

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.

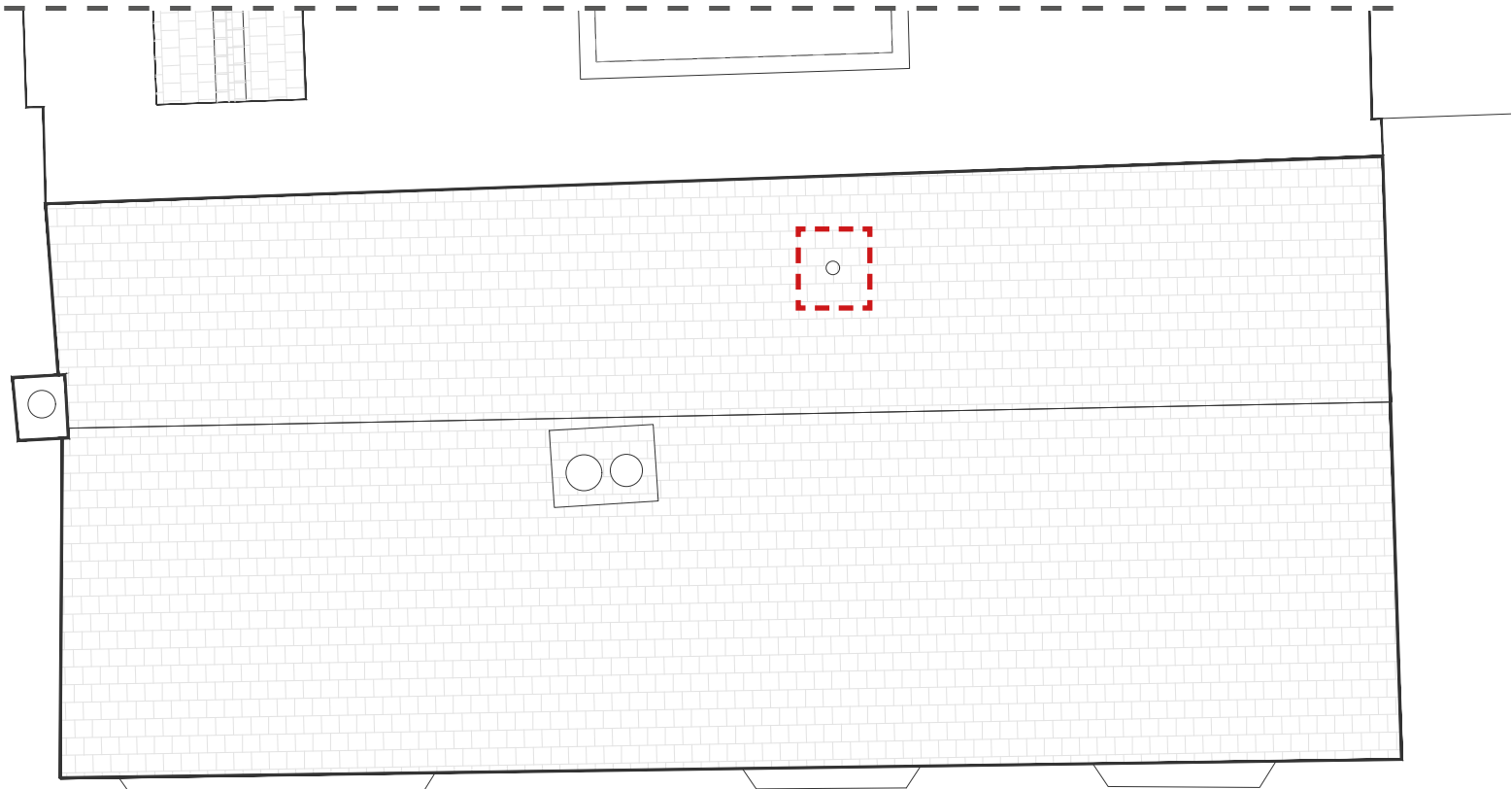
The flue is a 100mm diameter pipe penetration through roof with flashing around for waterproofing. It projects up circa 300mm from the face of the roof tiles but not above the main ridge line and is not visible from the front elevation.

KEY:

