

JUSTIFICATION

CORKSCREW WINDER STAIRCASE

The historic, 17th century timber corkscrew winding staircase of historic value has been removed due to confusion arising in the approved drawings and conflicting information contained within them.

It is therefore proposed that the staircase will be reinstated on ground and first floor, as follows:

1. Ground to first floor staircase - the staircase outline is to be reinstated to create a reference of the historic feature. Refer to the proposed drawings for further details.

2. First to second floor staircase - the staircase is to be re-constructed without access to second floor to serve as shelving. Joinery to be built around with cupboard access door. Refer to the proposed drawings for further details.



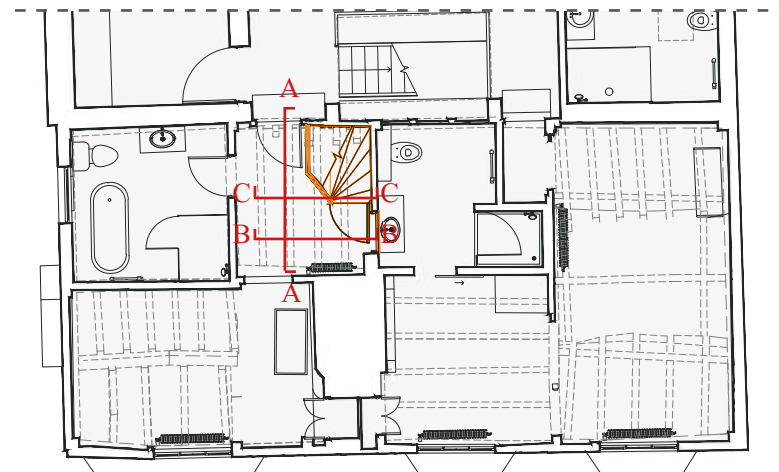
Staircase during demolition works



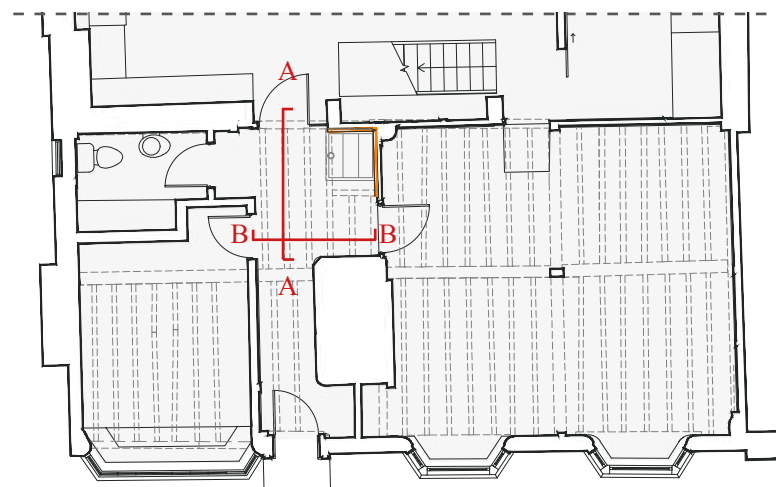
Staircase during demolition works



Current photograph- staircase removed, trap door to basement access made out of historic floorboards and installed

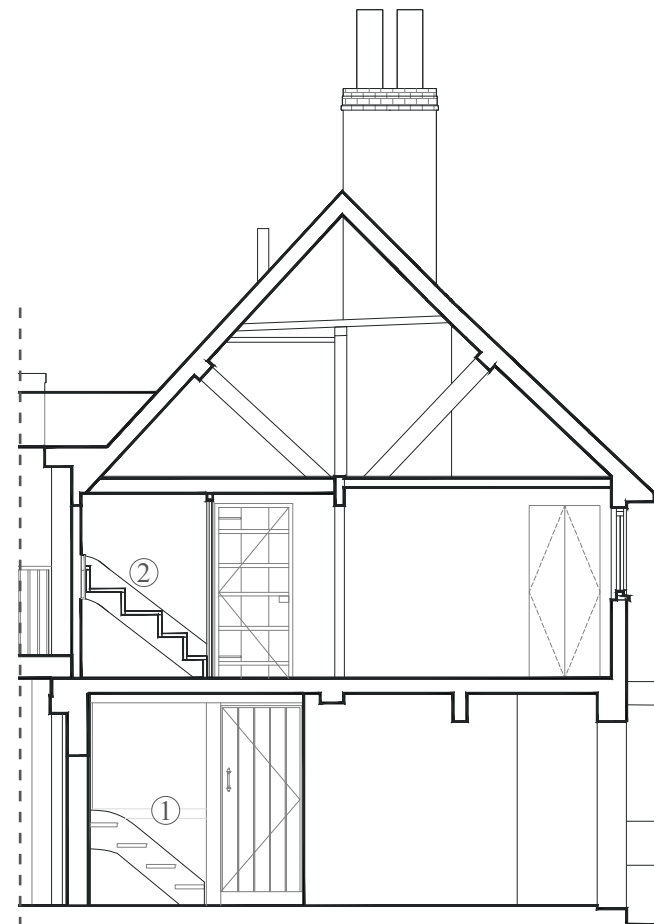


Proposed Ground Floor Plan

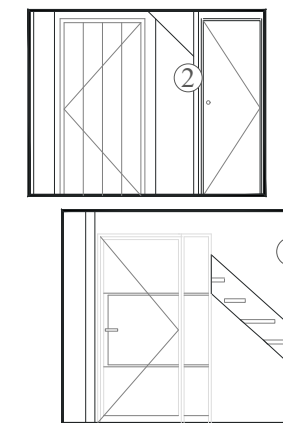


Proposed Ground Floor Plan

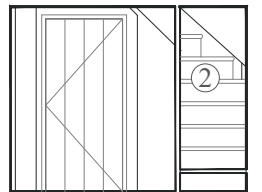
107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR



Section AA - proposed reinstatement of staircase on ground and first floor



Section BB - proposed reinstatement of staircase on ground and first floor



Section CC

JUSTIFICATION

CORKSCREW WINDER STAIRCASE

The approval documents and drawings have conflicting information within them relating to this particular aspect of the scheme and drawing PL.07 Rev B clearly states the proposal for removal of the historic staircase, the drawing annotation reads: ‘23 - Existing ground to first floor staircase to be removed’.

This is also reflected on the section drawing clearly showing both flights of stair removed. The implemented removal of staircase was therefore in compliance with the approved drawing.

It is also noted that in their Heritage Report prepared in December 2022, Desbrusrais describes the ground to first floor staircase as follows: *‘The lower part of the stair to the ground floor is mostly replaced in modern timber and little of the historic material remains in situ’.*



Approved drawing PL.07 Rev B - Section AA.



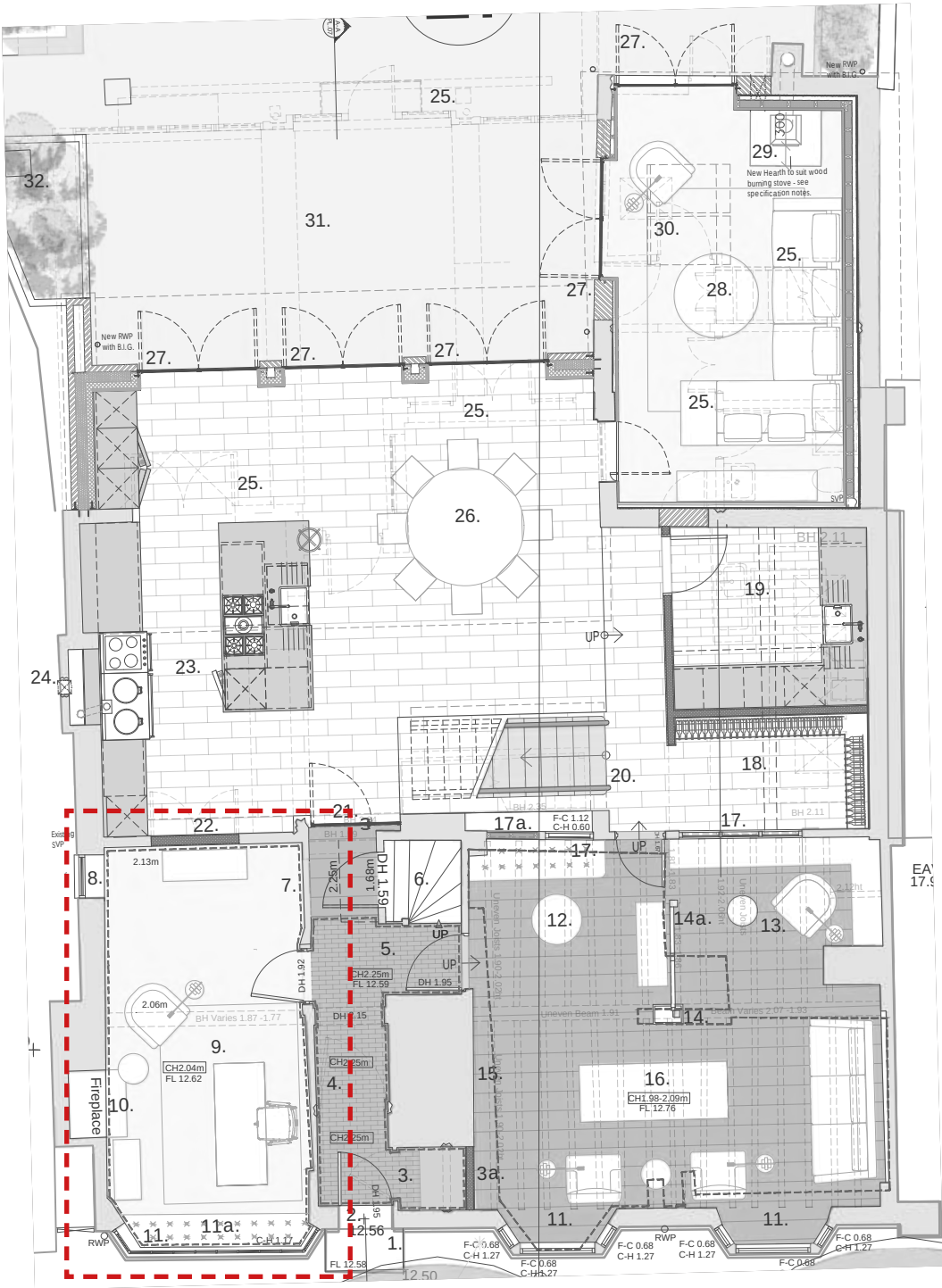
JUSTIFICATION
GROUND FLOOR WC

The approved documents and drawings contain conflicting information relating to this aspect of the scheme; the approval notice makes written reference to the inclusion of a ground floor WC, whilst the drawings do not.

