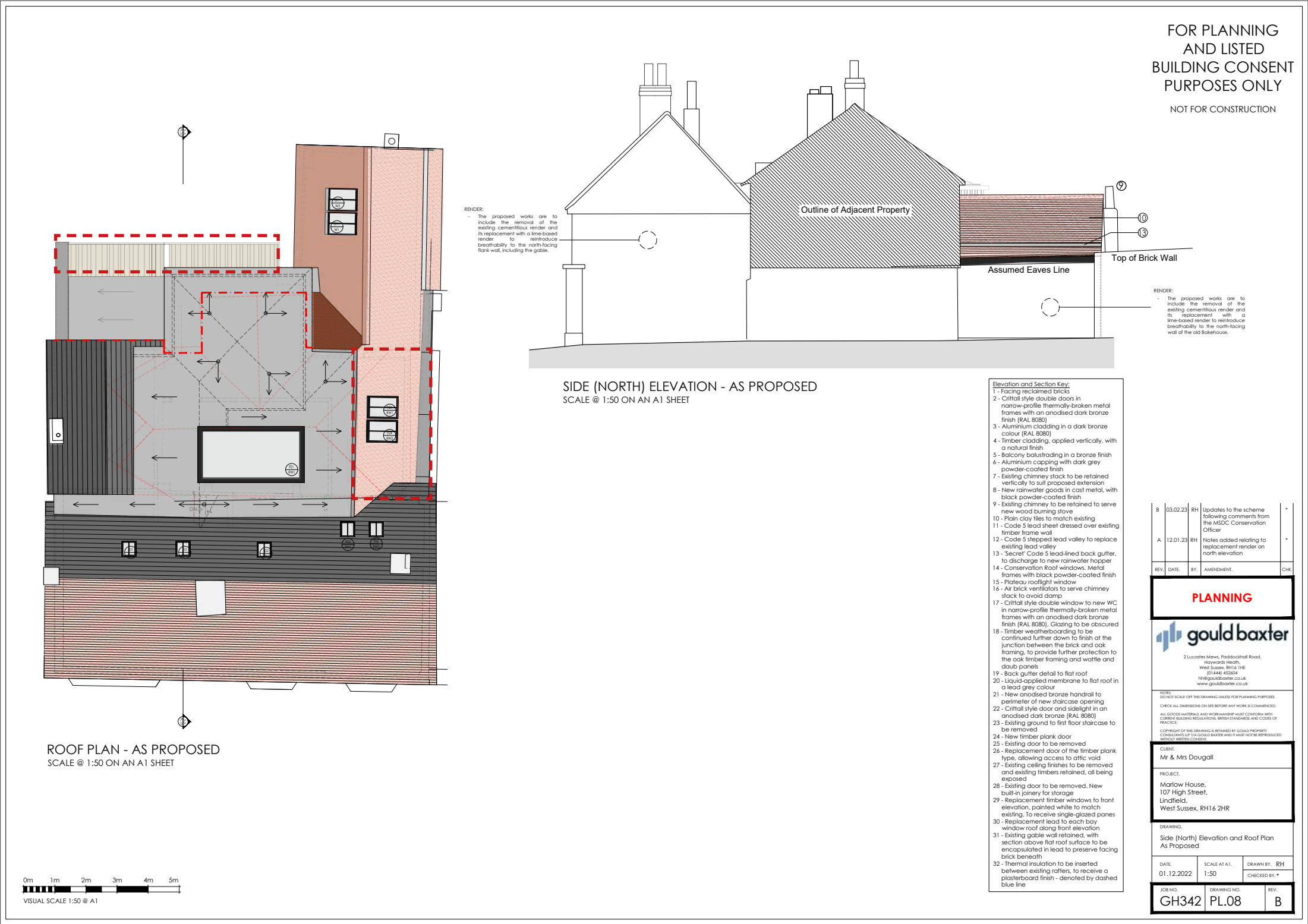


PLANNING HISTORY

DM/22/3694 & DM/22/3695 - APPROVED SCHEME

OBSERVATIONS:

- Principle of 1st floor terrace / balcony extending across entire rear elevation established
- There's a clear demarcation that suggests a flat roof is behind and adjacent to the terrace. By virtue of the approved plans, this terrace shows a balustrade along it's face in plan, but it is not drawn in elevation
- A bathroom was proposed in the roof space to the East boundary, but due to the pitch of the roof, it is not usable, so this was not deliverable without a flat roof infill here.
- Bullet point 23 of the notes on this drawing approve the removal of the staircase at ground floor.



Approved drawings under application DM/22/3694 & DM/22/3695





- Principle of 1st floor terrace / balcony extending across entire rear elevation established
- There's a clear demarcation that suggests a flat roof is behind and adjacent to the terrace. By virtue of the approved plans, this terrace shows a balustrade along it's face in plan, but it is not drawn in elevation
- A bathroom was proposed in the roof space to the East boundary, but due to the pitch of the roof, it is not usable, so this was not deliverable without a flat roof infill here.
- Ground levels of bakehouse changed with bakehouse now at lower level that it was historically.
- Low quality post and rail balustrade system proposed to 1st floor terrace
- Balustrade in front of the rear gable missing on elevation according to plans

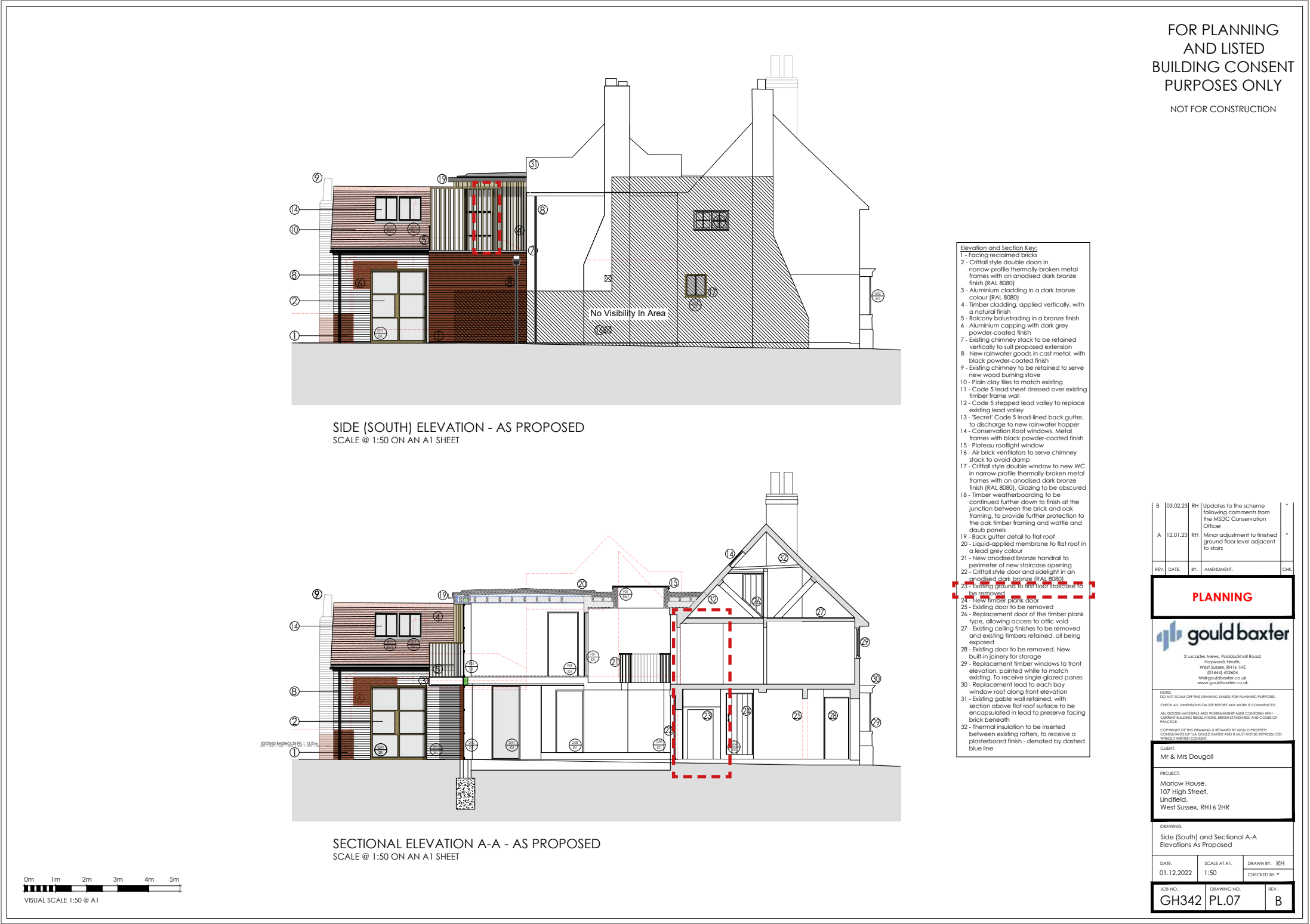
107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR

PLANNING HISTORY

DM/22/3694 & DM/22/3695 - APPROVED SCHEME

OBSERVATIONS:

- Principle of ground to first floor spiral stair removal outlined on Section AA
- First floor south elevation bedroom window could cause issue of overlooking neighbouring premises, issue partially mitigated by introduction of timber screening



Approved drawings under application DM/22/3694 & DM/22/3695

PLANNING HISTORY

DM/22/3694 & DM/22/3695 - APPROVED SCHEME



PLANNING HISTORY

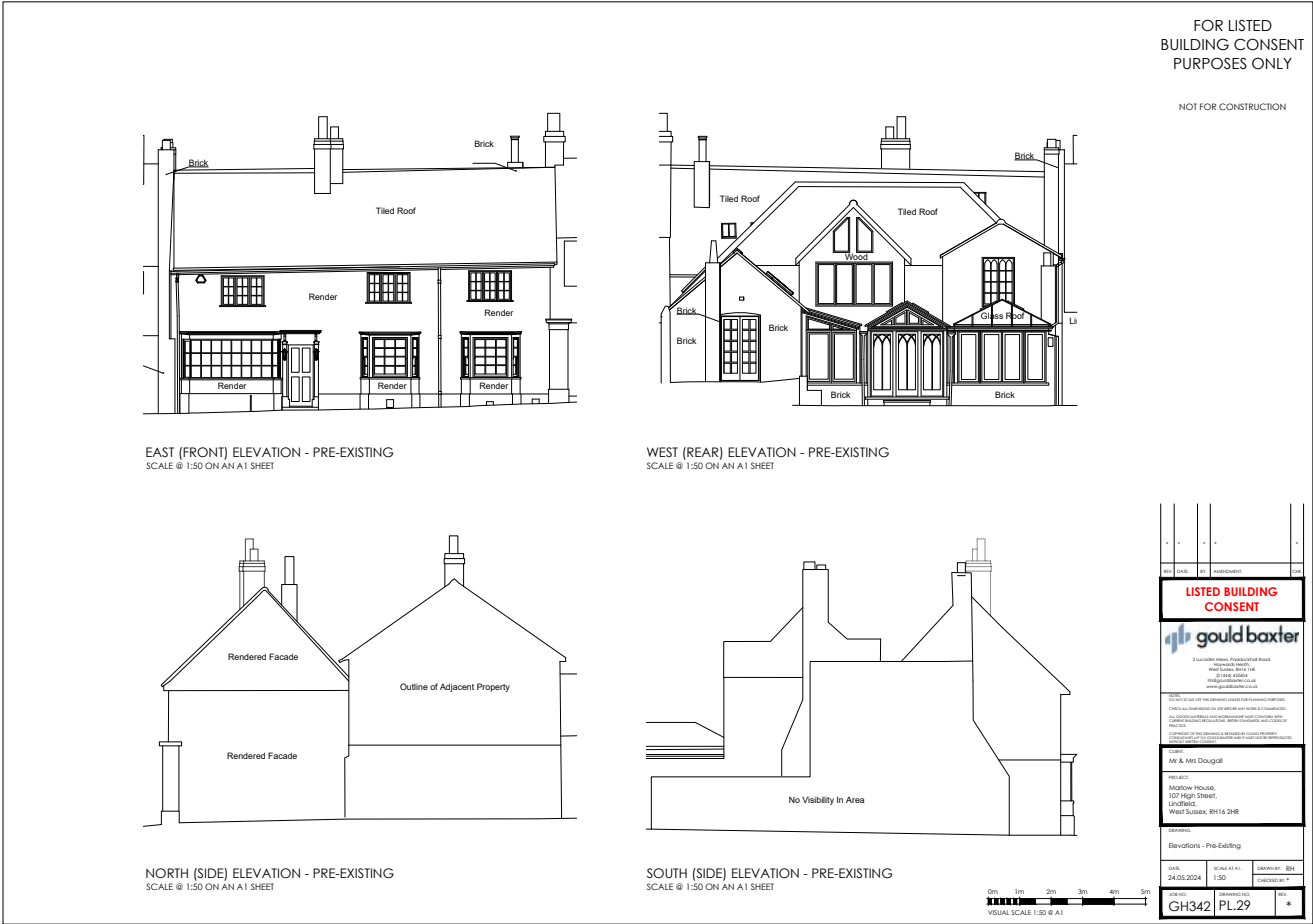
DM/24/0987

DM/24/0987
Granted: 04/10/2024
Description: ‘Retrospective application to re-build the chimney after work commenced on previous application DM/22/3694, where chimney crumbled away.’

OBSERVATIONS:
- The approved chimney treatment is not the same as the original chimney, which was masonry, not lime plaster / render. This non-original treatment to the chimney was requested by Conservation Officer.



Historic photograph showing the original brickwork chimney



Approved drawings under application DM/24/0987



PART III | 'AS BUILT' HOUSE

‘AS BUILT’ HOUSE
TIMELINE SUMMARY

Sequence of events (created with information supplemented by the Applicant):

- Marlow House was purchased by the Applicant in September 2022.
- Gould Baxter Architects were employed by the Applicant for design and obtaining planning permission.
- The scheme was submitted for planning in December 2022. It did not receive support from Planning Officers Emily Wade and Susan Dubberly.
- It was noted by the Applicant that the dialogue with Planning Officer was made impossible and there was no guidance and consideration. All complaints throughout the planning procedure were forwarded to Sally Blomfield Deputy Planning Director clearly recording the Applicant’s concerns with lack of cooperation.

