

JUSTIFICATION

GROUND FLOOR- REMOVED WALL TO LOUNGE

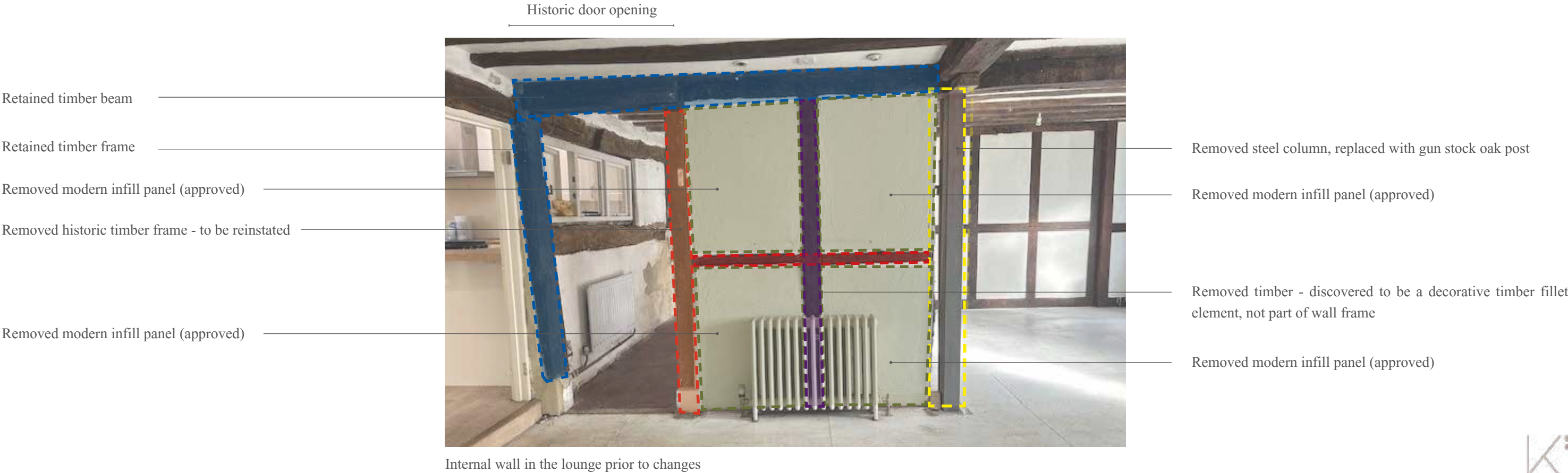
The diagram below illustrates the changes undertaken to the internal wall.

- The existing timber beam and part of timber frame on western wall retained
- Modern infill panels removed (approved and implemented)
- Steel column removed, replaced with the new oak post (approved, heritage benefit) - due to its size, the gun stock post encroached onto the existing wall. To allow for the structural works of the new gun stock post a short section of the partition wall had to be removed.
- Small remaining section of poor quality existing timber frame / door jamb removed, facilitating a plan form more conducive to modern living.
- Central timber element - discovered to be a decorative timber fillet element, not forming part of wall frame. Removed together with infill panels.

The undertaken study demonstrates that only a small amount of the remaining historic fabric was removed. Furthermore, the removal of the partition does facilitate a plan form that is more conducive to modern living. Its removal is also justified to facilitate a traditional conservation repair of the central post in seasoned oak, which is a substantive heritage benefit. The impact of wall removal is neutral given the heritage benefit of the timber post repair and improved quality of the living space. The removed door jamb is to be reinstated to retain the legibility of historic door and the dividing screen and to further create a more secularised plan that will better relate to the historic plan form of the 15th century building. The above measure will help in creating the perception of a series of smaller secular spaces within the overall plan form, and should therefore be received positively as a mitigating factor. Please refer to HCUK Heritage Statement for further information.



Photographs July 2025: historic evidence of a partition being installed in this location along with a door - the door hooks are still in place.



JUSTIFICATION

TIMBER FRAME REPAIR TO MAIN PARLOUR

The replacement of the steel post propping the building’s timber frame has been approved at planning. This has been implemented and the steel post was replaced with a traditional gun stock post in seasoned oak. HCUK Heritage Report notes that:

‘this intervention represents a significant improvement on the improvised steel post and Acro-prop arrangement which it replaced. The Oak post is of a traditional design, with tapering ‘gunstock’ jowls. It is a credible and archaeologically accurate form of repair which nonetheless reads as honest and new.’

This repair is of clear heritage benefit.



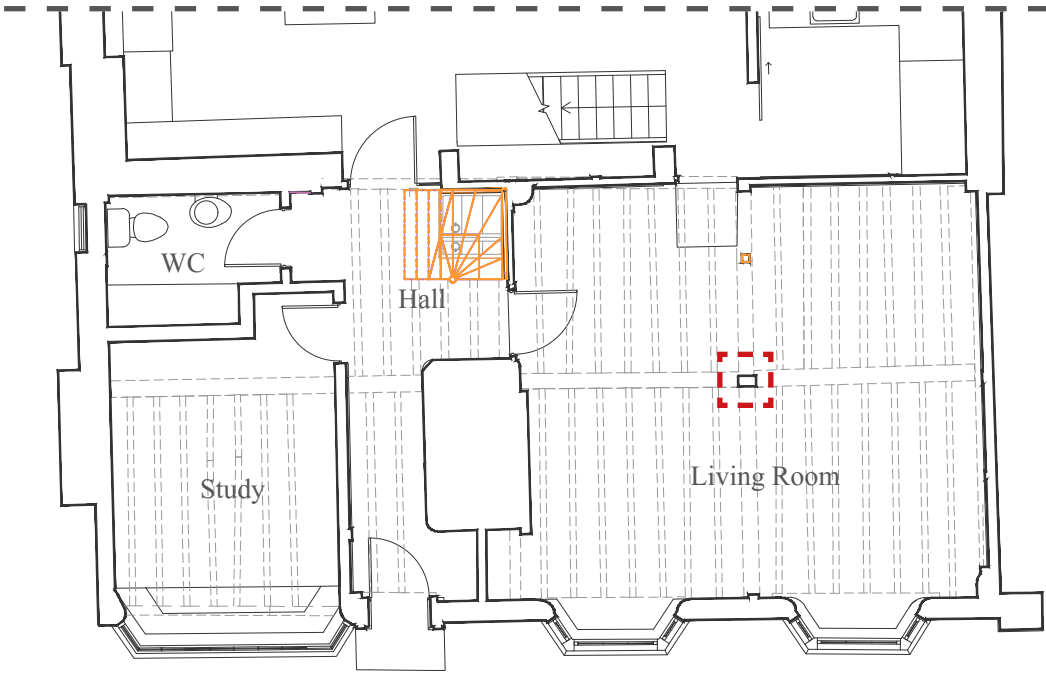
Pre-construction photograph - steel post supporting timber frame