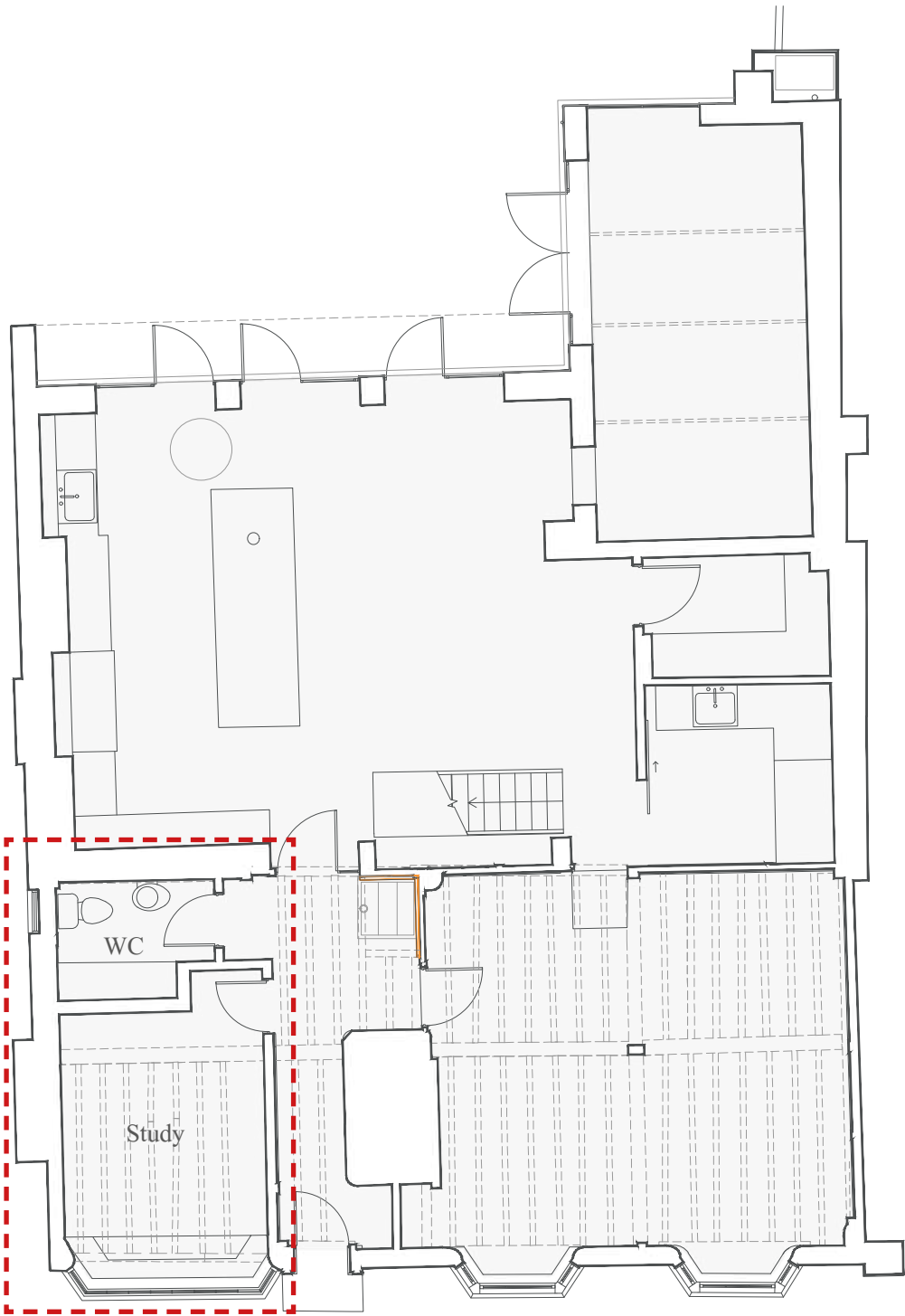
A partition wall was constructed in the southern part of the ground floor plan to accommodate a new ground floor WC. Furthermore, a timber stud wall with stone veneered nogging at ground level was removed to create a reveal / recessed entrance to WC. In their report HCUK assessed this as follows: *‘It appears not to have been an original wall or historical feature, as demonstrated by the presence of concrete blockwork within the wall uncovered during its removal. The demolition of this partition to create a reveal / recessed cloakroom at the entrance to the ground floor WC improves circulation and layout without harming significance. The impact of this change on the listed building’s significance would be a minor heritage benefit as the wall was misleading and interruptive of historic plan form.’*

This is a deviation from the approved scheme and is part of the retrospective works that this application applies for.

KEY:
Highlighted area of deviation



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



2. Proposed ground floor plan



JUSTIFICATION GROUND FLOOR WC

The addition of cloaks/WC on a ground floor has been previously approved under application LF/064/87 in 1987. The WC extension was demolished following approval of application LF/83/96 granted on 09/01/1997 for: '2 storey rear extensions and demolish 2 storey rear extension housing WCs.'

It is also noted that historically this four bedroom house was provided with 4no. toilets/bathrooms - two per floor. Currently, the building has 2 bedrooms with en-suites and one shared bathroom on the first floor. A small WC was added on the ground floor deviating from approved scheme. However, the re-introduction of a ground floor toilet ensures the building is accessible and usable for everyone, regardless of their physical abilities. It is considered to be an essential improvement.

The door to the study is in the same historic location it was, just re-handed within the frame to better suit the revised layout. The new dividing wall has been constructed of lathe and lime plaster construction, using traditional methods and materials. Secular character of the historic plan is retained.

KEY:

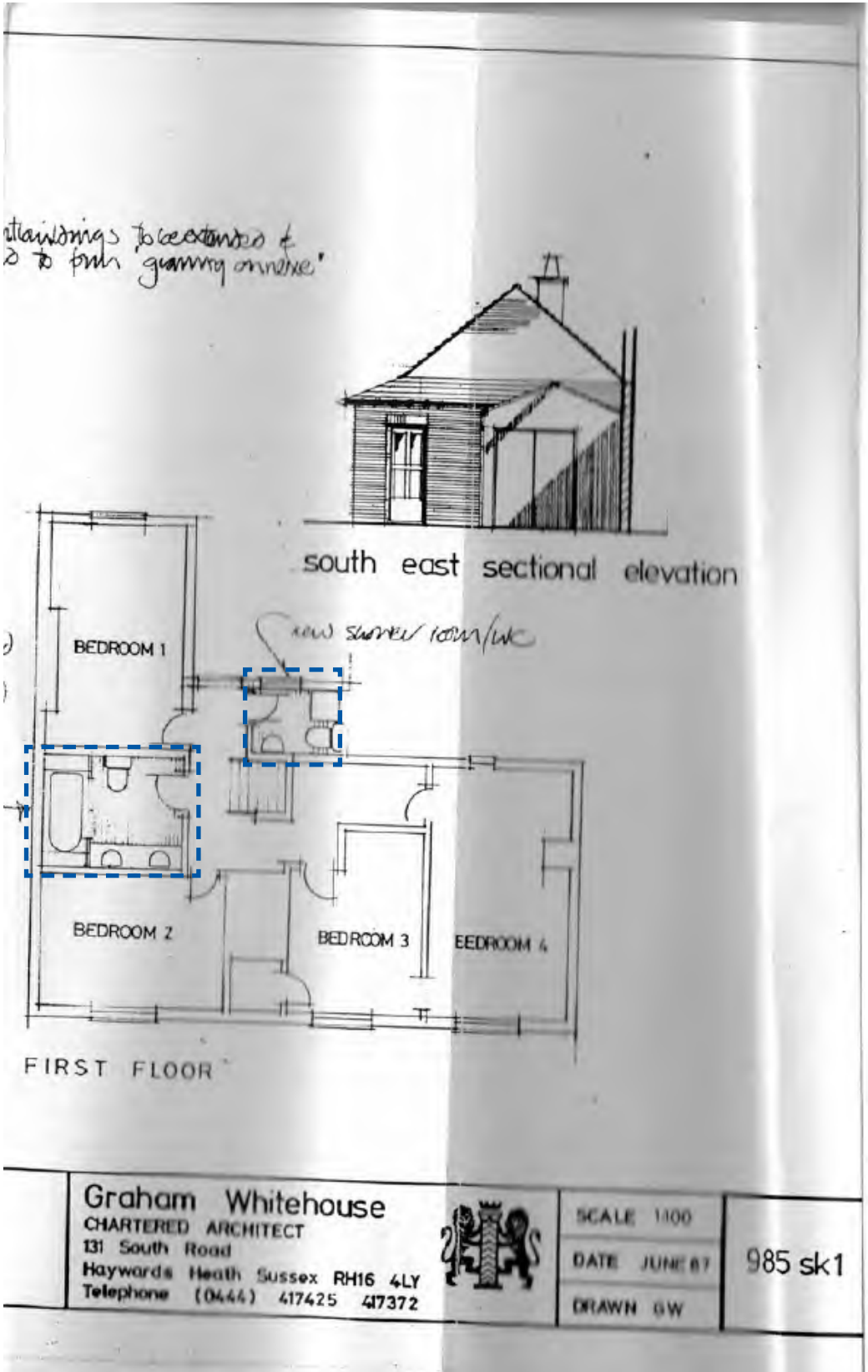
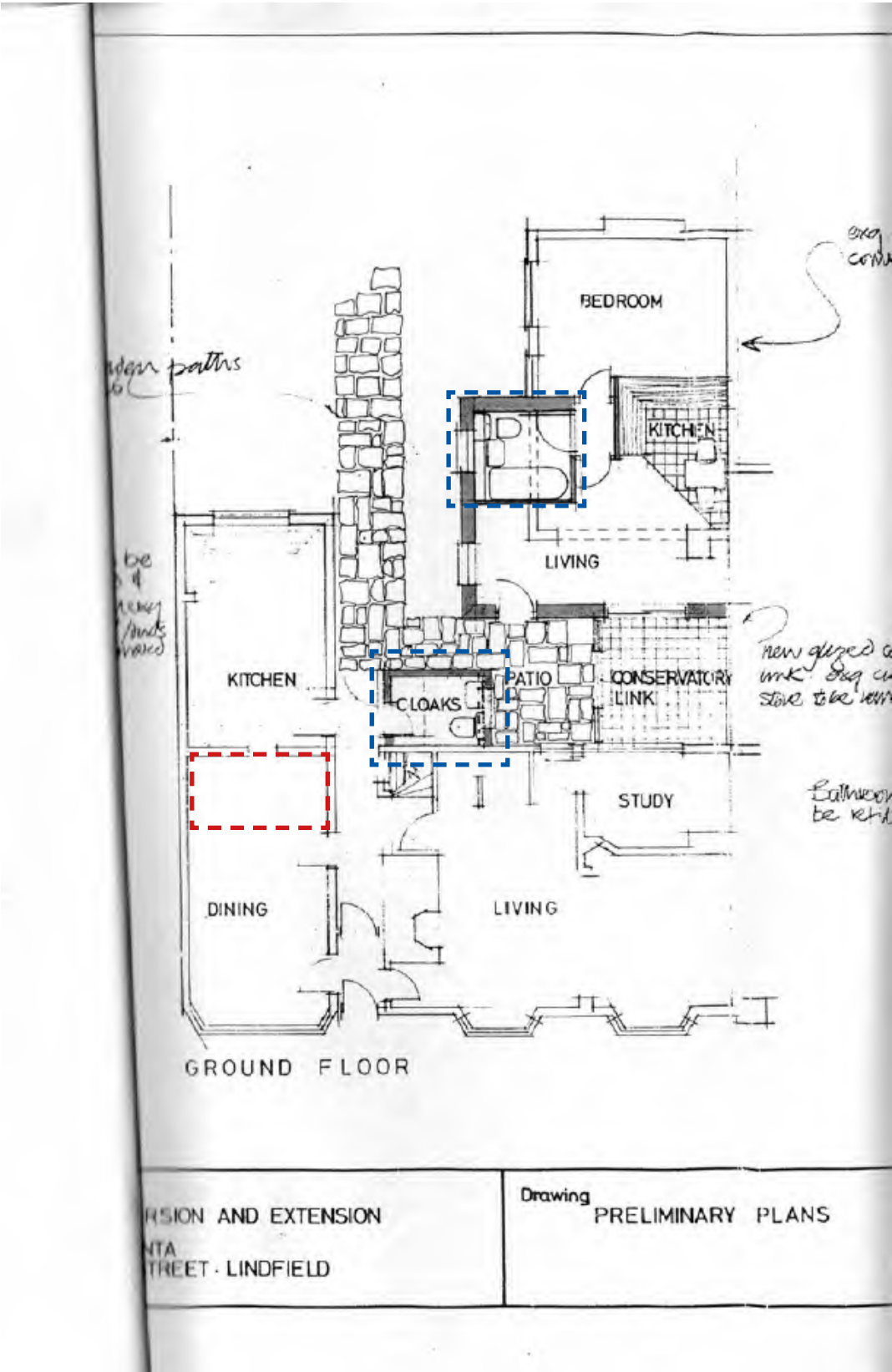


Historic approved locations of WC's



Proposed location of Ground Floor Powder Room

Ground floor plan approved under application LF/064/87



JUSTIFICATION
CHANGES TO BEDROOMS

1. FITTED WARDROBES

Installation carcasses and MDF doors to create 2no back to back wardrobes, serving 2no bedrooms. Wardrobe doors designed to follow the shape of the chimney. This is a minor deviation from the approved scheme proposing one wardrobe and minor modification to the previously existing wardrobe.

2. REMOVAL OF WALL

The non-original infill to partition wall between two rooms was removed, the addition of doors was not implemented. Original timber frame retained.

3. WALL AND DOOR TO BATHROOM

Removal of existing, poor quality wall and construction of new partition wall, reinstatement of sliding door to en-suite.

These deviations are considered to be of limited harm and are applied for retrospectively under this application.



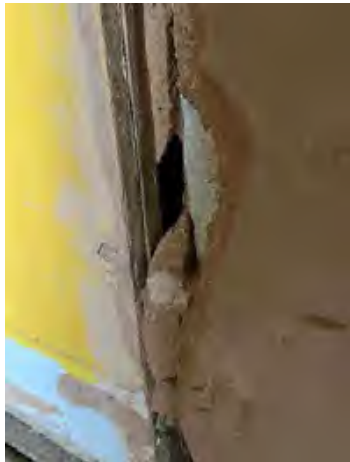
Pre-construction photograph of original wardrobe



Pre-construction photograph of space between bedrooms, walls re-rendered prior to installation of fitted wardrobes



Poor quality bathroom wall build up exposed before demolition



Poor quality bathroom wall before demolition



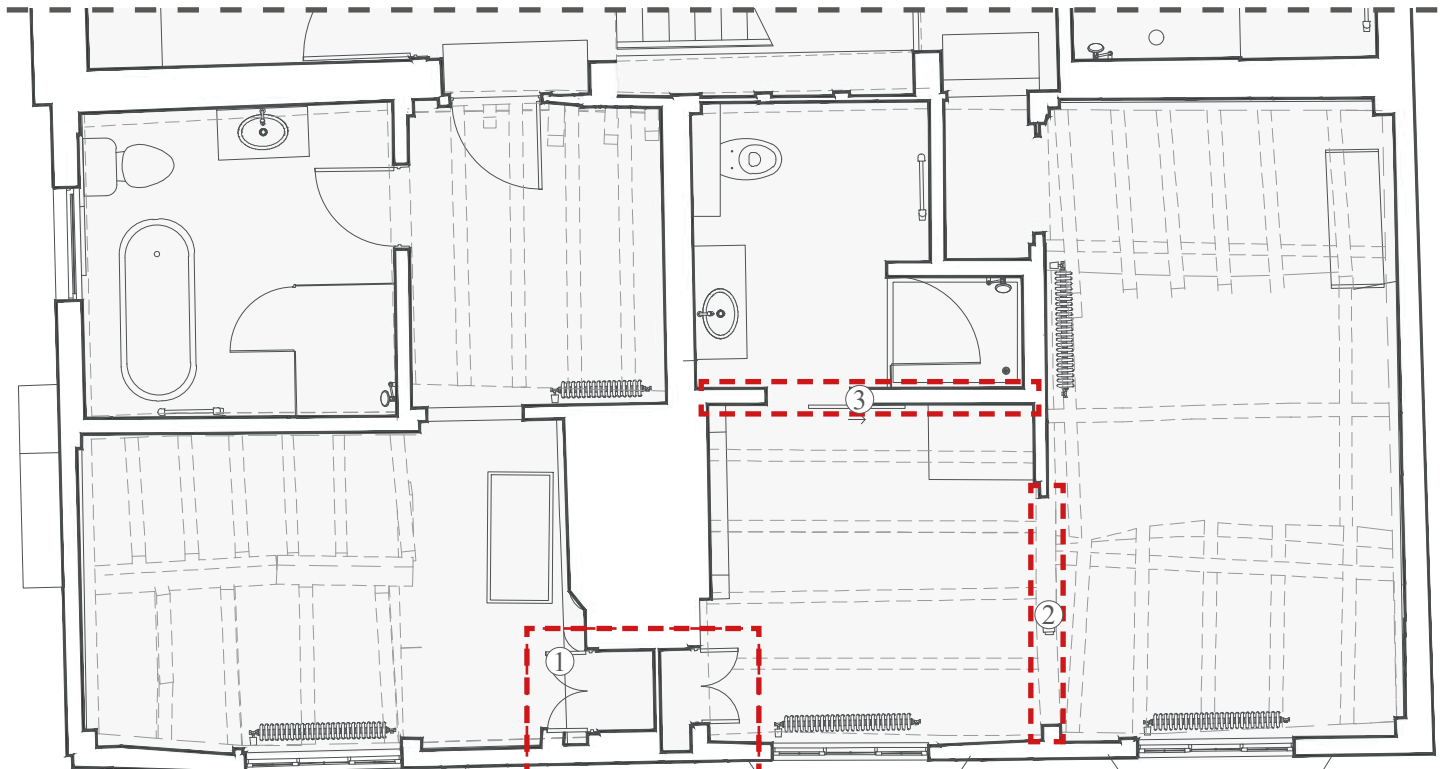
View from north bedroom towards altered wall (timber frame remaining)