Section 12 of National Planning Policy Framework requires local authorities to collaborate with applicants and other interested parties throughout the process to achieve well-designed places. In this instance, the collaboration was difficult despite Applicant’s attempts, and therefore not met by Mid Sussex District Council.

NPPF
Section 12. Achieving well-designed places:

131. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

- The proposal was revised and scaled down. A revised scheme was submitted on the 17th of March 2023.
- The scheme was granted planning approval and listed building consent in May 2023.
- The works on site began in May 2023. The Architect’s appointment was not continued for construction stage.
- During strip out and construction works in September 2023, the bakehouse collapsed and the chimney over main building crumpled away.
- The are a number of elements that were constructed not in accordance with the approved planning drawings, analysed in detail further into this document
- Throughout the project a photographic evidence was taken and reports were undertaken by relevant specialists before any change to the building was made. These form the reasons for certain areas of work being undertaken.

The Applicant engaged Studio Kyson to regularise the changes to the property, producing a new architectural scheme that is submitted to the Local Authority for a Listed Building Consent.



PART IV | PHOTOGRAPHIC RECORD & DRAWINGS OF BUILDING CONDITION PRIOR TO CONSTRUCTION

This section of the document looks into the condition of the building before the works were undertaken in 2023.

PRE-CONSTRUCTION PHOTOGRAPHS



Corkscrew staircase - first floor (photograph taken during strip out pro)



Rear elevation



Historic rear extension with gothic window



Attic, chimney stack in the background



First floor bedroom, chimney stack



Historic bake house

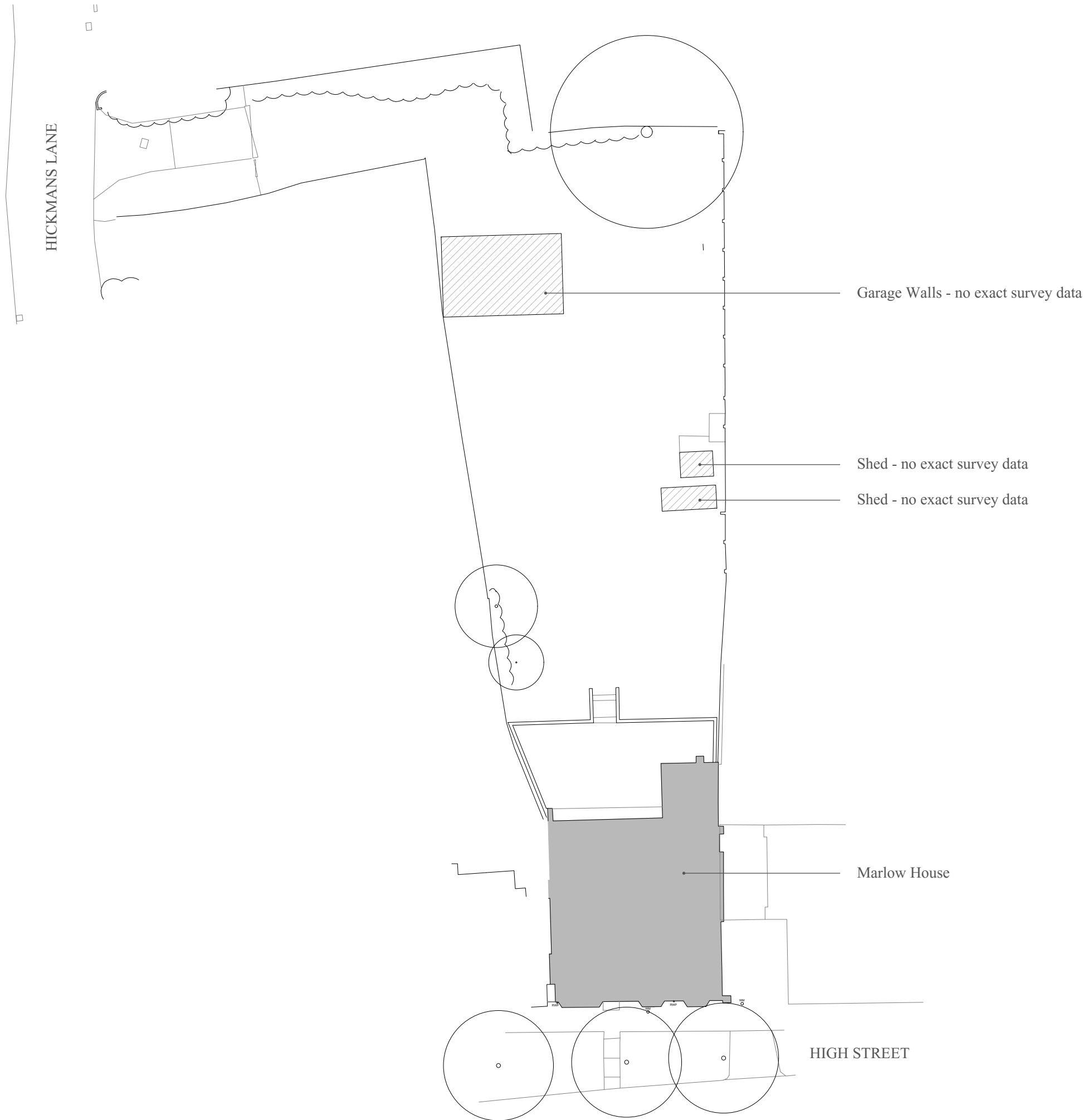


Garage walls constructed

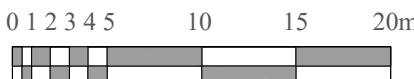


Attic

PRE-CONSTRUCTION DRAWINGS
PLANS



PRE-CONSTRUCTION - SITE PLAN. 1:300@A3



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



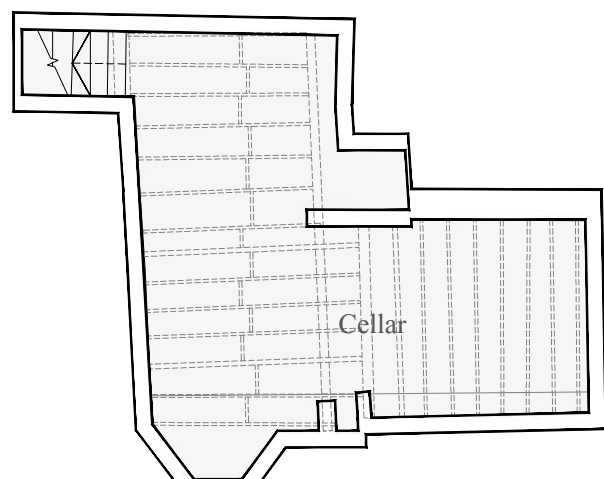
PRE-CONSTRUCTION DRAWINGS (2023)

PLANS

KEY

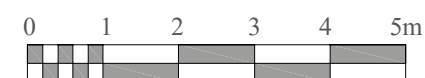
- Historic bake house
- 15th Century timber- framed building
- South gabled bay with vitrified blue headers c.1830
- 3no Conservatories approved under 02/008521
- 1997 Rear additions approved under LF/083/96 & LF/084/96
- Building re-fronted in 19th Century