Steel post replaced with traditional gunstock post in seasoned oak



Junction of the traditional gunstock post in seasoned oak to existing ceiling beams



Proposed ground floor plan

KEY:

 Highlighted area of deviation



JUSTIFICATION
BASEMENT

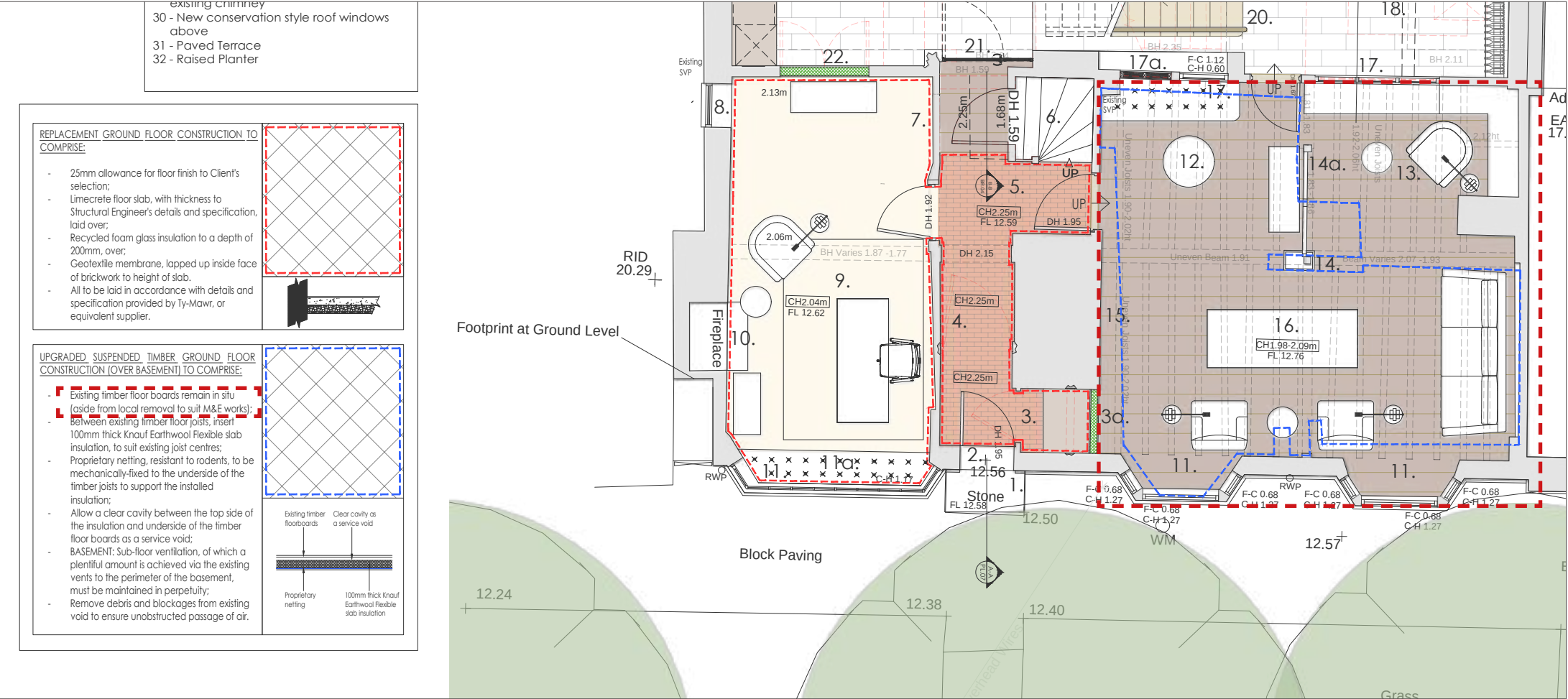
The following changes were done on basement level:

- Walls: remain as existing, lime rendered (with exception of the East wall) for aesthetical benefit.
- Drainage channels: filled with shingle to enable water to flow and prevent blockage
- Replacement of floor joists: drawing GH342 PL02 Rev B confirms local removal to suit M&E works (‘existing timber floor boards remain in situ (aside from local removal to suit M&E works)’ . The joists were removed to allow for the steel beam incorporation running east to west, full width of the lounge. The Applicant confirmed that during the works, the joists were found to be rotten as they had been suffering decades of damp due to poor environmental management of the cellar.

Justification:

- The structural calculation for the oak post provided in the report by McCarey Simmonds, point 4.9 confirms the Basement to be damp confirming the condition of the joists, as quoted:
‘4.9 There was an L shaped shallow height damp cellar below the area with the steel support post. The steel post was supported off a brickwork masonry wall forming the internal corner of the L shaped basement.’