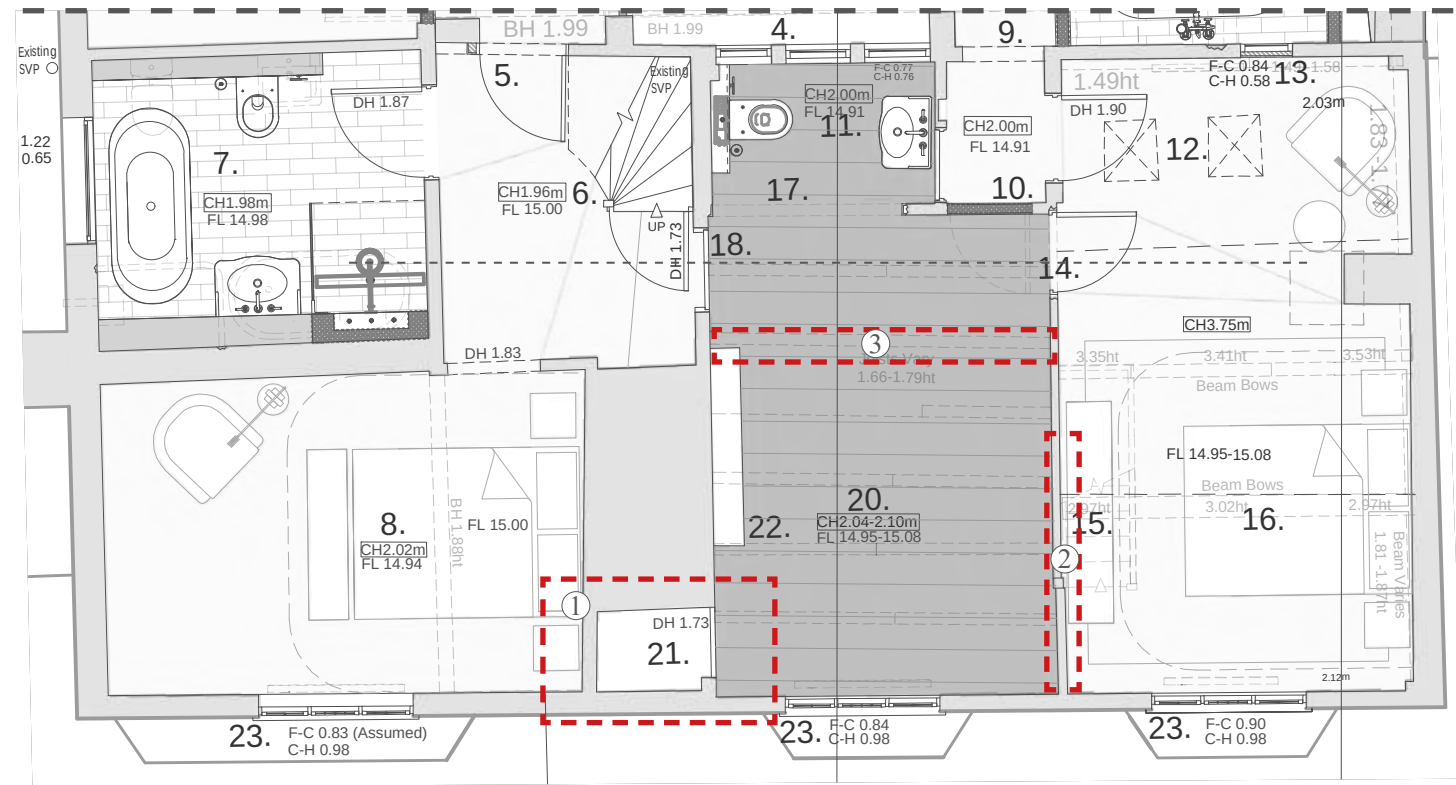
View towards new fitted wardrobe and en-suite wall and sliding door

KEY:

Highlighted area of deviation



2. Proposed ground floor plan



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



JUSTIFICATION

AC AHU ENCLOSURE

A new timber louvred enclosure accommodating AC AHU equipment has been constructed, adjacent to the bake house rear elevation. It was constructed without planning permission and is a part of retrospective works applied for under this application.

The enclosure is discreetly located in the corner of the elevation and constructed of timber in-keeping with the whole building style.

As shown on adjacent elevations, the approved scheme established a permanent fixed mass in front of the bakehouse in the form of a raised brickwork planter.

KEY:

- Highlighted area of deviation
- Height of the established mass in front of elevation



Recent photograph capturing the new AC AHU louvred enclosure on the rear of the bake house



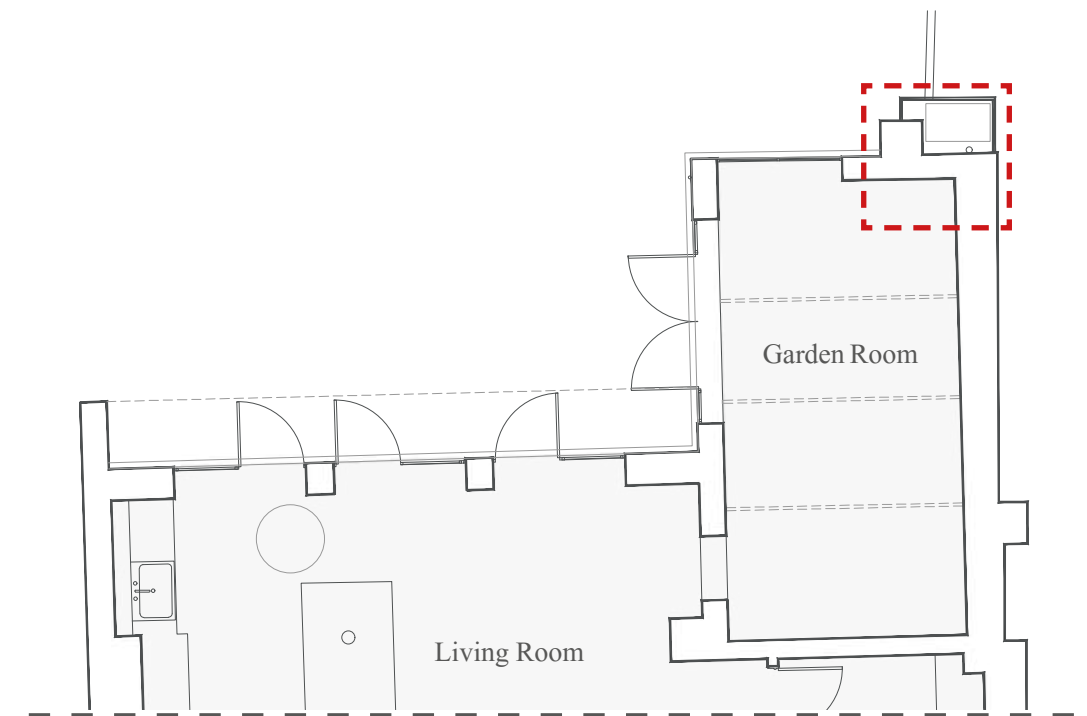
3. Approved scheme rear elevation.



4. Proposed rear elevation.



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



JUSTIFICATION
REMOVAL OF CHIMNEY STACK

A 19th century chimney stack has been removed without planning permission and is a part of retrospective works applied for under this application.

Its removal is considered of to be of low harm to the listed building, as identified by HCUK in the supporting heritage statement.

The existing chimney stack was in a poor structural condition, as quoted below from ‘Statement of Heritage and Significance’ by Desbruslais:

1.31 The stack is surmounted with a single terracotta chimney pot. It is unclear if the chimney is still in use. Further investigation is required to confirm this.

1.32 The following points were noted:

- 1. In general terms the stack remains reasonably upright and plumb, although it is noted that where it penetrates the master bedroom below, it is raked to an angle.
- 3. The flaunching appears to be coming to the end of its useful
- 4. The chimney pot appears to remain in satisfactory condition with some soot staining noted. When replacing the flaunching allowances should be made to replace the pot and cap if no longer in use.
- 5. The stack is not provided with a horizontal damp tray to mitigate vertical damp penetration.
- 6. The junction between the stack and roof slopes are weathered with lead flashing. From our vantage point the flashing appeared in serviceable condition, but the presence of damp staining internally would suggest current or historic damp penetration. Further investigation is required once high level access is provided but we would anticipate the flashing will require renewal. life expectancy, with cracking and surface spalling noted. The flaunching should be renewed, with high level access provided to facilitate works.

Extract from ‘Statement of Heritage Significance’ prepared by Desbruslais, Rev. 1.0: 13th December 2022.