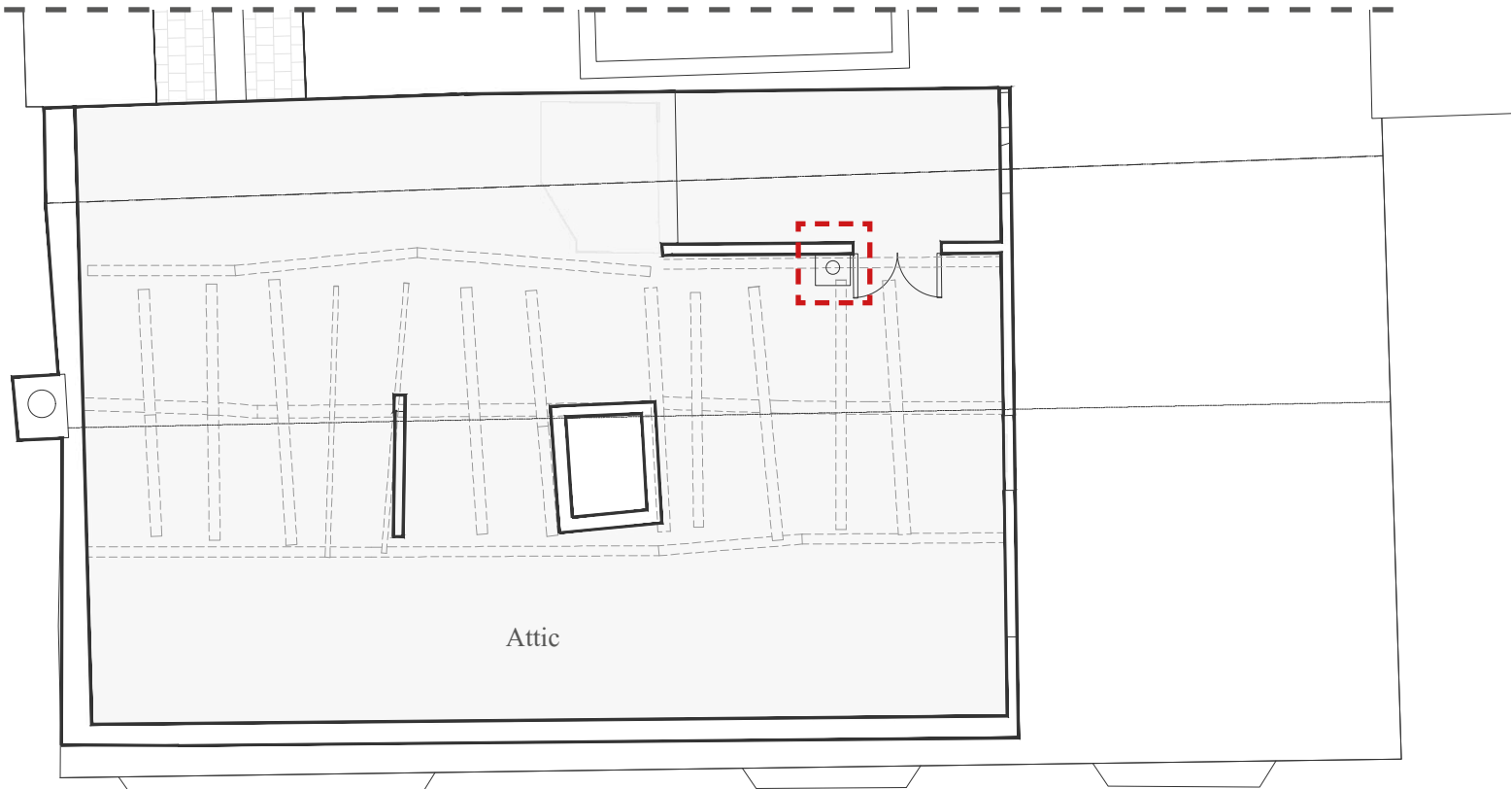
 Highlighted area of deviation



Recent photograph capturing the new boiler flue



Proposed roof plan

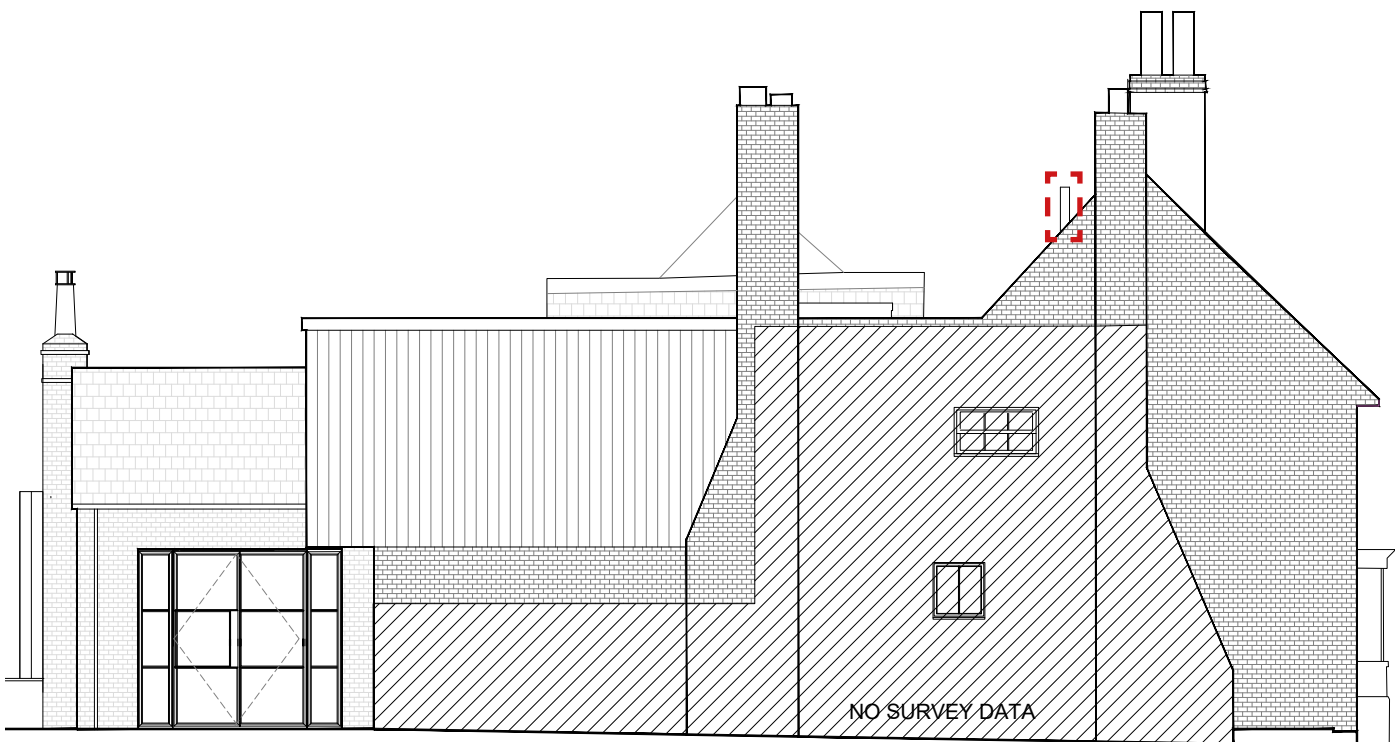


Proposed second floor plan