- In the Condition Report prepared by Gould Baxter Architects in October 2022, the following observations were made:
1.87
Where the ground floor is of suspended timber construction, it appears to be a replacement floor, with uniform timber joists provided with steel beam reinforcement.
1.88
2. *During the course of refurbishment works, it is likely that flooring will need to be lifted to facilitate services installations and any thermal/acoustic upgrades required. During the course of these works, it is possible floor joists will be affected by rot and/or woodworm damage, which will necessitate repair and/or replacement of joists.*
3. *It is also likely that flooring will need to be supplemented with new where existing boards are found to be in poor condition or not suitable for reinstatement.*

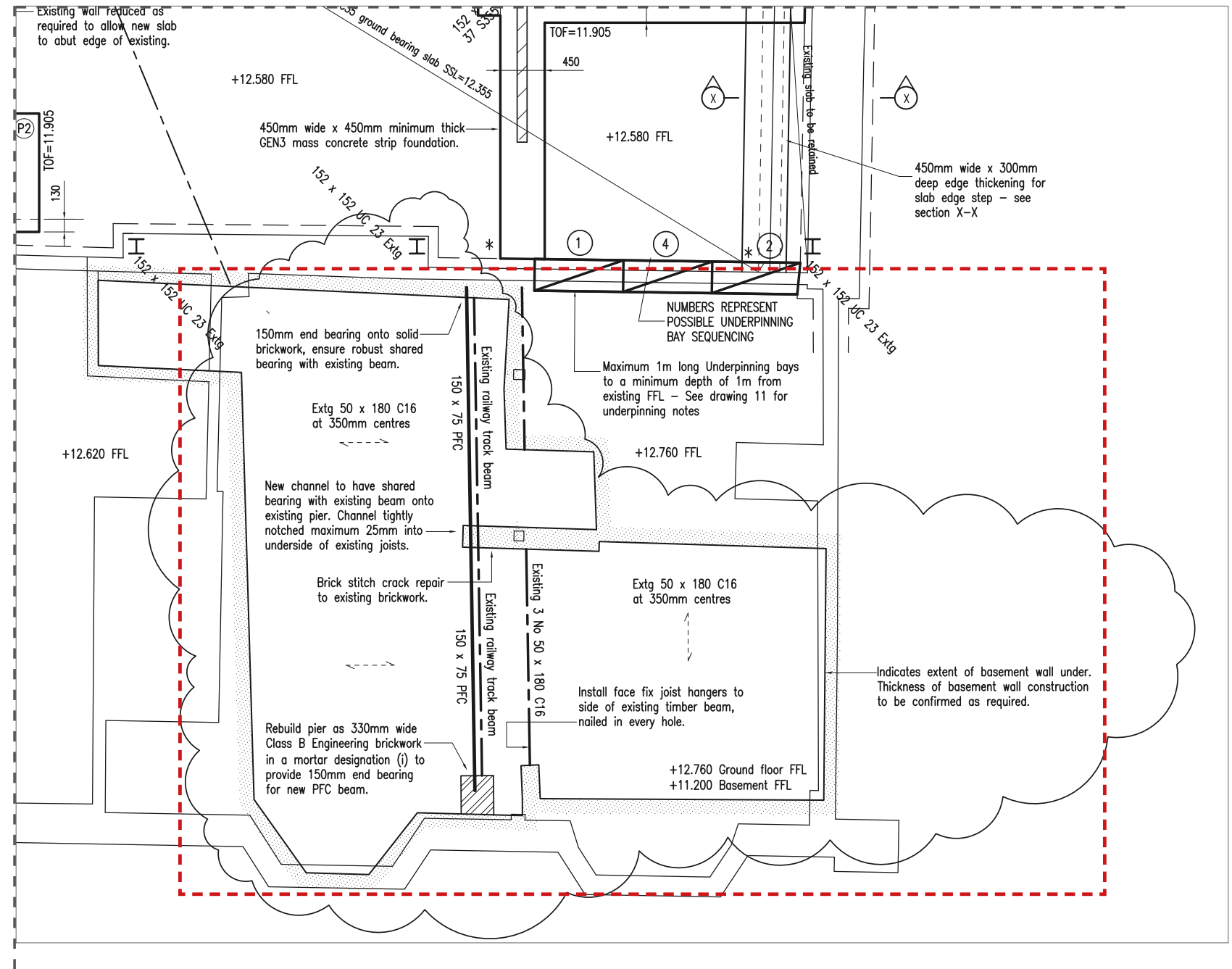


2. Approved ground floor plan - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved)

JUSTIFICATION
BASEMENT

The adjacent drawing developed and provided by the Structural Engineer, illustrates proposed strengthening works to the ground floor over the basement. The railway steel member used for structural support was replaced as per Structural Engineer proposal to ensure a suitable structural stability of the building to safeguard it for the years to come.

The appearance of the cellar is commensurate with what was present when the previous tenants were stewards of the property. The cellar walls have been lined with traditional material: lime plaster. This ensures the walls can breath and the moisture escapes from the building. This has been one of the issues encountered in the historic element of the building, which is demonstrable through the rotting of the modern floor joists that had to be removed due to rotting, with the underlying issue the extreme level of damp in the cellar. The application of lime plaster on the historic building is highly critical for the ongoing health of the building – it is highly breathable, avoids trapping moisture and allows moisture within the walls to evaporate naturally. This is critical in historic buildings, where walls are often constructed from stone or solid brick without a modern damp-proof course. It’s worth noting that lime has been used in construction for centuries and is likely the original material used in the building’s construction. Its use aligns with principles of conservation by preserving traditional methods and materials and it can be removed without damaging the underlying masonry, aligning with the conservation principle of reversibility.



Foundation drawing by McCarey Simmonds Structural Engineers



Pre-construction basement, railway steel member used for structural support, now replaced as per Structural Engineer proposal



Basement, new softwood joists replacing rotten ones, brick wall finished with lime plaster, floor not altered.



