

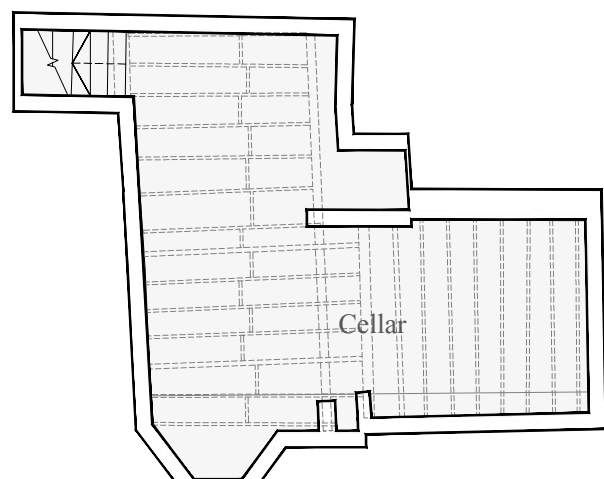
‘AS BUILT’ DRAWINGS

PLANS

KEY

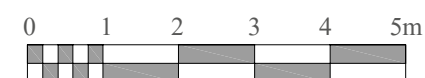
- Historic bake house
- 15th Century timber- framed building
- South gabled bay with vitrified blue headers c.1830
- New rear extension (deviation from planning approval DM/22/3694 & DM/22/3695)
- 1997 Rear additions approved under LF/083/96 & LF/084/96
- Building re-fronted in 19th Century

New rear extension
(deviation from planning approval
DM/22/3694 & DM/22/3695)

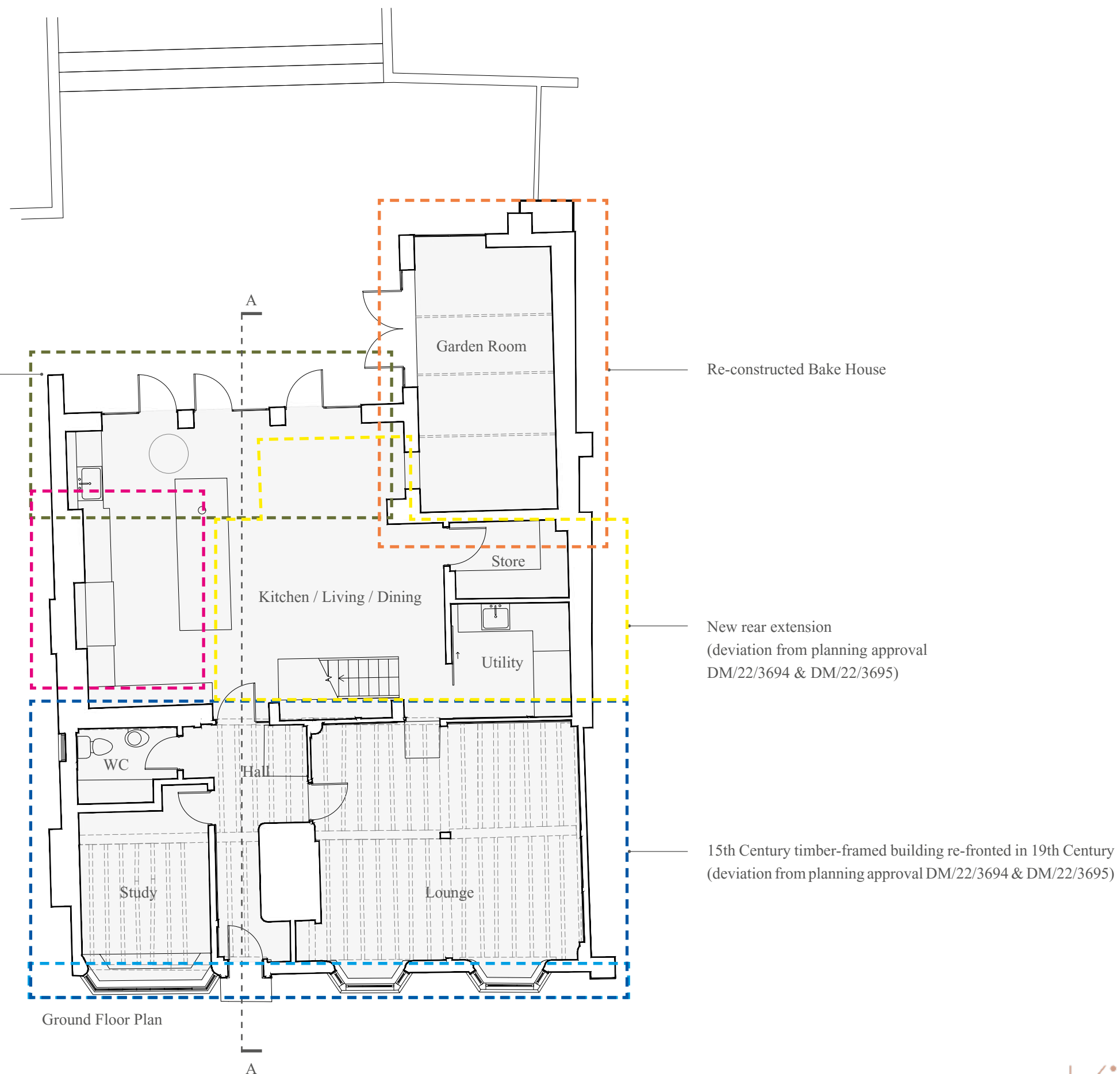


Basement Floor Plan

“AS BUILT BASEMENT & GROUND FLOOR PLAN. Drawing no. 1000. 1:100@A3



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



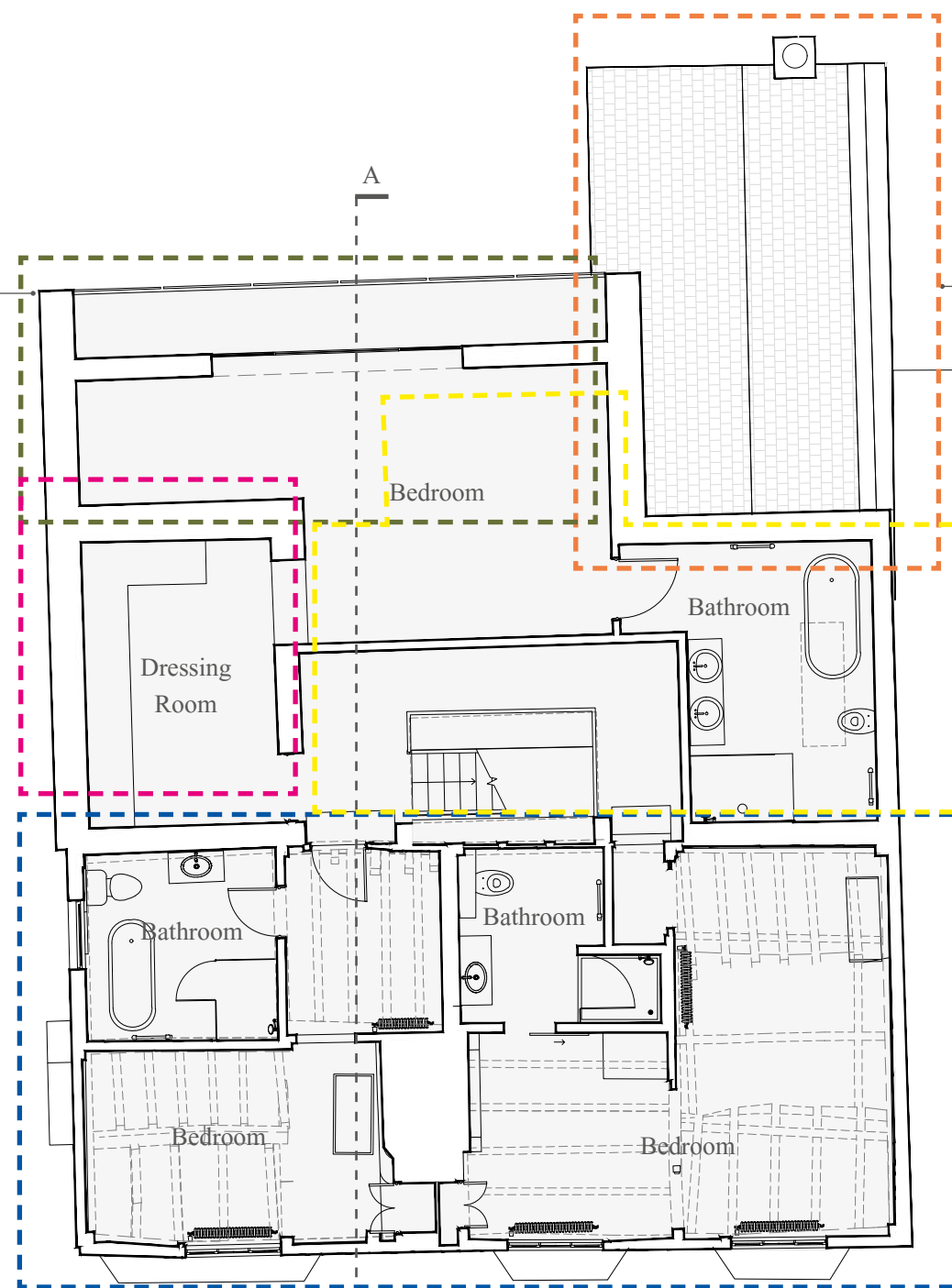
‘AS BUILT’ DRAWINGS

PLANS

KEY

- Historic bake house
- 15th Century timber- framed building
- South gabled bay with vitrified blue headers c.1830
- New rear extension (deviation from planning approval DM/22/3694 & DM/22/3695)
- 1997 Rear additions approved under LF/083/96 & LF/084/96
- Building re-fronted in 19th Century

New rear extension
(deviation from planning approval
DM/22/3694 & DM/22/3695)



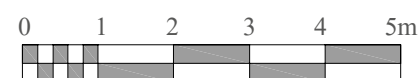
Re-constructed Bake House

New rear extension
(deviation from planning approval
DM/22/3694 & DM/22/3695)

15th Century timber-framed building re-fronted in 19th Century
(deviation from planning approval DM/22/3694 & DM/22/3695)

First Floor Plan

‘AS BUILT’ FIRST FLOOR PLAN. Drawing no. 1001. 1:100@A3



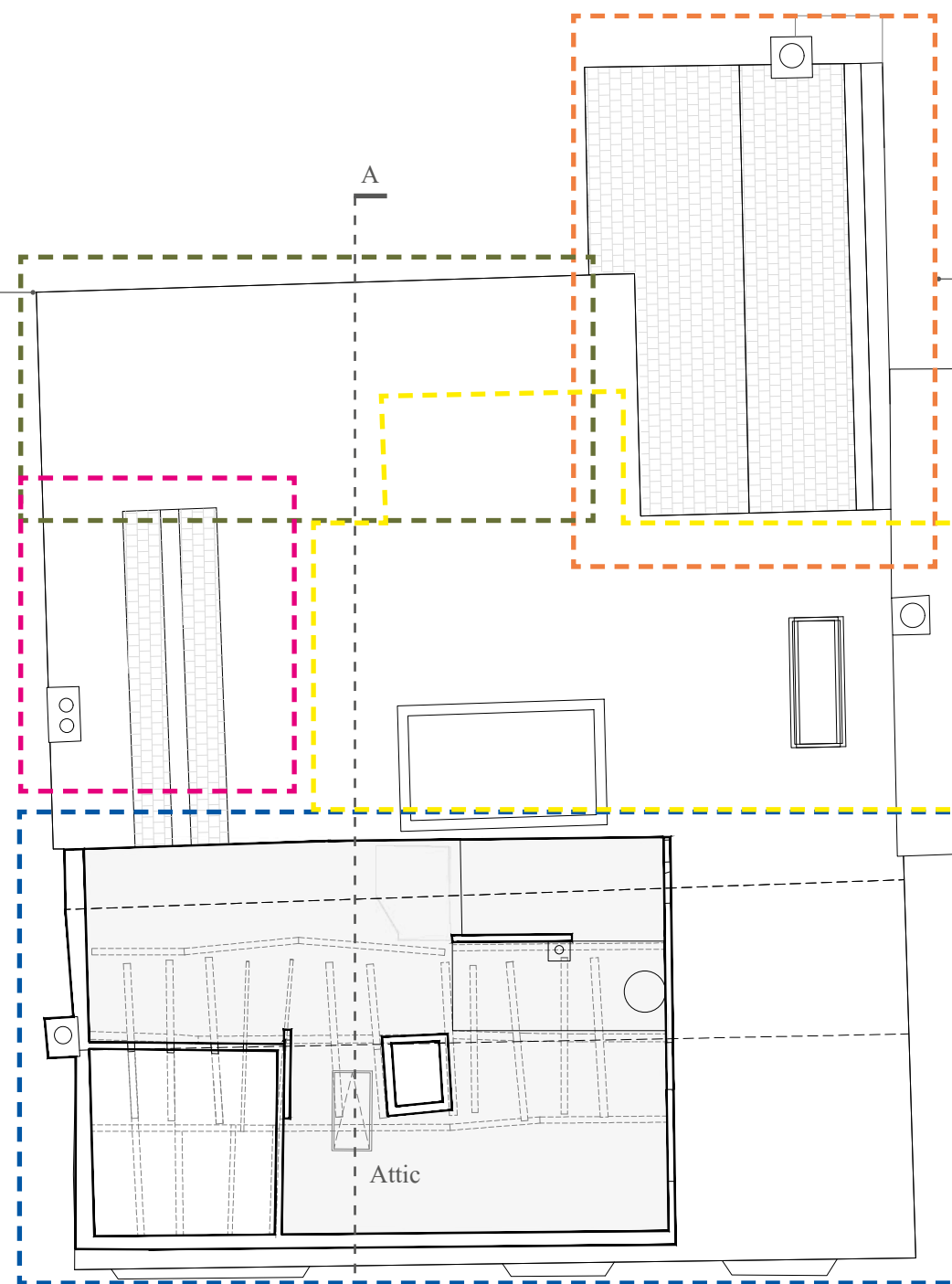
'AS BUILT' DRAWINGS

PLANS

KEY

- Historic bake house
- 15th Century timber- framed building
- South gabled bay with vitrified blue headers c.1830
- New rear extension (deviation from planning approval DM/22/3694 & DM/22/3695)
- 1997 Rear additions approved under LF/083/96 & LF/084/96
- Building re-fronted in 19th Century

New rear extension
(deviation from planning approval
DM/22/3694 & DM/22/3695)



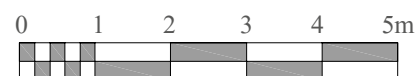
Re-constructed Bake House

New rear extension
(deviation from planning approval
DM/22/3694 & DM/22/3695)

15th Century timber-framed building re-fronted in 19th Century
(deviation from planning approval DM/22/3694 & DM/22/3695)

Second Floor Plan

'AS BUILT' SECOND FLOOR PLAN. 1:Drawing no. 1002. 1:100@A3



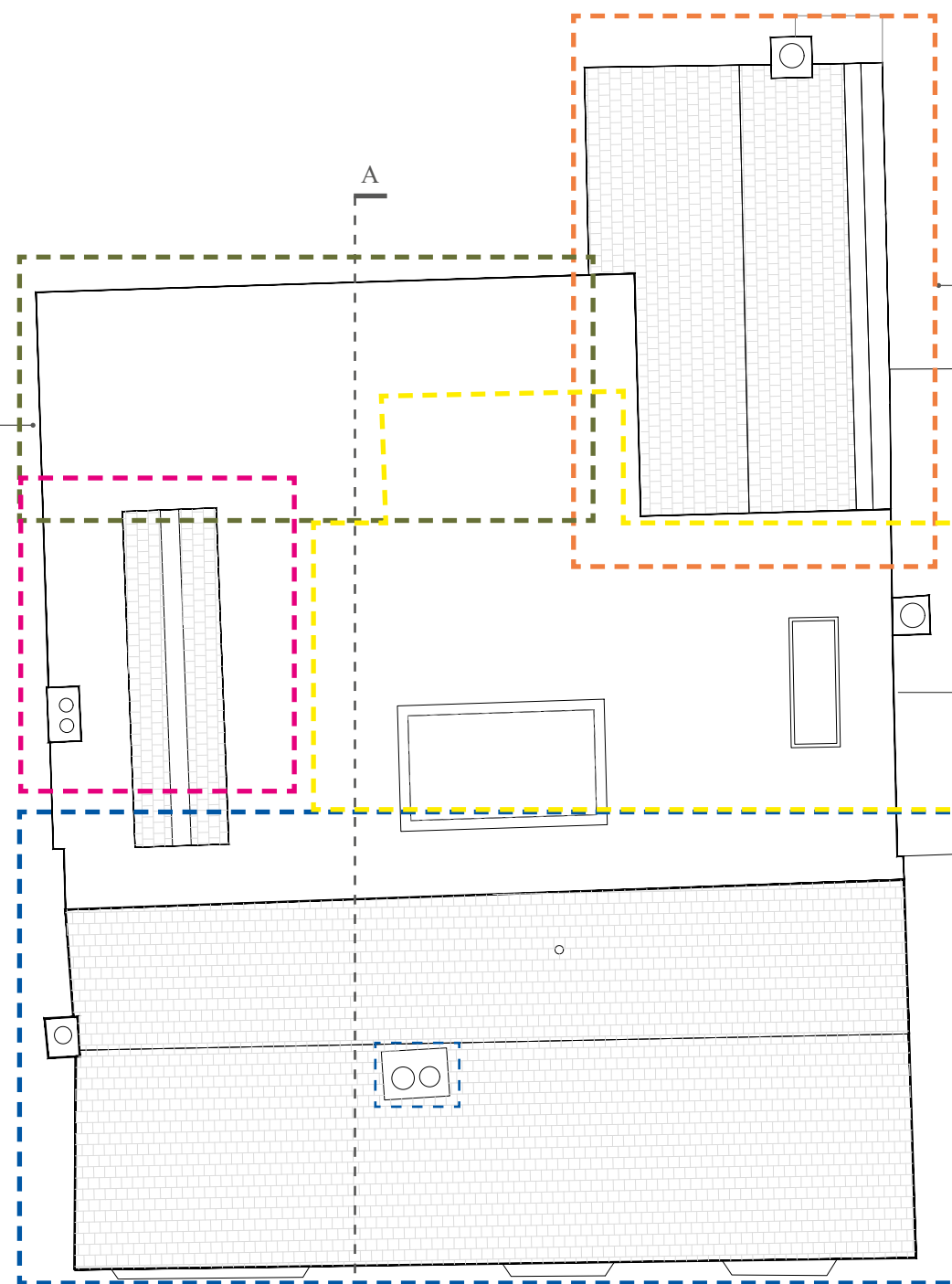
'AS BUILT' DRAWINGS

PLANS

KEY

- Historic bake house
- 15th Century timber- framed building
- South gabled bay with vitrified blue headers c.1830
- New rear extension (deviation from planning approval DM/22/3694 & DM/22/3695)
- 1997 Rear additions approved under LF/083/96 & LF/084/96
- Building re-fronted in 19th Century
- Implemented re-construction of chimney approved under application DM/24/0987