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



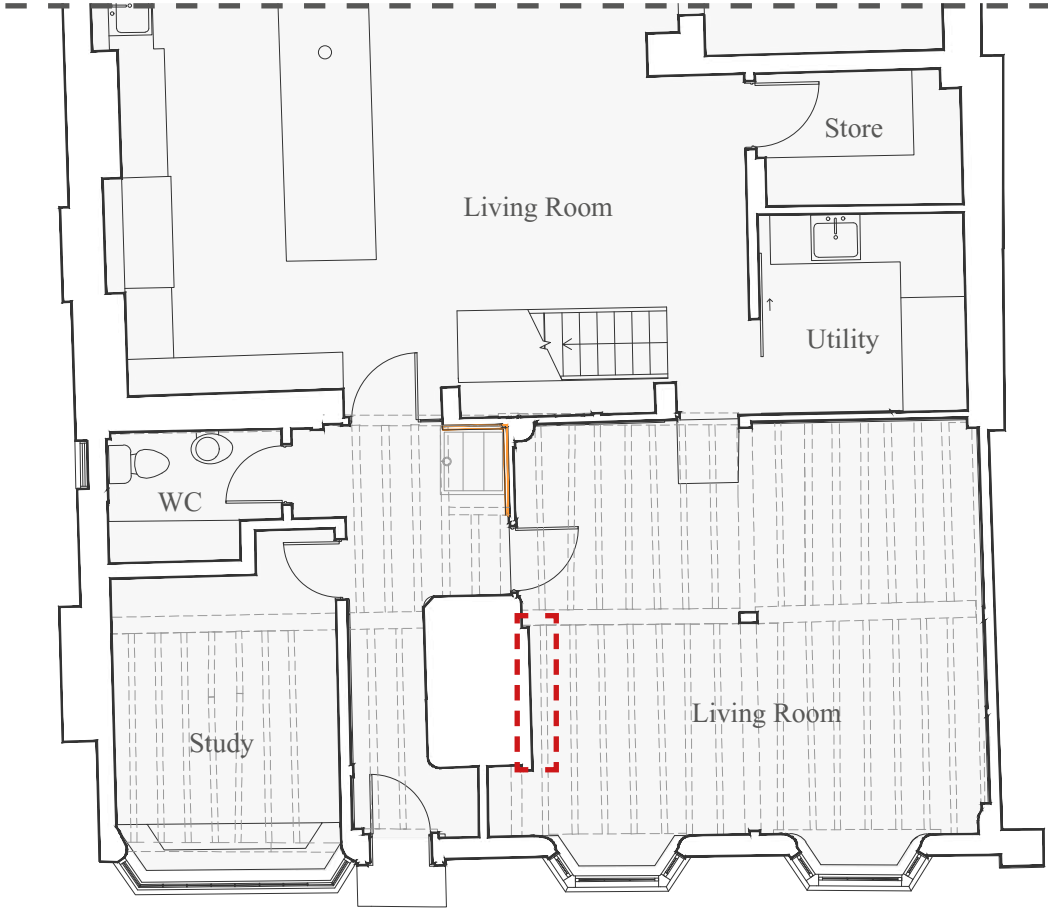
JUSTIFICATION

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

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