Conservatories
Approved under 02/008521
2022

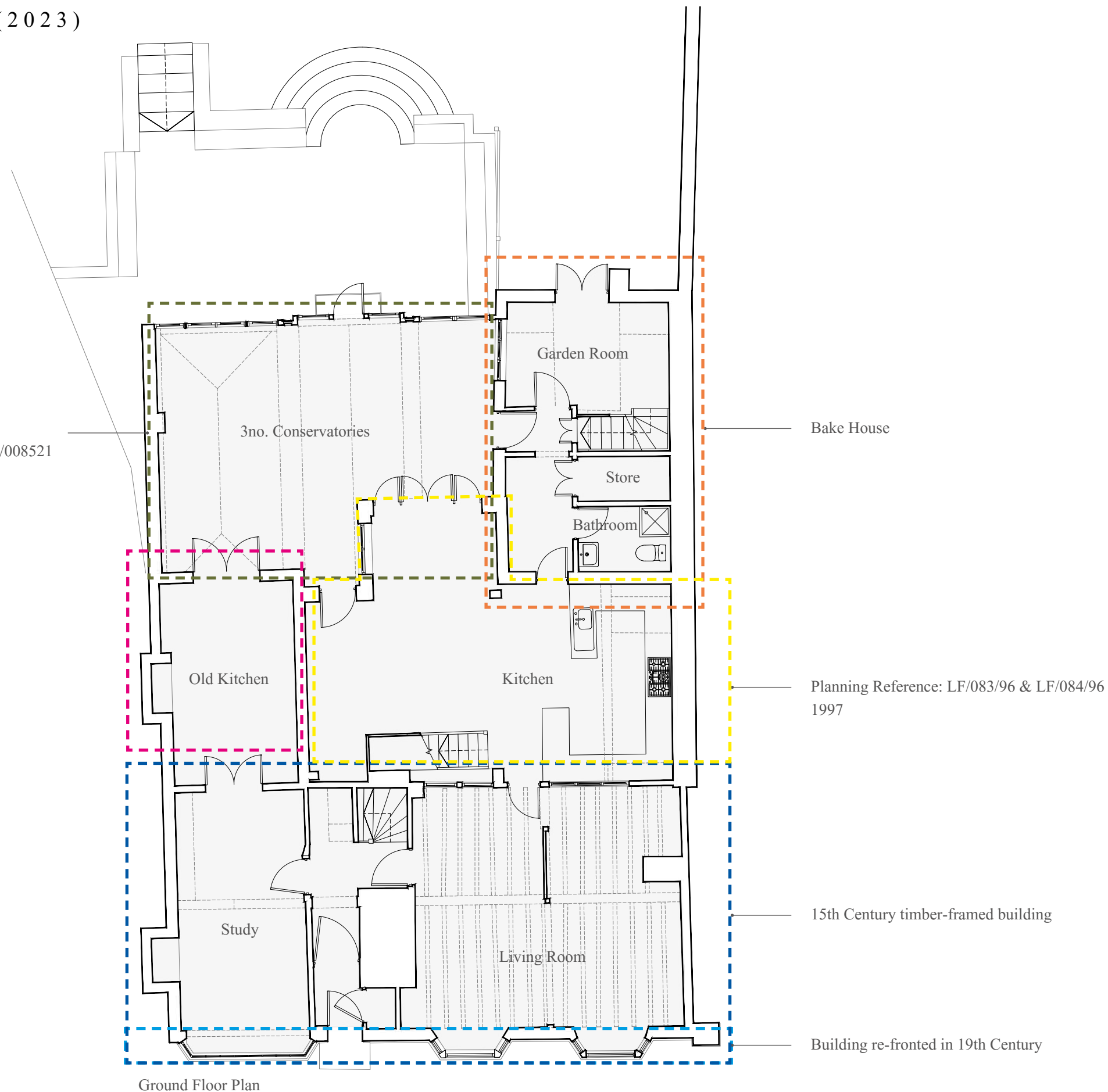


Basement Floor Plan

PRE-CONSTRUCTION - BASEMENT & GROUND FLOOR PLAN. 1:100@A3



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



Bake House

Planning Reference: LF/083/96 & LF/084/96
1997

15th Century timber-framed building

Building re-fronted in 19th Century



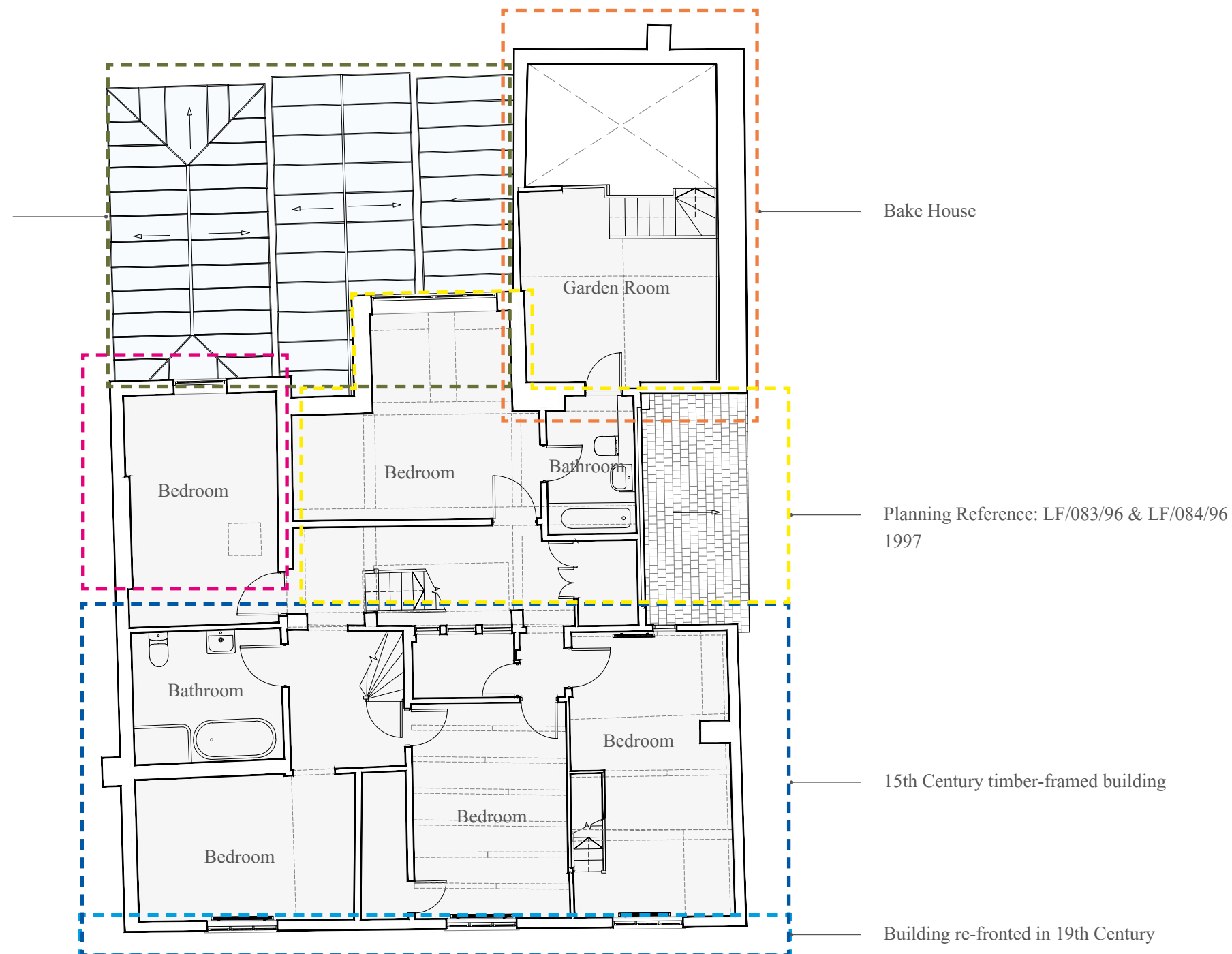
PRE-CONSTRUCTION DRAWINGS (2023)

