

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

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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



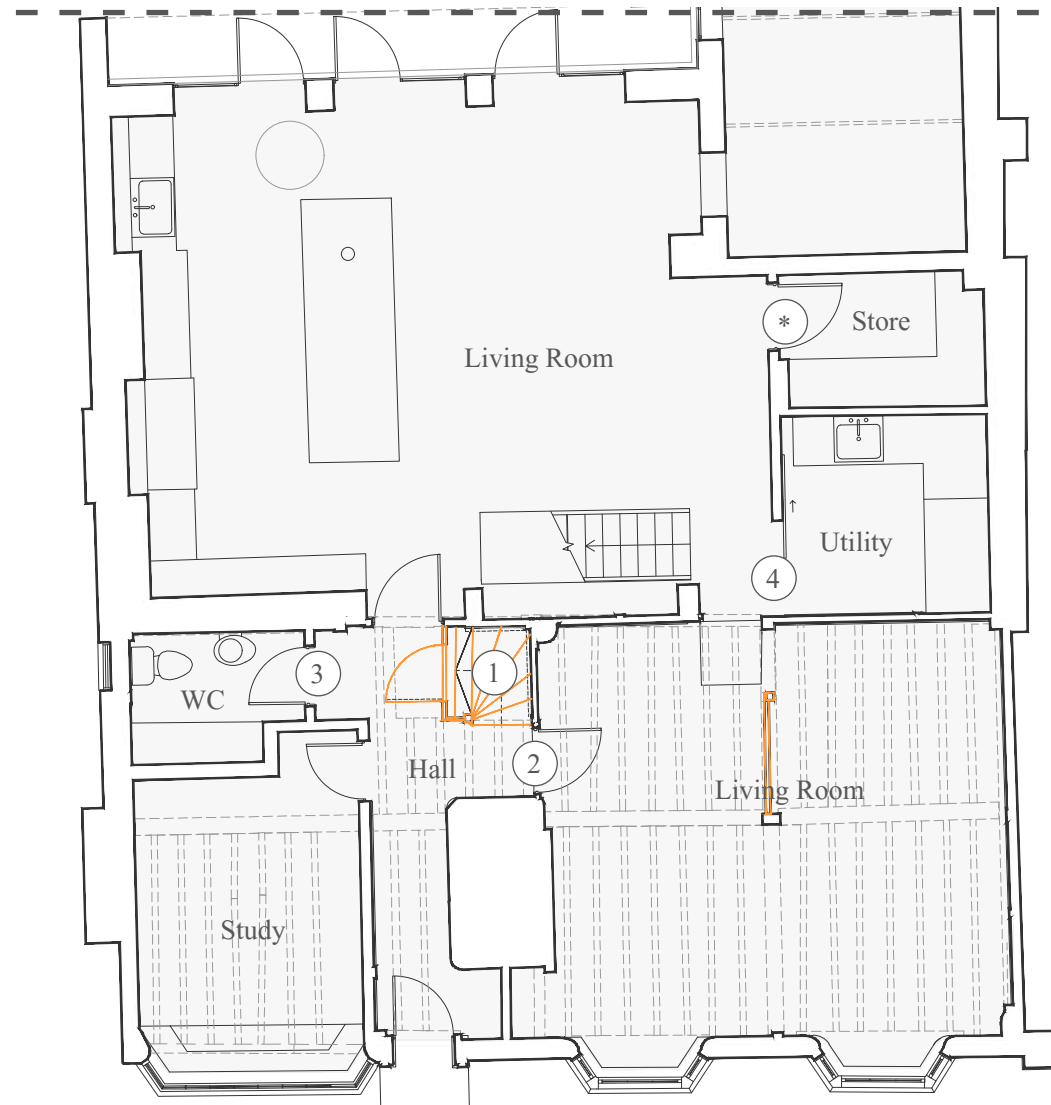
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④



Proposed ground floor plan



Proposed first floor plan

JUSTIFICATION
REMOVAL OF INTERNAL CASEMENT WINDOWS

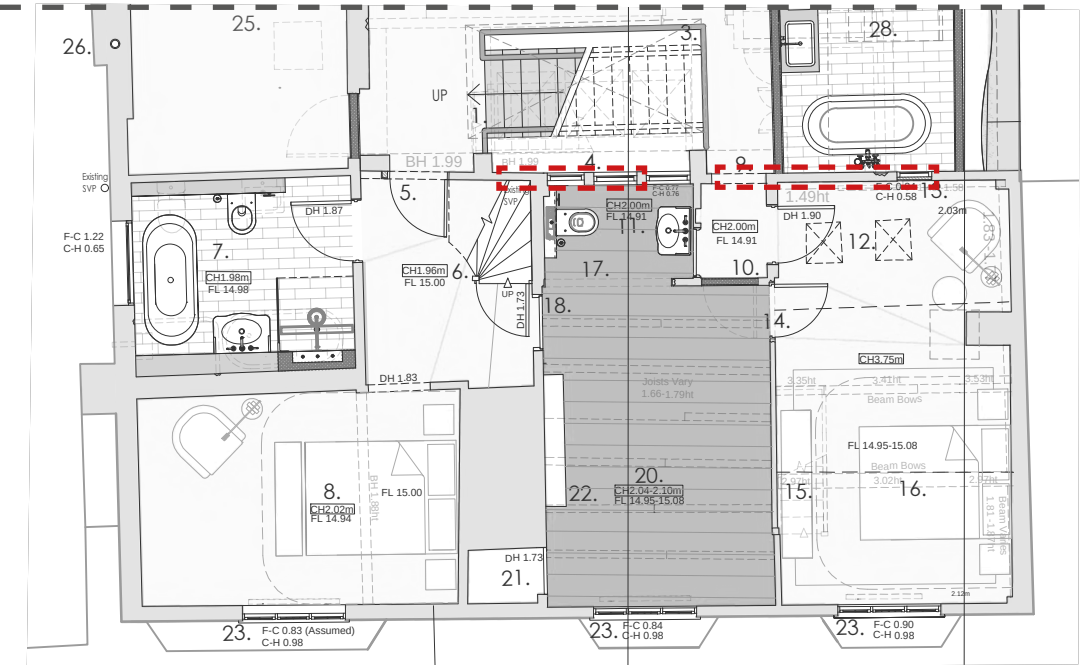
The casement windows to the west facade of the listed building have been removed and openings filled in, deviating from the approved scheme proposing their retention. The windows were not original, added in 1990s and poorly detailed. After their removal the openings have been infilled with traditional 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.