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

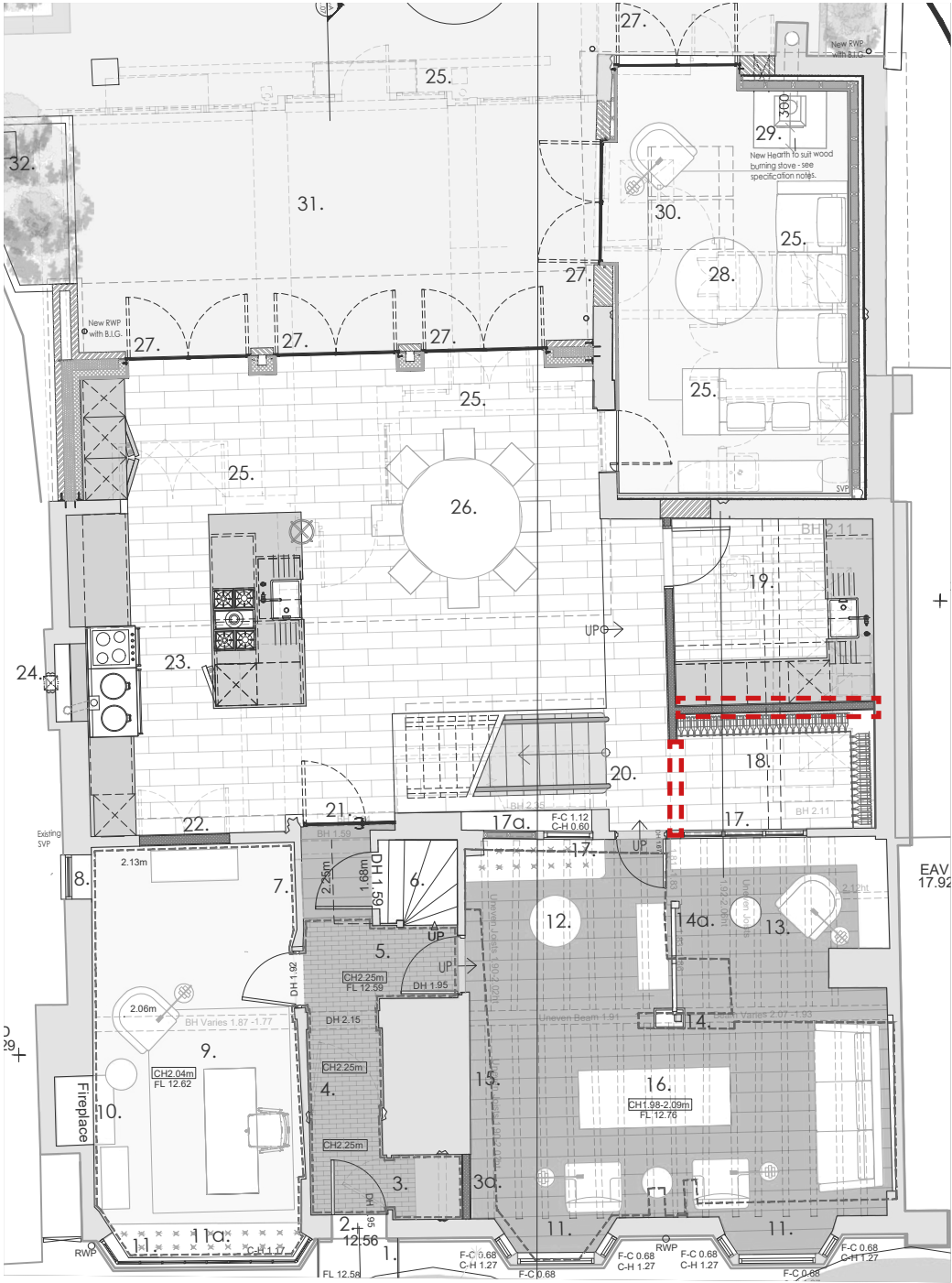


Photograph showing location of the door

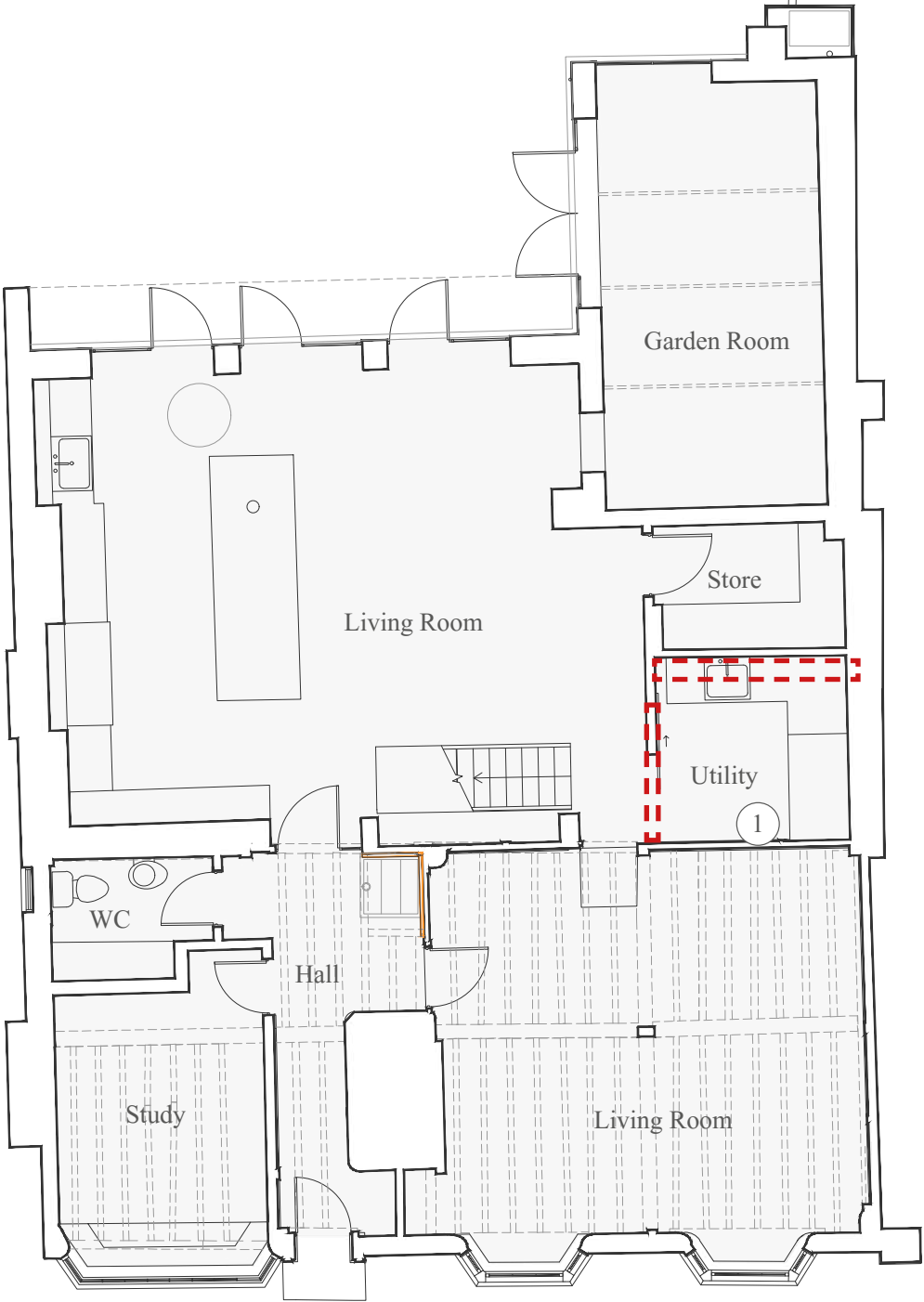
KEY:

 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)

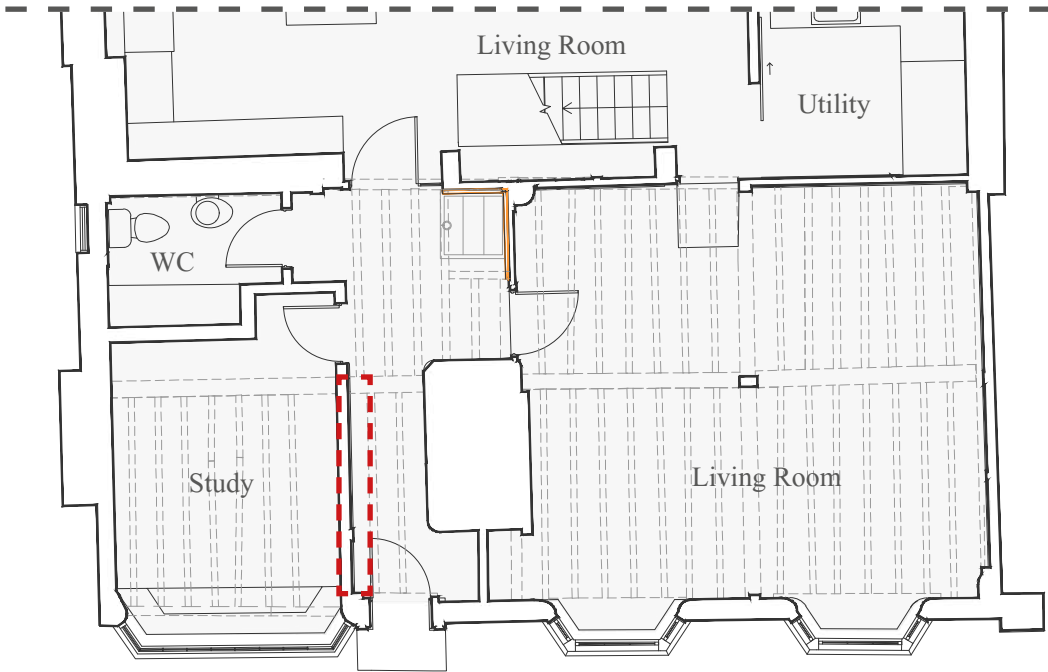


2. Proposed ground floor plan

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



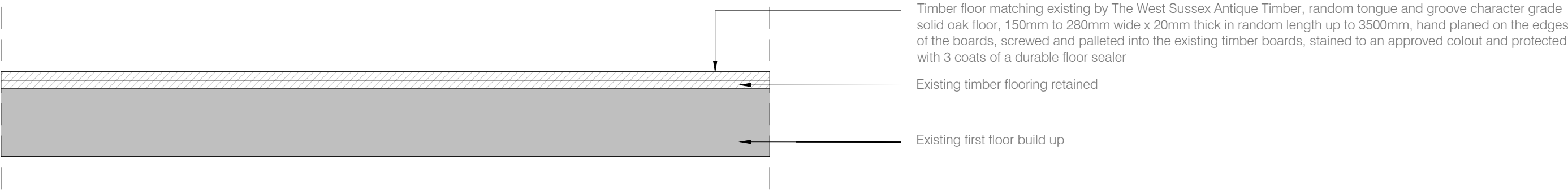
JUSTIFICATION

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



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.