JUSTIFICATION

GROUND FLOOR WC

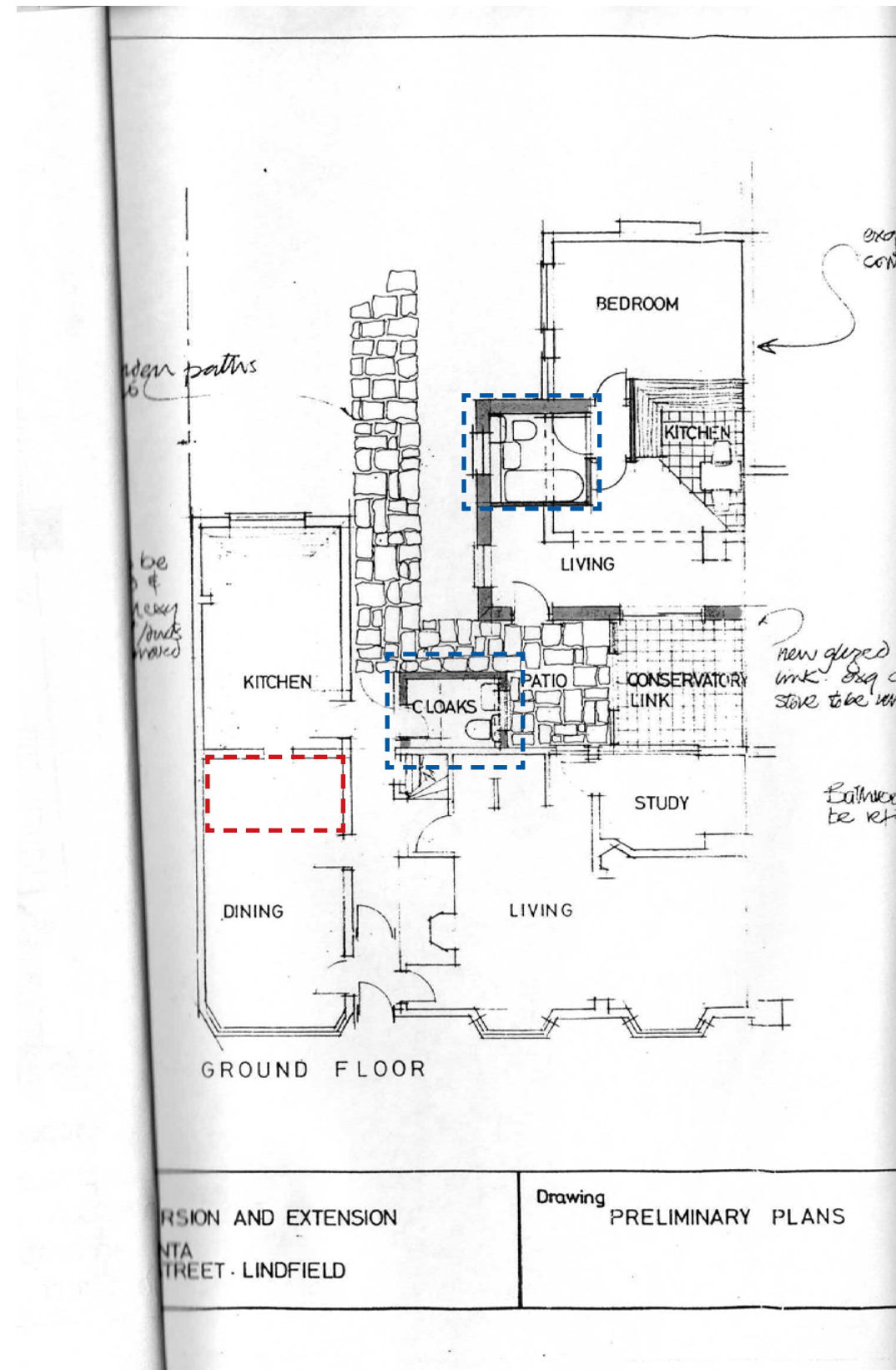
The addition of cloaks/WC on a ground floor has been previously approved under application LF/064/87 in 1987. The WC extension was demolished following approval of application LF/83/96 granted on 09/01/1997 for: '2 storey rear extensions and demolish 2 storey rear extension housing WCs.'

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.

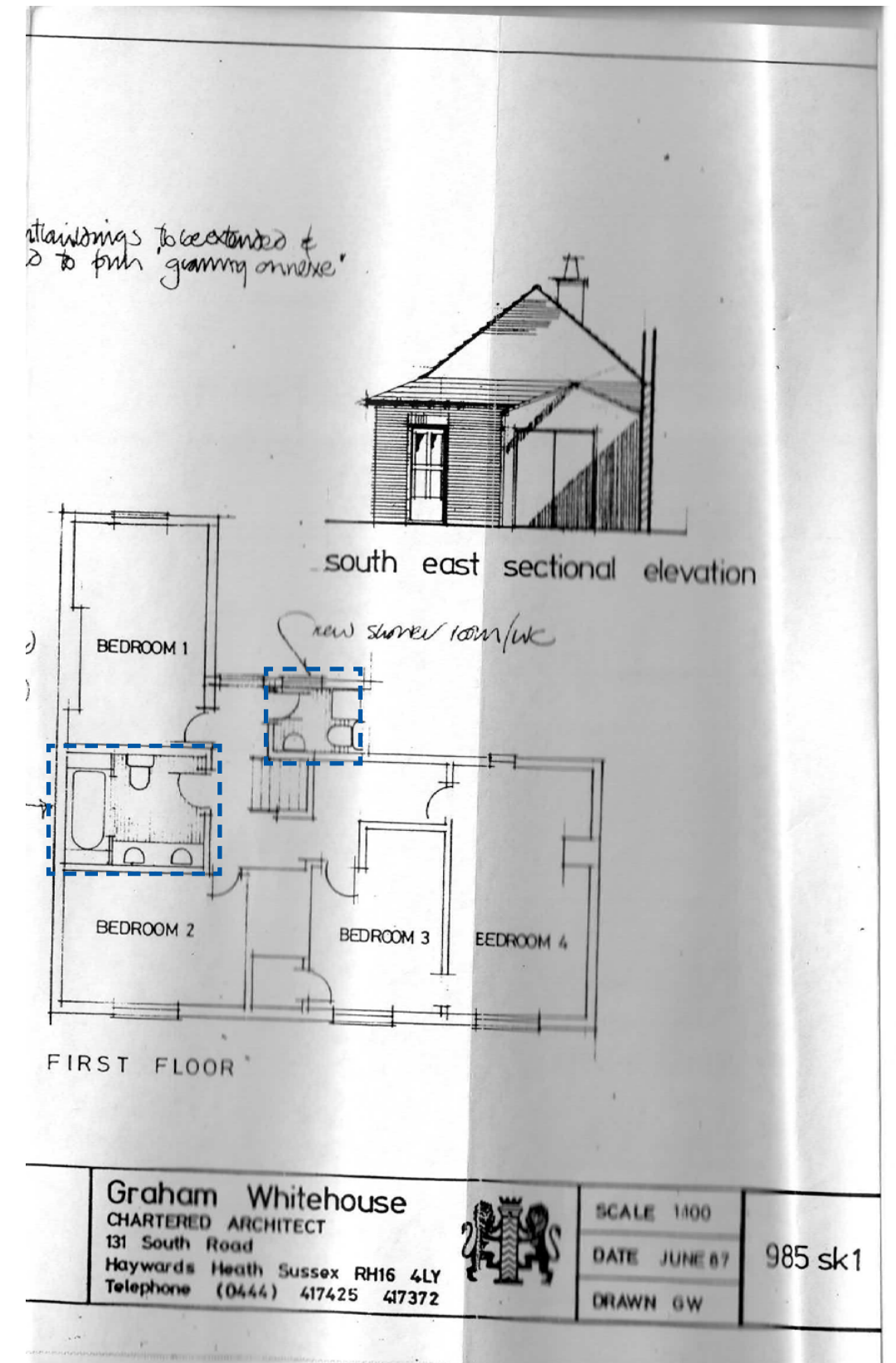
The door to the study is in the same historic location it was, just re-handed within the frame to better suit the revised layout. The new dividing wall has been constructed of lathe and lime plaster construction, using traditional methods and materials. Secular character of the historic plan is retained.