KEY:
 Highlighted area of deviation



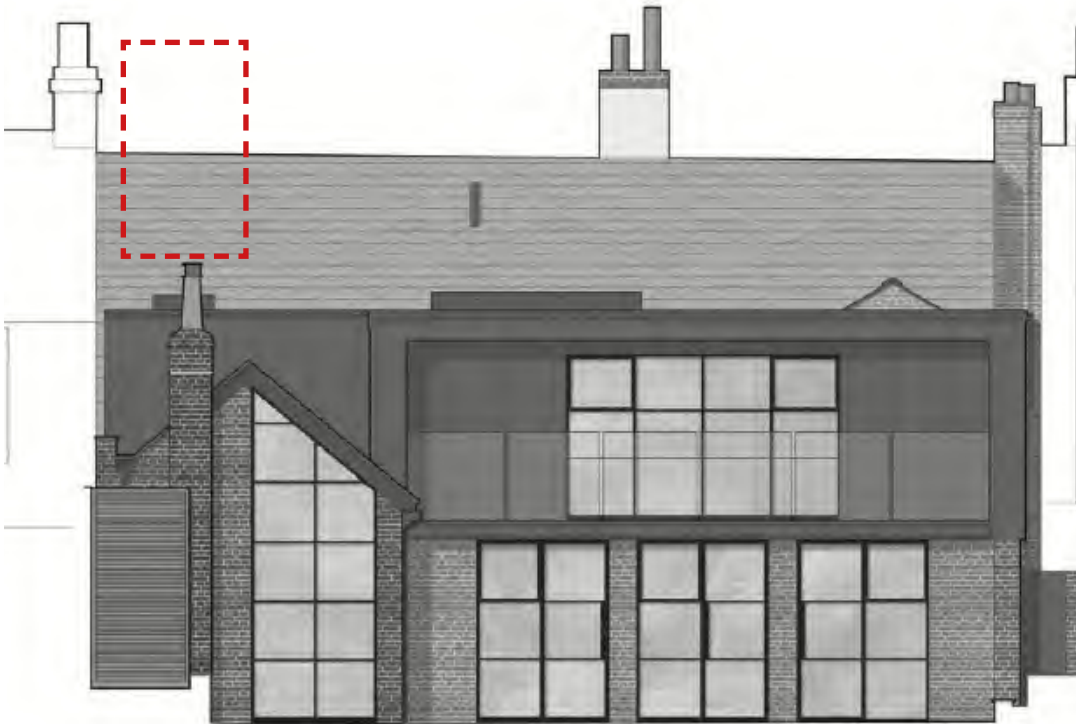
External and internal photographs of the chimney stack prior to removal



Ground floor living room - removed chimney breast and wall and ceiling made good



1. Approved West Elevation - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved)



2. Proposed West Elevation

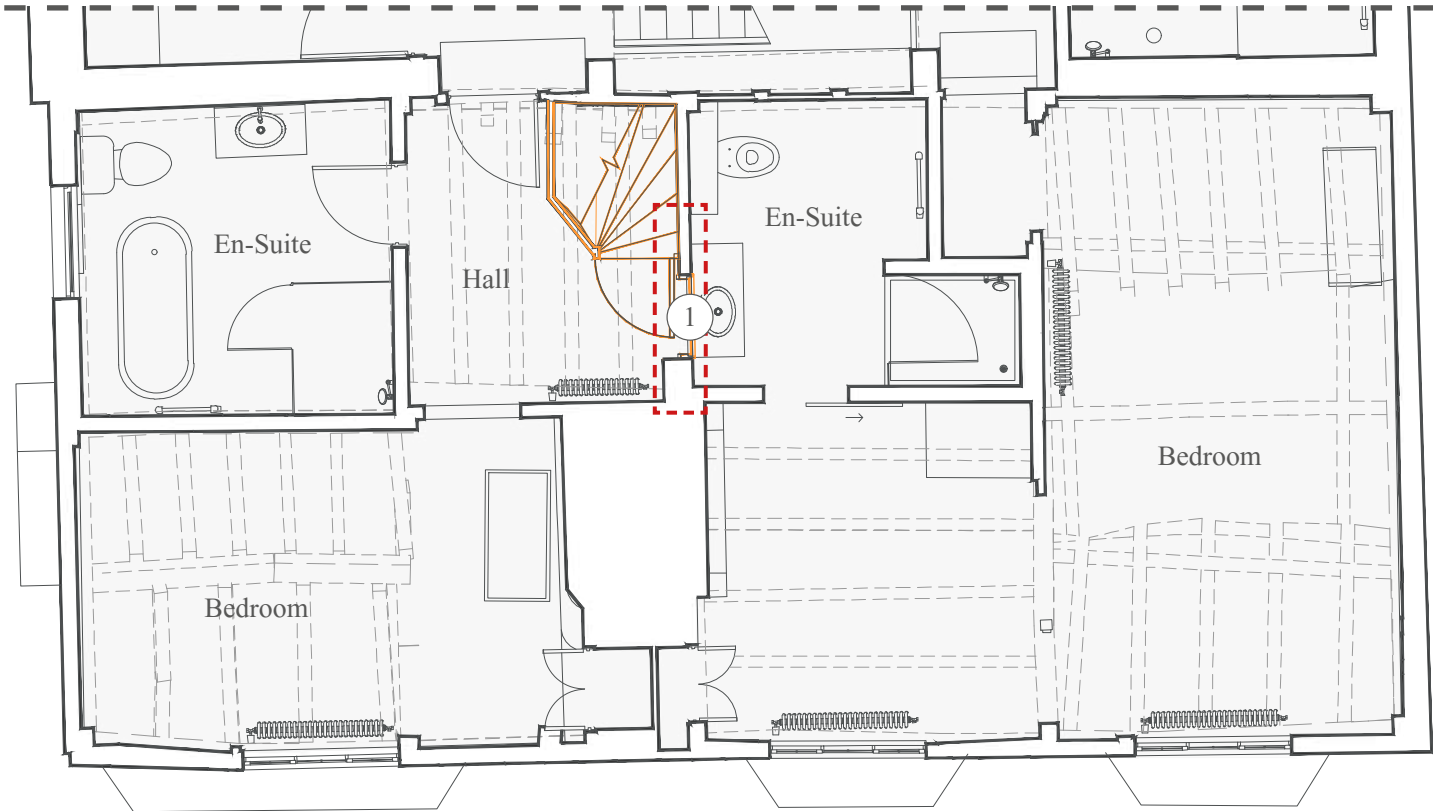


JUSTIFICATION
OPENING BLOCKED UP

On the first floor, an existing opening in the internal wall was blocked up. It is proposed for the opening to be reinstated and door to be reinstated, but fixed shut.

KEY:

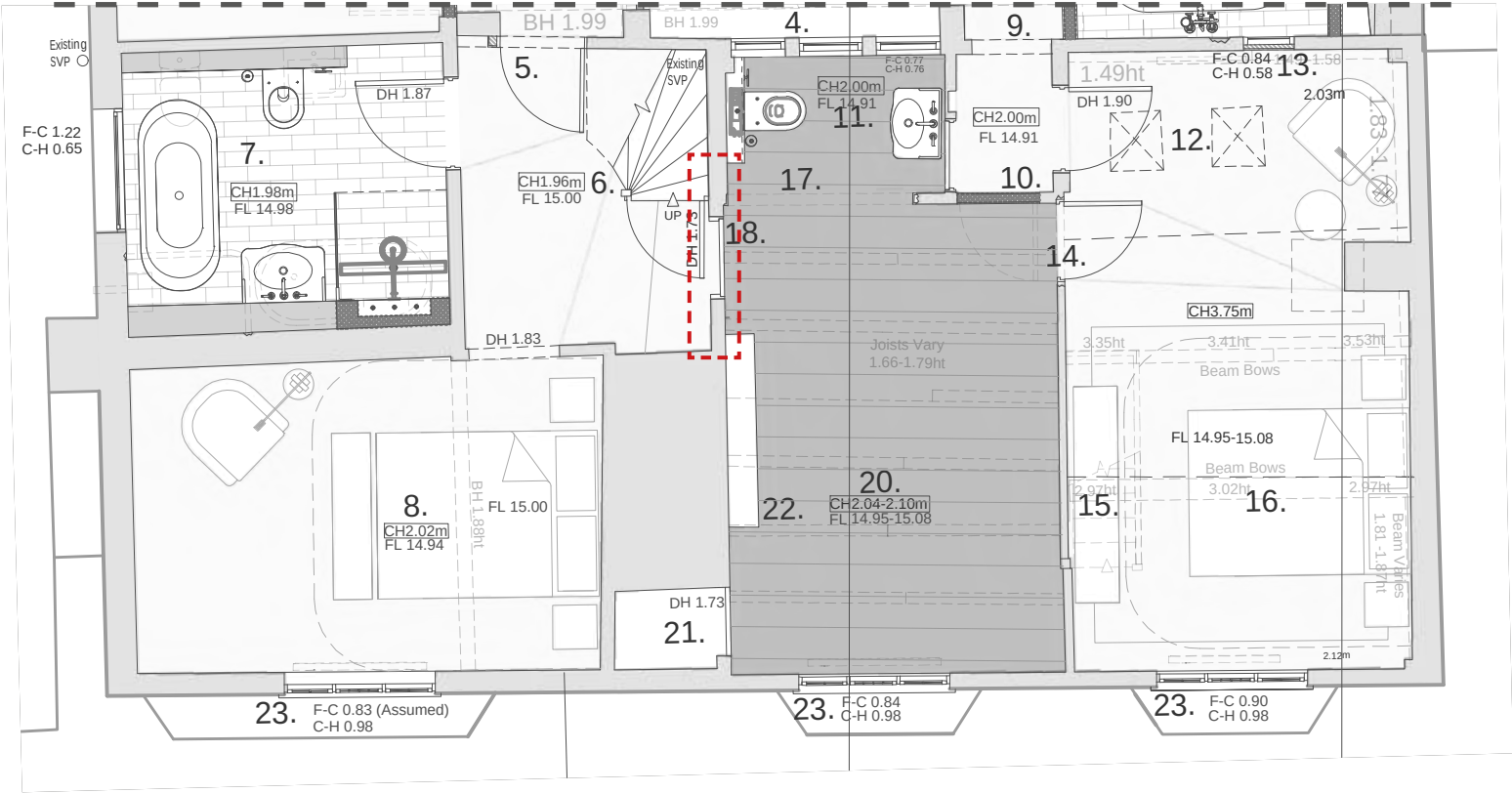
Highlighted area of deviation



2. Proposed first floor plan



Existing timber door (to be reinstated and fixed shut)



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



JUSTIFICATION

BOILER FLUE

A new boiler flue has been installed on the second floor and protrudes through the roof. It was constructed without planning permission and is a part of retrospective works applied for under this application.