PLANS

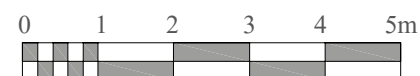
KEY

- Historic bake house
- 15th Century timber- framed building
- South gabled bay with vitrified blue headers c.1830
- 3no Conservatories approved under 02/008521
- 1997 Rear additions approved under LF/083/96 & LF/084/96
- Building re-fronted in 19th Century

Conservatories
Approved under 02/008521
2002



PRE-CONSTRUCTION - FIRST FLOOR PLAN. 1:100@A3



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



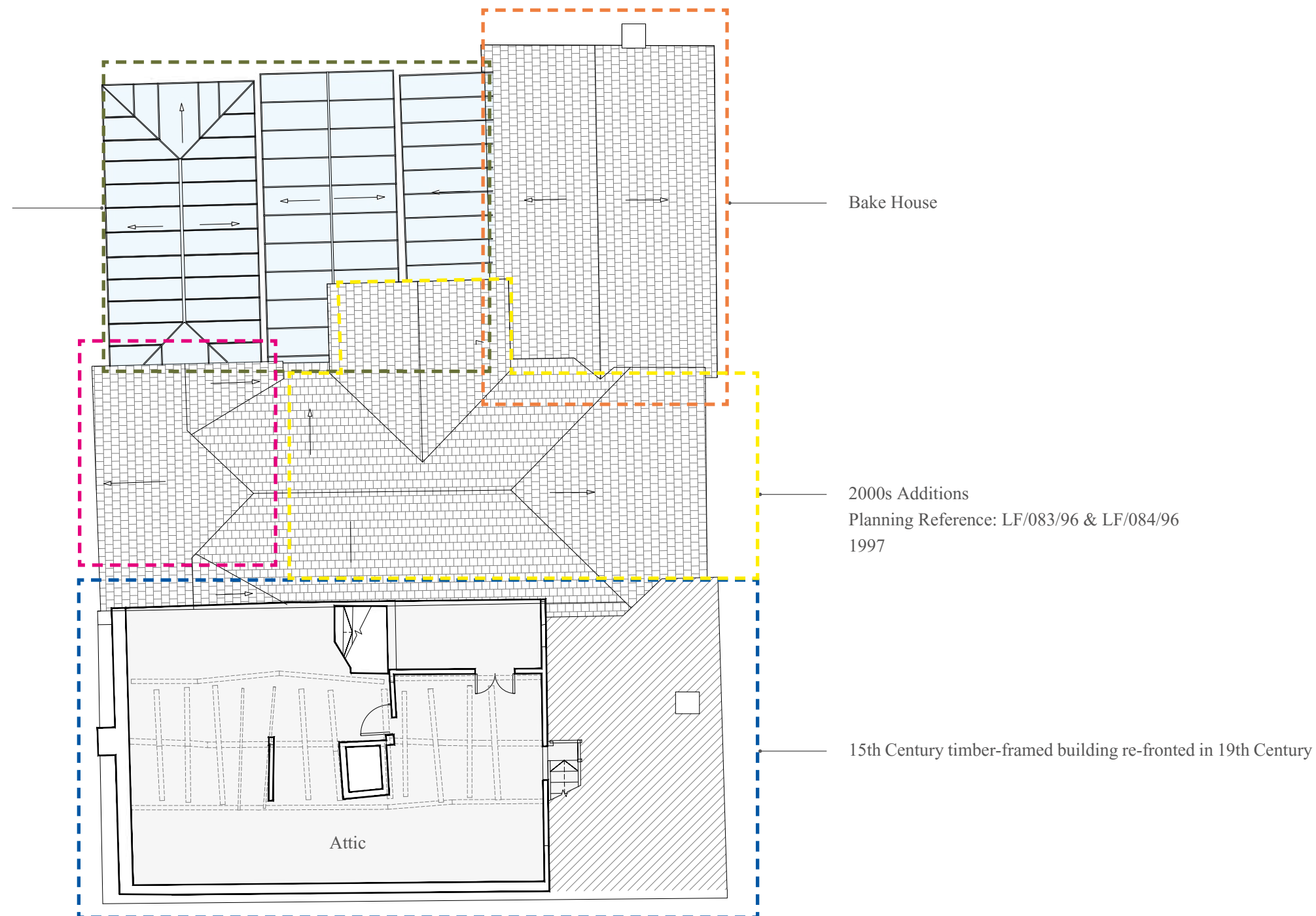
PRE-CONSTRUCTION DRAWINGS (2023)

PLANS

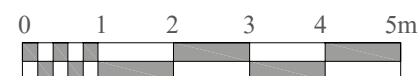
KEY

- Historic bake house
- 15th Century timber- framed building
- South gabled bay with vitrified blue headers c.1830
- 3no Conservatories approved under 02/008521
- 1997 Rear additions approved under LF/083/96 & LF/084/96
- Building re-fronted in 19th Century