KEY:

- Historic approved locations of WC's
- Proposed location of Ground Floor Powder Room



Ground floor plan approved under application LF/064/87



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CHARTERED ARCHITECT
131 South Road
Haywards Heath Sussex RH16 4LY
Telephone (0444) 417425 417372



SCALE 1:100
DATE JUNE 87
DRAWN GW
985 sk1

JUSTIFICATION
CHANGES TO BEDROOMS

1. FITTED WARDROBES

Installation of carcasses and MDF doors to create 2no back to back wardrobes, serving 2no bedrooms. Wardrobe doors fabricated 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. These units are entirely removable and have been scribed around the original timber frame and chimney on the other side. They are removable fittings and therefore reversible. Electric meters were moved from the niche to ground floor study.

2. REMOVAL OF WALL

The non-original infill to the partition wall between two rooms was removed, the addition of doors was not implemented. Original timber frame retained. Historically the opening that is present was indeed present. There are stains on the original oak frame that indicate the location of a butterfly door hinge, and thus the installation of a door. The infill panels were infilled with modern finishes that broke away when the stair was removed up to the attic – works that had permission. The original frame has been retained in all it’s beauty to ensure the legibility of the secular rooms in this area, but infill panels of modern materials removed.

The planning approved drawing shows a new door opening being formed in the existing framed wall and an existing opening to be infilled with modern materials. The location of the shower is such that the controls are located in the new element of wall, so if the shower enclosure was to be removed, the historic fabric would be behind it. As such, this is reversible works and should therefore be permitted. The partition is question is formed mostly of a sliding door that is left in the open position, allowing the original secular form of the space to be appreciated.

3. NEW 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.



Poor quality bathroom wall build up exposed before demolition



Poor quality bathroom wall before demolition

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



Pre-construction photograph of original wardrobe



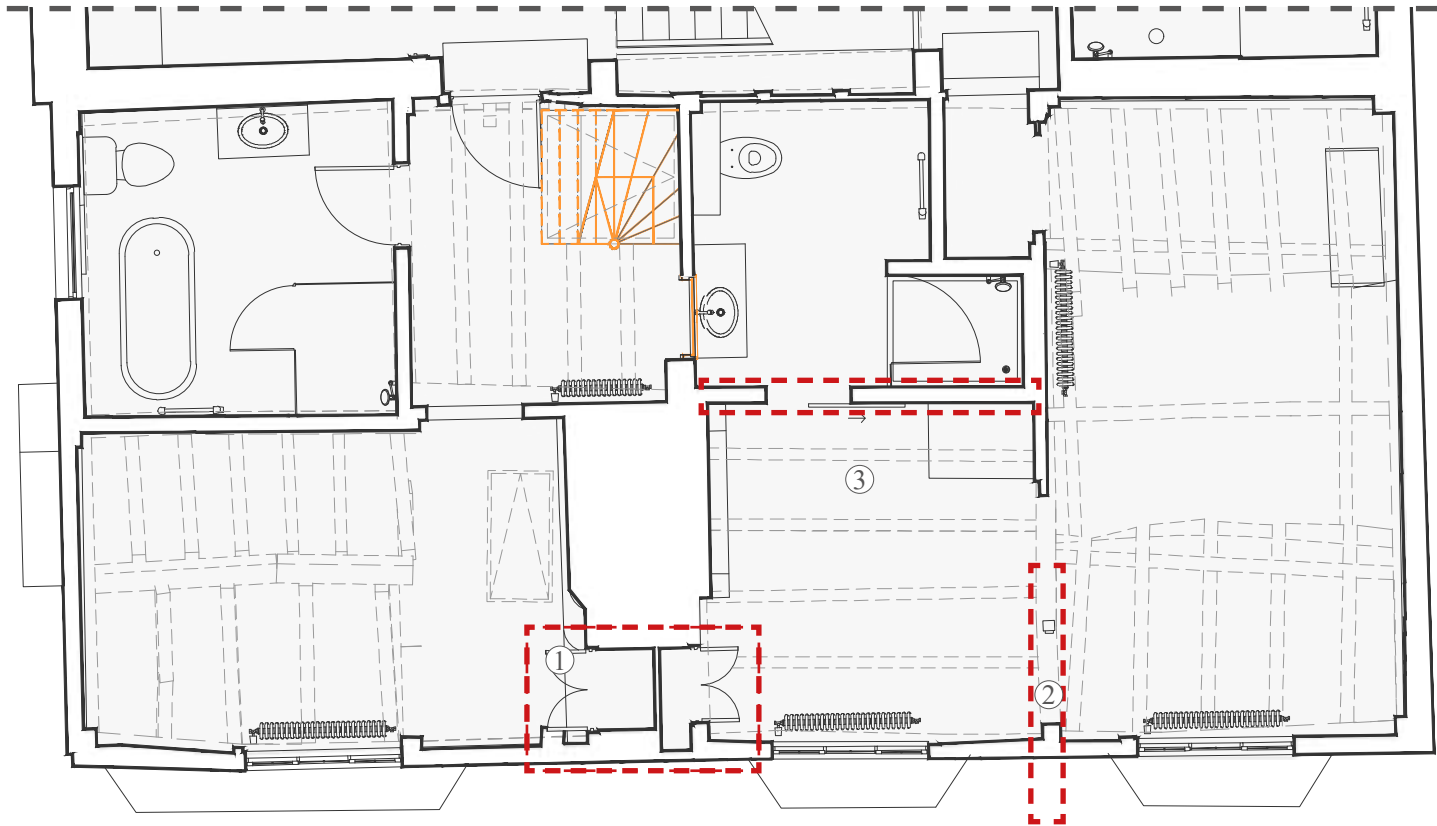
Pre-construction photograph of space between bedrooms, walls re-rendered prior to installation of fitted wardrobes