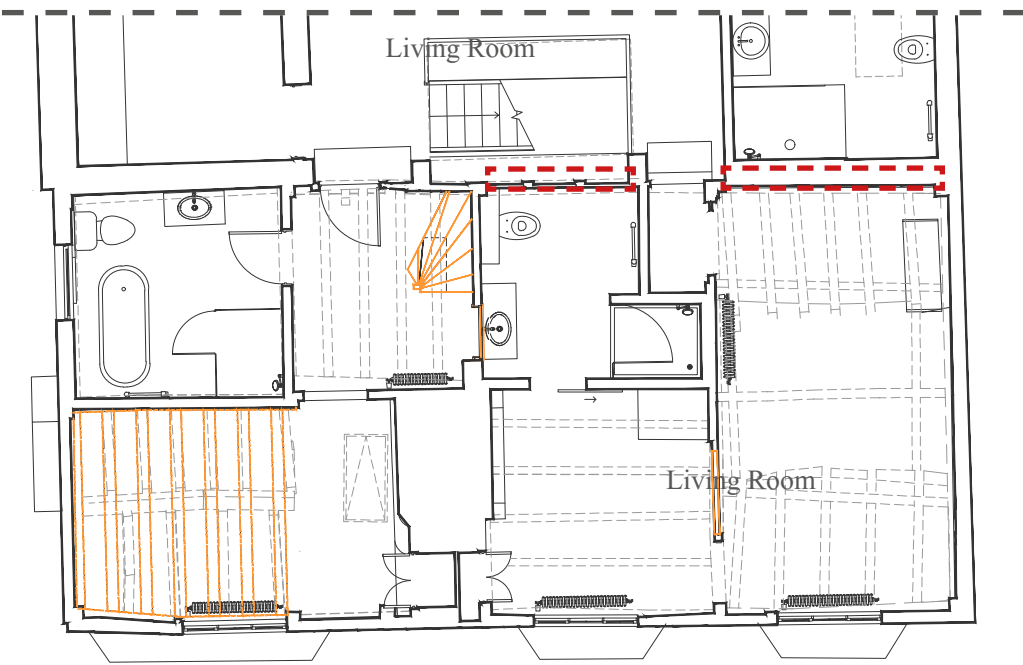
Recent photograph of west elevation wall with casement windows removed and openings filled in (first floor)



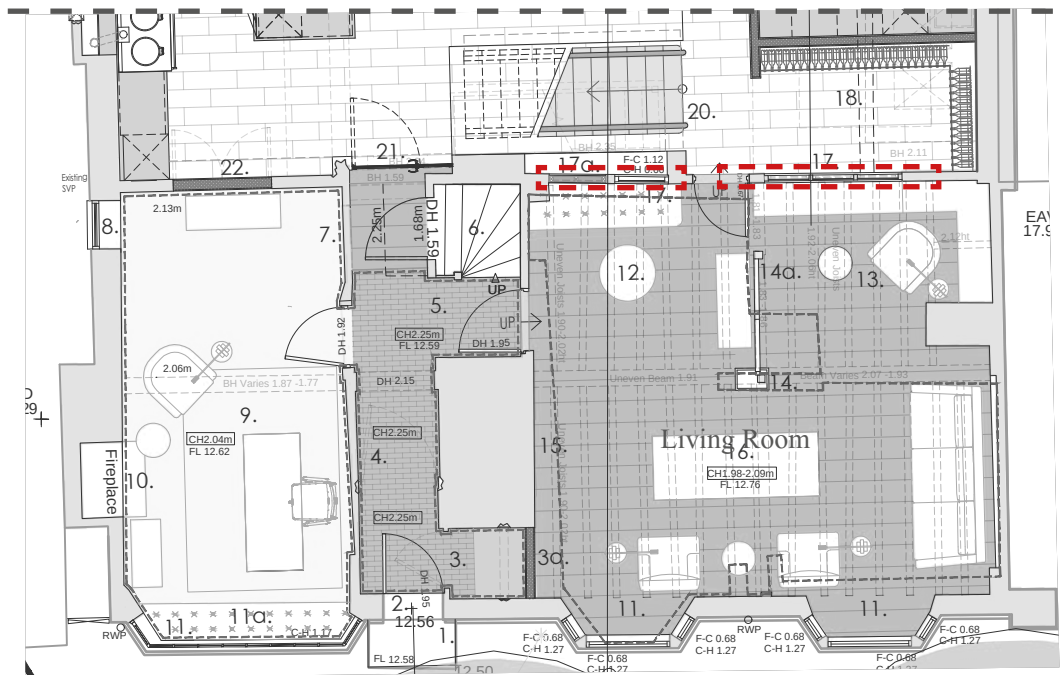
Pre-construction photograph of low quality casement windows, west facade (ground floor)



