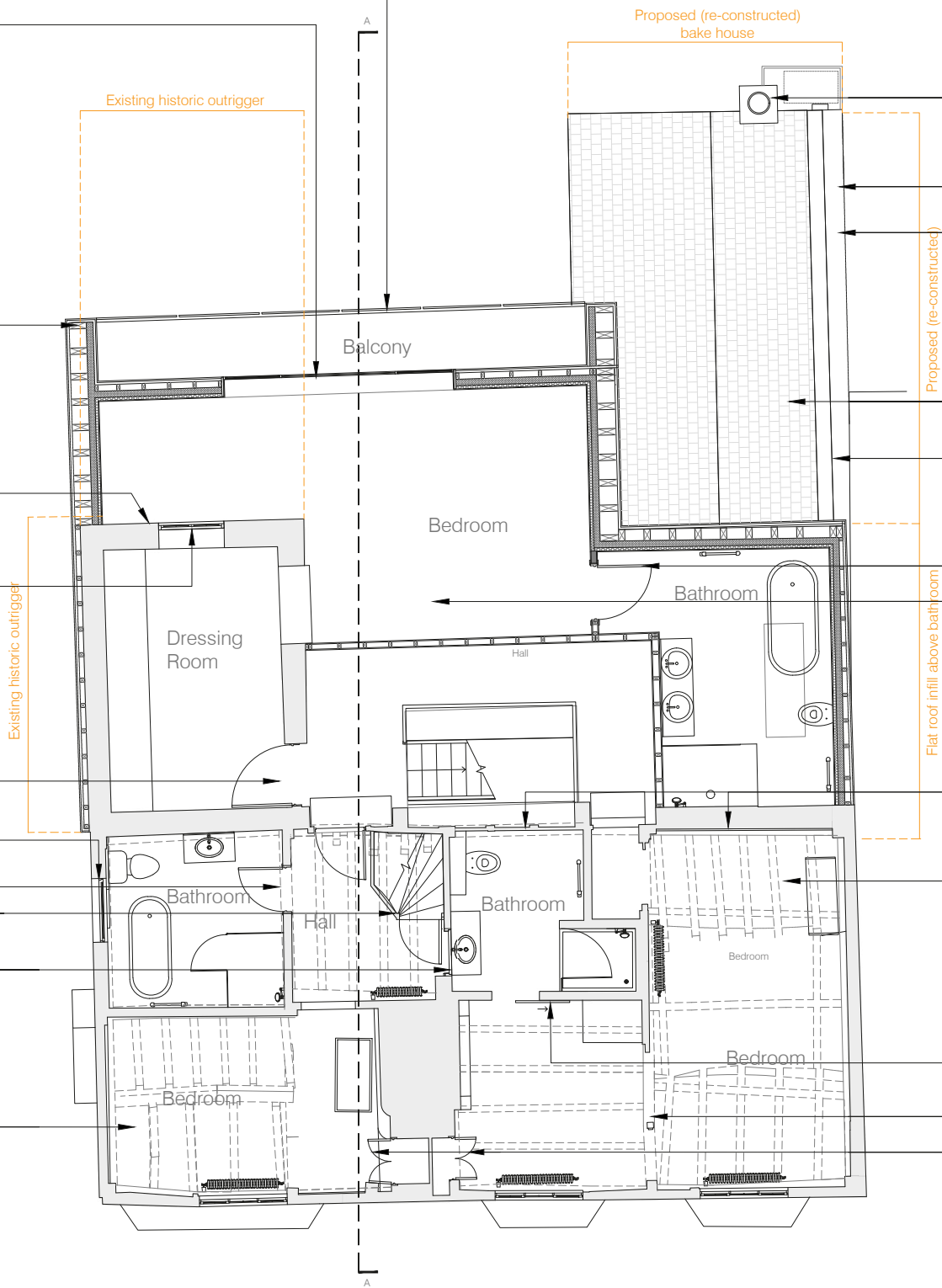
Existing window replaced with new timber sash window

New timber door

First floor stair enclosed in joinery to be
re-instated

Opening and existing door to be reinstated and
locked shut

Existing gypsum plaster ceiling removed, new
vaulted ceiling installed within existing timber
rafters



