



Supporting Planning Statement to accompany application to discharge conditions

Wykehurst House, nr Bolney RH17 5QQ

Permission reference: DM/25/2172

Relevant conditions:

Conditions 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12

The following drawings and statements are submitted to satisfy all these conditions.

Condition 3

To discharge the condition and demonstrate the proposed process for removing the wall, the client informed us that the wall build-up was constructed using softwood timber framing with modern plasterboard finishes, which had been installed over the original bay window features within the ensuite. Prior to any removal works, localised opening-up investigations were undertaken within the dropped ceiling, which identified that much of the original bay window detailing remains intact. This suggests that the wall was carefully installed over the original features, helping to preserve the existing architectural fabric.

See drawings:

- 25041-P-142-C-Ensuite layout
- 25041-P-146-_-Existing Ensuite layout

We trust that the above information is sufficient to discharge condition 3.

Condition 4 – 6

The proposed double door to room G.02 are existing original doors currently located at the first-floor level between rooms F.12 and F.20, separating the gallery space from the stairwell. The doors were identified in the storage in the basement, likely relocated during the Doyle era alterations. Due to alterations undertaken during this period, reinstatement within their original location is no longer considered Practical or appropriate. Their proposed repositioning within room G.02 allows the doors to be retained and reused in a more suitable setting, where their original character and detailing better relate to the architectural features at ground floor level.

The proposed double doors to room G.12 will be formed as a replica of existing ground floor doors located between Rooms G.13 and G.10 the intention is for new doors to closely match the proportions and detailing and appearance of the existing original doors. As G.12 is a

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newly formed boot room, associated skirtings and architraves may vary from the original detailing. However, where possible, the new works will reference and align with the retained original features within the adjacent hallway space G.10

The double doors within Room F.01 are existing original doors currently located in storage. They are to be reinstated within their original position. The doors were identified in basement storage, likely relocated during the Doyle-era alterations, and are considered to be original features of the building. Works will comprise making good, repair and careful restoration of the doors and associated joinery to preserve and enhance their original character and appearance as part of their reinstatement.

Whilst elements of the surrounding fabric in F.01 have been protected and retained in F.02 surrounding fabric have been altered over time, and associated skirtings, architraves and adjoining finishes may therefore vary from the original detailing, the new works will, where possible, reference and align with the retained historic character and architectural features of the surrounding space.

To discharge condition 4 – 6 see drawings:

- 25041-P-143-_-Double Door G02 details
- 25041-P-144-_-Double Door G12 details
- 25041-P-145-_-Double Door F01 details

We trust that the above information is sufficient to discharge condition 4-6.

Condition 7 – 8

To discharge condition 7 – 8 see drawings:

- 25041-P-111-D-Proposed Finishes GF plan
- 25041-P-121-I-Proposed Finishes FF plan
- 25041-P-131-E-Proposed Finishes SF plan

We trust that the above information is sufficient to discharge condition 7-8.

Conditions 9

To discharge condition 9 see Brighton Mouldings Method Statement and Architects drawings:

Brighton Moulding Method Statement:

A section of the original cornice profile will be carefully removed from the room and taken back to the workshop, where a rubber mould will be produced from the existing detail. This mould will then be used to create replacement casts to match the original corning profile in all areas within the room where sections require replacement.

The replacement cornices will be manufactured using traditional methods and materials. The casts will be formed using fine casting plaster, reinforced with layers of hessian to provide structural integrity and minimise the risk of cracking. Timber laths will be incorporated to the top and bottom edges of the cornice sections to provide suitable fixing for installation to the wall and ceiling junctions.

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Existing archways have a continuous matching profile, on front and back edges, extruded around the arch shape. The proposals recreate arches lost in the 1970's conversion to apartments, using new fibrous plaster castings. The castings would be matched, initially using hand drawn templates of existing edge profiles, then formed to an arched Zinc sheet 'mould'. Due to the size of the arches, they would be cast in four 'halves' then brought together, filled, sealed and sanded before final paint finishing.

The drawings below highlight each floor where existing cornice elements were replicated, new cornices installed to match existing, and damaged areas repaired to restore and make good deterioration that had occurred over the years.

- 25041-P-113-_-Brighton Mouldings detail GF
- 25041-P-123-_-Brighton Mouldings detail FF
- 25041-P-131-_-Brighton Mouldings detail SF

We trust that the above information is sufficient to discharge condition 9.

Condition 10

The submitted ironmongery detail drawings identifies the location of retained existing ironmongery and proposed new ironmongery across the Ground, First and Second Floors.

Existing ironmongery within the all floors is not considered original to the historic building fabric and is understood to date from the Doyle-era alterations undertaken in the 1970s. Whilst non-original, this ironmongery forms part of the building's later historic development and it is proposed that it be retained and protected where possible.

Due to the limited quantity of surviving Doyle-era ironmongery, existing examples will be prioritised for reuse within the primary Ground Floor spaces. Any salvageable non-original ironmongery removed from the Ground, First or Second Floors will be carefully retained and reused where feasible on primary Ground Floor doors to maintain consistency of character and finish.

The First Floor underwent substantial alteration during previous subdivision works. As a result, many doors have been replaced or altered and no longer retain existing ironmongery. Where existing Doyle-era ironmongery survives at First Floor level, it is proposed that this be salvaged and relocated to the Ground Floor primary spaces.

The Second Floor has also undergone extensive alteration through historic conversion works, including the addition of flats. Consequently, there are no surviving original doors or original ironmongery within these areas, and new ironmongery is proposed throughout.

Newly proposed ironmongery has been selected to closely match the appearance and finish of the retained Doyle-era ironmongery, specifically in an antique brass finish, to ensure a consistent and sympathetic approach across the building.

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Drawings below highlight areas of the house where existing ironmongery is retained and protected and where new ironmongery will be installed.

- 25041-P-112-_-Proposed Ironmongery GF
- 25041-P-122-_-Proposed Ironmongery FF
- 25041-P-132-_-Proposed Ironmongery SF

We trust that the above information is sufficient to discharge condition 10.

Conditions 11

To discharge condition 11 relating to the removal of paint from the built-in joinery within the library room (Room G.26).

The client has been advised to undertake the paint removal works in accordance with methodology outlined within the following guidance. See link below.

<https://www.buildingconservation.com/articles/paint-removal/paint-removal.htm>

A low VOC chemical remover will be applied to the surface in a 3-6mm thick poultice, then wrapped in cling film, or similar, and left for a period of hours. Following removal of the poultice any residual paint is to be removed with water and scrubbing brush. This methodology intends to remove paint from the surface grain, which is all accessible, but also allow sufficient control to mitigate any risk to inset glazing.

A test patch will be trialled first. The thickness of poultice and absorption period can then adjusted to achieve the intended result. The chemical remover formulation may also need to be adjusted should discolouration be witnessed. Products such as 'Peelaway' offer differing formulations (1 & 7) based on such results. Only then will the remaining paintwork be removed.

We trust that the above information is sufficient to discharge condition 11.

Condition 12

To discharge condition 12, see drawing below for lift design details:

- 25041-P-150-_-Lift Doors G.29 details

For Supporting Documents about the technical information about the lift please see documents below:

- products-homelifts-en-20240617
- Q2456981_layout.2.#-signed

We trust that the above information is sufficient to discharge condition 12.

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Best regards
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Stickland Wright
26/05/2026

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