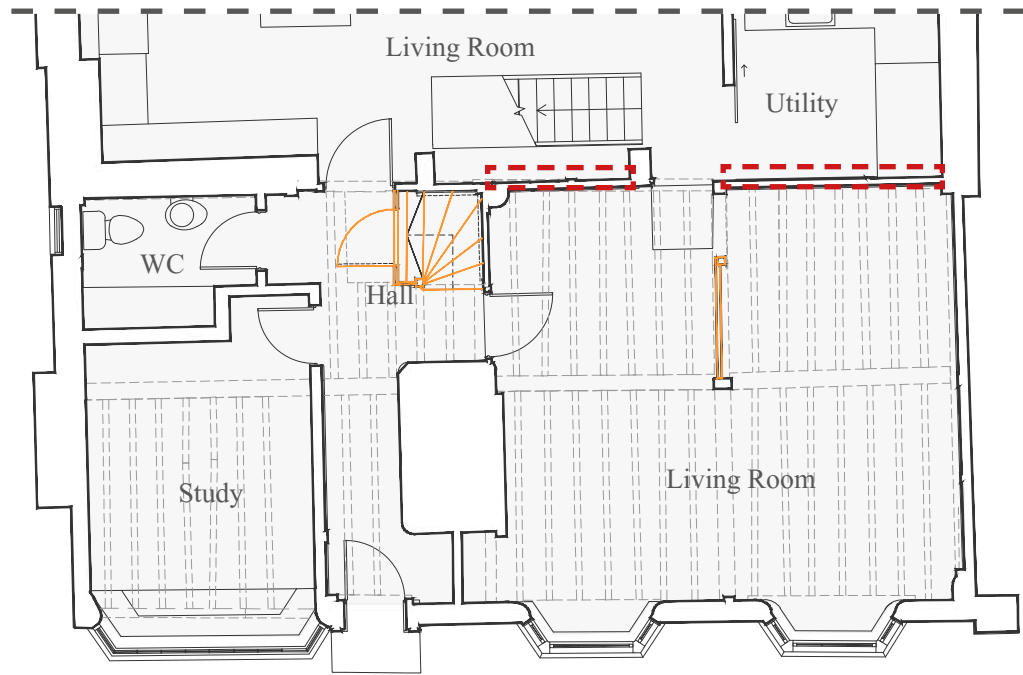
3. Approved first floor plan - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved)



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

JUSTIFICATION
REMOVAL OF INTERNAL CASEMENT WINDOWS

Point 17 of the approved drawing GH342 PL02 Rev B confirms removal of existing casement windows.

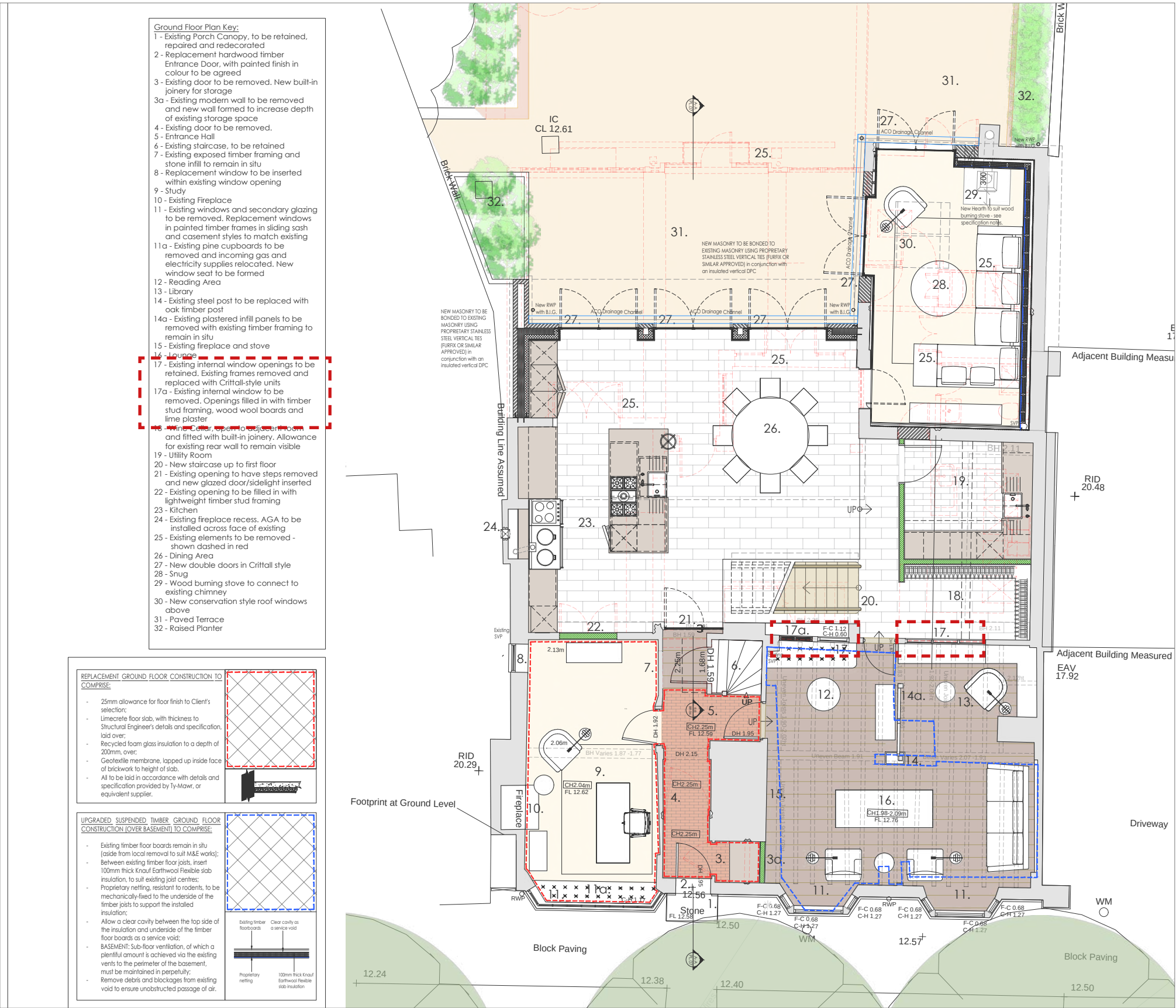
Point 17a, relating to the internal opening adjacent to the corkscrew staircase, confirms filling in of the opening with timber stud framing, wood wool boards and lime plaster.