New brickwork chimney stack with clay pot, 'Hamsey Mixed Stock'
by Ibstock facing brickwork laid in Flemish bond
Reconstituted stone coping: Haddonstone T301 oneweathered coping stones
to parapet wall on south elevation. Formed of Portland stone-coloured wet-cast
reconstituted stone; Stonework mortar mix: 1:1:6 (Cement : Lime : Sand).
Brickwork parapet wall, 'Hamsey Mixed Stock' by Ibstock facing
brickwork laid in Flemish bond. Brickwork mortar mix - Traditional
cement, lime and sand mix, with a 'bucket handle' mortar joint.
Reconstituted stone coping: Haddonstone T301 oneweathered
coping stones to parapet wall on south elevation. Formed of Portland
stone-coloured wet-cast reconstituted stone; Stonework mortar mix:
1:1:6 (Cement : Lime : Sand).
Reclaimed clay roof tiles from collapsed bake house re-purposed
for new roof
Code 5 stepped lead valley with 'Secret' Code 5 lead-lined back
gutter discharging to new rainwater hopper

New timber door
Timber oak flooring

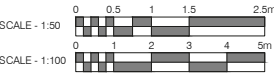
Poorly detailed modern softwood casement windows to c15 timber
frame removed, replaced with traditional lime plastered infill panels

Overlaid seasoned oak flooring overlaying original floorboards
retained in-situ. Timber floor matching existing by The West Sussex
Antique Timber, random width tongue and grooved character grade
solid oak flooring 150mm to 280nn wide x 20mm thick in random
lengths up to 3500mm, hand planed on the edges of the boards,
screwed and pelleted into the existing timber boards, stained to an
approved colour and protected with 3 coats of a durable floor sealer.

Sliding door to enclose bathroom constructed of reconstituted
floorboards to match the overlaid flooring
Existing infill to wall removed
Back to back fitted joinery wardrobes

FIRST FLOOR PLAN
Scale 1:50@A1
1:100@A3

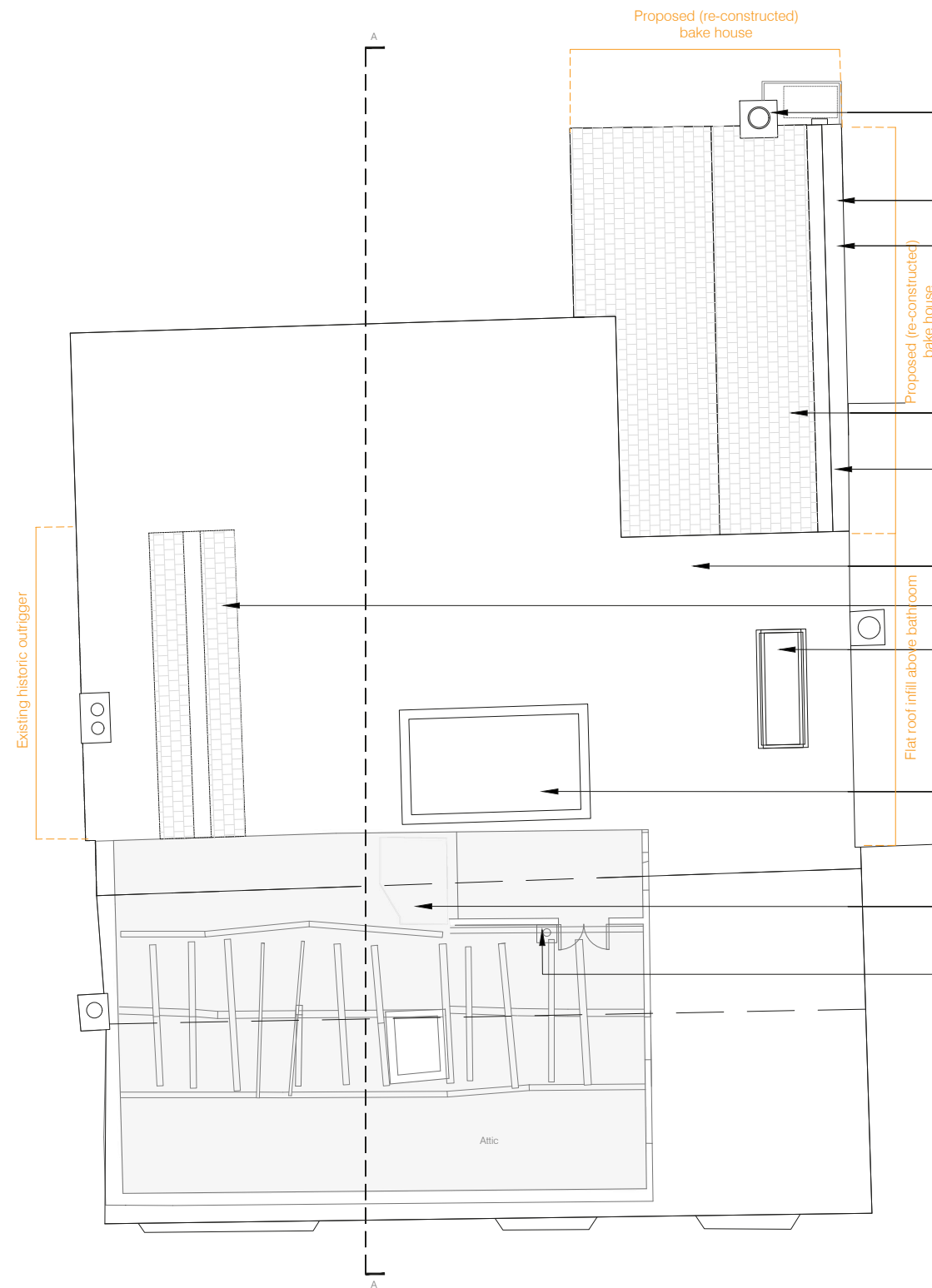
NOTE
DRAWINGS TO BE READ IN CONJUNCTION WITH SUBMITTED
DESIGN&ACCESS STATEMENT AND HERITAGE STATEMENT
MATERIALS INSTALLED IN ACCORDANCE WITH THOSE
OUTLINED IN CONDITION #9 OF APPROVAL DM/23/1605.
REFER TO DRAWINGS 5000 SERIES FOR DETAILS.