New rear extension
(deviation from planning approval
DM/22/3694 & DM/22/3695)



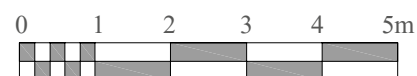
Re-constructed Bake House

New rear extension
(deviation from planning approval
DM/22/3694 & DM/22/3695)

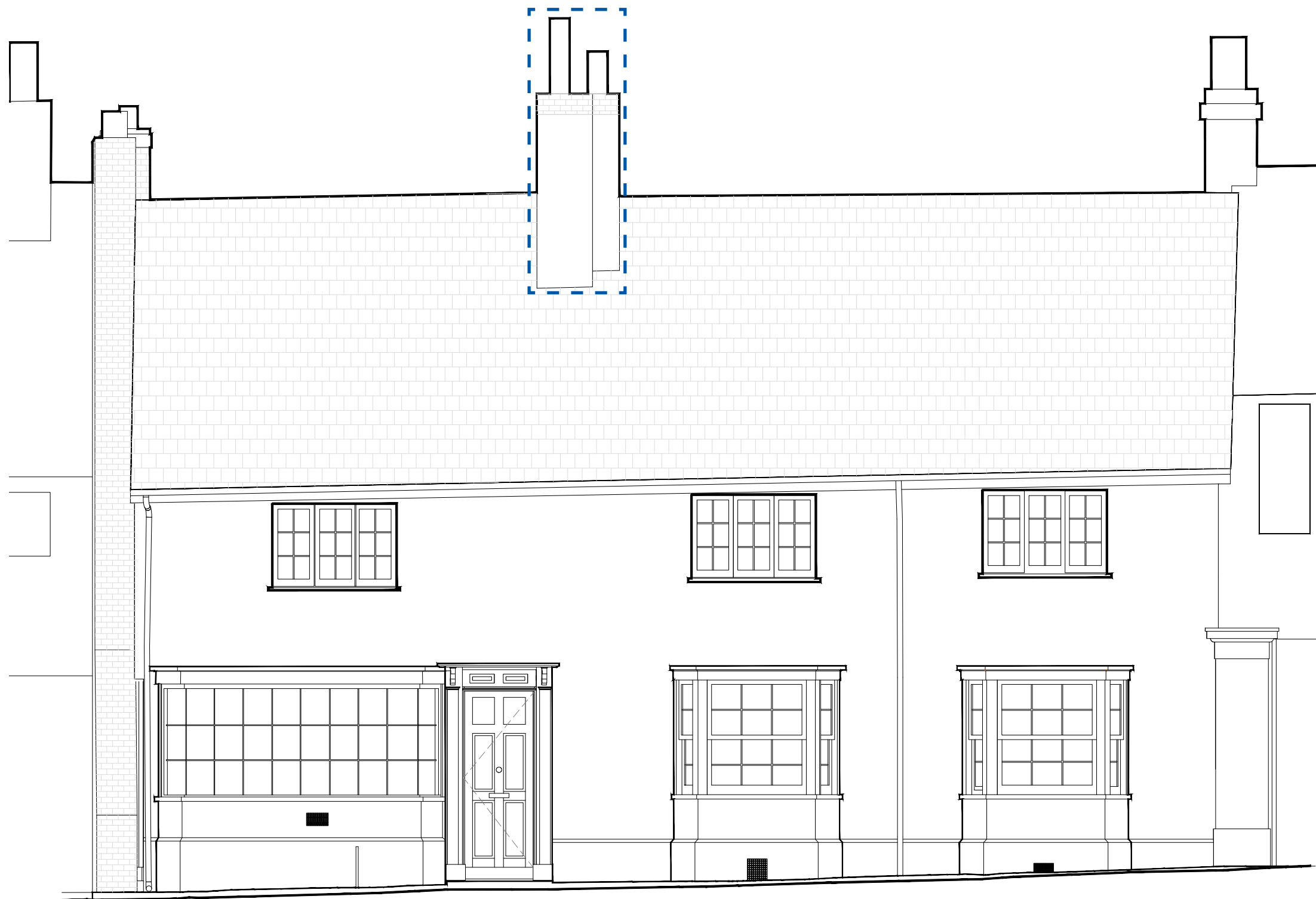
15th Century timber-framed building re-fronted in 19th Century
(deviation from planning approval DM/22/3694 & DM/22/3695)

Roof Plan

'AS BUILT' ROOF PLAN. Drawing no. 1003. 1:100@A3



‘AS BUILT’
ELEVATIONS

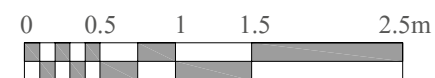


KEY:



Implemented re-construction of chimney approved
under application DM/24/0987

‘AS BUILT’ EAST ELEVATION. Drawing no. 1100. 1:50@A3



‘AS BUILT’ DRAWINGS
ELEVATIONS



‘AS BUILT’ WEST ELEVATION. Drawing no. 1101. 1:50@A3



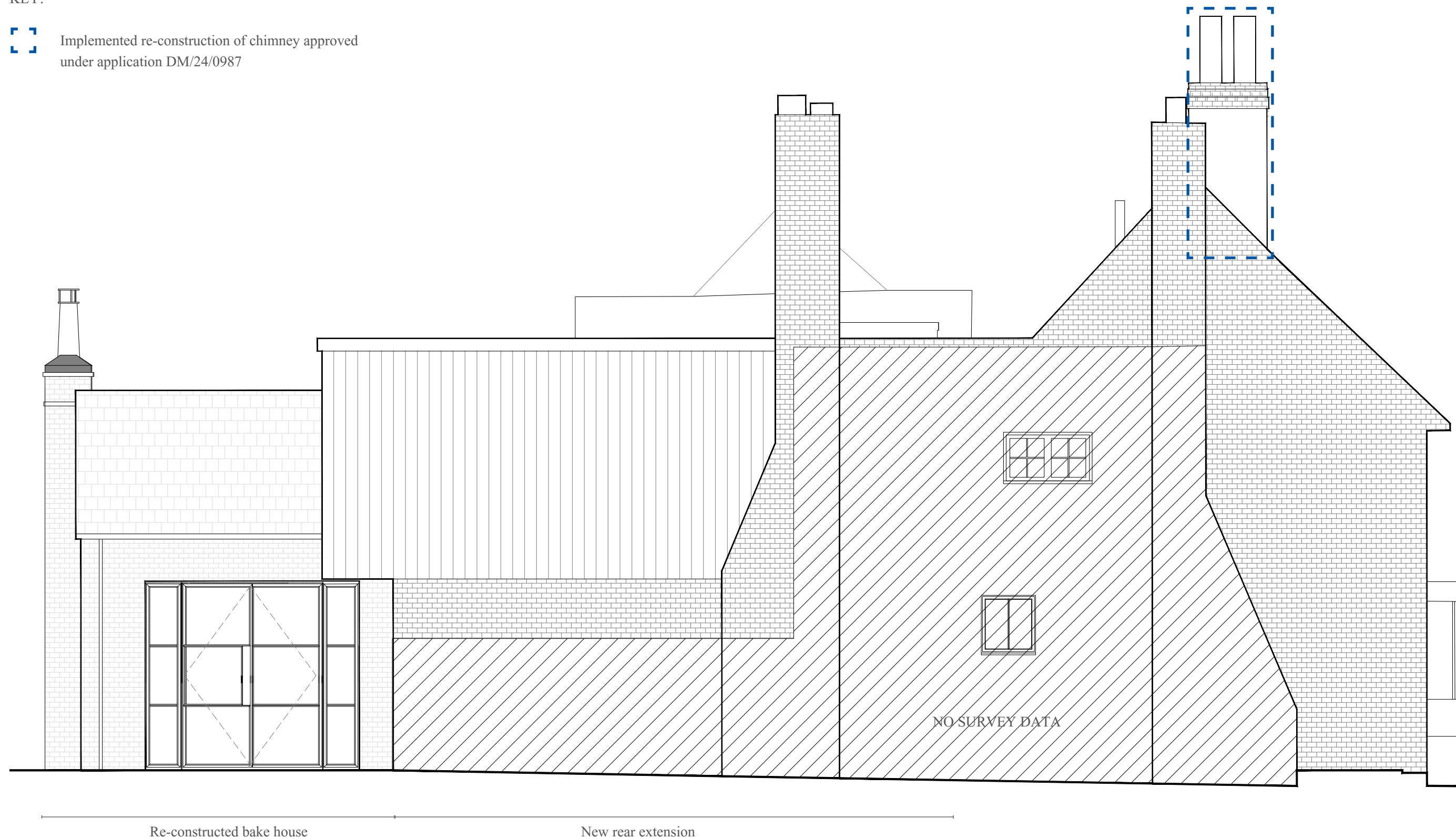
‘AS BUILT’ DRAWINGS

ELEVATIONS

KEY:



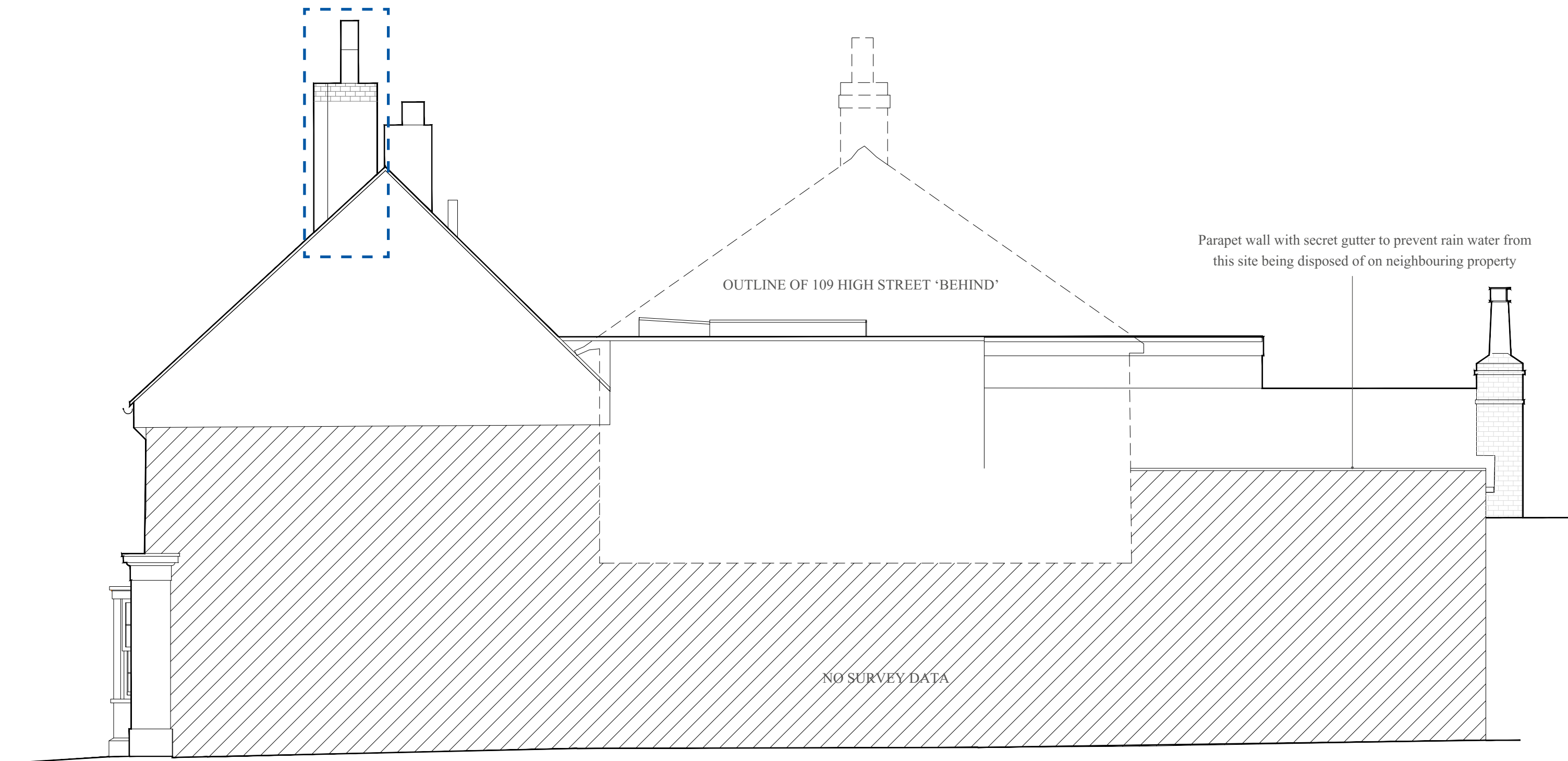
Implemented re-construction of chimney approved under application DM/24/0987



‘AS BUILT’ SOUTH ELEVATION. Drawing no. 1102. 1:50@A3



‘AS BUILT’ DRAWINGS
ELEVATIONS

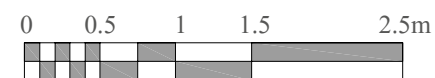


KEY:



Implemented re-construction of chimney approved
under application DM/24/0987

‘AS BUILT’ NORTH ELEVATION. Drawing no. 1103. 1:50@A3



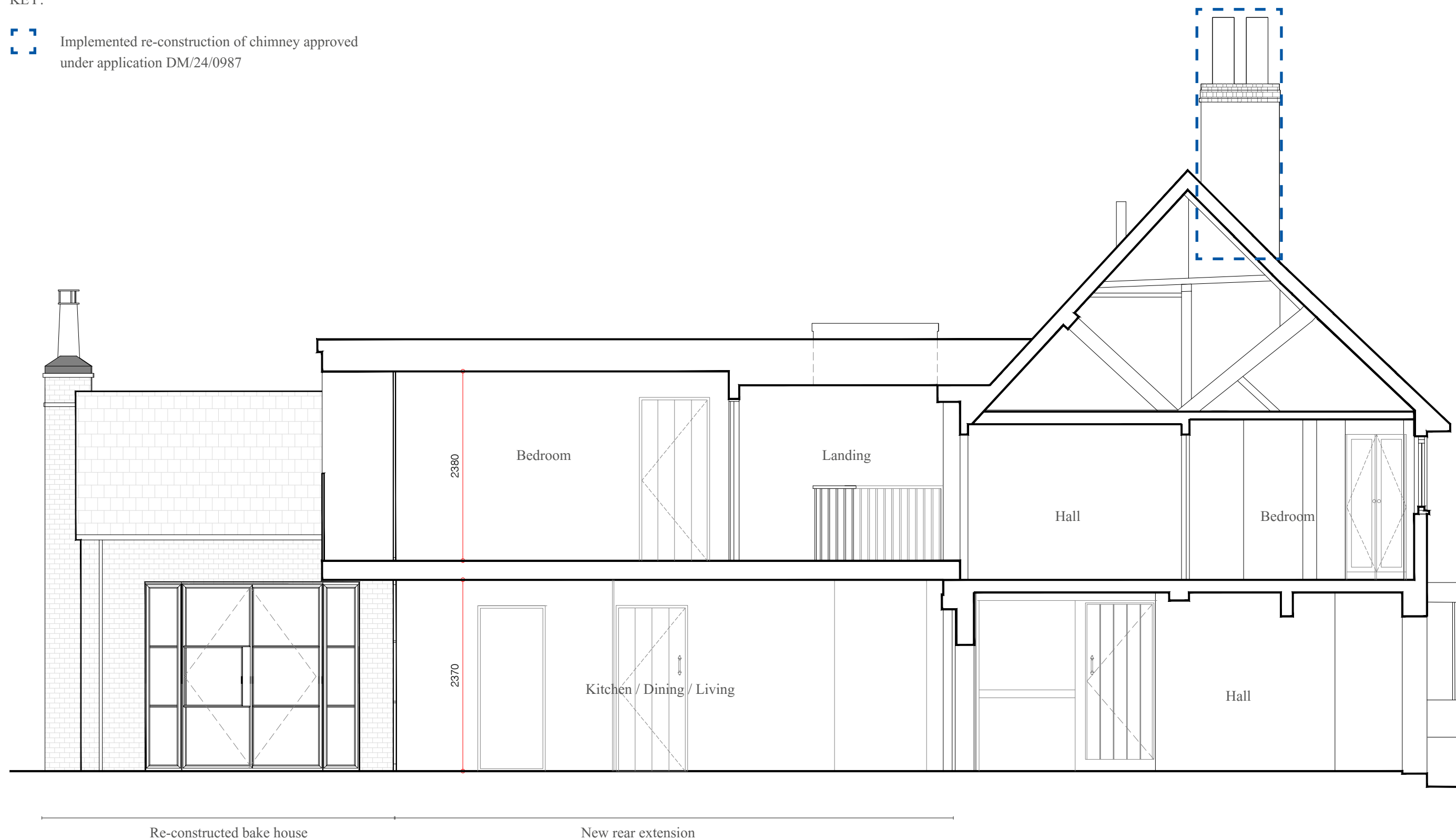
‘AS BUILT’ DRAWINGS

SECTIONAL ELEVATION

KEY:



Implemented re-construction of chimney approved
under application DM/24/0987



‘AS BUILT’ SECTIONAL ELEVATION A-A. Drawing no. 1200 Rev A. 1:50@A3



PART VI | COMPARISON DRAWINGS

This section of the document compares the built dwelling to the approved scheme and highlights the differences between the two that form the subject of this regularisation application.