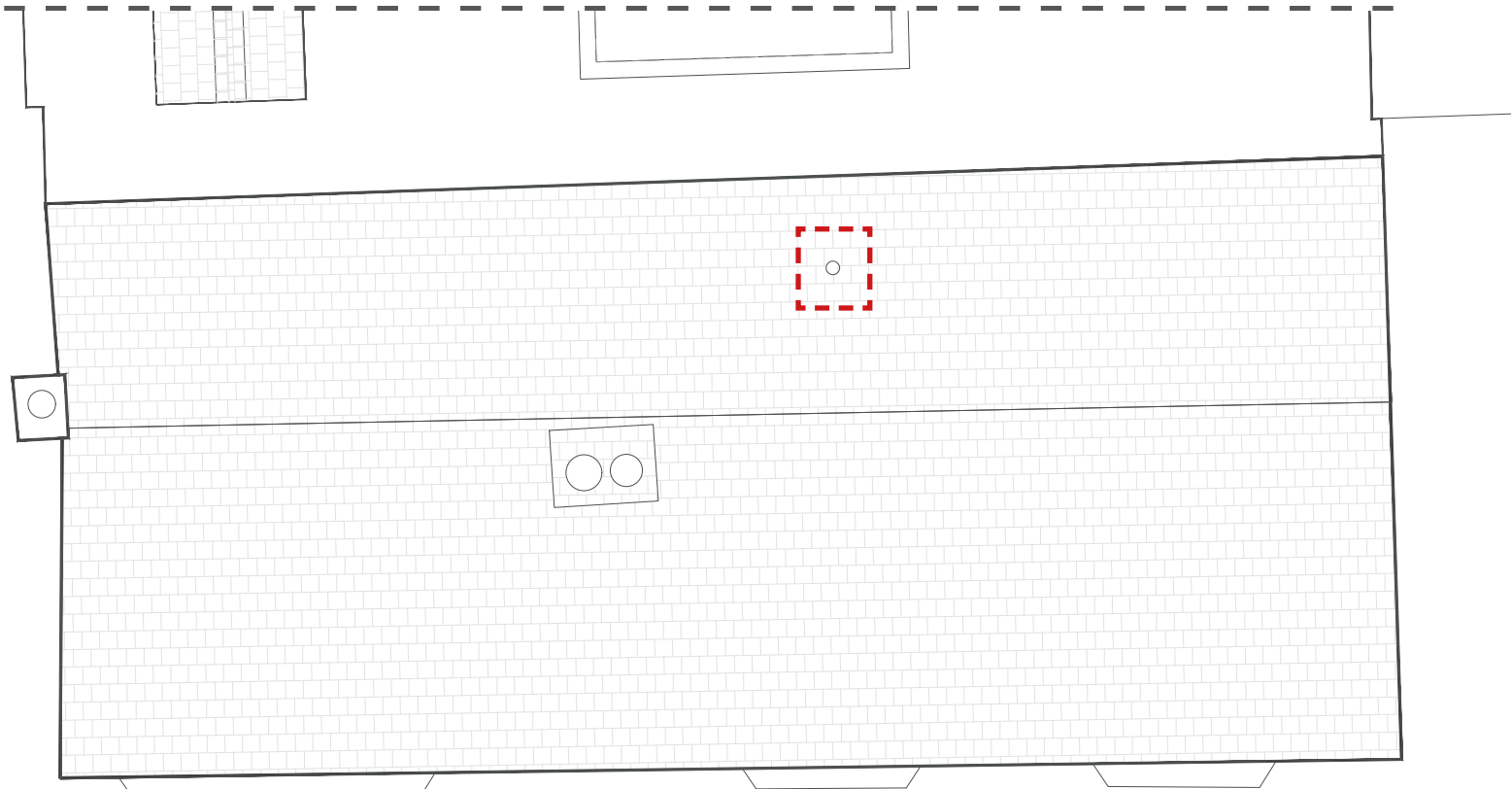
The flue is a 100mm diameter pipe penetration through roof with flashing around for waterproofing. It projects up circa 300mm from the face of the roof tiles but not above the main ridge line and is not visible from the front elevation.

KEY:

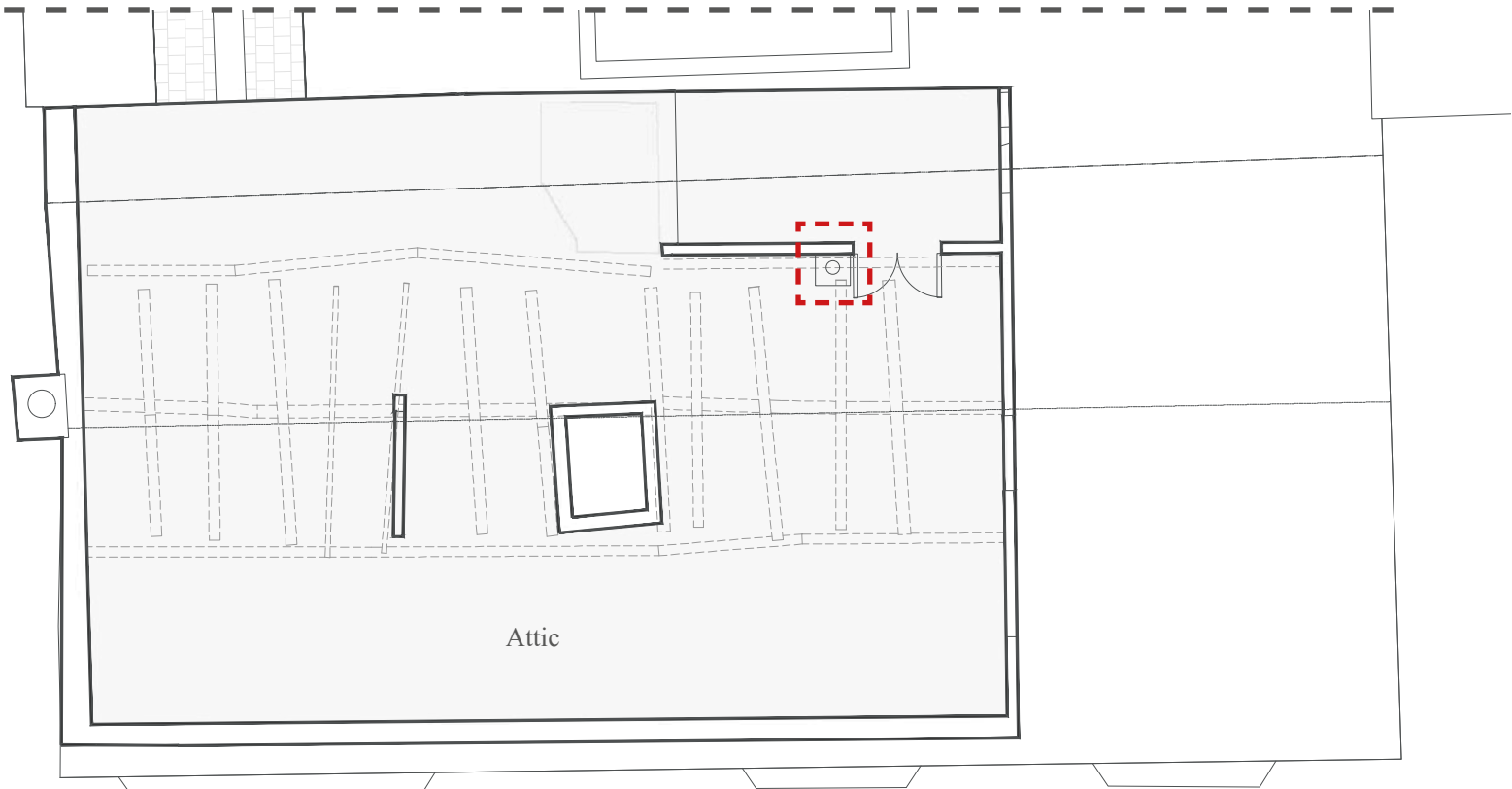
 Highlighted area of deviation



Recent photograph capturing the new boiler flue



Proposed roof plan



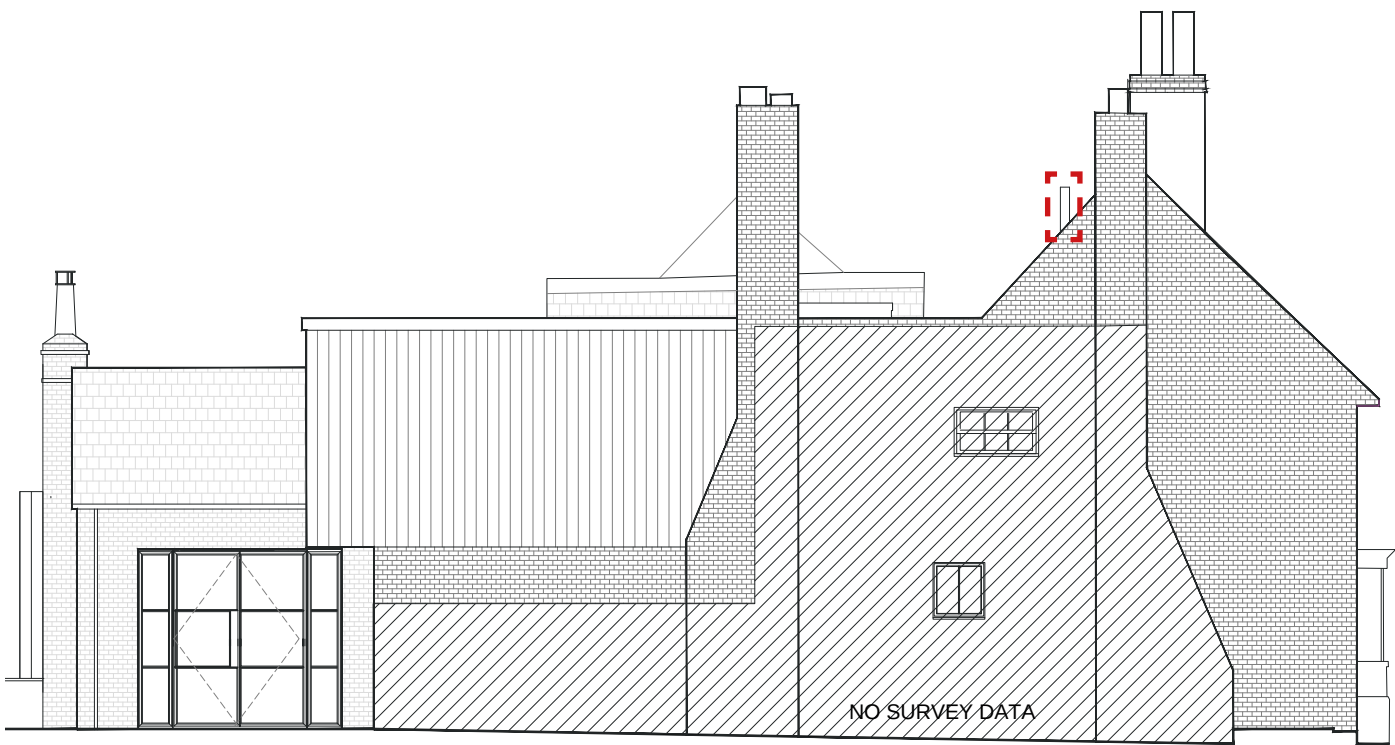
Proposed second floor plan



JUSTIFICATION
BOILER FLUE



Proposed West Elevation



Proposed South Elevation

KEY:
 Highlighted area of deviation



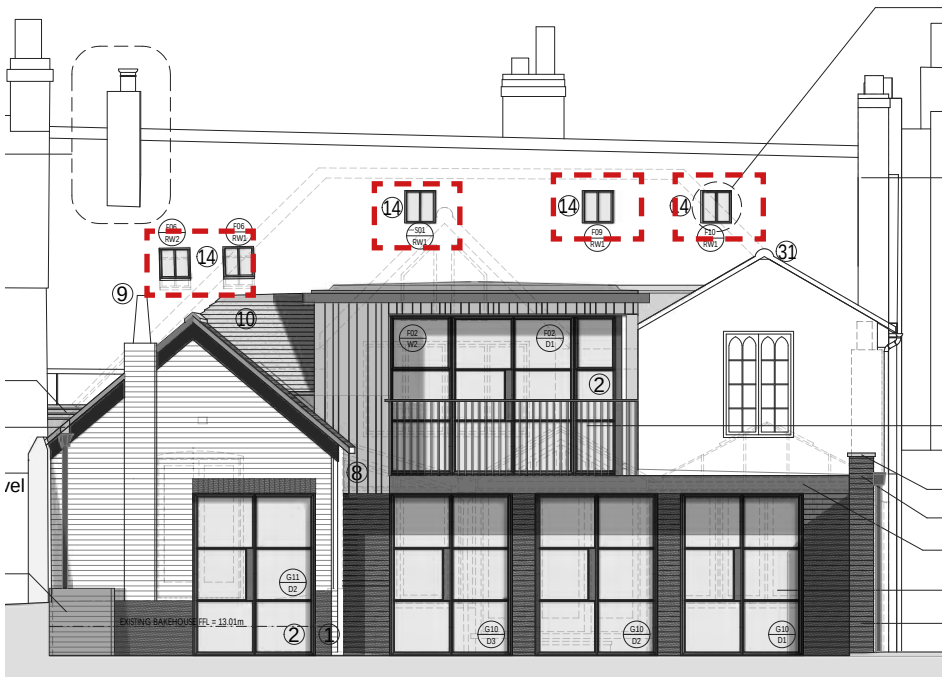
JUSTIFICATION

REMOVAL OF ROOFLIGHTS TO WEST FACING ROOF

The removal of existing rooflights and under-implementation of approved rooflights to the west facing roof of the listed building is a positive change, restoring and maintaining the integrity or the rear roof slope . The adjacent roofs of neighbouring listed buildings are unencumbered by rooflights which is a highly positive attribute of the listed building’s setting within the wider conservation area. This change is considered a heritage benefit as outlined in the supporting HCUK heritage statement



1. Rear elevation of the building prior to any works



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



3. Proposed rear elevation

KEY:

 Highlighted area of deviation



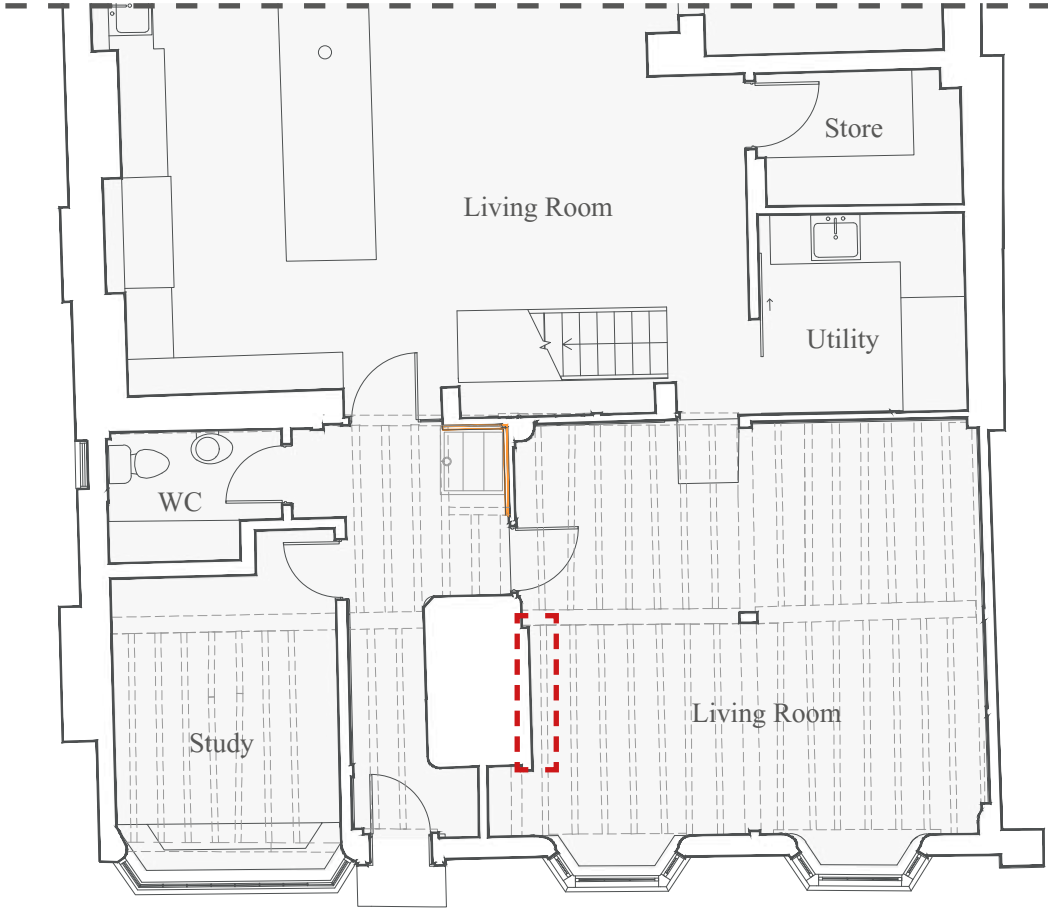
JUSTIFICATION

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. Existing blockwork removed from behind the existing hearth
2. Reclaimed brickwork cleaned where required across full extent of chimney prior to any repair works.
3. Any serious erosion from spalled brickwork to removed, then cleaned out and infilled with new brickwork and mortar mix with colour, texture and pointing to match existing.
4. Chipped or cement coated bricks removed, cleaned out and infilled with new brickwork and mortar mix with colour, texture and pointing to match existing.
5. 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.
6. New hearth incorporated



Proposed Ground Floor Plan



Ground floor living room re-faced chimney breast



Ground floor living chimney breast prior to re-facing

KEY:

 Highlighted area of deviation

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 store space
- Addition of discreet sliding doors, bespoke door made of overlaid floor finish used on 1st floor, with door being hung on sliding door gear fabricated by local blacksmith.