Rev.	Comments:	By:	Date:
-	-	-	-
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LISTED BUILDING CONSENT			
Client: Mr. Simon Dougall			
Project Title: 107 High St, Lindfield, Haywards Heath, West Sussex, RH16 2HR			
Drawing Title: Proposed GA Plans: First Floor			
Scale: 1:50@A1 1:100@A3	Date: Apr 25	Drawn: KN	Checked: KW

kyson		
Studio 28 Scrutton Street London UK EC2A 4RP T: +44(0) 20 7247 2462 E: enquiries@kyson.co.uk W: www.kyson.co.uk		
Project No.: 900-25	Drawing No.: 2001	Revision: -



- New boiler

SECOND FLOOR PLAN
Scale 1:50@A1
1:100@A3

NOTE
DRAWINGS TO BE READ IN CONJUNCTION WITH SUBMITTED
DESIGN&ACCESS STATEMENT AND HERITAGE STATEMENT
MATERIALS INSTALLED IN ACCORDANCE WITH THOSE
OUTLINED IN CONDITION #9 OF APPROVAL DM/23/1605.

REFER TO DRAWINGS 5000 SERIES FOR DETAILS.

Rev:	Comments:	By:	Date:
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**LISTED BUILDING
CONSENT**

Client:
Mr. Simon Dougall

Project Title:
107 High St, Lindfield, Haywards Heath, West Sussex, RH16 2HR

Drawing Title:
Proposed GA Plans:
Second Floor

Scale:	Date:	Drawn:	Checked:
1:50@A1	Apr 25	KN	KW
1:100@A3			

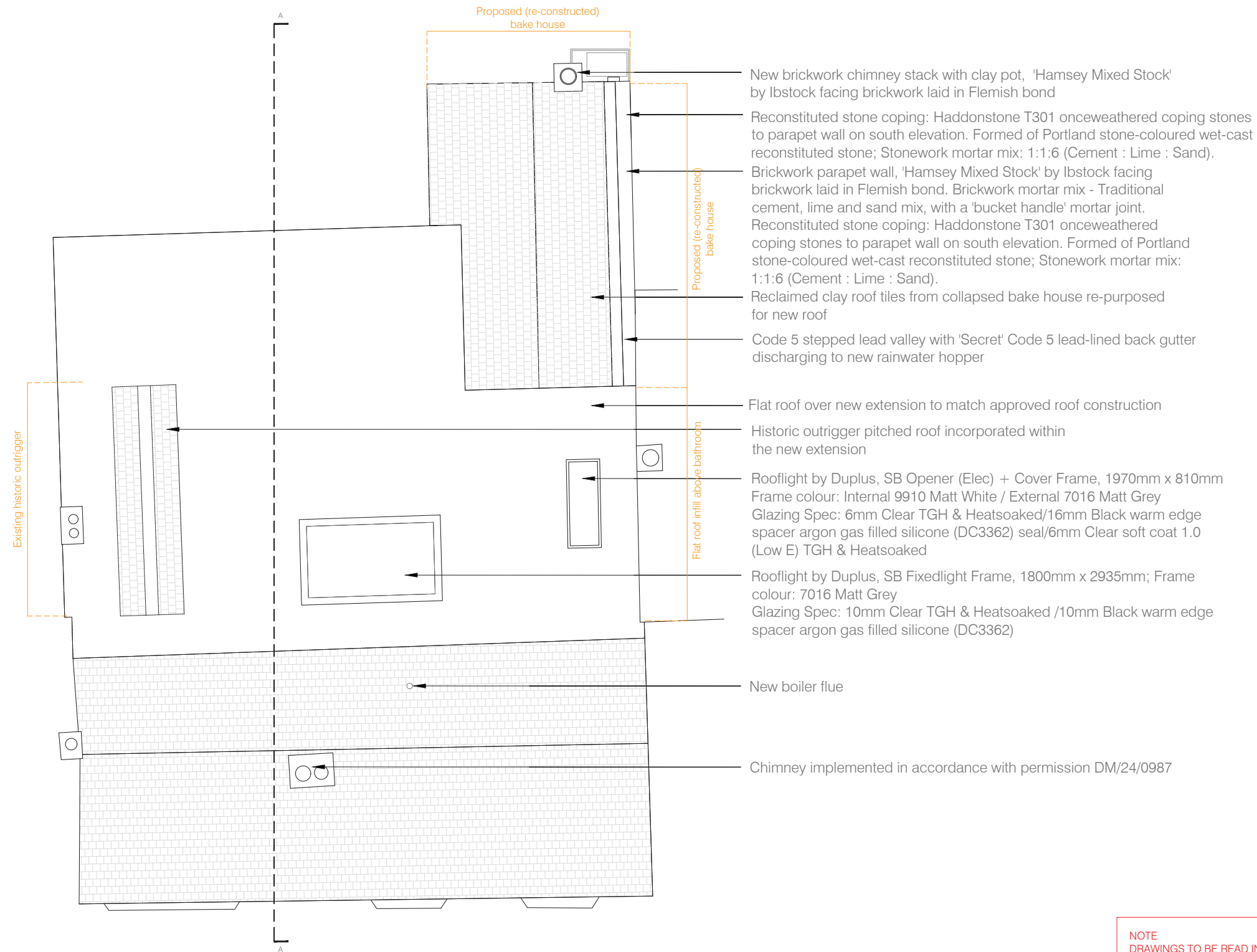


28 Scrutton Street
London
UK
EC2A 4RP

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E: enquiries@kyson.co.uk
W: www.kyson.co.uk

Project No.:	Drawing No.:	Revision:
900-25	2002	-

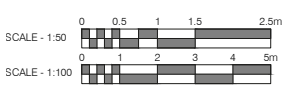




ROOF PLAN

NOTE
DRAWINGS TO BE READ IN CONJUNCTION WITH SUBMITTED DESIGN&ACCESS STATEMENT AND HERITAGE STATEMENT MATERIALS INSTALLED IN ACCORDANCE WITH THOSE OUTLINED IN CONDITION #9 OF APPROVAL DM/23/1605.

REFER TO DRAWINGS 5000 SERIES FOR DETAILS.