COMPARISON DRAWINGS

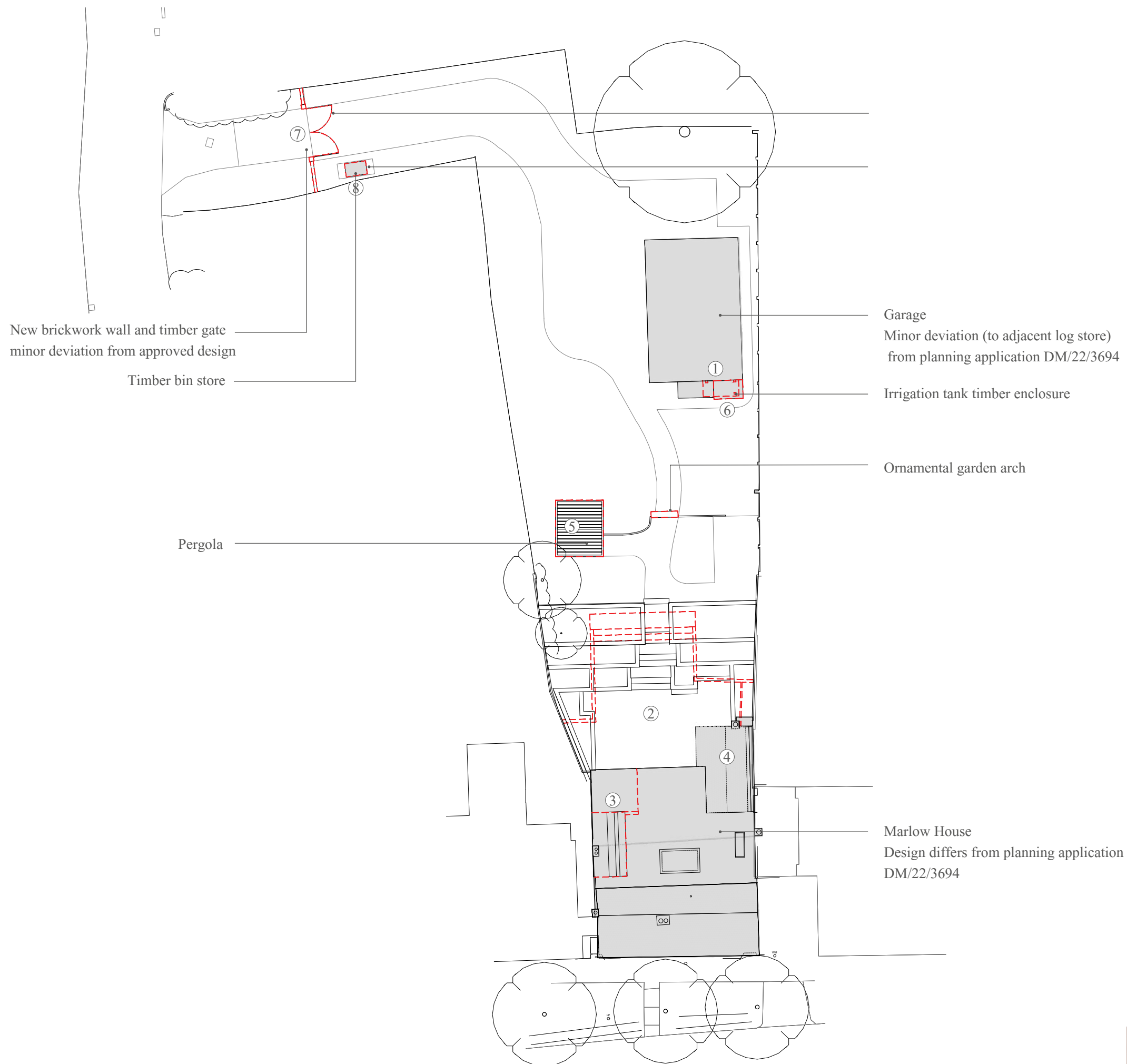
PLANS

LIST OF DIFFERENCES:

1. Garage design deviates from approved design
2. Landscape deviates from approved design
3. Rear extension spans across full width and deviates from approved design
4. Historic bake house re-constructed following its collapse during strip-out.
5. Pergola - no planning permission
6. Irrigation tank timber enclosure, no planning permission
7. Brickwork gate and timber gate deviates from approved design
8. Timber bin store, no planning permission

KEY:

- Outline of the scheme approved under application no. DM/22/3694



COMPARISON - SITE PLAN REV A. 1:300@A3

0 1 2 3 4 5 10 15 20m



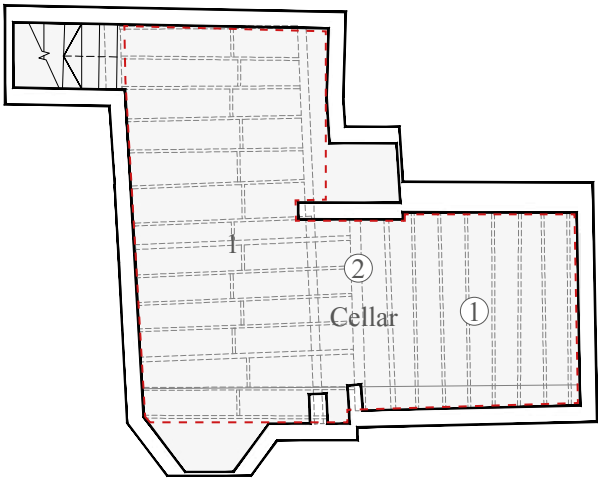
107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR



COMPARISON DRAWINGS
PLANS

LIST OF DIFFERENCES:

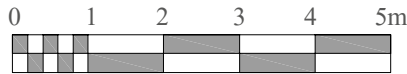
- 1. Existing joists replaced with new
- 2. Steel railway member replaced with steel beam



KEY:

-  Outline of the scheme approved under application no. DM/22/3694

COMPARISON - BASEMENT FLOOR PLAN REV A. 1:100@A3



COMPARISON DRAWINGS

PLANS

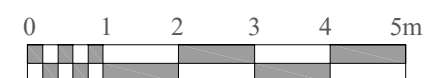
LIST OF DIFFERENCES:

1. Change of layout - WC added
2. Existing staircase (linking ground, first and second floor) removed
3. Historic bake house re-constructed following its collapse during strip-out.
4. Window of different design
5. Doors of different design
6. Landscape of different design
7. AC AHU louvred timber enclosure - matching timber of new extension
8. Existing chimney stack removed
9. Glass covering of historic well (discovered during construction works)
10. Removal of 1990s internal casement windows to box framing of 15th century west wall, openings filled in with timber stud framing, wood wool boards and lime plaster
11. Re-facing of main chimney breast to ground and first floor rooms in reclaimed brick in hydraulic lime mortar incorporating new hearths
12. Removal of timber stud wall with stone veneered nogging at ground level to create a reveal / recessed entrance to WC is proposed as implemented.
13. Sliding door partition to wine cellar / utility room,
14. Timber cladding to evoke timber framing to main entrance passage on walls
15. Historic door jamb removed
16. Electric fireplace installed in the existing fireplace opening

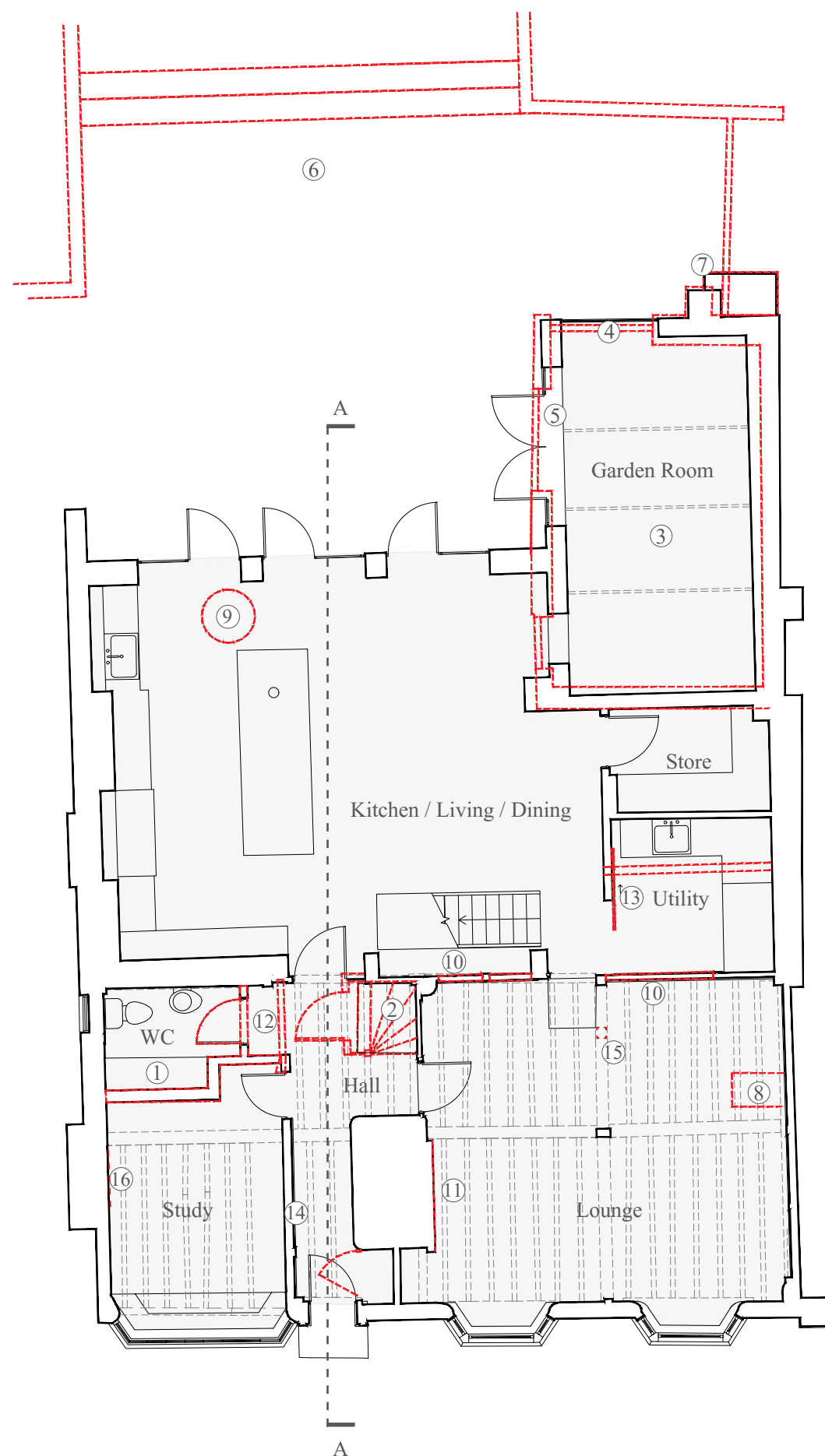
KEY:

- Outline of the scheme approved under application no. DM/22/3694

COMPARISON - GROUND FLOOR PLAN REV A. 1:100@A3



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



COMPARISON DRAWINGS

PLANS

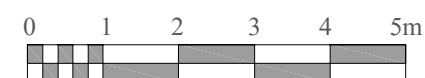
LIST OF DIFFERENCES:

1. Existing joinery and staircase (linking ground, first and second floor) removed
2. Flat roof extension above bathroom
3. Rear extension extended - spanning full width, concealing the historic gable
4. Historic bake house re-constructed following its collapse during strip-out.
5. Rooflights omitted (2no)
6. Gutter design deviates from approved- parapet wall and secret gutter
7. Existing door opening blocked up
8. Modern plaster infill panel removed, original oak frame retained
9. Existing chimney stack removed
10. AC AHU louvred timber enclosure - matching timber of new extension
11. Fitted back to back wardrobe with new joinery installed within the existing niche
12. Existing doorway blocked up, additional wall build-up
13. New partition and sliding door to create bathroom
14. Removal of 1990s internal casement windows to box framing of 15th century west wall, openings filled in with timber stud framing, wood wool boards and lime plaster
15. Re-facing of main chimney breast to ground and first floor rooms in reclaimed brick in hydraulic lime mortar incorporating new hearths
16. Overlaid seasoned oak flooring to first floor rooms overlaying original floorboards (retained in situ)
17. Timber weatherboarding not continued to ground level*
18. Attic access hatch

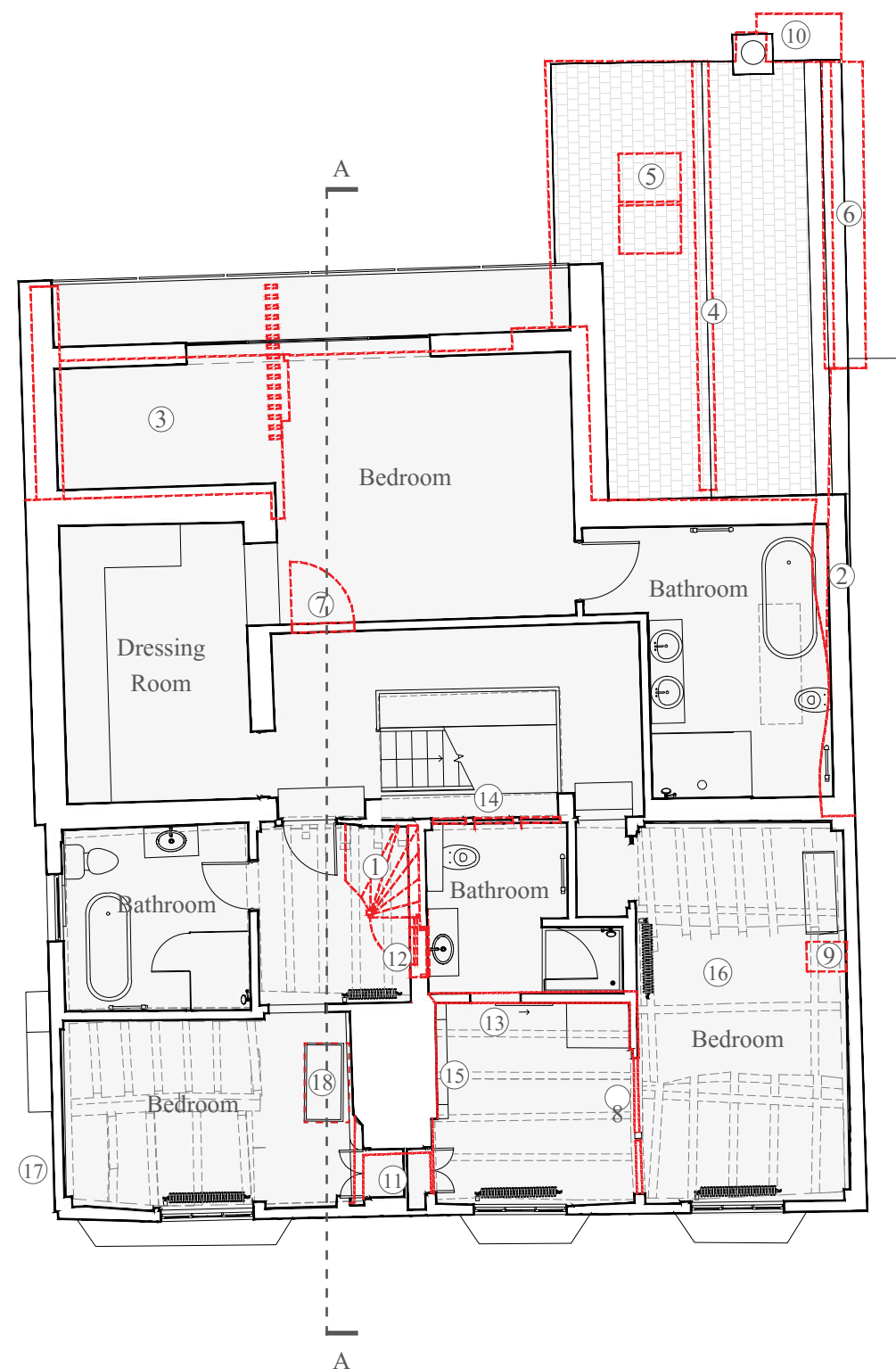
KEY:

- Outline of the scheme approved under application no. DM/22/3694

COMPARISON - FIRST FLOOR PLAN REV A. 1:100@A3



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



COMPARISON DRAWINGS

PLANS

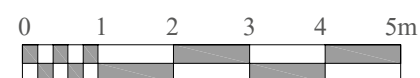
LIST OF DIFFERENCES:

1. Rear extension extended - spanning full width, concealing the historic gable
2. Historic bake house re-constructed following its collapse during strip-out.
3. Rooflights omitted (2no)
4. Gutter design deviates from approved- parapet wall and secret gutter
5. No step between roof planes
6. Single rooflight instead of two
7. Existing chimney removed
8. AC AHU louvred timber enclosure - matching timber of new extension
9. Boiler and flue installed
10. Existing staircase (linking ground, first and second floor) removed
11. Historic gable partially visible above new flat roof
12. Water tank installed
13. Vaulted ceiling above bedroom
14. Attic access hatch

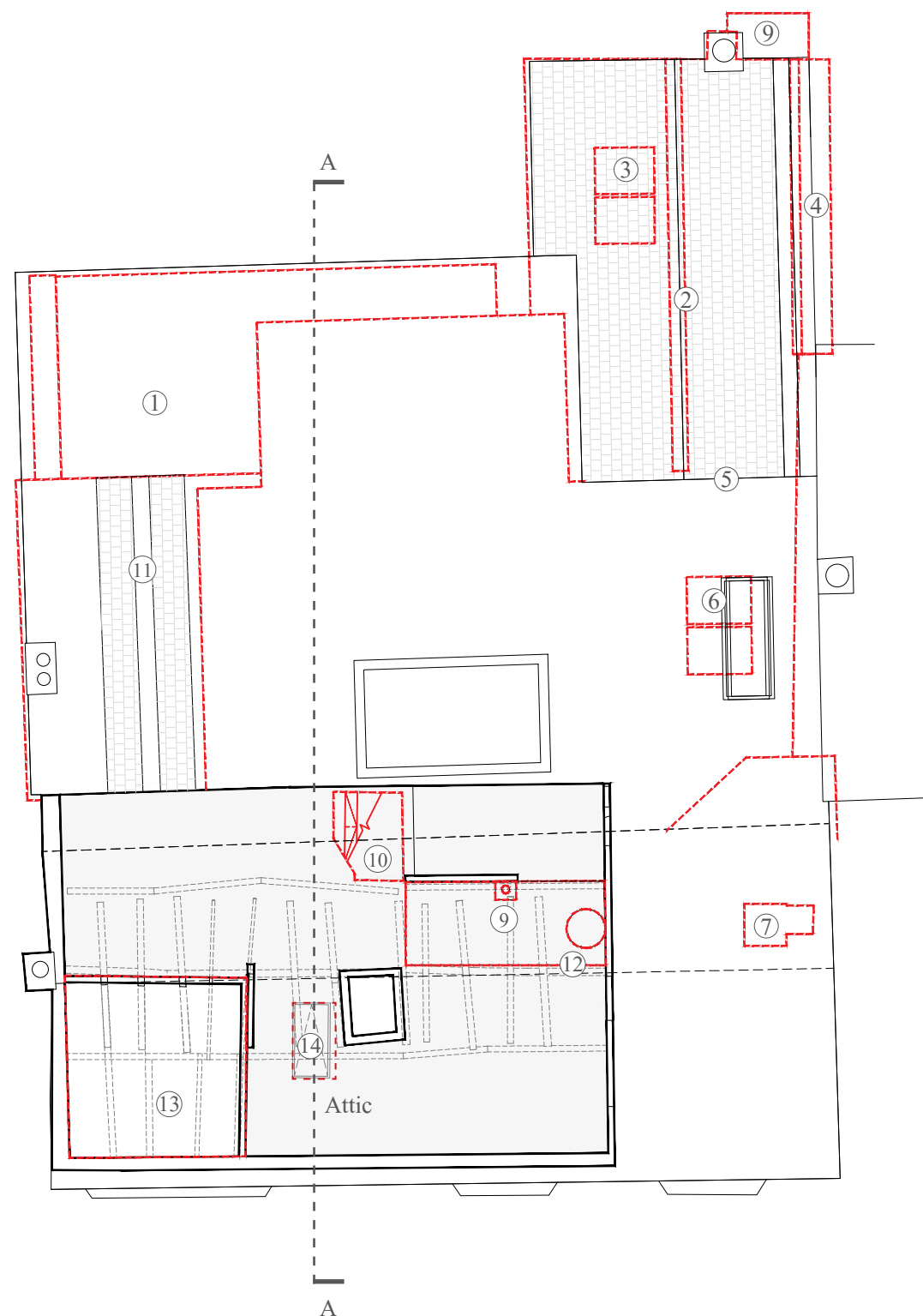
KEY:

- Outline of the scheme approved under application no. DM/22/3694

COMPARISON - SECOND FLOOR PLAN REV A. 1:100@A3



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



COMPARISON DRAWINGS

PLANS

LIST OF DIFFERENCES:

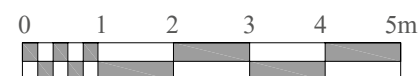
1. Rear extension extended - spanning full width, concealing the historic gable
2. Historic bake house re-constructed following its collapse during strip-out.
3. Rooflights omitted (7no)
4. Gutter design deviates from approved- parapet wall and secret gutter
5. No step between roof planes
6. Single rooflight instead of two
7. Existing chimney removed
8. AC AHU louvred timber enclosure - matching timber of new extension
9. Boiler flue installed
10. Historic gable partially visible above new flat roof

KEY:

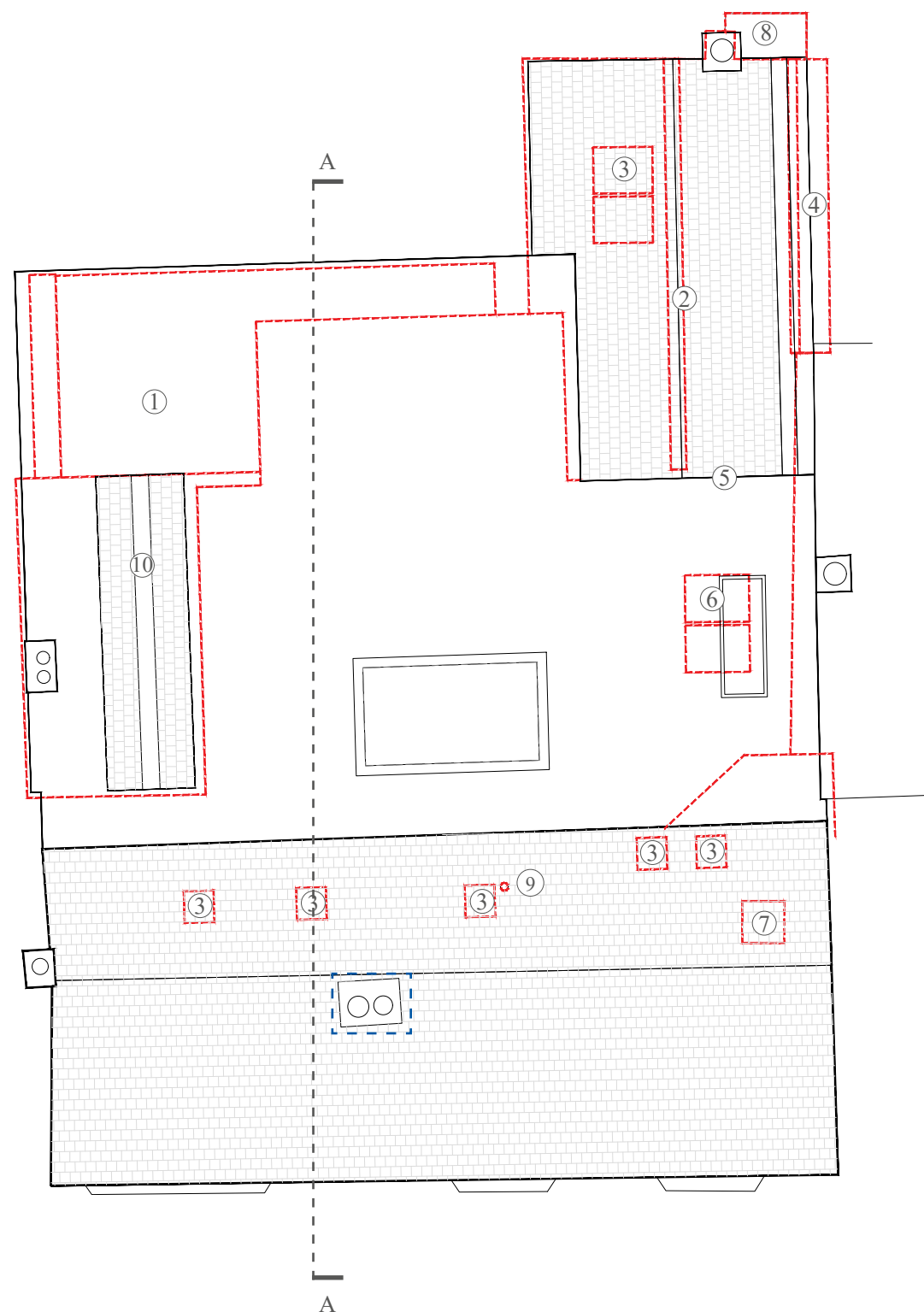
Outline of differences to the scheme approved under application no. DM/22/3694

Implemented re-construction of chimney approved under application DM/24/0987

COMPARISON - ROOF PLAN. 1:100@A3



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



COMPARISON DRAWINGS

ELEVATIONS

LIST OF DIFFERENCES:

1. Different door ornamentations introduced
2. Side lamps omitted
3. Vent added
4. Existing chimney removed



KEY:

- Outline of differences to the scheme approved under application no. DM/22/3694
- Implemented re-construction of chimney approved under application DM/24/0987

COMPARISON - EAST ELEVATION. 1:50@A3



COMPARISON DRAWINGS

ELEVATIONS

LIST OF DIFFERENCES:

1. Historic bake house re-constructed following its collapse during strip-out
2. Window of different design
3. Raised planter not constructed
4. Gutter design deviates from approved- parapet wall and secret gutter
5. Additional mass, flat roof
6. Rear extension extended - spanning full width, concealing the historic gable
7. Terrace balustrade glazed instead of metal
8. Historic gabled extension retained but hidden behind new rear extension
9. Gothic window retained but hidden behind new rear extension wall
10. Rooflights omitted
11. Landscape design deviates from approved
12. AC AHU louvred timber enclosure - matching timber of new extension
13. Existing chimney removed
14. Boiler flue

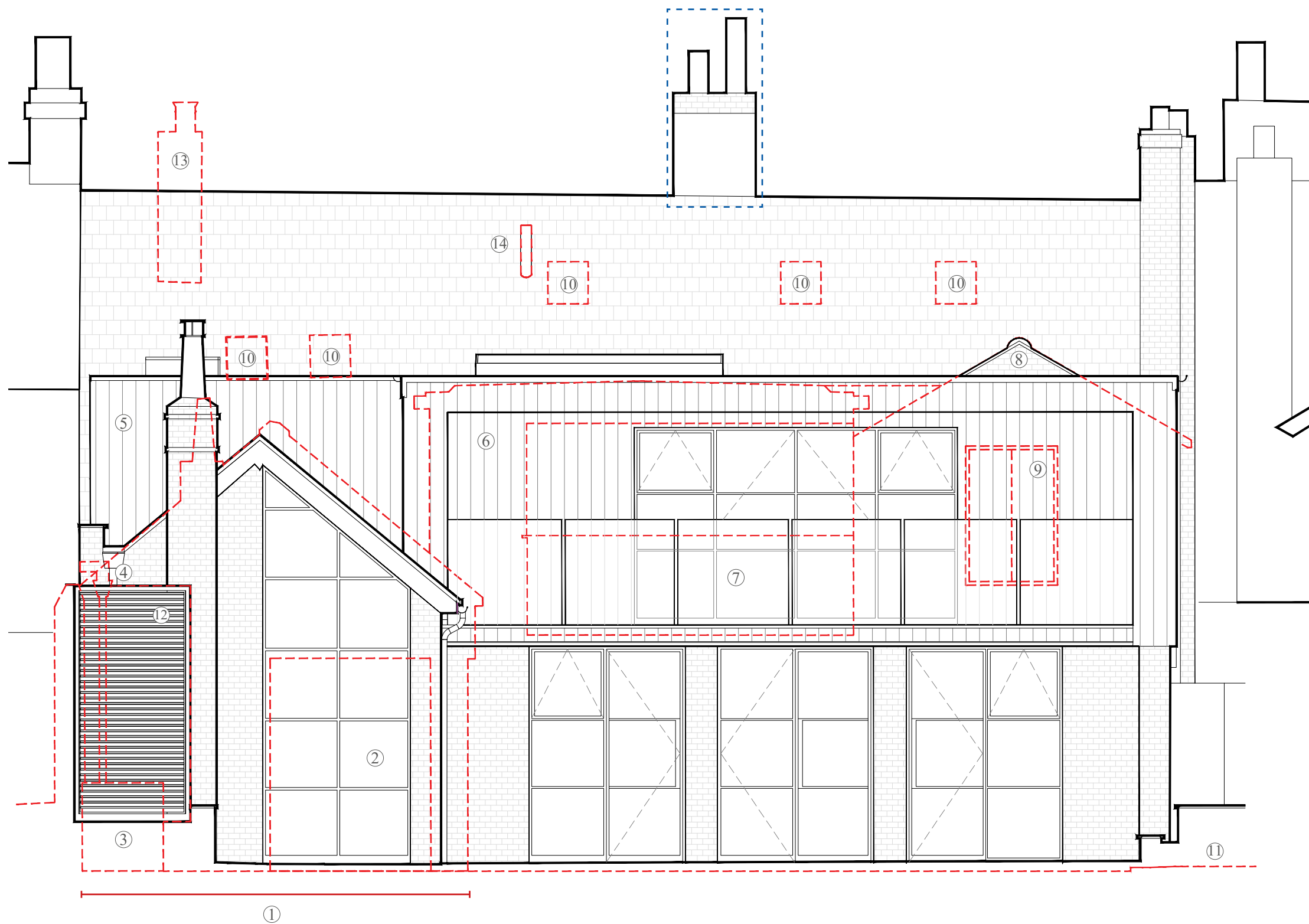
KEY:

- Outline of differences to the scheme approved under application no. DM/22/3694
- Implemented re-construction of chimney approved under application DM/24/0987