Conservatories
Approved under 02/008521
2002



PRE-CONSTRUCTION - SECOND FLOOR PLAN. 1:100@A3



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



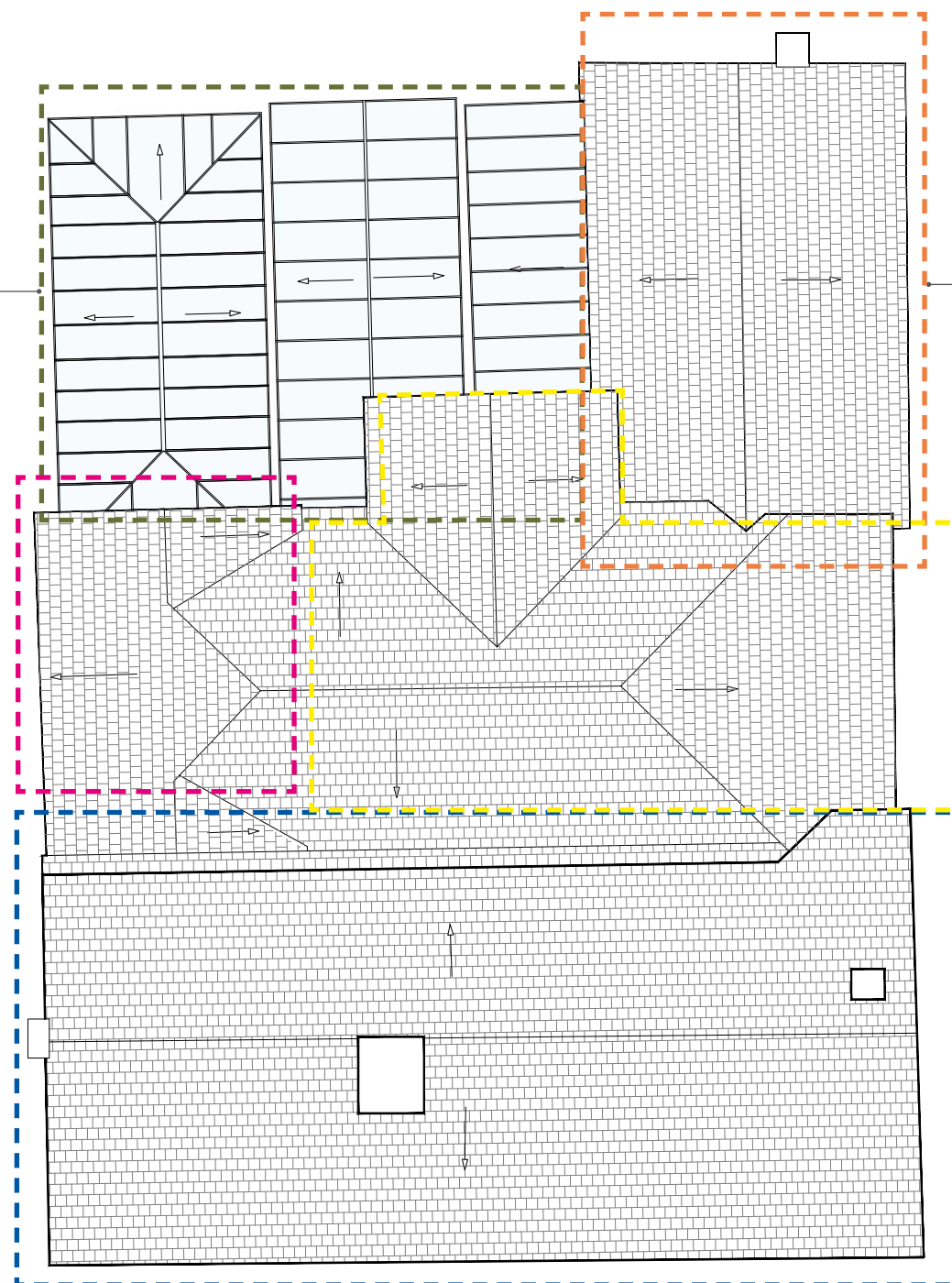
PRE-CONSTRUCTION DRAWINGS (2023)

PLANS

KEY

- Historic bake house
- 15th Century timber- framed building
- South gabled bay with vitrified blue headers c.1830
- 3no Conservatories approved under 02/008521
- 1997 Rear additions approved under LF/083/96 & LF/084/96
- Building re-fronted in 19th Century

Conservatories
Approved under 02/008521
2002

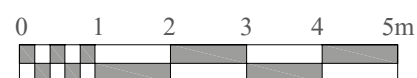


Bake House

2000s Additions
Planning Reference: LF/083/96 & LF/084/96
1997

15th Century timber-framed building re-fronted in 19th Century

PRE-CONSTRUCTION - ROOF PLAN. 1:100@A3



- Historic bake house
- 15th Century timber- framed building
- South gabled bay with vitrified blue headers c.1830
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- 1997 Rear additions approved under LF/083/96 & LF/084/96
- Building re-fronted in 19th Century

Building re-fronted in 19th Century



15th Century timber-framed building
re-fronted in 19th Century

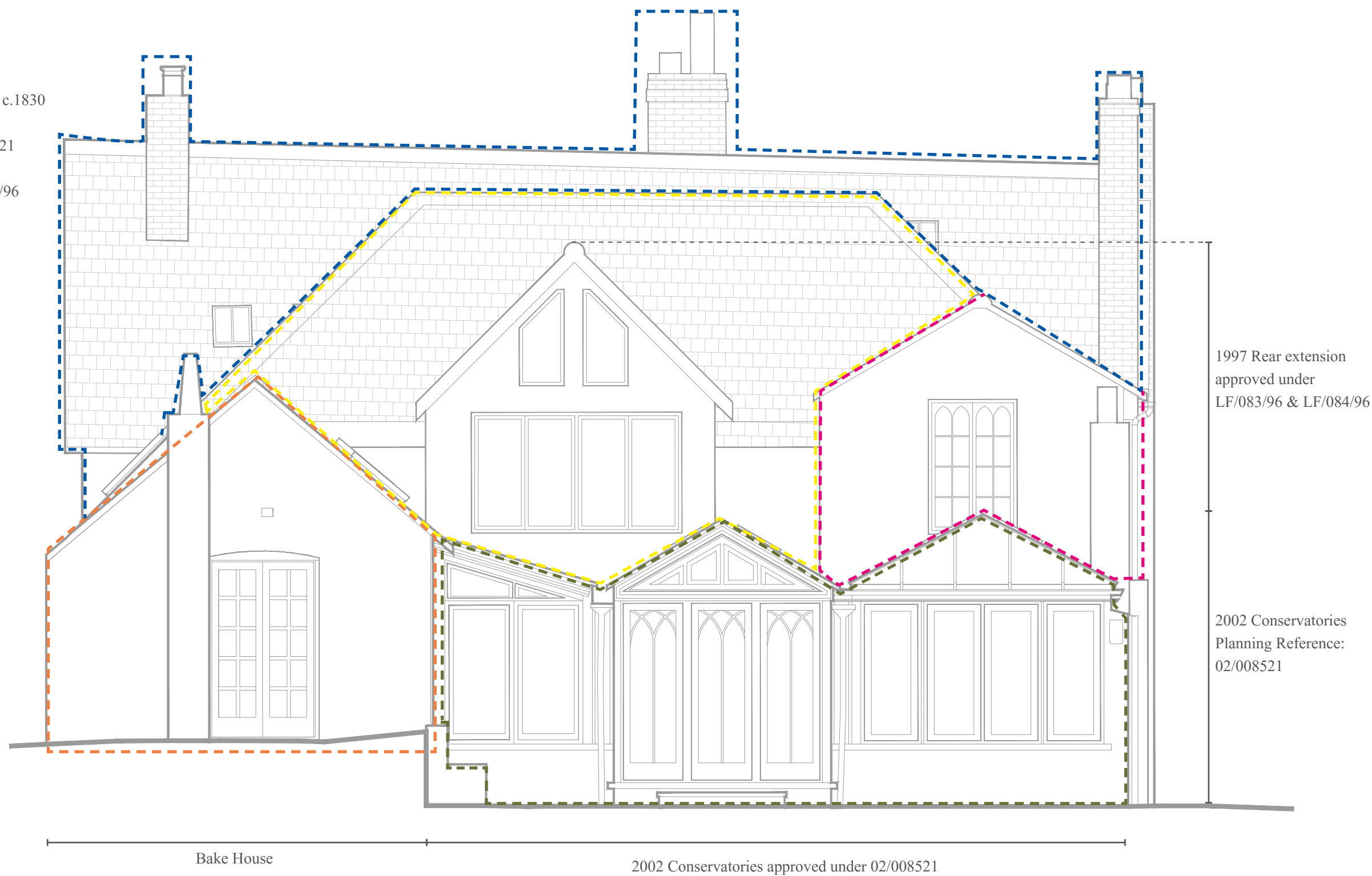


PRE-CONSTRUCTION DRAWINGS (2023)