①



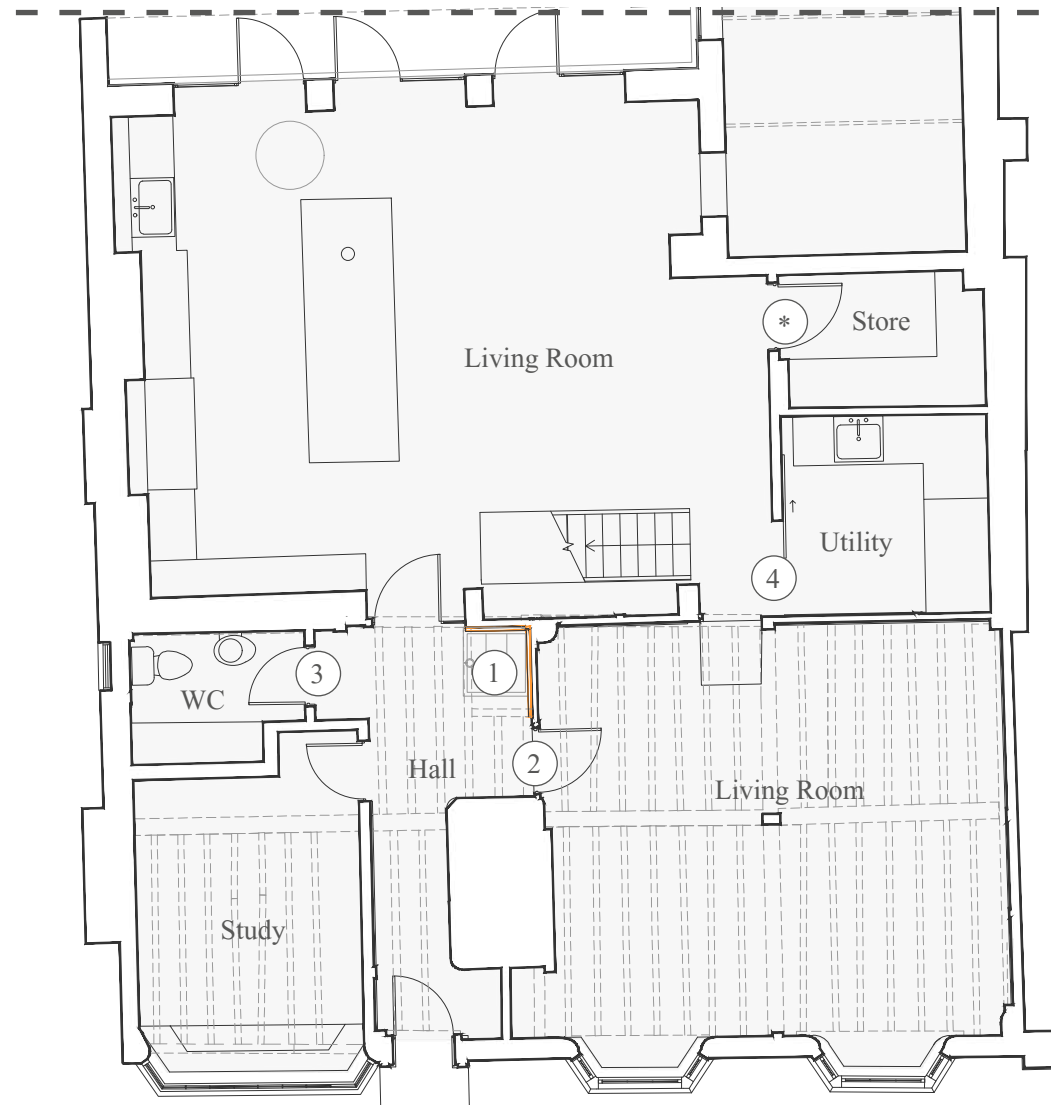
②



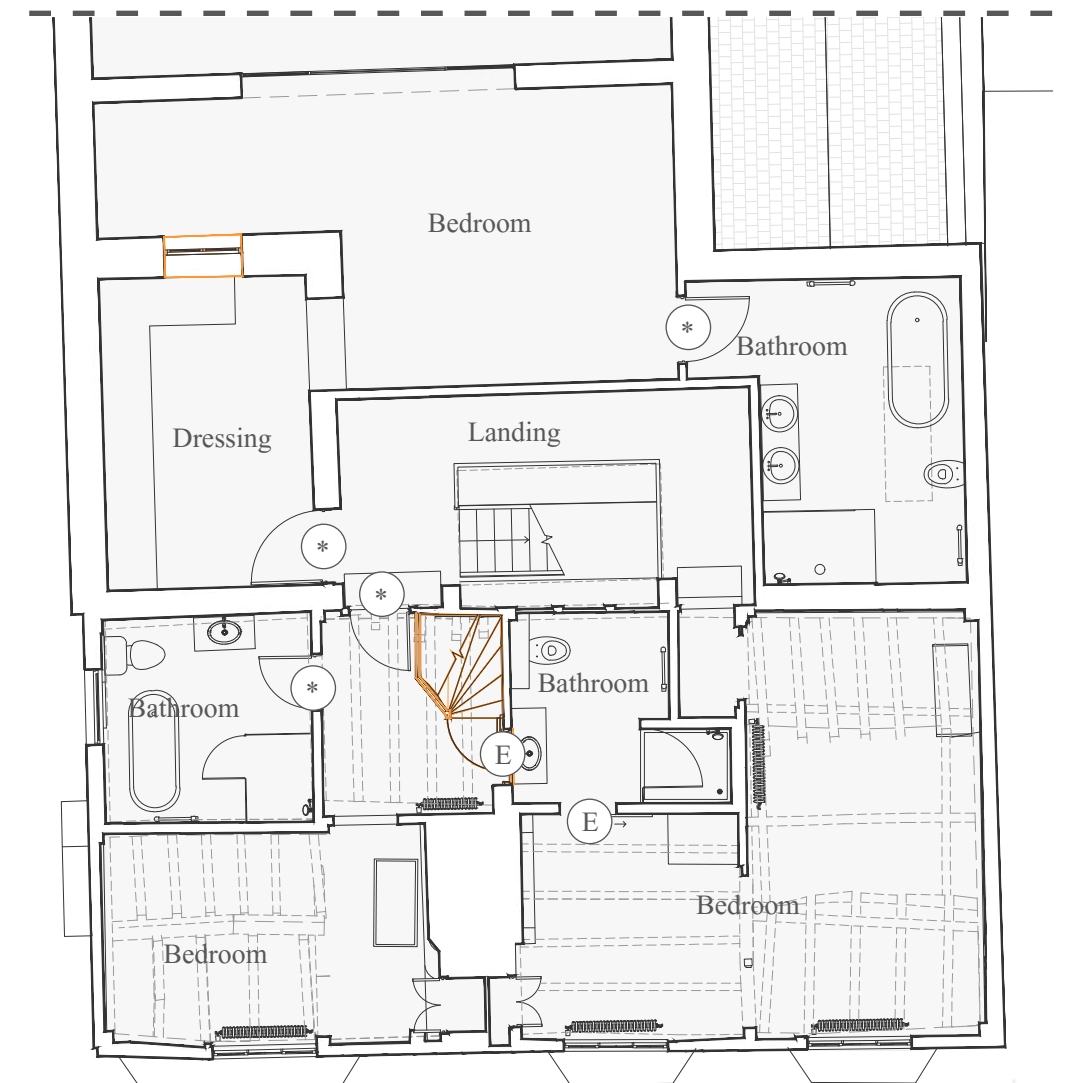
③



④



Proposed ground floor plan



Proposed first floor plan

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.

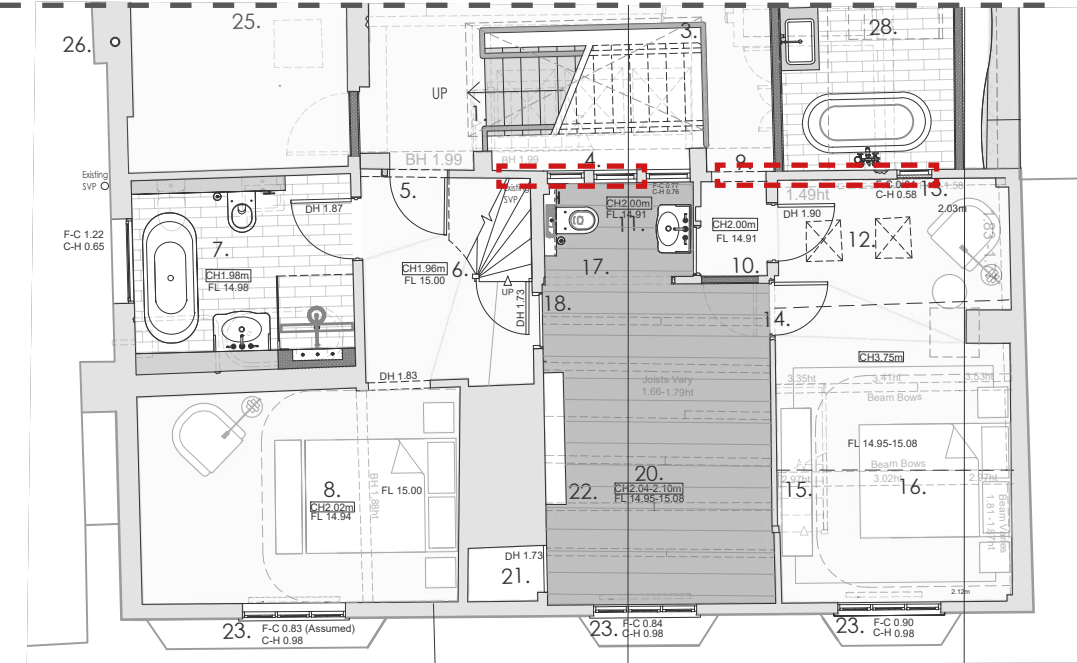
The windows were not original, added in 1990s and poorly detailed. After their removal the openings have been infilled with