Rev: - Comments: - By: - Date: -				LISTED BUILDING CONSENT				kyson			
Client: Mr. Simon Dougall				Studio				28 Scrutton Street London UK EC2A 4RP			
Project Title: 107 High St, Lindfield, Haywards Heath, West Sussex, RH16 2HR				T: +44(0) 20 7247 2462 E: enquiries@kyson.co.uk W: www.kyson.co.uk				Project No.: 900-25			
Drawing Title: Proposed GA Plans: Roof				Scale: 1:50@A1 1:100@A3				Date: Apr 25			
Drawn: KN				Checked: KW				Drawing No.: 2003			
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Existing outrigger pitched roof retained, incorporated within the structure of new extension

Clay chimney pot with cover

Metal coping, dark grey

PermaChar Premium Charred Timber Cladding

Reclaimed clay roof tiles from collapsed bake house re-purposed for new roof

Cast aluminium rainwater downpipe painted black

Re-constructed bake house and chimney, 'Hamsey Mixed Stock' by lbstock facing brickwork laid in Flemish bond

New Crittall windows and double doors by Light Foot Windows Ltd. in Elegant slim Corporate W20 steel profiles;

- Hot dipped galvanised to prevent corrosion;
- Duralife polyester powder coated frames finished in RAL 8080 (dark bronze)
- New windows and doors to receive the same powder coated finish internally;
- New windows and doors to receive 16mm Krypton Gas filled doubleglazed units with Low E glass - centre pane U-Value 1.2W/m2

Re-constructed brickwork chimney faced in lime render with white breathable painted finish. Top four brick courses left fair-faced, using blend of bricks reclaimed from original chimney and new matching bricks. Implemented in accordance with permission DM/23/0987

New boiler flue

Plateau rooflight window by Duplus 10mm Clear TGH & Heatsoaked /10mm Black warm edge spacer argon gas filled silicone (DC3362) seal/8.8mm Clear soft coat 1.1 laminated with polished edges on inner laminate.

Re-constructed brickwork chimney faced in lime render with white breathable painted finish. Top four brick courses left fair-faced, using blend of bricks reclaimed from original chimney and new matching bricks. New chimney implemented in accordance with permission DM/24/0987