‘17 - Existing internal window openings to be retained. Existing frames removed and replaced with Crittall-style units
17a - Existing internal window to be removed. Openings filled in with timber stud framing, wood wool boards and lime plaster.’



Pre-construction photograph of low quality casement window, west facade (ground floor). Foam around the frame visible.

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



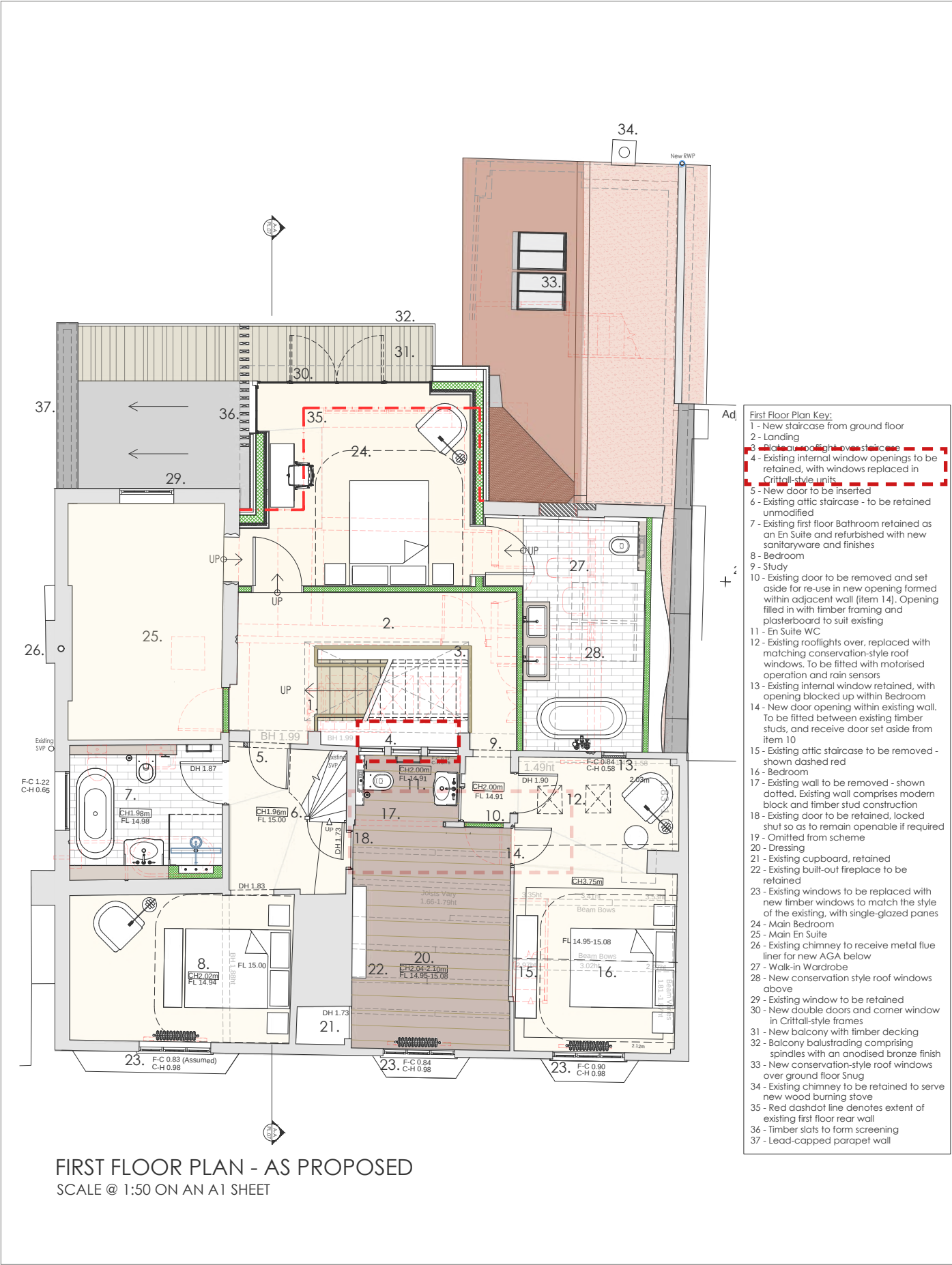
Drawing GH342 PL02 Rev B approved drawings under application DM/22/3694 & DM/22/3695



JUSTIFICATION
REMOVAL OF INTERNAL CASEMENT WINDOWS

Point 4 of approved drawing GH342 PL03 Rev C confirms removal of existing windows and replacement with crittall-style units. This has been partially implemented by removal of windows. The openings were blocked up with wood wool and lime plaster, which was a more in-keeping solution.

‘4 - Existing internal window openings to be retained, with windows replaced in Crittall-style units’



Drawing GH342 PL03 Rev C approved drawings under application DM/22/3694 & DM/22/3695