ELEVATIONS

KEY

- Historic bake house
- 15th Century timber- framed building
- South gabled bay with vitrified blue headers c.1830
- 3no Conservatories approved under 02/008521
- 1997 Rear additions approved under LF/083/96 & LF/084/96
- Building re-fronted in 19th Century



PRE-CONSTRUCTION - WEST (REAR) ELEVATION. 1:50@A3



PART V | ‘AS BUILT’



‘AS BUILT’

PHOTOGRAPHS - FEBRUARY 2025



Photographs of cellar

‘AS BUILT’
PHOTOGRAPHS - FEBRUARY 2025



Rear elevation



Rear elevation & re-constructed bake house



Gravel driveway



Re-constructed bake house



Garage



Rear elevation



Garage and gravel driveway



Pergola



Hard landscaping

‘AS BUILT’
PHOTOGRAPHS - FEBRUARY 2025



Re-constructed bake house



Re-constructed bake house



Re-constructed bake house



Rear extension

‘AS BUILT’

PHOTOGRAPHS - FEBRUARY 2025



Gravel driveway and new gates looking back at road



New gates



Gravel driveway



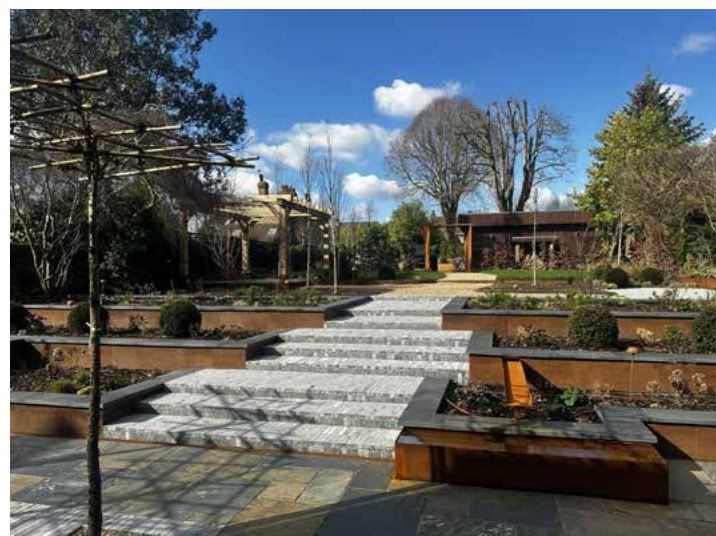
Gravel driveway viewed from Hickmans Lane



Gravel driveway and new gates



Covered loggery and irrigation tank enclosure adjacent to the garage



New hard and soft landscaping



New hard and soft landscaping



Rear elevation



Re-constructed bake house

‘AS BUILT’

PHOTOGRAPHS - FEBRUARY 2025



Ground Floor - new staircase in Kitchen/Living/Dining



Ground Floor - New fireplace in north-eastern living room with reclaimed bricks from collapsed bake house



Historic timber frame wall in stairwell



Ground Floor - new staircase in Kitchen/Living/Dining



Ground Floor - Kitchen/Living/Dining



Ground Floor - interior of the re-constructed bake house



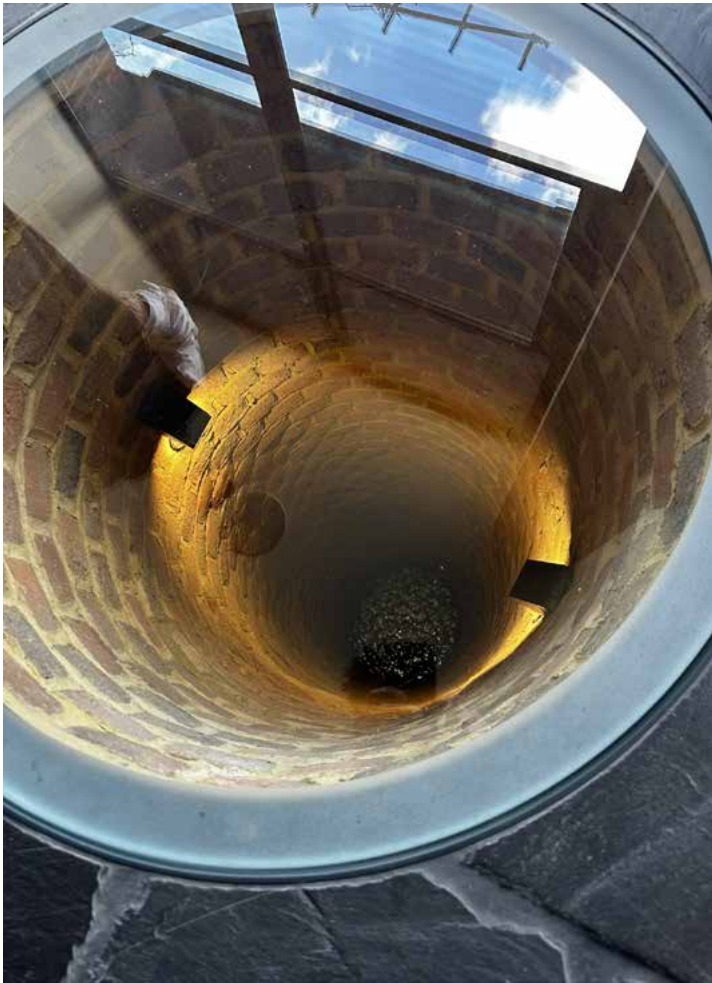
Ground Floor - bay window



Historic timber frame wall, living room



Ground Floor - Kitchen/Living/Dining



Ground Floor - historic well in Kitchen



Ground Floor - steel post replaced with timber post



Ground Floor - steel post replaced with timber gunstock post



Ground Floor - steel post replaced with timber post

‘AS BUILT’

PHOTOGRAPHS - FEBRUARY 2025



Ground Floor - fire place in study



Ground Floor - new timber framing on the Ground Floor ceiling only (infilled void above removed staircase), original timber on walls



Ground Floor - Study, original timber frame



Ground Floor - lobby, basement access hatch



Ground Floor - living room bay window of re-fronted 19th century element of the building

‘AS BUILT’

PHOTOGRAPHS - FEBRUARY 2025



Ground Floor - door between living room and lobby



Ground Floor - entrance with old (door jamb and ceiling) and new timber panelling



Ground Floor - historic wall



Ground Floor -access hatch to basement



Ground Floor - WC



Ground Floor - WC

‘AS BUILT’