COMPARISON - WEST ELEVATION. 1:50@A3



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

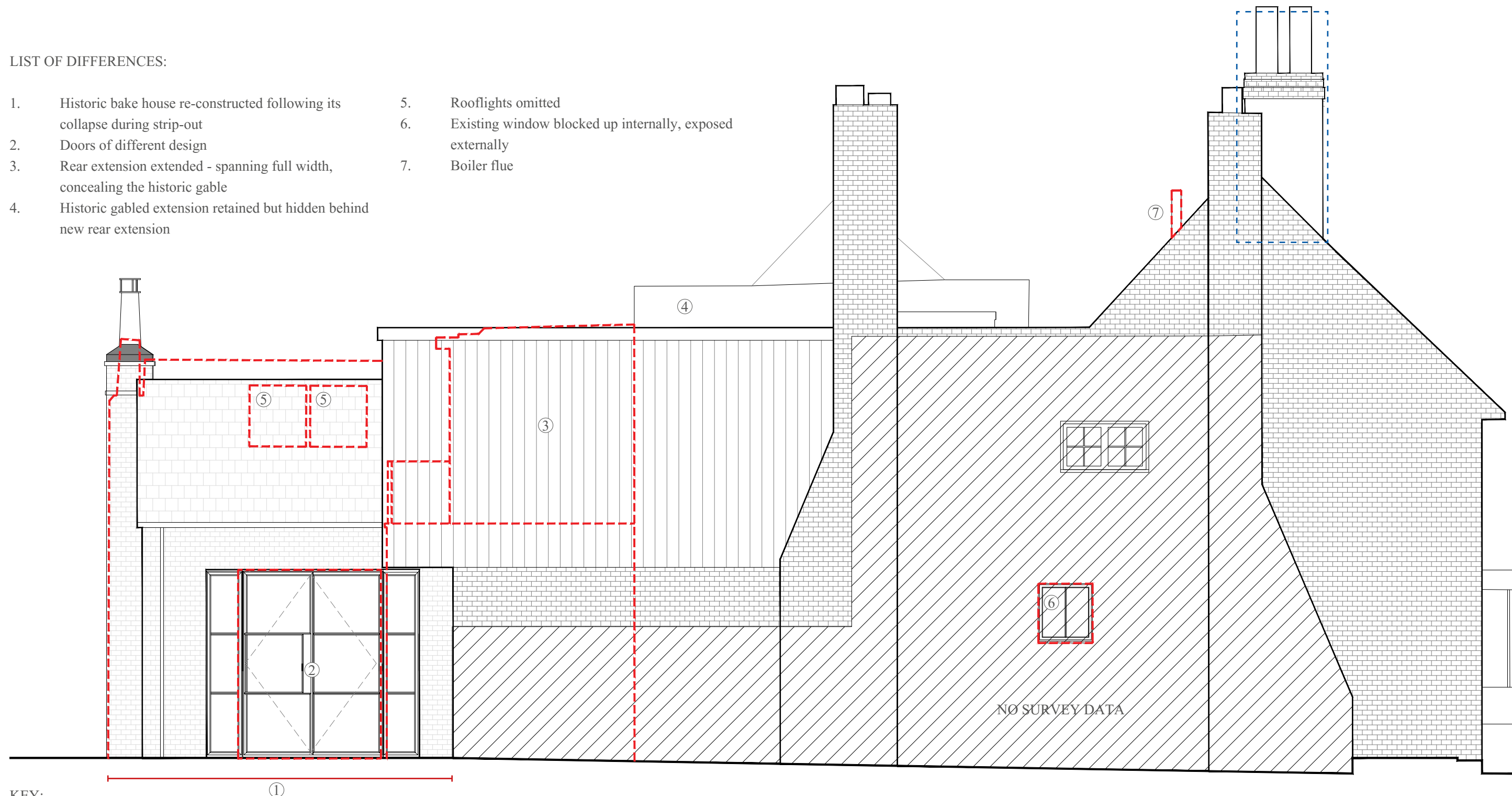


COMPARISON DRAWINGS

ELEVATIONS

LIST OF DIFFERENCES:

- | | | | |
|----|--|----|---|
| 1. | Historic bake house re-constructed following its collapse during strip-out | 5. | Rooflights omitted |
| 2. | Doors of different design | 6. | Existing window blocked up internally, exposed externally |
| 3. | Rear extension extended - spanning full width, concealing the historic gable | 7. | Boiler flue |
| 4. | Historic gabled extension retained but hidden behind new rear extension | | |



KEY:

- Outline of differences to the scheme approved under application no. DM/22/3694
- Implemented re-construction of chimney approved under application DM/24/0987

COMPARISON - SOUTH ELEVATION. 1:50@A3

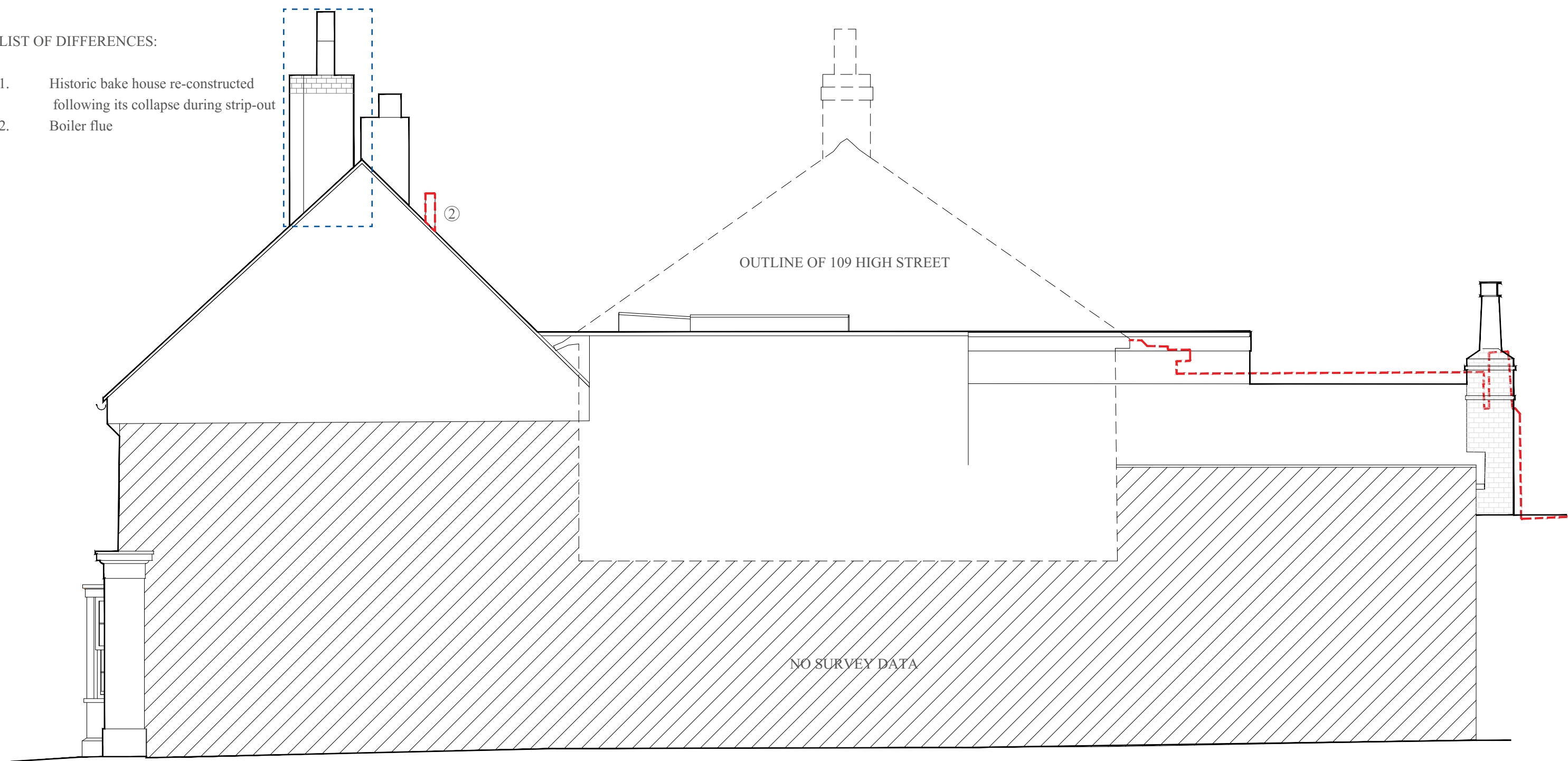


COMPARISON DRAWINGS

ELEVATIONS

LIST OF DIFFERENCES:

1. Historic bake house re-constructed following its collapse during strip-out
2. Boiler flue



KEY:

- Outline of differences to the scheme approved under application no. DM/22/3694
- Implemented re-construction of chimney approved under application DM/24/0987

COMPARISON - NORTH ELEVATION. 1:50@A3

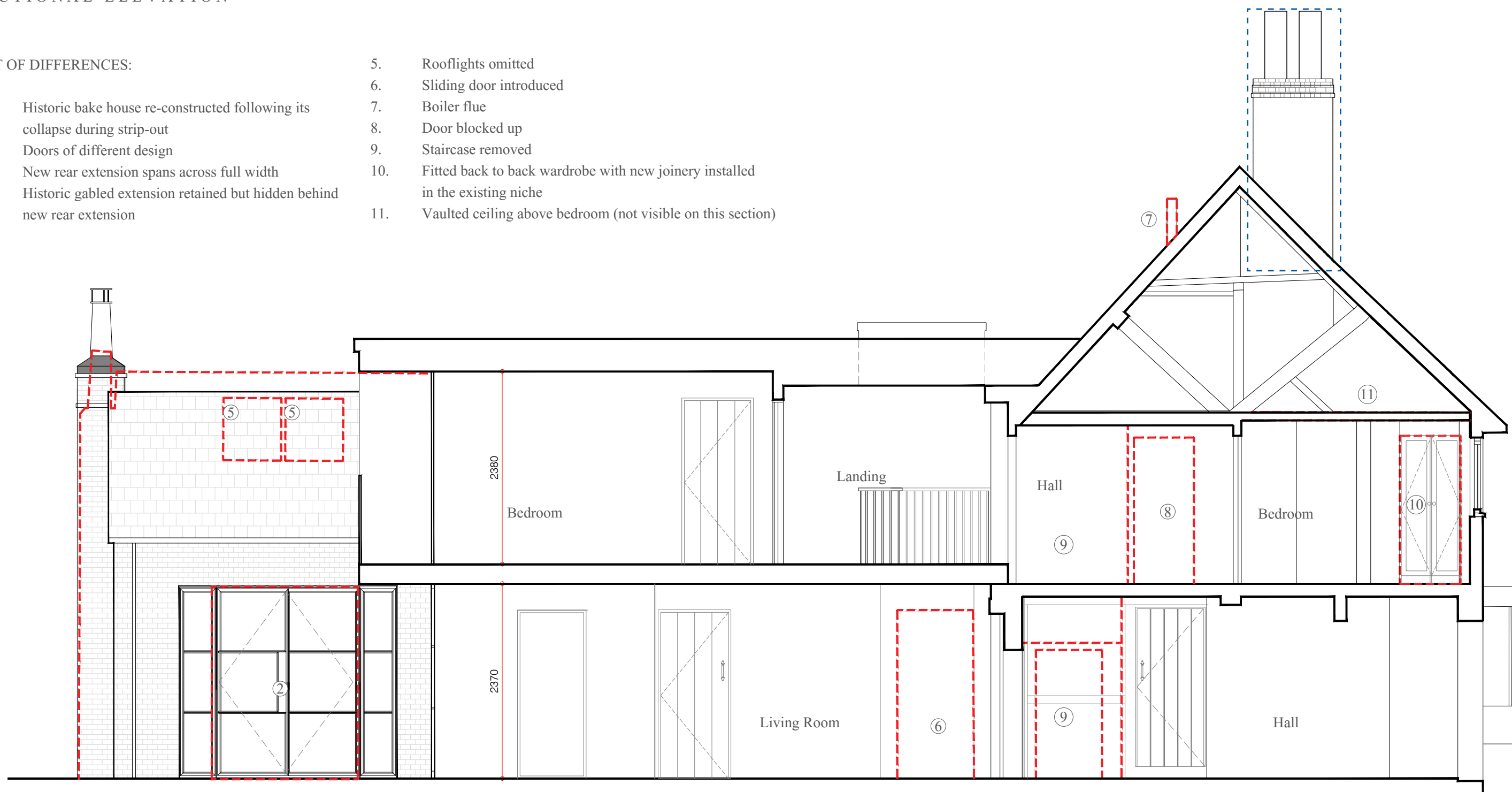


COMPARISON DRAWINGS

SECTIONAL ELEVATION

LIST OF DIFFERENCES:

- | | | | |
|----|--|-----|---|
| 1. | Historic bake house re-constructed following its collapse during strip-out | 5. | Rooflights omitted |
| 2. | Doors of different design | 6. | Sliding door introduced |
| 3. | New rear extension spans across full width | 7. | Boiler flue |
| 4. | Historic gabled extension retained but hidden behind new rear extension | 8. | Door blocked up |
| | | 9. | Staircase removed |
| | | 10. | Fitted back to back wardrobe with new joinery installed in the existing niche |
| | | 11. | Vaulted ceiling above bedroom (not visible on this section) |



KEY:

- ①
- Outline of differences to the scheme approved under application no. DM/22/3694
- Implemented re-construction of chimney approved under application DM/24/0987

COMPARISON - SECTIONAL ELEVATION AA REV A. 1:50@A3



**PART VII | PROPOSED REGULARISATION
OF SCHEME**

PROPOSED REGULARISATION OF SCHEME

SUMMARY

The proposed scheme hereunder assessed is a variation of the scheme approved under DM/22/3694 and DM/22/3695, combining elements of the scheme as implemented and other elements, as yet not implemented.

Further amendments were undertaken following submission of application DM/25/1104.

The application scheme differs from the Approved scheme in the following respects:

1. Full width rear extension at first floor level proposed as implemented.
2. Flat roof ‘dormer’ extension to accommodate master bathroom proposed as implemented.
3. Bake House rebuilt to a slightly different design using handmade clay bricks, 10 matching the other masonry elements to the rear elevation proposed as implemented.
4. AC units to Bake House enclosed by timber louvre screening (Siberian larch) to north side of Bake House chimney proposed as implemented.
5. Removal of corkscrew winder staircase (lower flight) at ground to first floor level with retained handrail and upper treads. Staircase to be reinstated.
6. Partition to form downstairs WC in southern bay of 15th century house (formerly dining room in previous house), proposed as implemented.
7. Removal of late 19th century chimney stack and making good to floors, ceiling and roof, proposed as implemented.
8. Blocking of door between first floor landing and en-suite bathroom to north bedroom but with exposed timber framing and plank door retained to landing side. Wall finishes proposed as implemented to bathroom side of the wall.
9. Re-use of some attic floorboards to form plank doors throughout the house, proposed as implemented.
10. Removal of timber stud wall with stone veneered nogging at ground level to create a reveal / recessed entrance to WC is proposed as implemented.
11. New back to back fitted wardrobes with new joinery, secured by means of non-intrusive fixings within niches adjacent to main chimney breast or external walls proposed as implemented.
12. First floor partition replacement to create bathroom to N bedroom incorporating a sliding door proposed as implemented.

13. Removal of modern infill panelling to N bedroom but with timber framing retained in situ. Removed infill panels to be reinstated.
14. Re-facing of main chimney breast to ground floor living room in reclaimed brick in hydraulic lime mortar incorporating new hearths, proposed as implemented. Amendments and re-facing to chimney breast to first floor, proposed as implemented.
15. Sliding door partition to wine cellar / utility room (note 18 on approved plan), proposed as implemented.
16. Timber wall cladding to evoke timber framing to main entrance passage, proposed as implemented
17. Overlaid seasoned oak flooring first floor rooms overlaying original floorboards (retained in situ), proposed as implemented.
18. Removal of internal 1990s casement windows to box framing of 15th century west wall, openings filled in with timber stud framing, wood wool boards and lime plaster – proposed as implemented.
19. Removal of rooflights to west facing historic slate roof and slated over in matching slate – proposed as implemented.
20. Timber weatherboarding not added to south elevation, retained as existing.
21. Water well revealed and re-lined in brick to new kitchen floor and left exposed / visible with structural glazed floor, proposed as implemented.
22. Removal of gypsum plasterboard ceiling to SE bedroom and insertion of vaulted ceiling in reclaimed timber rafters with lime plaster infill. Proposed as implemented. Timber joists to be reinstated.
23. Balustrade to terrace change from metal spindles to planar/ frameless glazing
24. Electric fireplace installed in the existing fireplace opening in ground floor study
25. Removal of historic timber frame and door jamb and modern plaster infill in ground floor lounge. Door jamb and timber frame to be reinstated.
26. Attic floorboards reinstated in the southern part of attic

The proposed scheme differs from the Implemented Scheme in the following respects:

1. West wall of 1830s gabled outrigger to be exposed as an internal brick wall at first floor level with gothic casement revealed in situ.
2. Door between first floor landing and en-suite bathroom to north bedroom to be reinstated within with exposed timber framing and plank door exposed to both sides of the historic partition wall.
3. Ground floor to first and first floor to attic level corkscrew winder staircase to be reinstated using the original materials recovered from the 17th century historic fabric. Joinery encasement omitted on first floor, implemented on ground floor.
4. Basement access hatch removed, historic timber door within joinery encasement to be reinstated
5. Opening above the first floor staircase reinstated to allow for attic access. Access hatch to be introduced.
6. Timber joists to be reinstated above south bedroom
7. Reception partition wall- Oak door jamb and oak framework to be reinstated
8. Partition wall infill panels to be reinstated in the first floor bedroom
9. Bakehouse west elevation - tall window replaced with one of the same height as other openings on GF. Top section to be filled in with brickwork wall (previously approved brick type).
10. Lime plaster to be removed from old western basement wall

The Proposed Scheme differs from the scheme approved under DM/22/3694 relating to external works and structures within the rear garden of the listed building in the following respects:

1. Entrance gates to driveway built to different design proposed as implemented
2. Timber pergola to rear garden with concrete base proposed as implemented
3. Ornamental arch in Corten steel at entrance to garden proposed as implemented
4. Log store built to a lower height proposed as implemented
5. General landscaping arrangement, inclusive of irrigation tank.