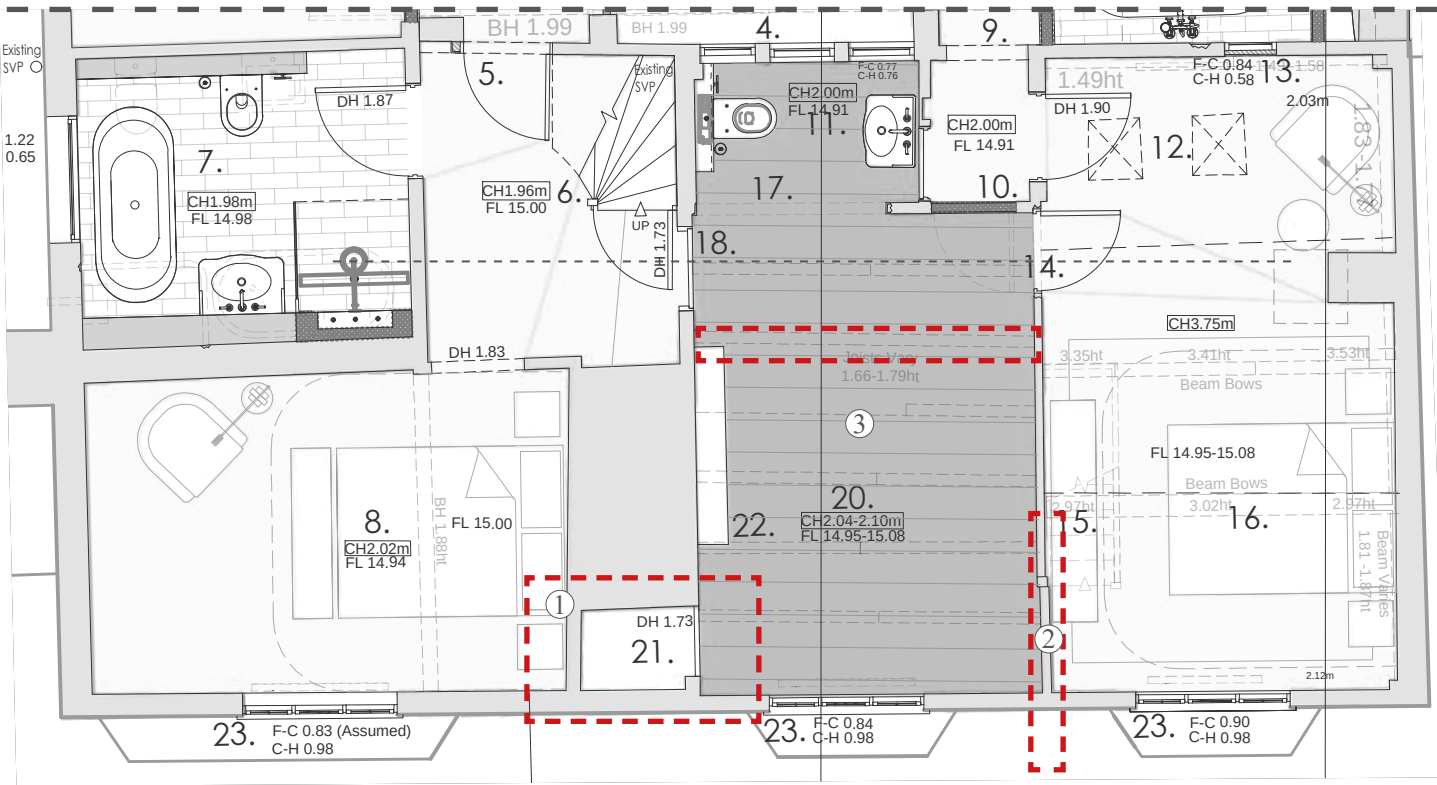
View from north bedroom towards altered wall (timber frame remaining)



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



2. Proposed first floor plan



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

KEY:

 Highlighted area of deviation



JUSTIFICATION
REMOVAL OF CHIMNEY STACK

A 19th century chimney stack has been removed 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 ‘Condition Report’ by Gould Baxter:

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 ‘Condition Report’ prepared by Gould Baxter. It is noted that the document did not form part of the original submission. It does however provide evidence of house condition at the time.