PHOTOGRAPHS - FEBRUARY 2025



First Floor - bathroom



First Floor - bathroom



First Floor - historic timber frame roof



First Floor - historic timber frame roof

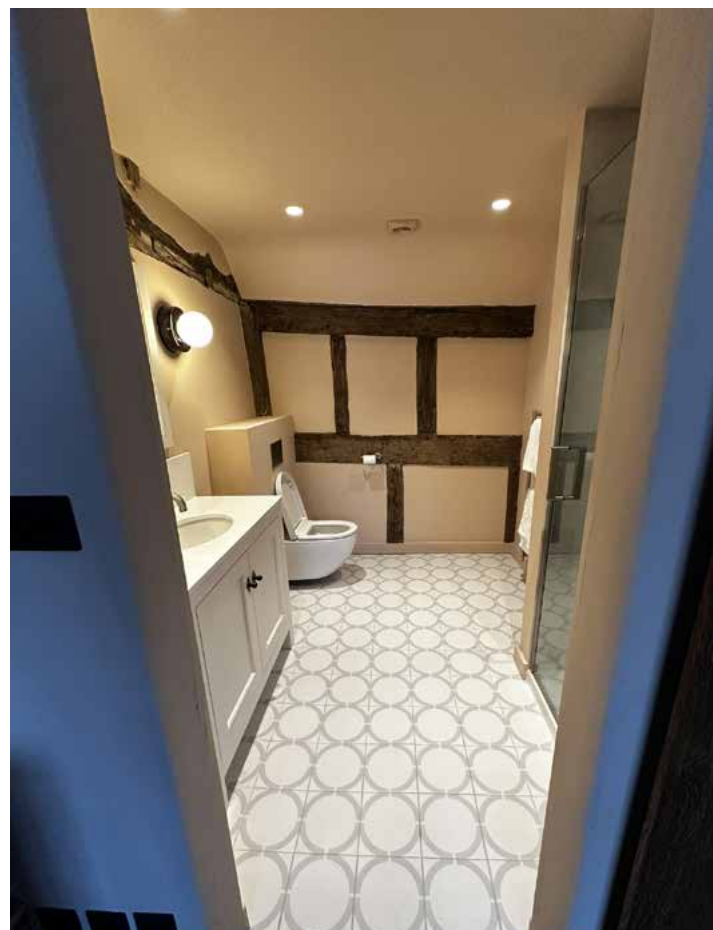


First Floor -step between existing house and extension
(1997 planning approval)



First Floor -step between existing house and extension
(1997 planning approval)

‘AS BUILT’
PHOTOGRAPHS - FEBRUARY 2025



First Floor - bathroom



First Floor - historic timber frame roof



First Floor - historic timber frame roof



Roof - ridge of the historic extension above new flat roof



Attic - historic timber frame roof



Attic - historic timber frame roof



Attic - historic timber frame roof



Attic - historic timber frame roof, new insulation

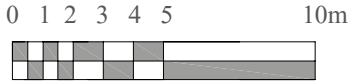
‘AS BUILT’ DRAWINGS
PLANS



KEY

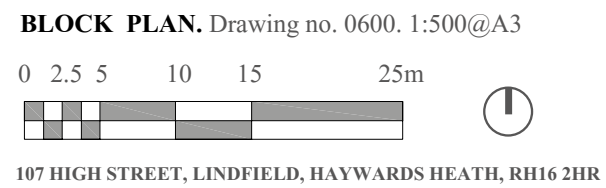
 Site Boundary

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

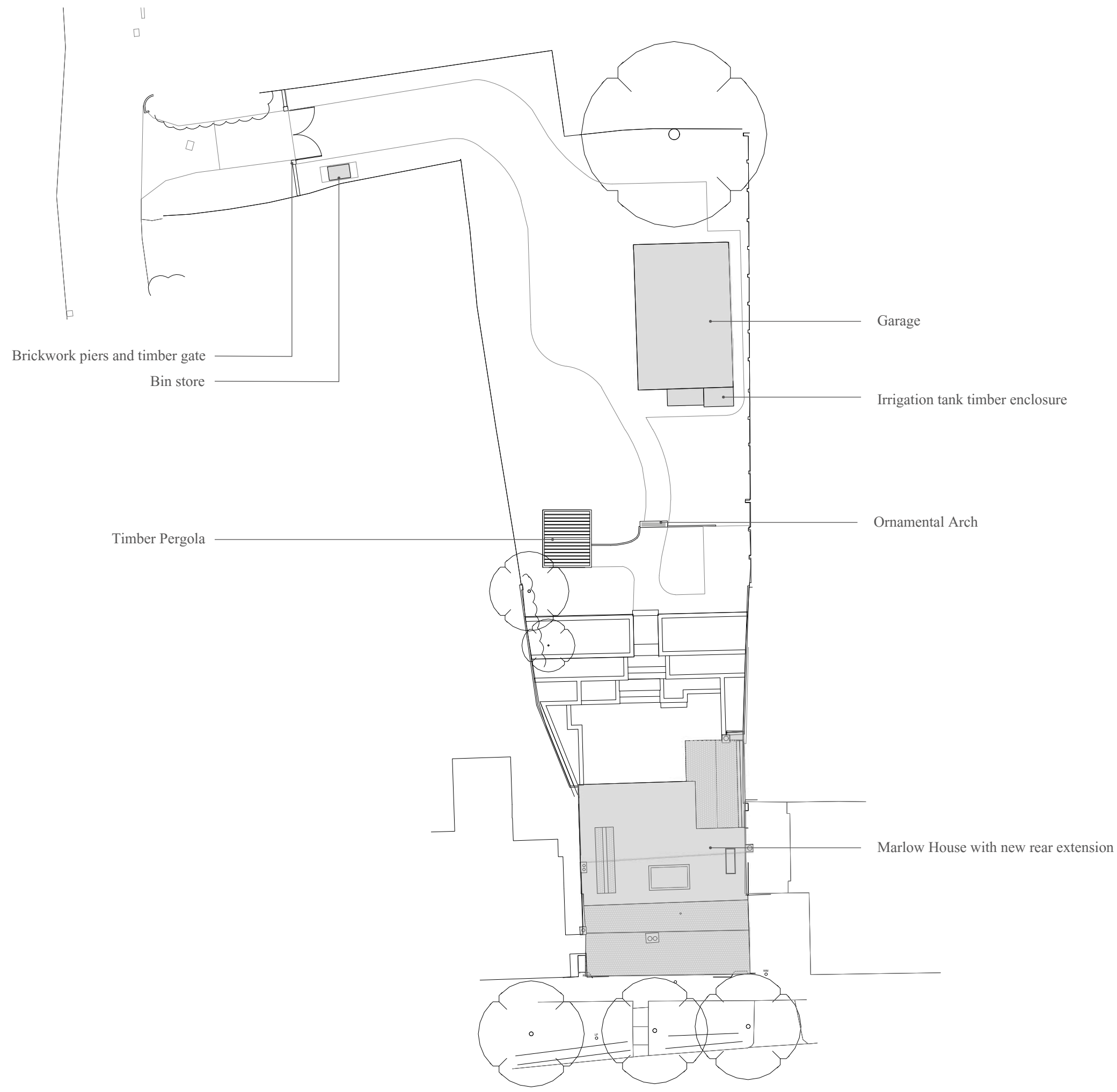


107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR

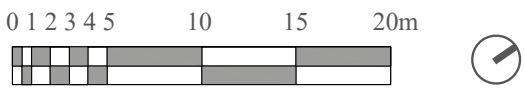




‘AS BUILT’ DRAWINGS
PLANS



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



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