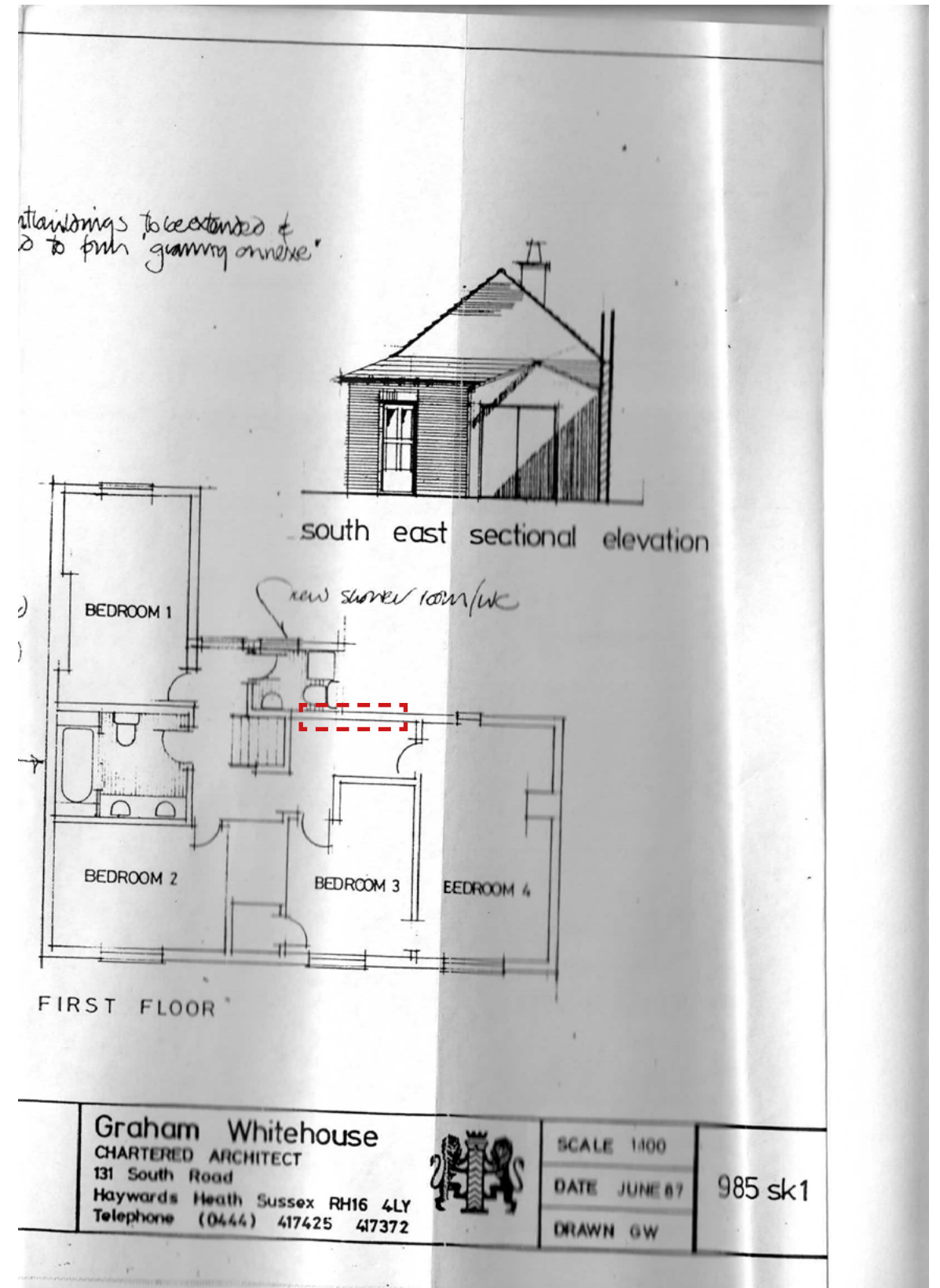
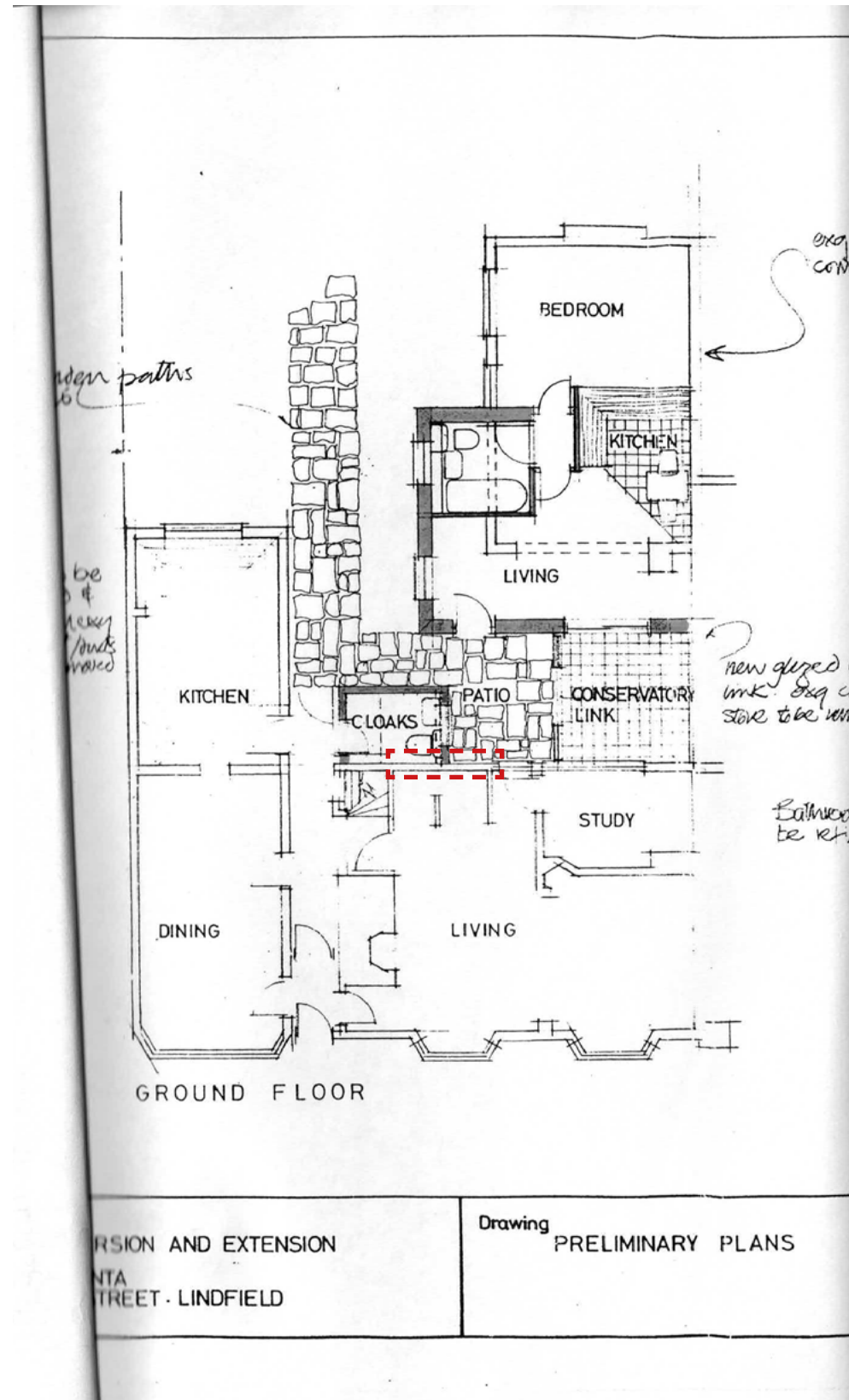
JUSTIFICATION