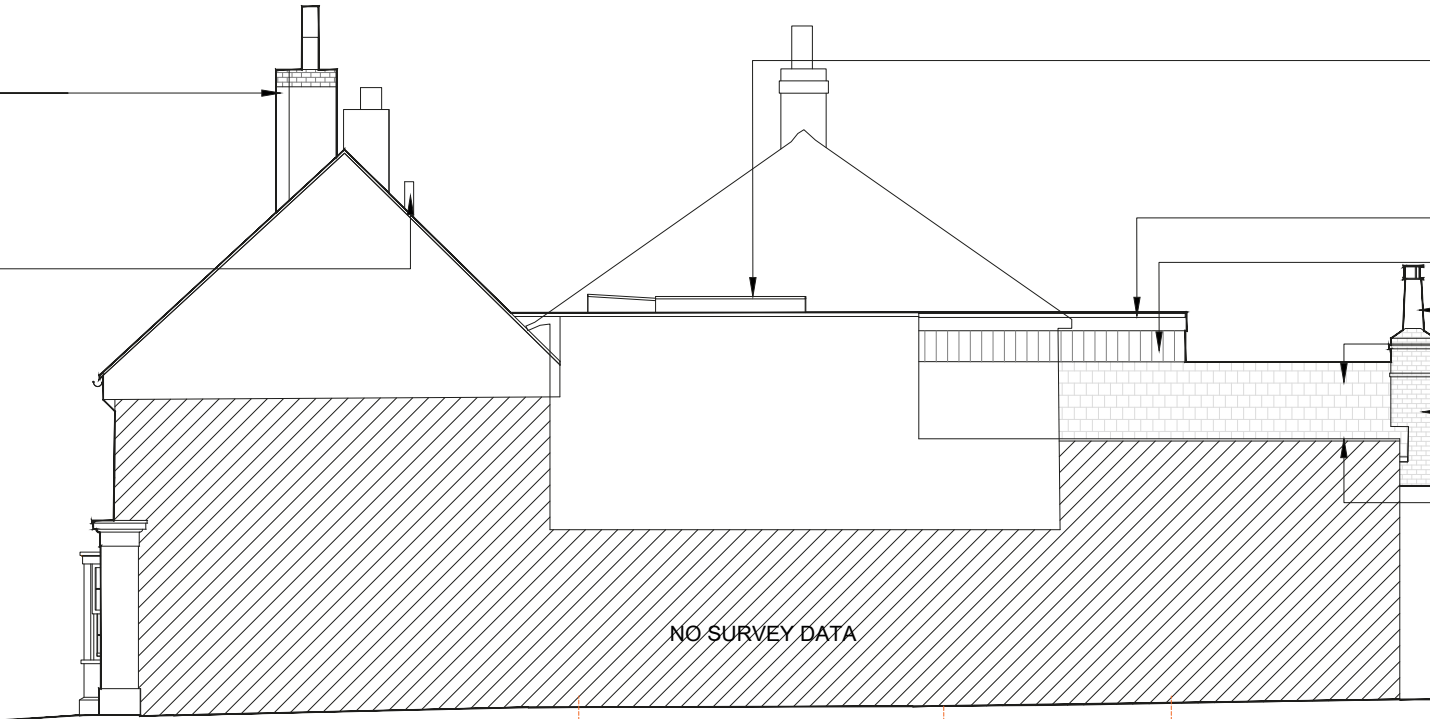
New boiler flue

Existing brickwork wall

Existing window replaced with 3 over 3 vertically sliding sash window

Existing window internally blocked up, frame retained and exposed externally

SOUTH ELEVATION
Scale 1:50@A1
1:100@A3



Plateau rooflight window by Duplus 10mm Clear TGH & Heatsoaked /10mm Black warm edge spacer argon gas filled silicone (DC3362) seal/8.8mm Clear soft coat 1.1 laminated with polished edges on inner laminate

Metal coping, dark grey

PermaChar Premium Charred Timber Cladding

Clay chimney pot with cover

Reclaimed clay roof tiles from collapsed bake house re-purposed for new roof

Re-constructed bake house and chimney, 'Hamsey Mixed Stock' by lbstock facing brickwork laid in Flemish bond

Reconstituted stone coping: Haddonstone T301 oneweathered coping stones to parapet wall on south elevation. Formed of Portland stone-coloured wet-cast reconstituted stone; Stonework mortar mix: 1:1:6 (Cement : Lime : Sand).

Existing brick wall

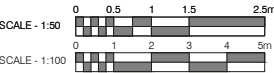
NOTE
DRAWINGS TO BE READ IN CONJUNCTION WITH SUBMITTED DESIGN&ACCESS STATEMENT AND HERITAGE STATEMENT MATERIALS INSTALLED IN ACCORDANCE WITH THOSE OUTLINED IN CONDITION #9 OF APPROVAL DM/23/1605

REFER TO DRAWINGS 5000 SERIES FOR DETAILS.

NORTH ELEVATION
Scale 1:50@A1
1:100@A3

Proposed (re-constructed) bake house

Proposed (constructed) Extension



Rev.	Comments:	By:	Date:
-	-	-	-