PROPOSED REGULARISATION OF SCHEME

PLANS

PROPOSED RETENTION & AMENDMENTS:

1. Garage - to remain as implemented
2. Landscaping - to remain as implemented
3. Rear extension spans across full width - to remain as implemented
4. Historic bake house re-constructed following its collapse during strip-out- to remain as implemented
5. Pergola - seeking permission - to remain as implemented
6. New gates - to remain as implemented
7. New bin store - to remain as implemented
8. New ornamental arch - seeking permission to remain as implemented
9. New timber irrigation tank enclosure - seeking permission to remain as implemented

Brick wall, gates, bin store
- to remain as implemented

Garage
Design differs from planning application
DM/22/3694
- to remain as implemented

Ornamental arch
- to remain as implemented

Pergola
- to remain as implemented

Rear extension to Marlow House
Design differs from planning application
DM/22/3694
- to remain as implemented

PROPOSED SITE PLAN. 1:300@A3

0 1 2 3 4 5 10 15 20m



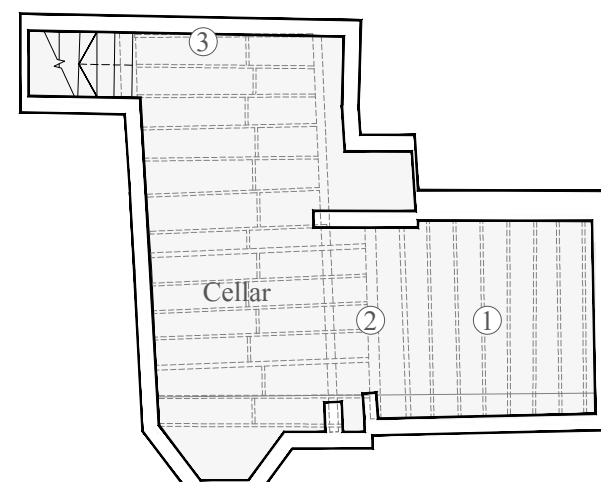
107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR



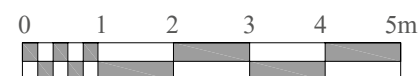
PROPOSED REGULARISATION OF SCHEME PLANS

PROPOSED RETENTION & AMENDMENTS:

1. Existing joists replaced with new
2. Existing rusty supporting steel member (railway rail) replaced with structural steel fit for intended purpose
3. Lime plaster to be removed from western wall



PROPOSED GROUND FLOOR PLAN REV B. 1:100@A3



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



PROPOSED REGULARISATION OF SCHEME PLANS

PROPOSED RETENTION & AMENDMENTS:

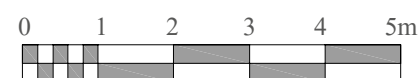
1. Change of layout - WC added *
2. Existing joinery and staircase: non-original joinery and historic staircase to be reinstated
3. Historic bake house re-constructed following its collapse during strip-out. *
4. Window of different design to be replaced with 6 pane crittle window
5. Doors of different design *
6. Landscape of different design *
7. AC AHU louvred timber enclosure - matching timber of new extension *
8. Existing chimney stack removed *
9. Glass covering of historic well (discovered during construction works) *
10. Removal of internal 1990s casement windows to box framing of 15th century west wall, openings filled in with timber stud framing, wood wool boards and lime plaster *
11. Re-facing of main chimney breast to ground and first floor rooms in reclaimed brick in hydraulic lime mortar incorporating new hearths *
12. Removal of timber stud wall with stone veneered nogging at ground level to create a reveal / recessed entrance to WC is proposed as implemented. *
13. Sliding door partition to wine cellar / utility room, partition wall in different location *
14. New timber walling *
15. Re-discovered well *
16. Timber weatherboarding not continued to ground level*
17. Existing basement access hatch to be removed, original basement access door reinstated
18. Historic door jamb and timber frame member to ground floor northern room reinstated to make the original stud partition legible (it was heavily altered in the 20th century)

KEY:

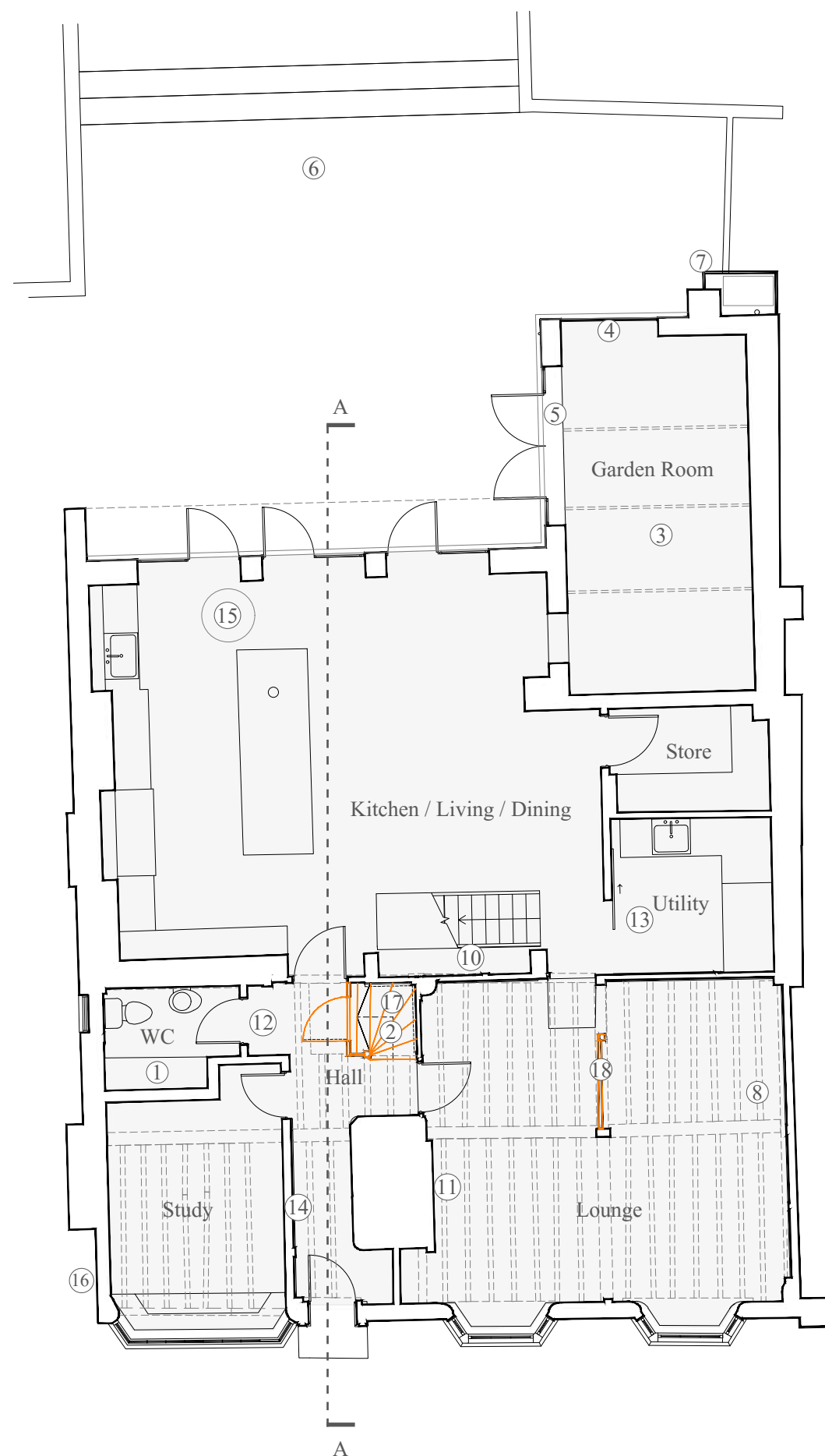
Outline of proposed amendments to the as-built house

* To remain as implemented

PROPOSED GROUND FLOOR PLAN REV B. 1:100@A3



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



PROPOSED REGULARISATION OF SCHEME PLANS

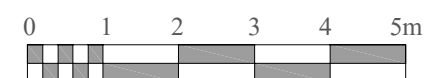
PROPOSED RETENTION & AMENDMENTS:

1. Joinery and staircase: non-original door omitted, staircase to be reinstated using some sections of salvaged timber
 2. Flat roof extension above bathroom *
 3. Rear extension extended - spanning full width, concealing the historic gable - extension to remain, brickwork gable and gothic window to be internally revealed
 4. Historic bake house re-constructed following its collapse during strip-out. *
 5. Rooflights omitted *
 6. Gutter design deviates from approved- parapet wall and secret gutter to enhance rainwater and surface water run off management *
 7. Existing door opening blocked up *
 8. Plaster infill wall removed, oak frame retained. Lime plaster infill to be reinstated
 9. Existing chimney stack removed *
 10. AC AHU louvred timber enclosure - matching timber of new extension *
 11. Back to back fitted wardrobes with new joinery installed within the niche*
 12. Existing doorway blocked up - opening and door (fixed shut) reinstated. To be exposed on both sides. Vanity unit and sink is freestanding on bathroom side and removable
 13. New partition and sliding door to create bathroom*
 14. Removal of internal casement windows to box framing of 15th century west wall, openings filled in with timber stud framing, wood wool boards and lime plaster *
 15. Re-facing of main chimney breast to ground and first floor rooms in reclaimed brick in hydraulic lime mortar incorporating new hearths *
 16. Victorian window and gable wall exposed internally
 17. Overlaid seasoned oak flooring to first floor rooms overlaying original floorboards (retained in situ)
 18. Attic access hatch *
- KEY:** Timber ceiling joists above bedroom to be reinstated

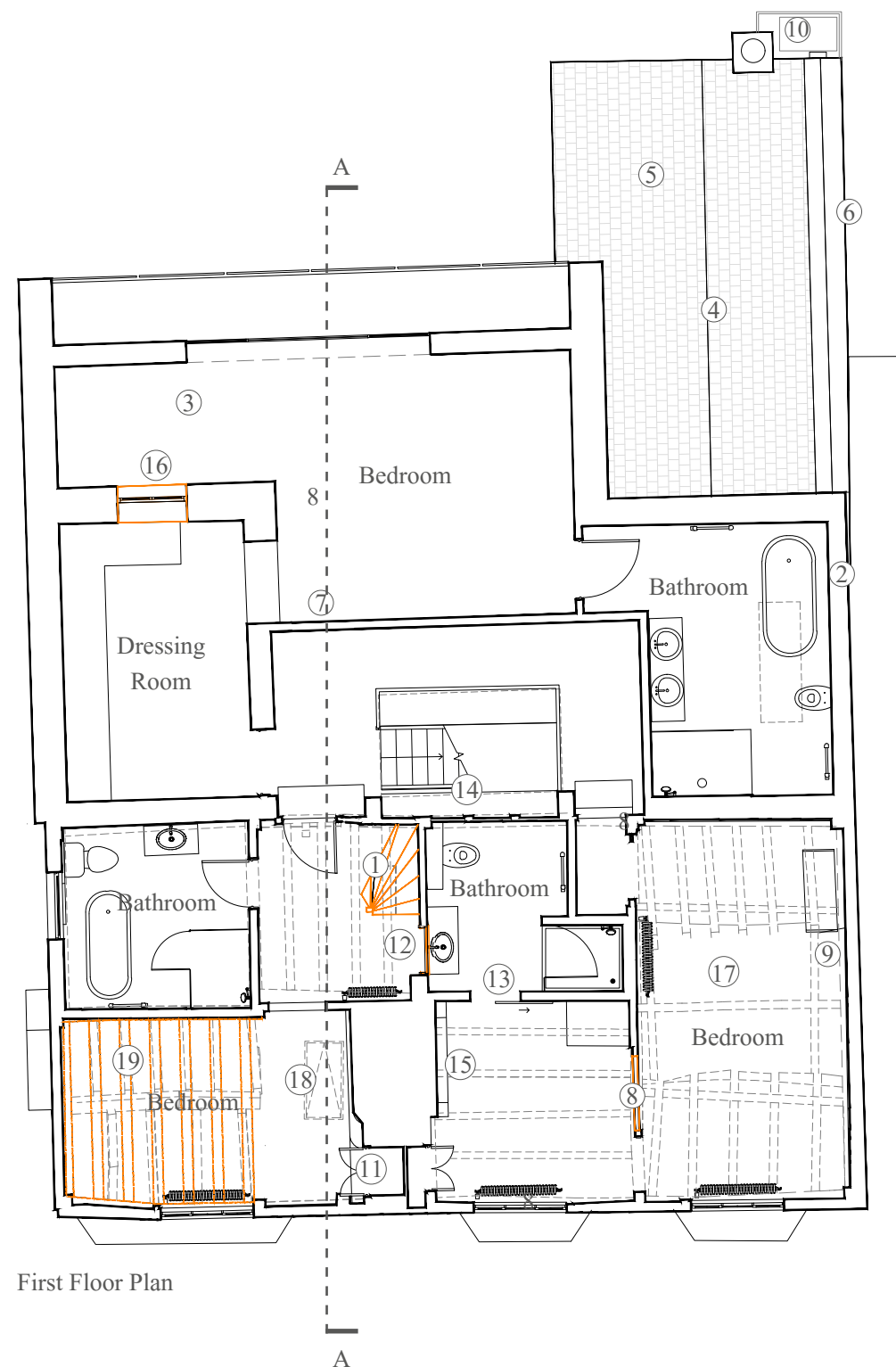
 Outline of proposed amendments to the as-built house

* To remain as implemented

PROPOSED FIRST FLOOR PLAN REV B. 1:100@A3



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



PROPOSED REGULARISATION OF SCHEME PLANS

PROPOSED RETENTION & AMENDMENTS:

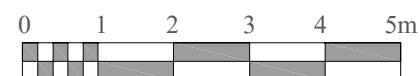
1. Rear extension extended - spanning full width, concealing the historic gable *
2. Historic bake house re-constructed following its collapse during strip-out. *
3. Rooflights omitted *
4. Gutter design deviates from approved- parapet wall and secret gutter to enhance rainwater and surface water run off management *
5. No step between roof planes *
6. Single rooflight instead of two *
7. Existing chimney removed *
8. AC AHU louvred timber enclosure - matching timber of new extension *
9. Boiler and flue installed on rear slope of roof *
10. Historic gable partially visible above new flat roof
11. Attic access reinstated, new access hatch introduced
12. Vaulted ceiling introduced above bedroom *
13. Reinstatement of floorboards in southern part of loft to match historic boards laid loose
14. Water tank on it's own supported base of timbers spreading the weight over the historic rafters below *
15. Attic access hatch *
16. Timber ceiling joists above bedroom to be reinstated

KEY:

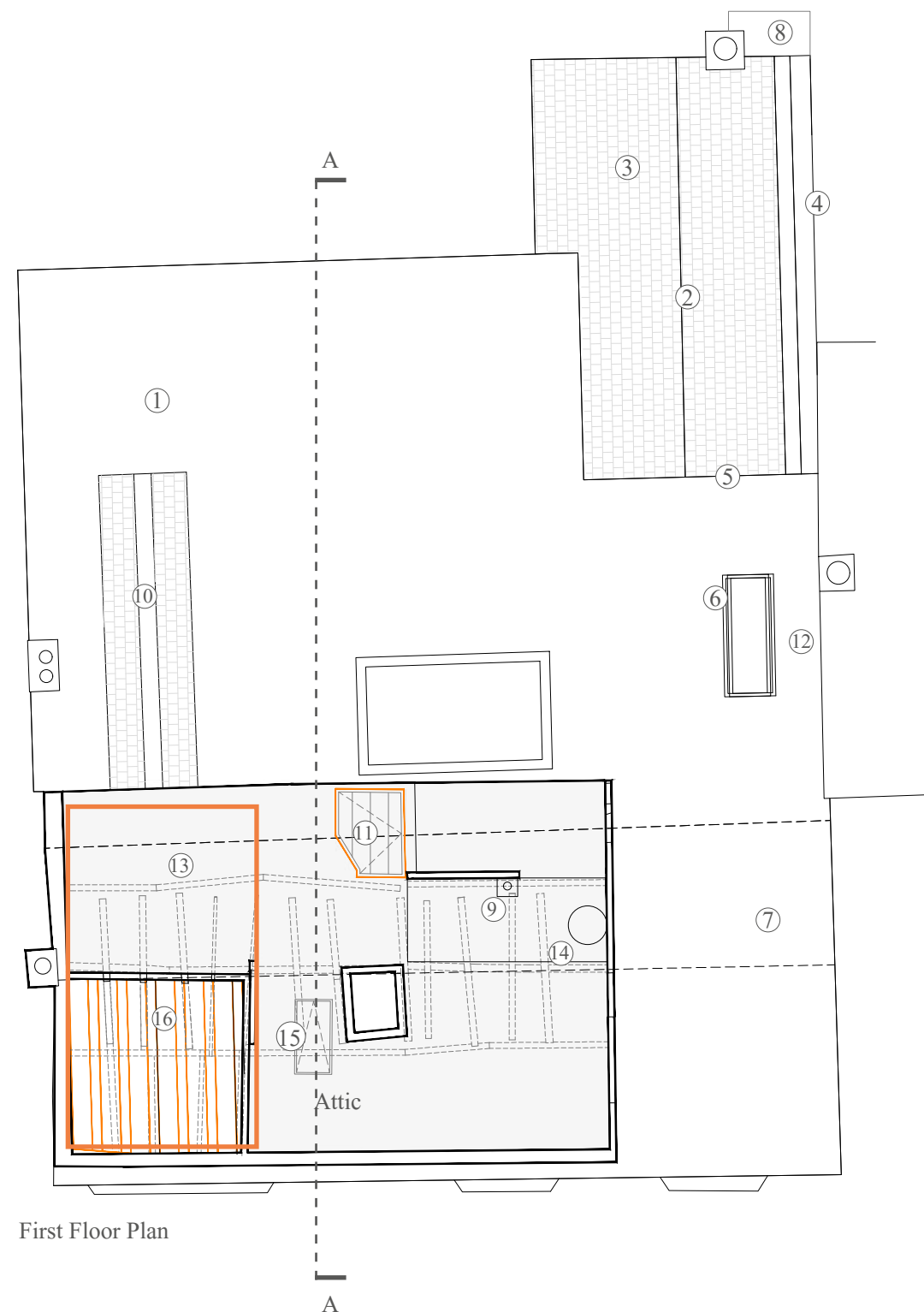
Outline of proposed amendments to the as-built house