traditional fibrous wood wool boards faced in lime plaster. This change reveals and expressed the 15th century timber framing, which has been carefully repaired and renovated, which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



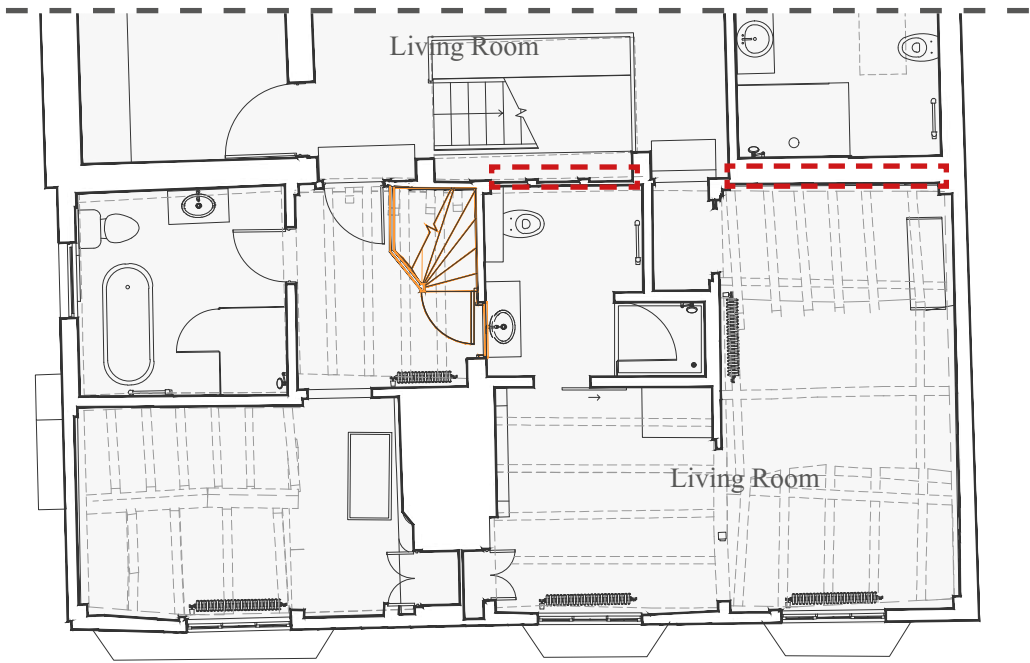
Recent photograph of west elevation wall with casement windows removed and openings filled in (first floor)