KEY:

 Highlighted area of deviation

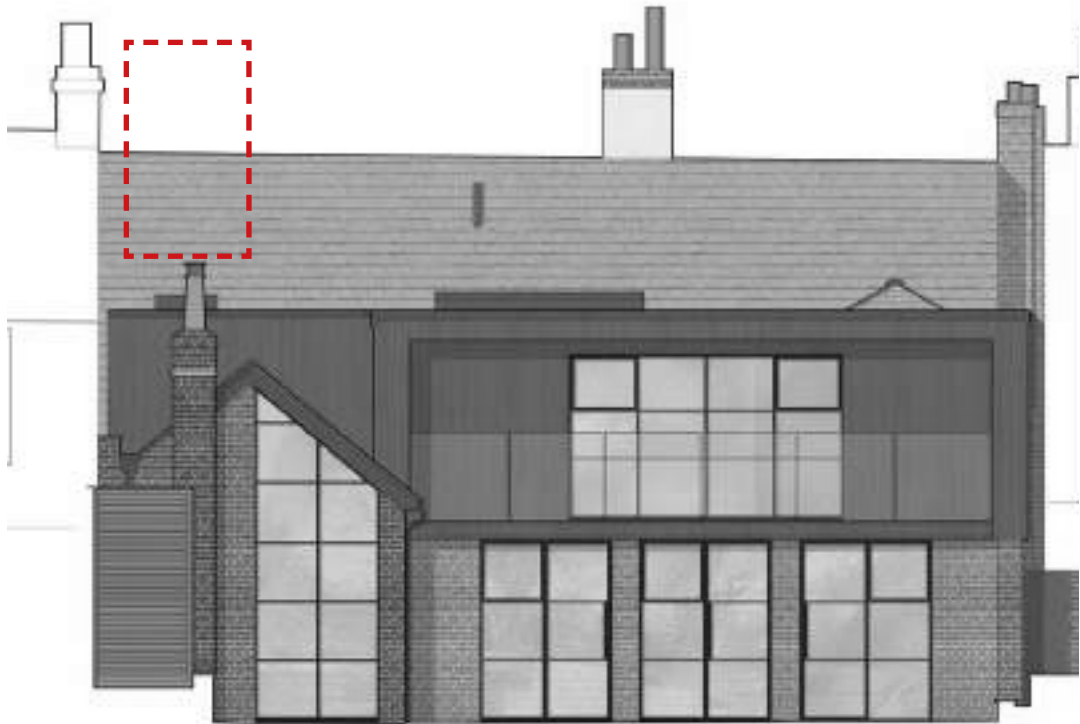


External and internal photographs of the chimney stack prior to removal

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
REMOVAL OF CHIMNEY STACK

The condition of the chimney stack was assessed by Structural Engineer McCarey Simmons. The adjacent Structural Report produced on the 29th of August 2023 highlights that the chimney within the north bedroom was structurally unsound due to excessive corbelling without adequate restraint. The upper brickwork and mortar was in poor condition, with areas of displacement noted, and there was evidence of water ingress from defective flashing. Given the extent of the corbel and lack of structural support, repair works would present a significant risk.

Additionally, the owner reported that when testing the chimney, smoke was leaking internally into the attic and bedroom, causing a health hazard for residents

One of the benefits of the chimney stack being removed is further exposure of the timber frame in the room.
Given this was a later addition, it imposed on the room and was structurally unsound so given it’s limited heritage value, there is no desire to reinstate this feature.



DS/DS/MS06470

Robert Quayle
Southern Contractors
2 Chapel Rd,
Tadworth And Walton Ward
KT20 5SB

29th August 2023

Dear Robert,

Structural Review of the Chimney within the North bedroom at Marlow House, 107 High Street, Lindfield

Further to our review of the photographs of the existing chimney masonry within the north first floor bedroom, we confirm the existing chimney was significantly corbelled into the room (the corbelling was approximately 450mm, the full depth of the chimney) and away from the north timber framed gable wall with a lack of restraint to the gable wall. It would not be possible to justify this extent of corbelling given the lack of restraint to the chimney masonry. The mortar joints toward the top of the chimney were in a poor condition with some dislodge brickwork and there was also some damp staining to the ceiling indicating the flash over had been leaking. Carrying out repairs works on the chimney with such a significant corbel would be risky.

If you have any queries or wish to discuss any of the points raised then please do not hesitate to contact us.