* To remain as implemented

PROPOSED SECOND FLOOR PLAN REV B. 1:100@A3



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



PROPOSED REGULARISATION OF SCHEME PLANS

PROPOSED RETENTION & AMENDMENTS:

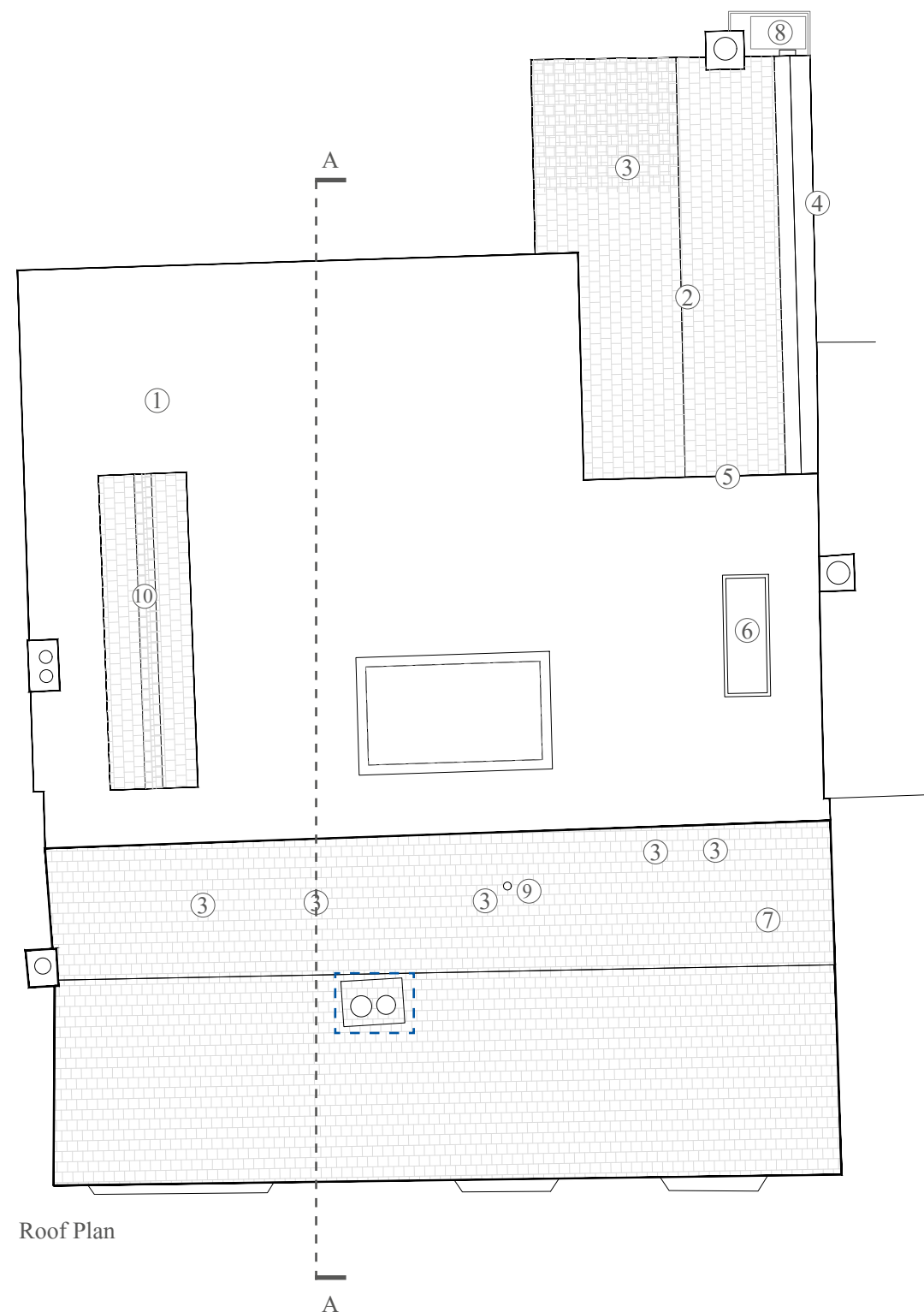
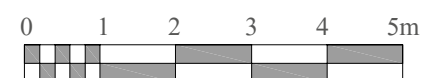
1. Rear extension extended - spanning full width, concealing the historic gable *
2. Historic bake house re-constructed following its collapse during strip-out *
3. Rooflights omitted *
4. Gutter design deviates from approved- parapet wall and secret gutter *
5. No step between roof planes *
6. Single flat rooflight instead of two pitched roof windows*
7. Existing chimney removed *
8. AC AHU louvred timber enclosure - matching timber of new extension *
9. Boiler flue on rear slope roof *
10. Historic gable partially visible above new flat roof

KEY:

- Outline of proposed amendments to the as-built house
- Implemented re-construction of chimney approved under application DM/24/0987

* To remain as implemented

PROPOSED ROOF PLAN. 1:100@A3



PROPOSED REGULARISATION OF SCHEME ELEVATIONS

PROPOSED RETENTION & AMENDMENTS:

1. Different door ornamentations introduced *
2. Side lamps omitted *
3. Vent added *
4. Existing chimney removed *



KEY:

- Implemented re-construction of chimney approved under application DM/24/0987
- * To remain as implemented

PROPOSED EAST ELEVATION. 1:50@A3

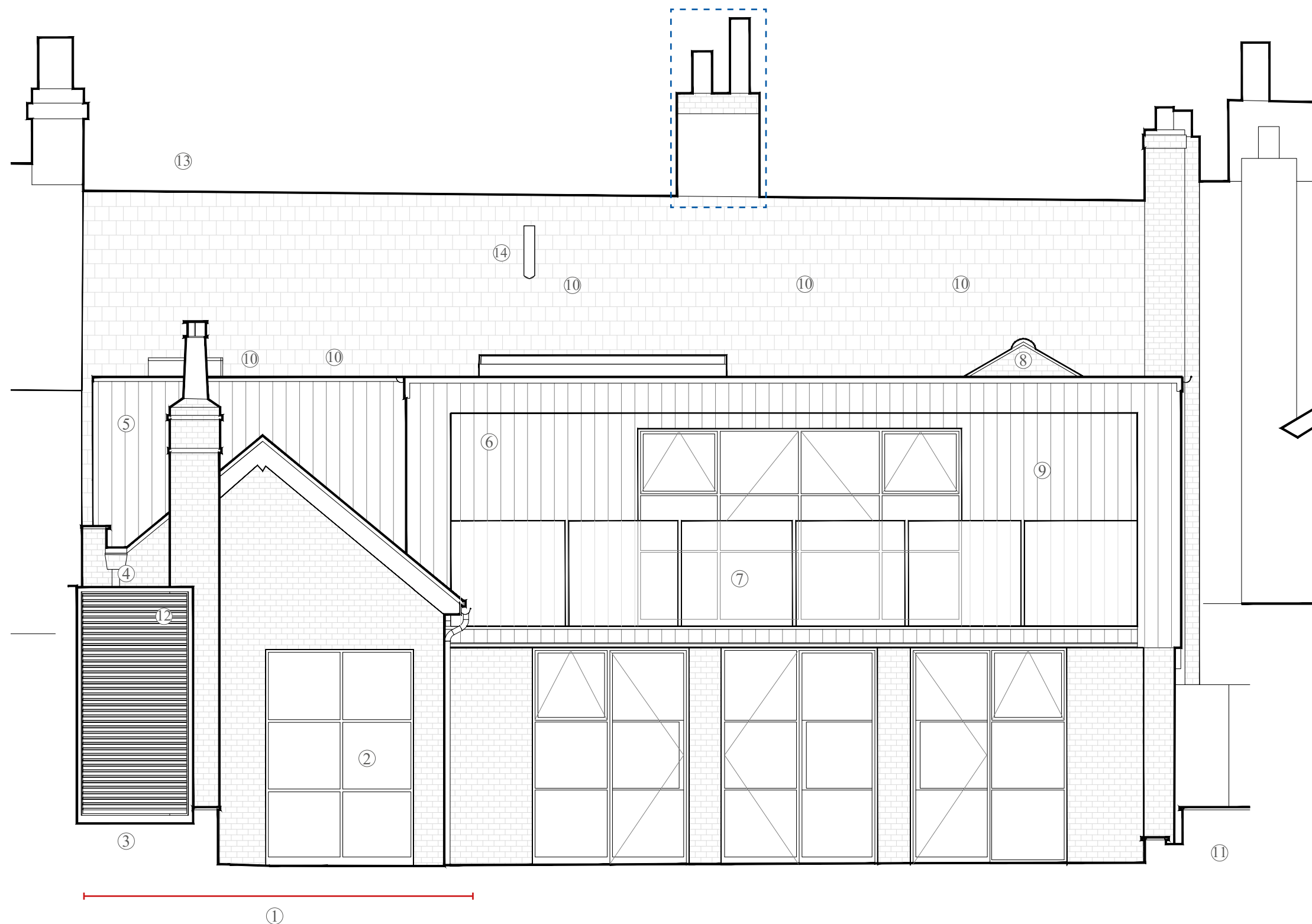


PROPOSED REGULARISATION OF SCHEME

ELEVATIONS

PROPOSED RETENTION & AMENDMENTS:

1. Historic bake house re-constructed following its collapse during strip-out *
2. Window of different design. New crittle window of the same specification but lower (6 panes, lining up with top of other windows and doors on ground floor) to be installed, opening above to be infilled with brickwork to match
3. Raised planter not constructed *
4. Gutter design deviates from approved- parapet wall and secret gutter *
5. Flat roof infill*
6. Rear extension extended - spanning full width, concealing the historic gable *
7. Terrace balustrade glazed instead of metal *
8. Historic gabled extension retained but hidden behind new rear extension
9. Gothic window retained but hidden behind new rear extension wall
10. Rooflights omitted *
11. Landscape design deviates from approved *
12. AC AHU louvred timber enclosure - matching timber of new extension *
13. Existing chimney removed *
14. Boiler flue on rear slope roof *



KEY:

- Implemented re-construction of chimney approved under application DM/24/0987
- * To remain as implemented

PROPOSED WEST ELEVATION REV A. 1:50@A3



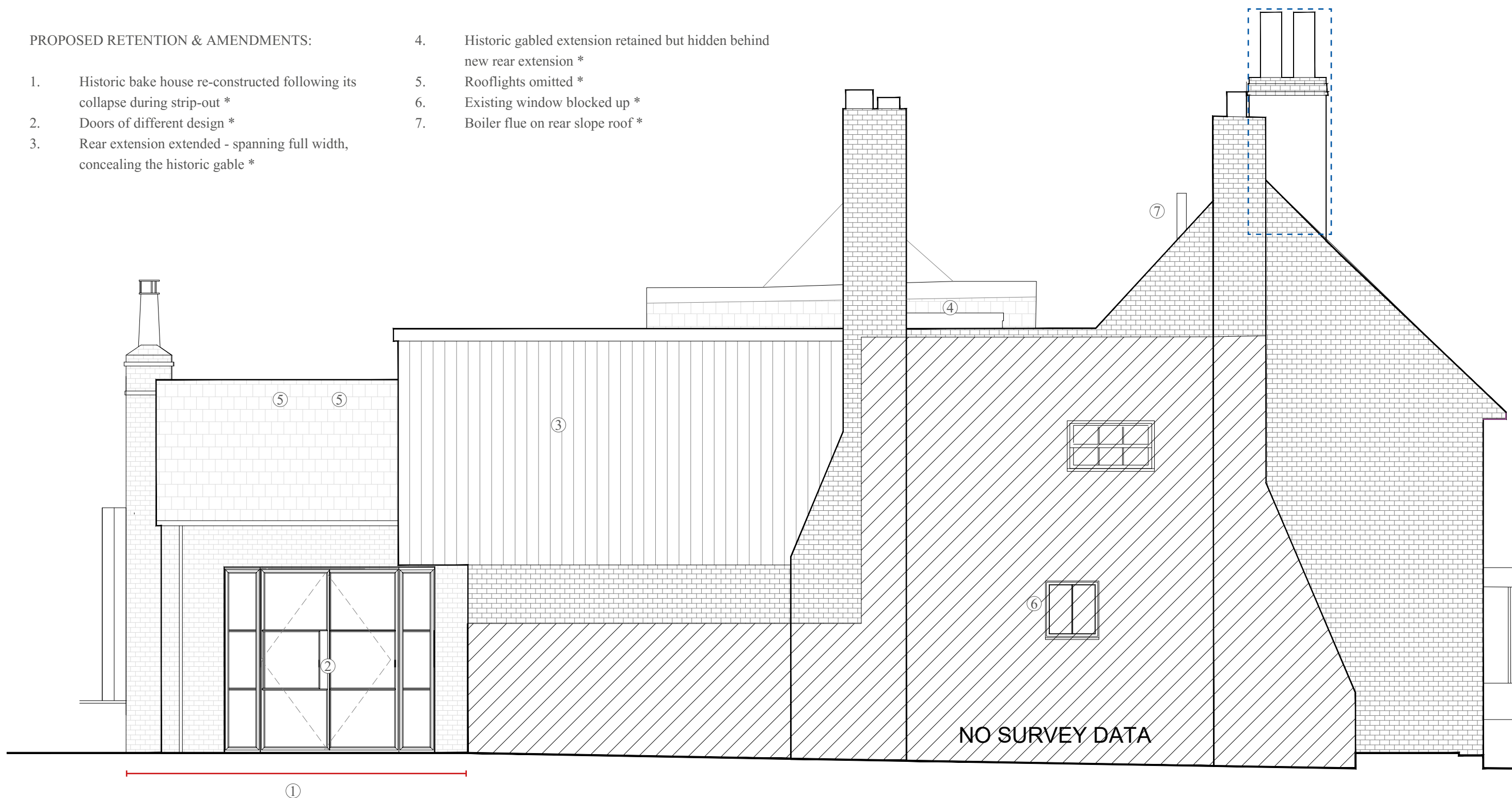
PROPOSED REGULARISATION OF SCHEME

ELEVATIONS

PROPOSED RETENTION & AMENDMENTS:

1. Historic bake house re-constructed following its collapse during strip-out *
2. Doors of different design *
3. Rear extension extended - spanning full width, concealing the historic gable *

4. Historic gabled extension retained but hidden behind new rear extension *
5. Rooflights omitted *
6. Existing window blocked up *
7. Boiler flue on rear slope roof *



KEY:

- Implemented re-construction of chimney approved under application DM/24/0987
- * To remain as implemented

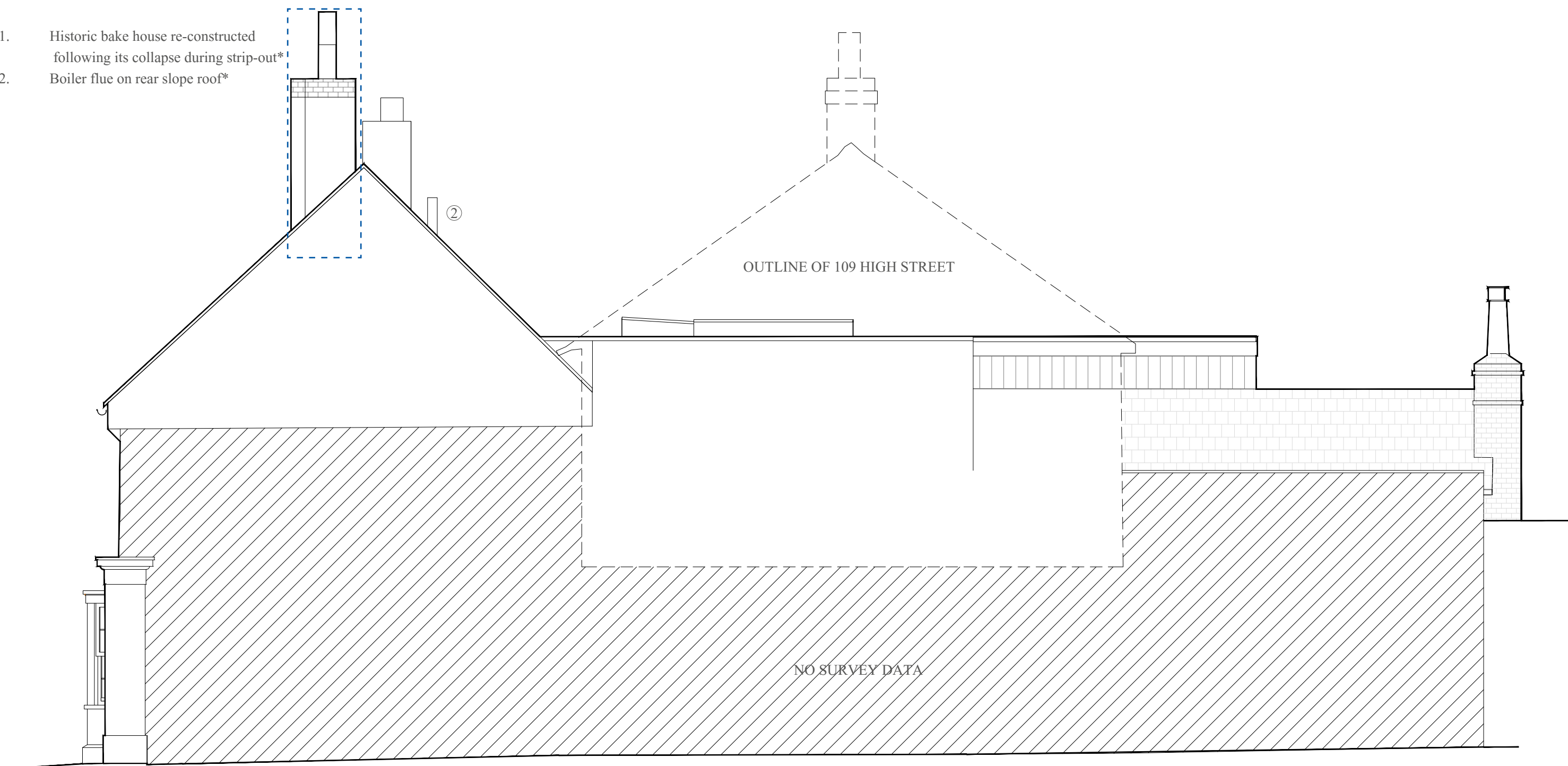
PROPOSED SOUTH ELEVATION. 1:50@A3



PROPOSED REGULARISATION OF SCHEME ELEVATIONS

LIST OF DIFFERENCES:

1. Historic bake house re-constructed following its collapse during strip-out*
2. Boiler flue on rear slope roof*



KEY:

- Implemented re-construction of chimney approved under application DM/24/0987

* To remain as implemented

PROPOSED NORTH ELEVATION. 1:50@A3

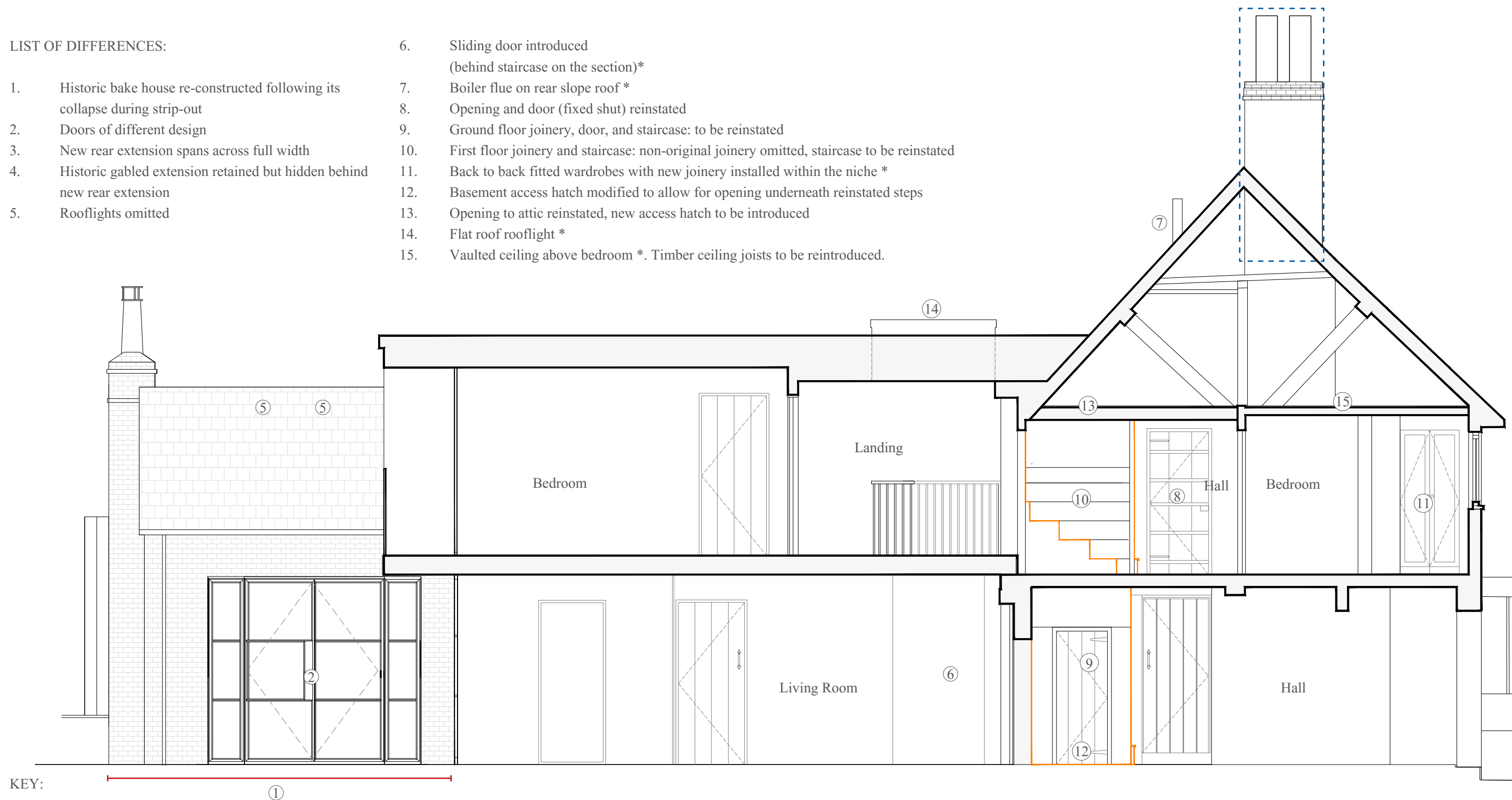


PROPOSED REGULARISATION OF SCHEME

SECTIONAL ELEVATION

LIST OF DIFFERENCES:

- | | |
|---|---|
| 1. Historic bake house re-constructed following its collapse during strip-out | 6. Sliding door introduced (behind staircase on the section)* |
| 2. Doors of different design | 7. Boiler flue on rear slope roof * |
| 3. New rear extension spans across full width | 8. Opening and door (fixed shut) reinstated |
| 4. Historic gabled extension retained but hidden behind new rear extension | 9. Ground floor joinery, door, and staircase: to be reinstated |
| 5. Rooflights omitted | 10. First floor joinery and staircase: non-original joinery omitted, staircase to be reinstated |
| | 11. Back to back fitted wardrobes with new joinery installed within the niche * |
| | 12. Basement access hatch modified to allow for opening underneath reinstated steps |
| | 13. Opening to attic reinstated, new access hatch to be introduced |
| | 14. Flat roof rooflight * |
| | 15. Vaulted ceiling above bedroom *. Timber ceiling joists to be reintroduced. |



PROPOSED SECTIONAL ELEVATION AA REV B. 1:50@A3



PART VIII | JUSTIFICATION

This section of the document is to be read in conjunction with Heritage Statement prepared by HCUK and detail drawings provided by Studio Kyson.

JUSTIFICATION

BUILDING CONDITION BEFORE WORKS

It is noted that the historic building underwent multiple alterations before it came to the Applicant's possession. During the strip out works and construction, multiple non-original elements were discovered. This includes large areas of breeze block within walls and modern gypsum plaster infill panels to walls and plasterboard ceilings, between the original 15th century timber frame elements. Furthermore, the historic oak frame was covered in many locations underneath plasterboard and/or wallpaper and its beauty, character and historic value were not tangible. Please refer to the adjacent photographs.

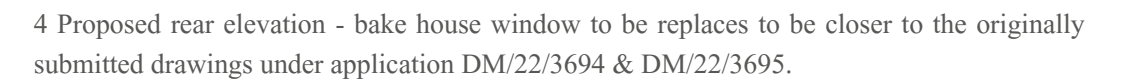


Breeze block within external and internal walls



Gypsum plaster infill panels and wallpaper to walls, plastered ceiling hiding timber frame underneath

Following the recent submission of application DM/25/1103, it is proposed that the bakehouse rear elevation window will be amended to be in accordance with the original approved scheme.



JUSTIFICATION

REAR EXTENSION

The following comments were received from the Heritage Officer regarding the original design of rear extension:

- *The existing rear extensions are modern in date- their removal is not considered contentious in principle.*

RESPONSE: Removal of rear extensions approved

- *Although I do think there is scope for the replacement/reconfiguration of the existing rear additions, the proposal as shown raises concerns in terms of bulk, form, detailed design and materials. At ground floor the footprint of the proposed replacement addition is reduced in comparison to the existing. However, at first floor the extension is both wider and deeper, resulting in increased apparent bulk notwithstanding the reduced roof height- this will be particularly apparent in views from the side, and in particular from the south. The boxy form of the extension with extensive flat roofing will exacerbate this affect, and is unsympathetic to the historic roof form of the building and to the character of the wider area. The elevational treatment, with the recessed balcony with a large glazed opening, and the different facing material at first floor, all serve to further draw attention to the first floor and enhance its undue visual prominence.*

RESPONSE: Analysis of the ‘as-built’ rear extension further into this chapter addresses design concerns

- *The proposed rear addition also raises concerns in terms of its internal layout- one of the more positive features of the existing modern ground and first floor additions is that they exhibit a relatively ‘light touch’ in terms of the interface with the original rear elevation of the building, which remains visible internally. The proposal shows partitioning to the north eastern corner of the extension adjacent to the original rear elevation to create a pantry and utility at ground floor and a bathroom at first floor. This compartmentation of the space will adversely affect, if not remove, the current appreciation of the height and framing of this part of the rear elevation, an affect which will be compounded by the placement of features such as a shower cubicle against the wall. This aspect of the proposal is also considered to adversely impact the special interest of the proposal and how it is appreciated.*

RESPONSE: The ‘as built’ ground floor layout closely matches the layout of the approved scheme, introducing the compartmentalisation for utility/pantry in the north-eastern corner of the extension. It is considered ‘light-touch’ and to be in accordance with approved scheme.

- *The proposed extension involves the substantial loss of the fabric of the existing c.1830 rear two storey wing, with the internalisation of what little remains. In my opinion, which is broadly consistent with the commentary given within the Heritage Statement, this wing is of historical and architectural interest as an integral part of the 19th century alterations to the property, a key phase in its development, and contributes positively to its narrative. It is also an attractive and characterful feature of the rear elevation, in particular the original window and brickwork. For these reasons I consider that the extensive and destructive works proposed to this element of the building are contentious in principle. I do not consider that the internalisation of the first floor rear façade of the wing as a ‘feature’ within the bedroom space created will sufficiently preserve its interest.*

RESPONSE: The original gabled rear wing on the building is retained. It is partially visible on the rear elevation and its historic plan form is retained and legible in the new extension. The approved scheme allows the demolition of the ground floor element of this wing, diluting the plan form at this level, so retaining it and internalising it at first floor ensures the legibility of the plan form relating to this early 19th century wing is retained. This design approach was deemed acceptable by Desbruslais as it states in the Heritage Statement: ‘What is now proposed appears acceptable. In respect of the 19th century projection, it is now proposed to preserve most of this gable wall, with its diaper type brick decoration as a feature within the upper bedroom, just with some toothed back to allow for better access. The upper gable is also to be retained and partially encased in lead where it requires weathering into the proposed roofline. This allows this element of the building to be retained in situ and potentially could be reinstated in the future.’

It is proposed for the historic brickwork wall and Victorian window to be made good and exposed internally, celebrating the original features of the house. This is much the same as the west/ rear wall of the original 15th century elements of the dwelling. By following this design language, internalising the window is in fact in accordance with the design language already present in the house.

Please refer to further pages within this document and to the Heritage Statement prepared by HCUK for detailed justification of the undertaken works to Marlow House and associated site.



1. Proposed rear elevation - in broad accordance with the originally submitted drawings under application DM/22/3694 & DM/22/3695.



2. Proposed rear elevation - originally submitted drawings under application DM/22/3694 & DM/22/3695.

JUSTIFICATION
REAR EXTENSION

The adjacent plans illustrate how:

- 1. The historic plan form is retained and legible in the ‘as-built’ extension. The gabled outrigger is retained and incorporated within the new extension at first floor in accordance with the approval.
 - 2. The ‘as-built’ ground floor extension layout complies with the approved drawing with minor deviation to utility room.
- This comparison addresses the Conservation Officer’s comment: *‘The proposed rear addition also raises concerns in terms of its internal layout- one of the more positive features of the existing modern ground and first floor additions is that they exhibit a relatively ‘light touch’ in terms of the interface with the original rear elevation of the building, which remains visible internally. The proposal shows partitioning to the north eastern corner of the extension adjacent to the original rear elevation to create a pantry and utility at ground floor and a bathroom at first floor. This compartmentation of the space will adversely affect, if not remove, the current appreciation of the height and framing of this part of the rear elevation, an affect which will be compounded by the placement of features such as a shower cubicle against the wall. This aspect of the proposal is also considered to adversely impact the special interest of the proposal and how it is appreciated.’*

RESPONSE: The ‘as built’ ground floor layout closely matches the layout of the approved scheme, introducing the compartmentalisation for utility/pantry in the north-eastern corner of the extension. It is considered ‘light-touch’ and to be in accordance with approved scheme.

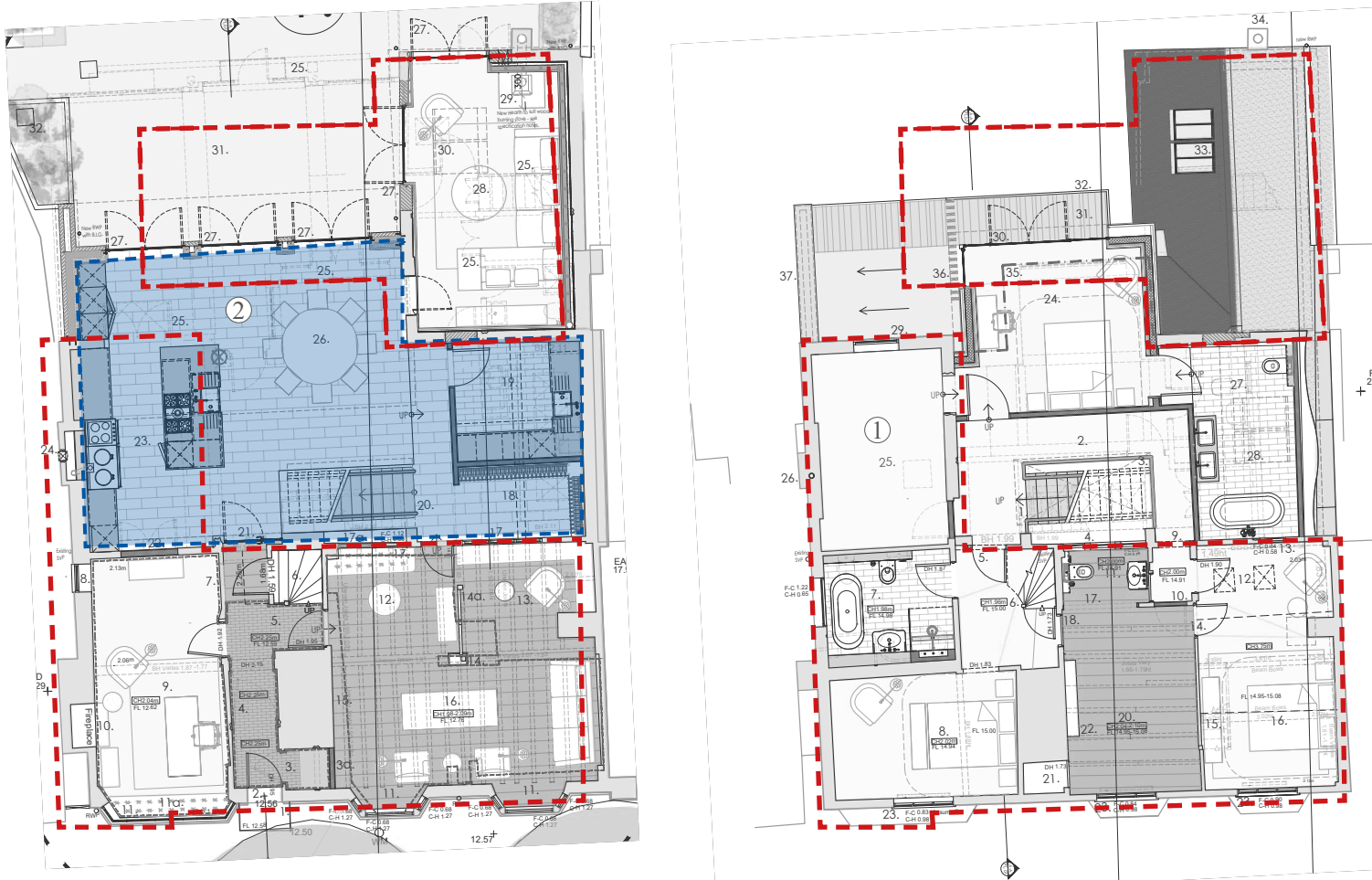


Historic map of 1874

- KEY:
-  Outline of the 1987 historic plan form of site according to record
 -  Highlighted ‘light touch’ open plan ground floor layout ‘Of rear extension



1. ‘As built’ ground and first floor plans - deviation from application DM/22/3694 & DM/22/3695



2. Approved ground and first floor plans - submitted under application DM/22/3694 & DM/22/3695