REMOVAL OF INTERNAL CASEMENT WINDOWS

As previously highlighted, the windows do not appear on the oldest accessible floor plans of the building which form part of the planning application LF/064/87 from 1987 and do not appear in any subsequent applications.

The windows that were present appear to have been installed unlawfully, within the framing of the oak frame of the house, to ensure the restaurant use complied with Health & Safety and food standards requirements. They are therefore not considered to be original features of the building.

Refer to HCUK Heritage Statement for further information.



Approved drawings under application LF/064/87

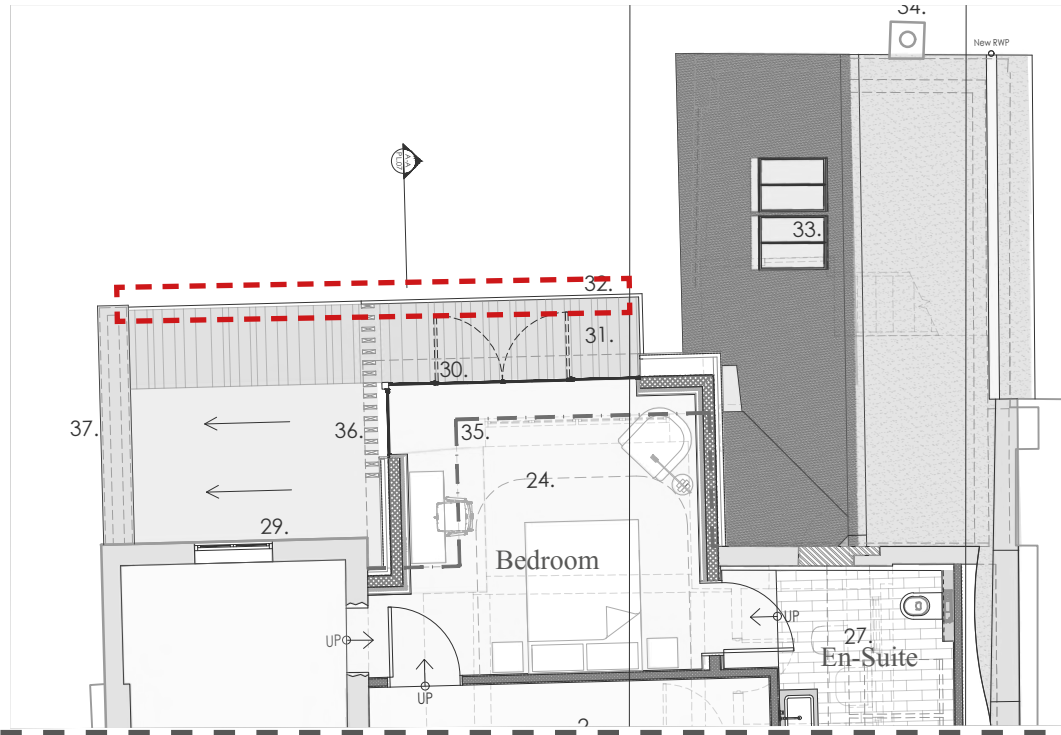
JUSTIFICATION

TERRACE BALUSTRADE

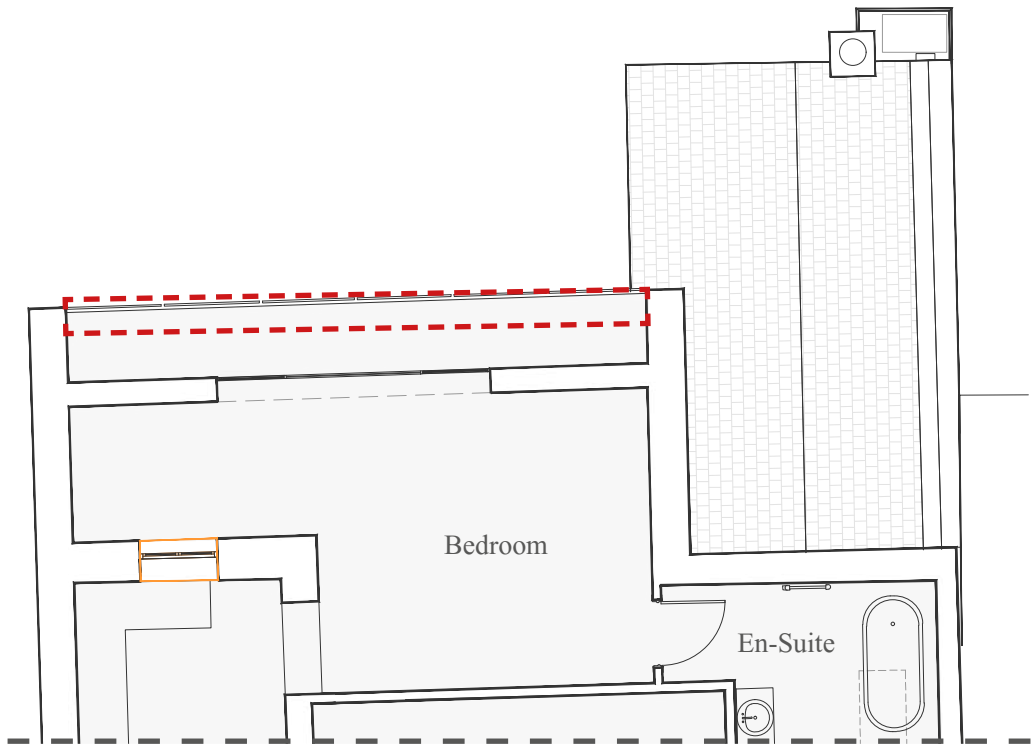
The constructed balustrade to the rear elevation is a deviation. The balustrade to rear terrace has been constructed in deviation to the approved scheme. Due to the increased width of the ‘as-built’ extension the current balustrade has more length. Its design has been changed from metal rail with balusters to a frameless glazing system.