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LISTED BUILDING CONSENT

Client:
Mr. Simon Dougall

Project Title:
107 High St, Lindfield, Haywards Heath, West Sussex, RH16 2HR

Drawing Title:
Proposed Elevations
South and North

Scale:
1:50@A1
1:100@A3

Date:
Apr 25

Drawn:
KN

Checked:
KW

Studio
28 Scrutton Street
London
UK
EC2A 4RP

T: +44(0) 20 7247 2462
E: enquiries@kyson.co.uk
W: www.kyson.co.uk

Project No.:
900-25

Drawing No.:
3001

Revision:
-

kyson

ROOF CONSTRUCTION

COLD roof insulation and waterproofing laid over timber joists and steel beams to structural engineer's drawings, details and specifications, comprise of:

- Roof Finish and Waterproofing system
- BAUDER SINGLE PLY MEMBRANE;
- Bauder Single ply membrane adhesive;
- VCL - Bauder Vapour Control layer, over;
- Deck - 18mm WBP ply deck, in accordance with Structural Engineer's drawings, details and specification, mechanically-fixed to;
- Treated softwood timber firing pieces to create a min. 1:40 fall towards the gutter, in accordance with Structural Engineer's drawings, details and specification;
- Timber flat roof joists, with size and spacing in accordance with Structural Engineer's drawings, details and specification;
- Mechanically-fix black 18x16 standard flyscreen mesh behind timber soffit boarding and beneath timber joists, by Premier Environmental Ltd;
- Timber cladding to soffit mechanically-fixed to timber joists, allowing for 8mm spacing between the boards.