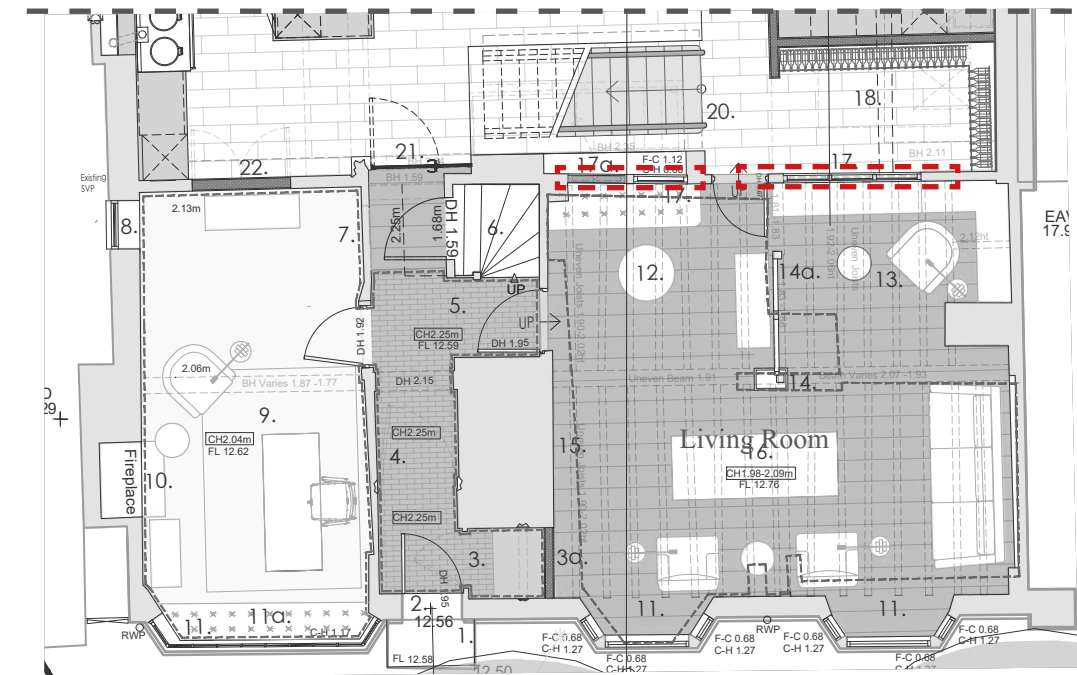
Pre-construction photograph of low quality casement windows, west facade (ground floor)



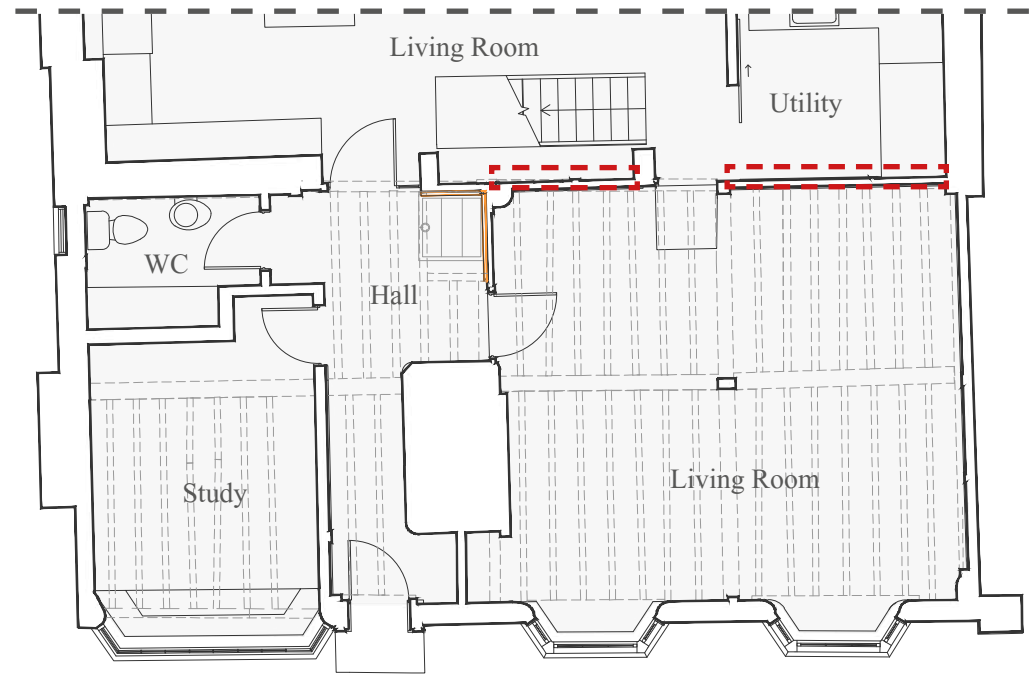
3. Approved first floor plan - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved)



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