The change to a frameless glazing system is more discreet and visually seamless, reducing the visual obstruction of the overall appearance of the facade, creating less distraction and visual clutter. According to the supporting HCUK Heritage Statement, it is considered to have neutral impact on the significance of the listed building.

As noted previously, the approved drawings of application DM/22/3694 & DM/22/3695 are not consistent. The balustrade appears to span full length of the rear extension on the plan, which is what was implemented.



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



3 Proposed first floor plan



2. Approved scheme rear elevation - submitted under application DM/22/3694 & DM/22/3695 (planning approved)



4. Proposed rear elevation.

KEY:
 Highlighted area of deviation

JUSTIFICATION

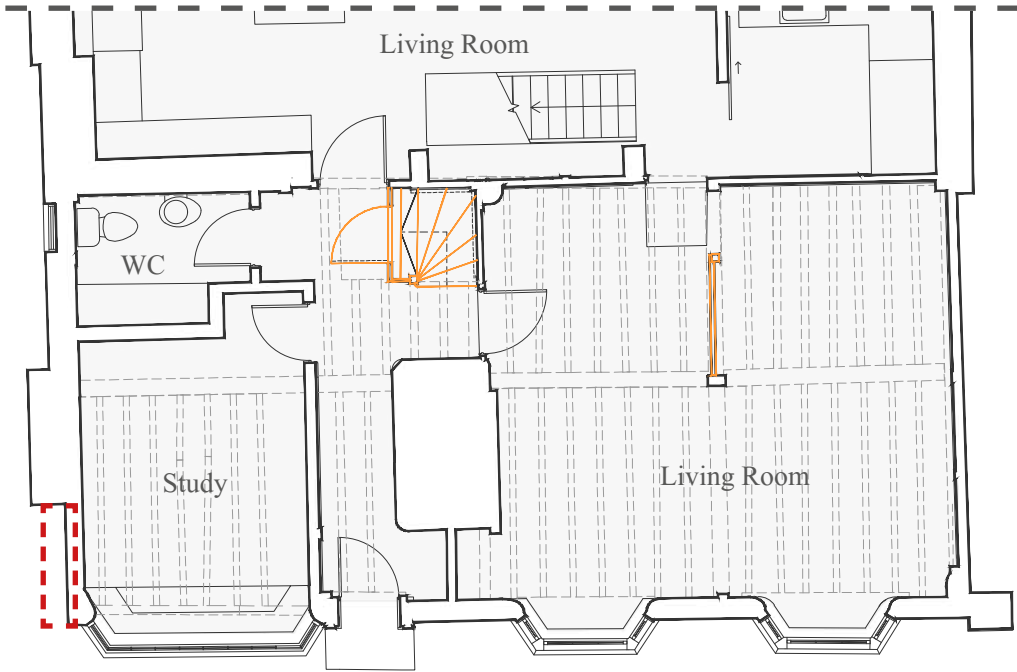
TIMBER WEATHERBOARDING

It was approved for the existing timber weatherboarding to the return corner of the front (East) and side (South) elevation to be extended down to ground level.

Leaving it as it is retains the legibility of a possibly truncated timber jetty as well as the exposed timber framing and brick nogging to this return elevation. Under-implementation of this change is preferable in heritage terms.



Recent photographs of timber weatherboarding



Proposed ground floor plan

KEY:

 Highlighted area of deviation



JUSTIFICATION

REMOVAL OF GYPSUM PLASTERBOARD CEILING TO SOUTH-EAST BEDROOM

The approved documents and drawings contain conflicting information relating to this aspect of the scheme; this is confirmed on point 27 on drawing GH342 PL 07 B, but not clearly shown on the drawn content. The approved planning statement, in the ‘Amount’ chapter, confirms that the vaulted ceiling was proposed (*‘Removal of the existing ceiling finishes in the southern portion of the first floor, allowing for a vaulted ceiling with all roof timbers exposed and retained, akin to the existing vaulted ceiling to the northern part of the first floor’*).

The modern ceiling build up with timber joists and gypsum plasterboard finish have been removed in the SE bedroom, with the creation of a vaulted ceiling. This has been created utilising reclaimed timber oak timber rafters with lime plaster infill. The room was also covered in its entirety in garish wallpaper coverings that covered up and prevented the proper appreciation of the original timber frame of the property. The oak frame has been exposed in this space following the removal of modern materials and soot blackening marks can now be appreciated within this space following the removal of the modern ceiling, providing an insight into the history of the building when it was once open. The form as well as the historic adaptations of the roof can still be very much appreciated at attic level.

Following the submission of planning application DM/25/1103 it is now proposed for the non-original timber ceiling joists above the bedroom to be reinstated.

According to the supporting HCUK heritage statement, this change has an ostensibly neutral impact on the listed building’s significance but is undoubtedly an improvement on the approved scheme which reinforces historic character and quality of the bedroom space.