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

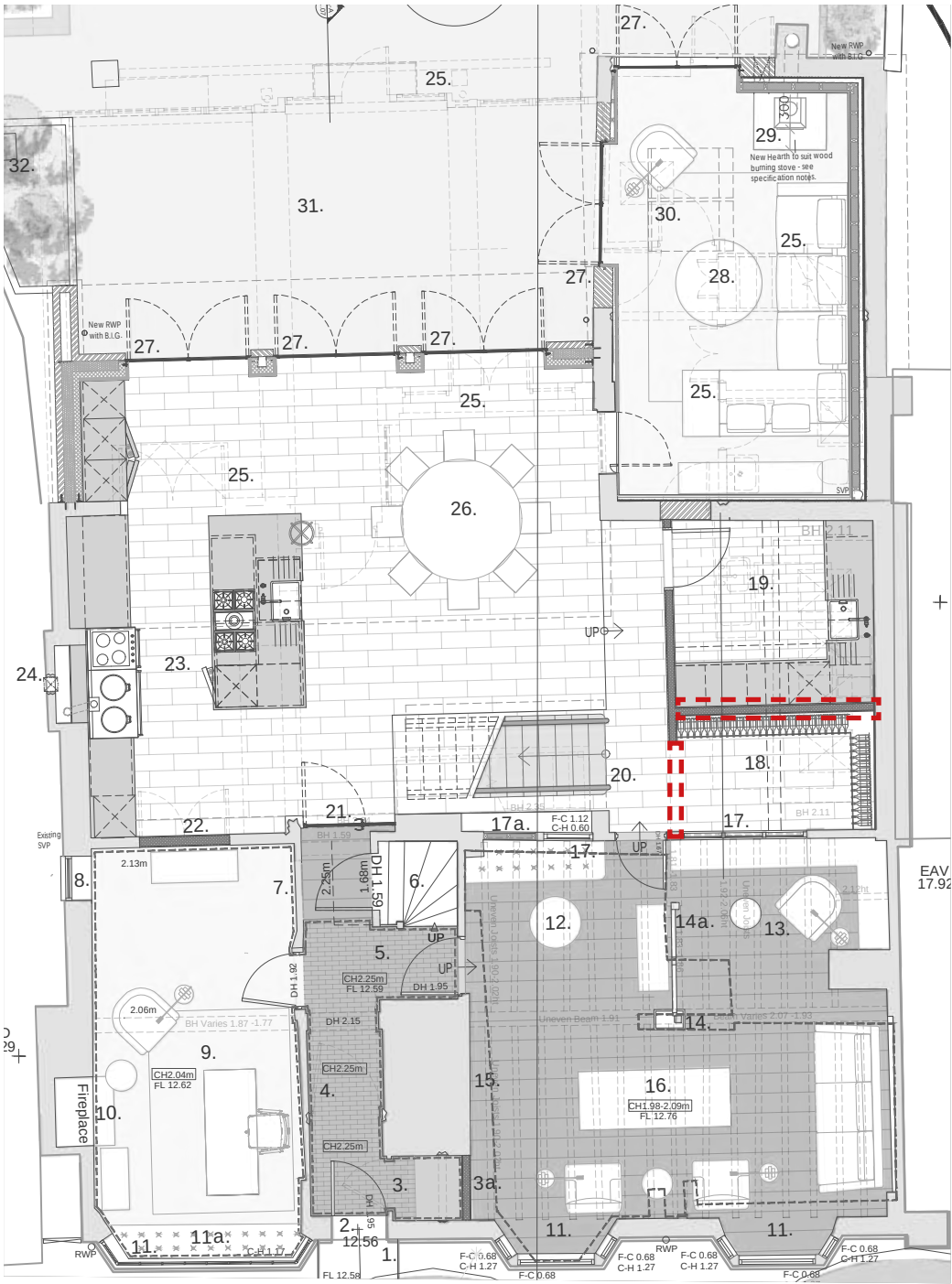


Photograph showing location of the door

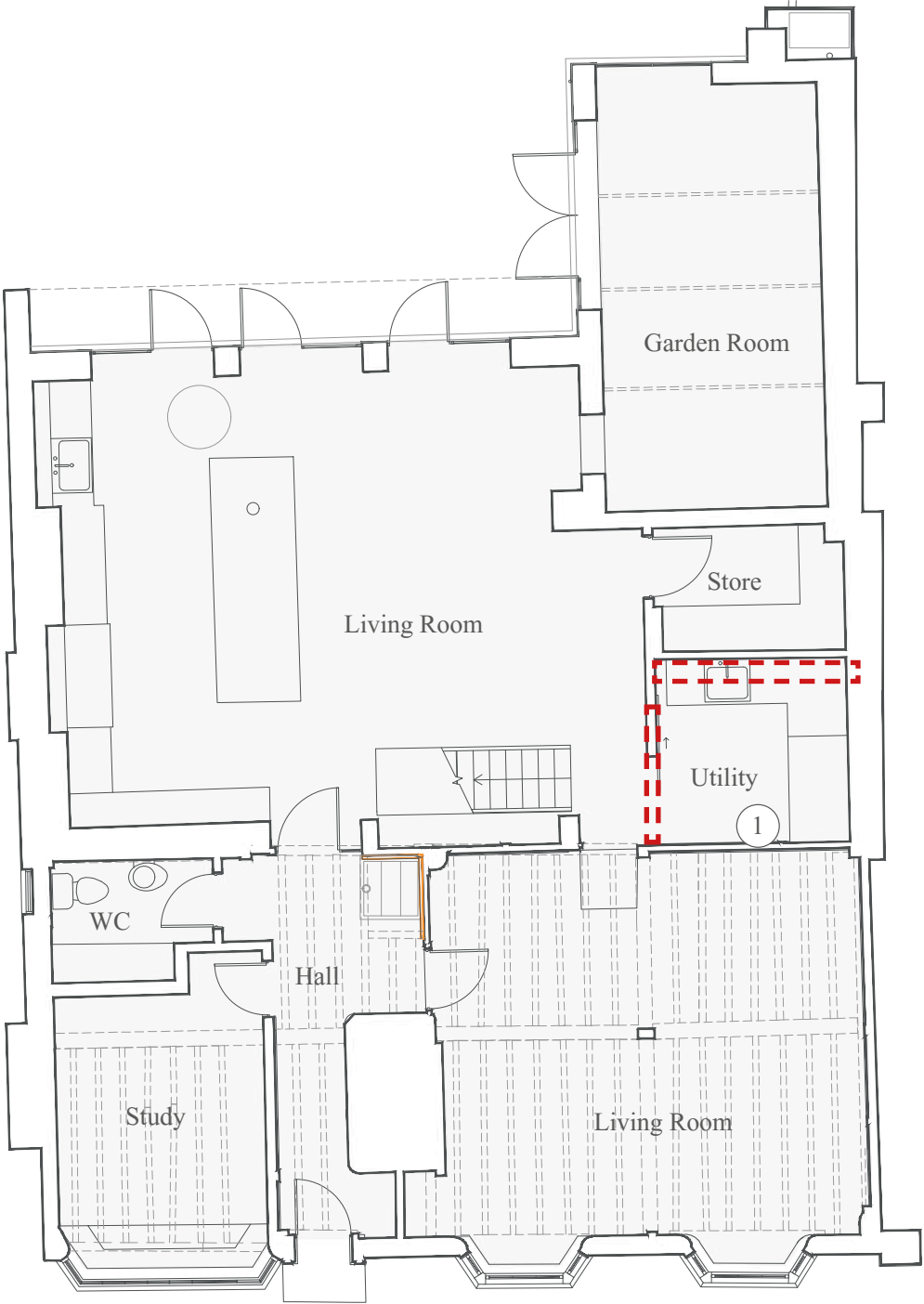
KEY:

 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)



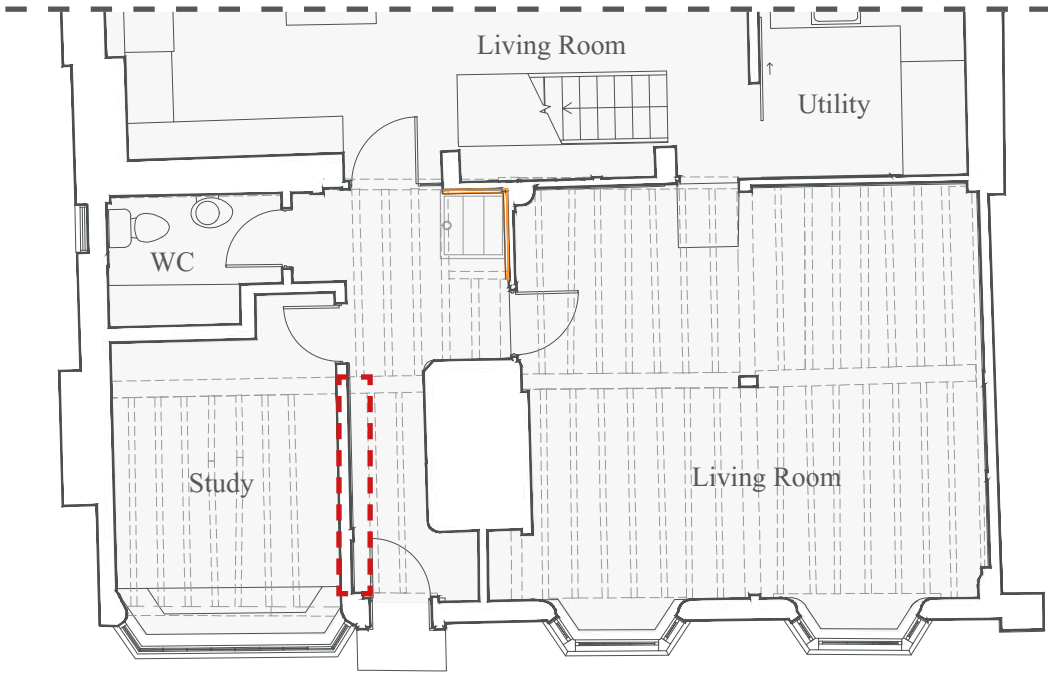
2. Proposed ground floor plan



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. 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.



Proposed ground floor plan



Proposed ground floor plan

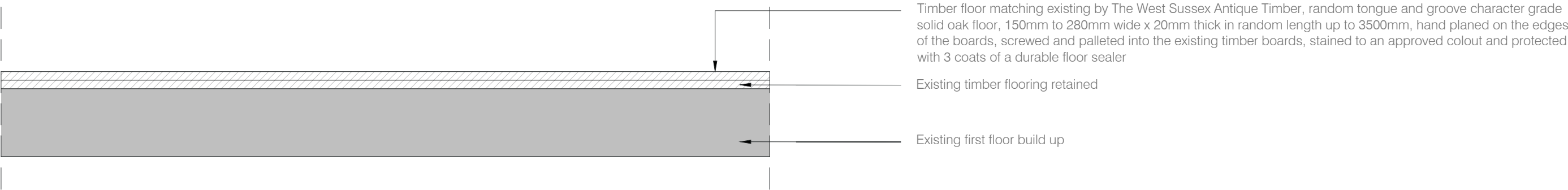
JUSTIFICATION

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



As-built oak flooring



Technical section through first floor illustrating overlaid oak flooring