Yours sincerely

DAVID SIMMONDS
McCarey Simmons Limited
e-mail: david@mccareysimmonds.co.uk

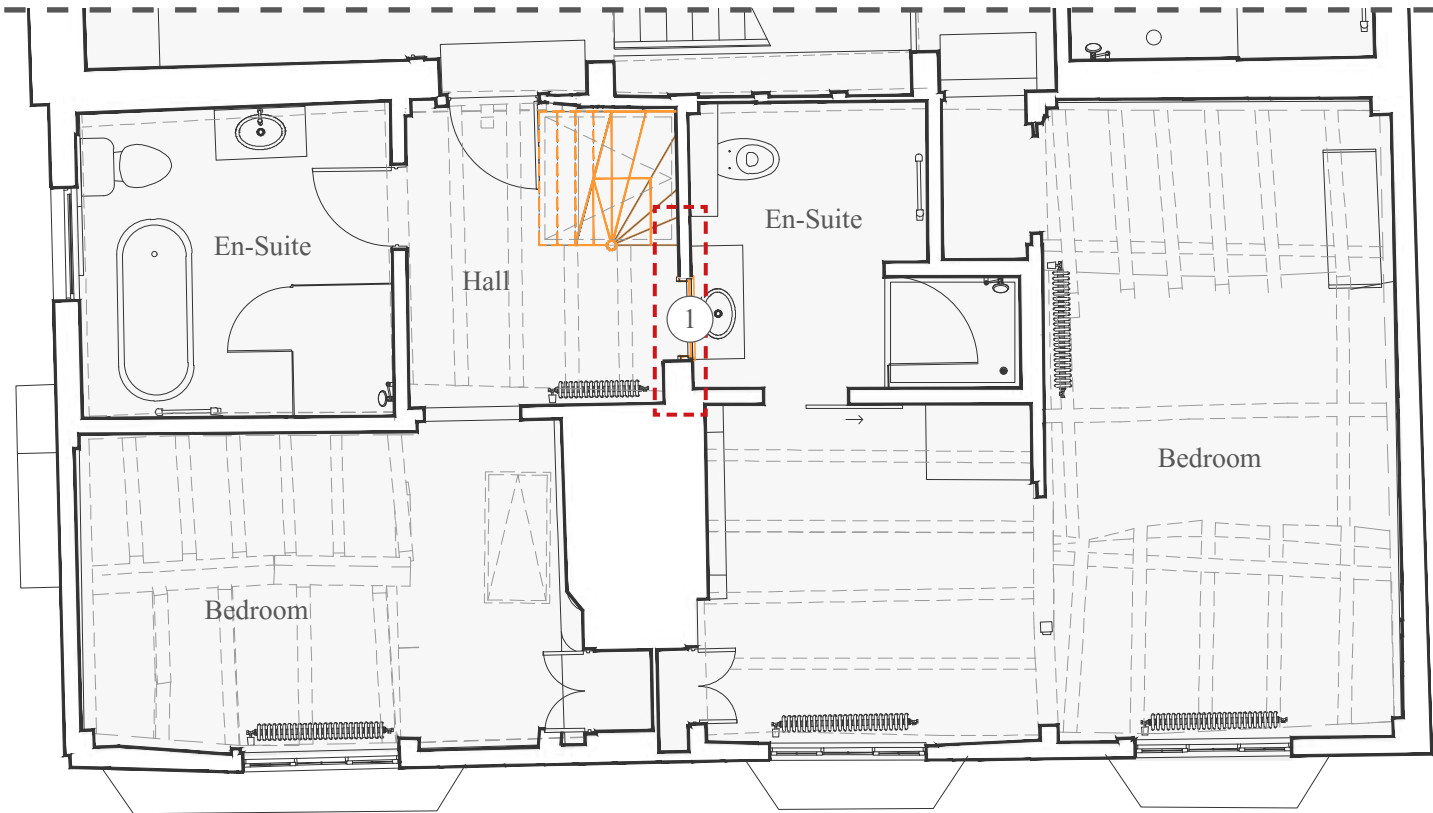


JUSTIFICATION
OPENING BLOCKED UP

On the first floor, an existing opening in the internal wall was blocked up. It is proposed for the doorway in question to be reinstated in the current bathroom wall, with door leaf fixed shut. As such, the legibility of horizontal movement on the first floor is still present. On the bathroom side, the doorway and associated architrave will be reinstated and current freestanding sink refitted in its current position. It should also be noted that the approved first floor plan has the sink located against an existing door that is to be locked shut, a measure that is now being proposed when reinstating the door to the opposite side (South side) of the en-suite in a revised sink position. The use of the sink in this position is reversible works and as such, should be agreeable on heritage terms.

KEY:

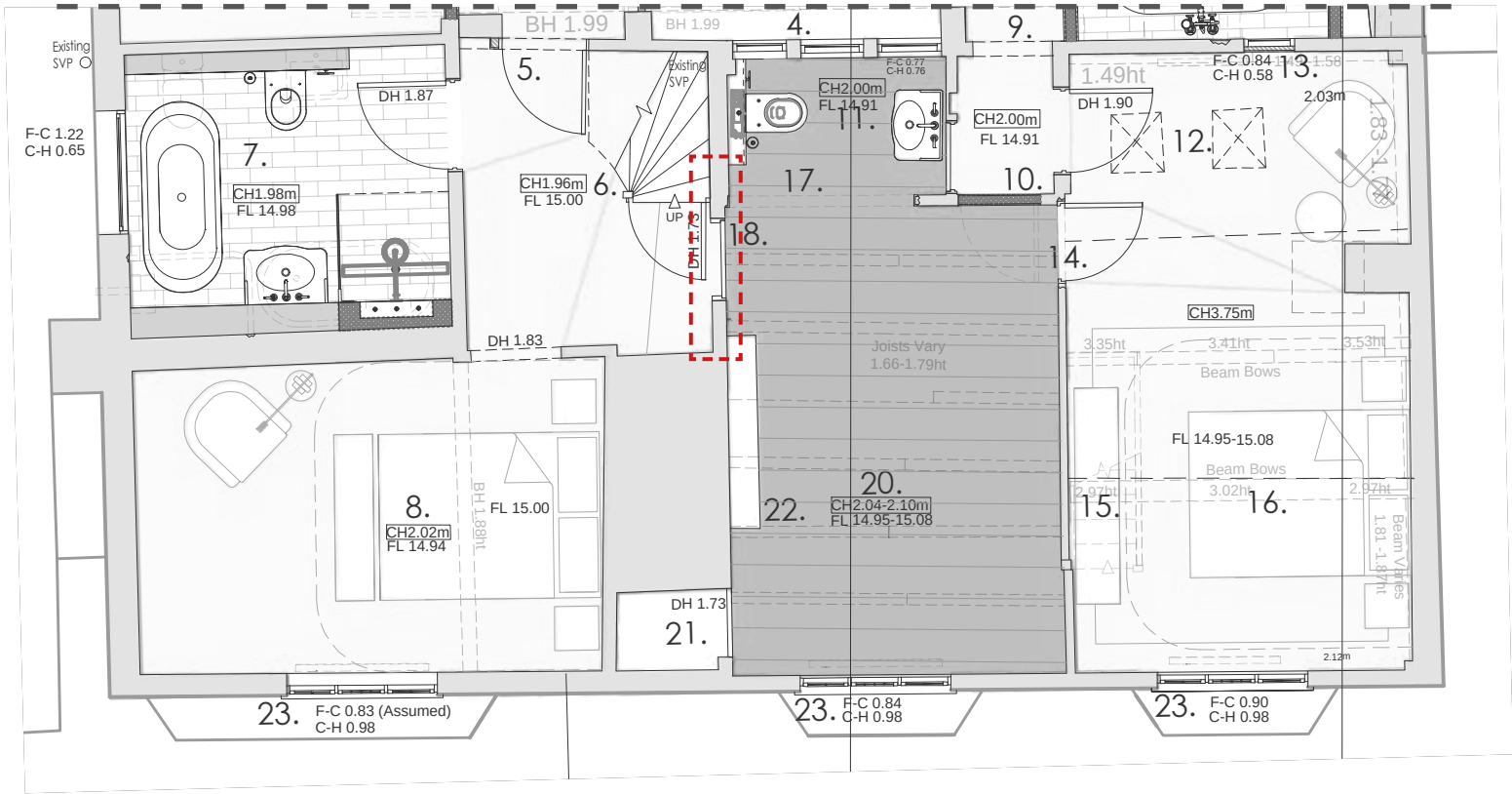
 Highlighted area of deviation



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

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