Cladding fixing in accordance with the instructions and recommendations of the cladding manufacturer;

- At abutment of balcony with adjacent flat roof, provided to provide cross-flow ventilation of 25,000mm/sq.m.

Clay chimney pot with cover

Reclaimed clay roof tiles from collapsed bake house re-purposed for new roof

New Crittall windows and double doors by Light Foot Windows Ltd. in Elegant slim Corporate W20 steel profiles;

- Hot dipped galvanised to prevent corrosion;
- Duralife polyester powder coated frames finished in RAL 8080 (dark bronze)
- New windows and doors to receive the same powder coated finish internally;
- New windows and doors to receive 16mm Krypton Gas filled doubleglazed units with Low E glass - centre pane U-Value 1.2W/m2

Cast aluminium painted black rainwater downpipe

21.5mm toughened laminated glass balustrade by South Coast Steel Ltd, bespoke fascia brackets, 50mm projection buttons

Re-constructed bake house and chimney, 'Hamsey Mixed Stock' by lbstock facing brickwork laid in Flemish bond

SECTION A-A
Scale 1:50@A1
1:100@A3

Proposed (re-constructed)
bake house

Proposed (constructed) Extension

FIRST FLOOR CONSTRUCTION:

- Timber floor matching existing by The West Sussex Antique Timber, random width tongue and grooved character grade solid oak flooring 150mm to 280nn wide x 20mm thick in random lengths up to 3500mm, hand planed on the edges of the boards, screwed and pelleted into the existing timber boards, stained to an approved colour and protected with 3 coats of a durable floor sealer

Plateau rooflight window by Duplus 10mm Clear TGH & Heatsoaked /10mm Black warm edge spacer argon gas filled silicone (DC3362) seal/8.8mm Clear soft coat 1.1 laminated with polished edges on inner laminate

Re-constructed brickwork chimney faced in lime render with white breathable painted finish. Top four brick courses left fair-faced, using blend of bricks reclaimed from original chimney and new matching bricks. Implemented in accordance with permission DM/24/0987

New boiler flue

Historic staircase and joinery reinstated in a form of enclosed shelving, salvaged timber steps and stringer to be used

Reinstated opening in the wall, existing timber door reinstated and fixed shut

New fitted wardrobe within niche adjacent to chimney breast, 18mm MDF painted off white, secured by means of non-intrusive fixings

Existing door removed

Existing door removed

New timber plank door made of salvaged floor boards

Historic staircase reinstated in a form of outline on the wall, salvaged stringer to be used

New Crittall windows and double doors in Elegant slim Corporate W20 steel profiles;

- Hot dipped galvanised to prevent corrosion;
- Duralife polyester powder coated frames finished in RAL 8080 (dark bronze)
- New windows and doors to receive the same powder coated finish internally;
- New windows and doors to receive 16mm Krypton Gas filled doubleglazed units with Low E glass - centre pane U-Value 1.2W/m2

NOTE
DRAWINGS TO BE READ IN CONJUNCTION WITH SUBMITTED
DESIGN&ACCESS STATEMENT AND HERITAGE STATEMENT
MATERIALS INSTALLED IN ACCORDANCE WITH THOSE
OUTLINED IN CONDITION #9 OF APPROVAL DM/23/1605.

REFER TO DRAWINGS 5000 SERIES FOR DETAILS.

LISTED BUILDING
CONSENT

Client:
Mr. Simon Dougall

Project Title:
107 High St, Lindfield, Haywards Heath, West Sussex, RH16 2HR

Drawing Title:
Proposed Section AA

Scale:
1:50@A1
1:100@A3

Date:
Mar 25

Drawn:
KN

Checked:
KW

Studio

28 Scrutton Street
London
UK
EC2A 4RP

T: +44(0) 20 7247 2462
E: enquiries@kyson.co.uk
W: www.kyson.co.uk

Project No.:
900-25

Drawing No.:
4000

Revision:
-

kyson



New timber floor finish, first floor



First floor bedroom with crittle style doors and windows



New crittle style door between existing dwelling and new extension



New timber plank door