KEY:

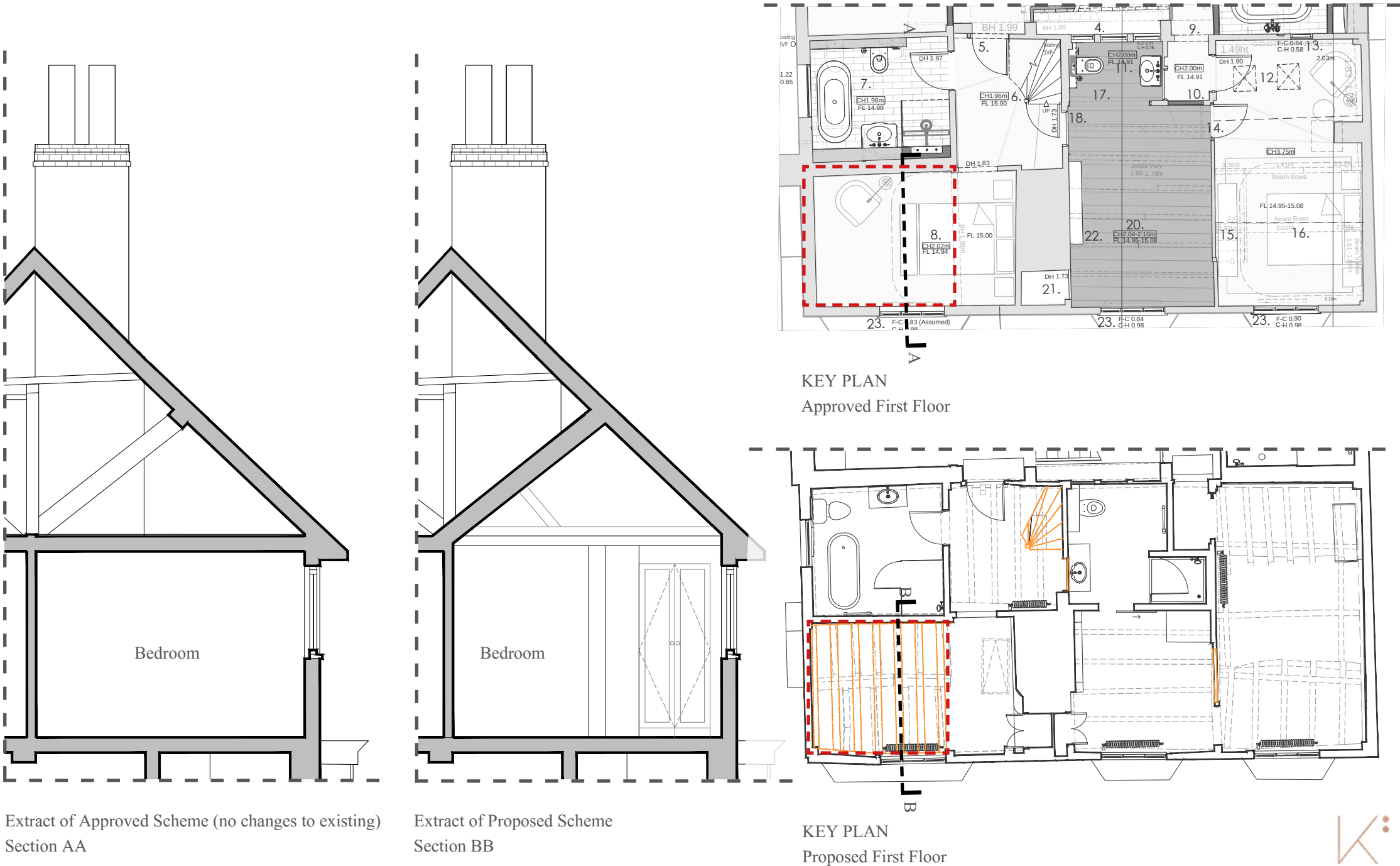
 Highlighted area of deviation



Vaulted Ceiling in SE Bedroom



Attic, view of the vaulted ceiling

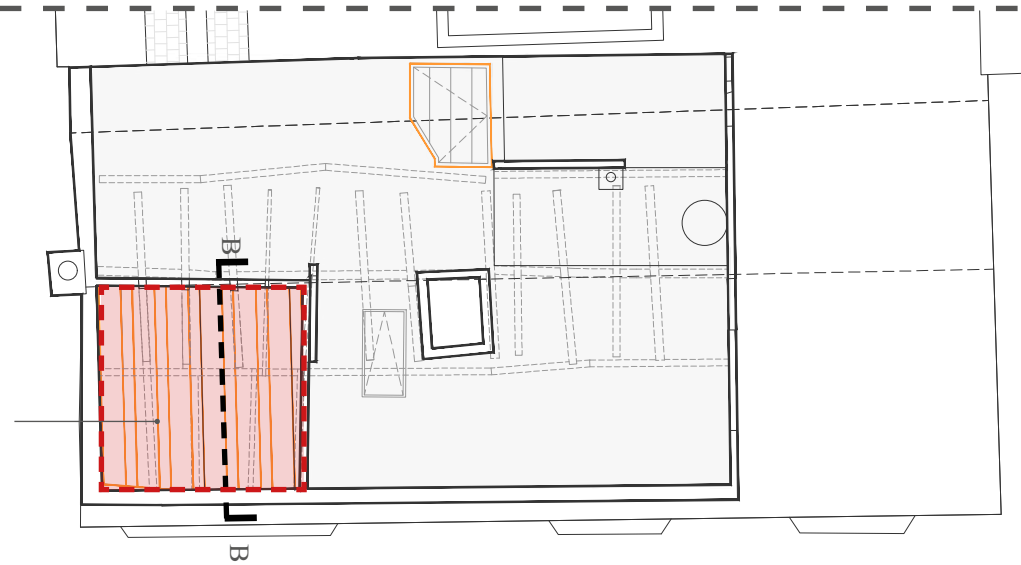


JUSTIFICATION

REMOVAL OF GYPSUM PLASTERBOARD CEILING TO SOUTH-EAST BEDROOM

Refer to drawing 5028 and product data sheet provided for further information.

Area of ceiling demolition above bedroom. Rotten, wood worm infested timber boards to non-original floor build-up removed. New vaulted ceiling introduced. Non-original timber ceiling joists to be reinstated.



KEY PLAN
As-Built Attic

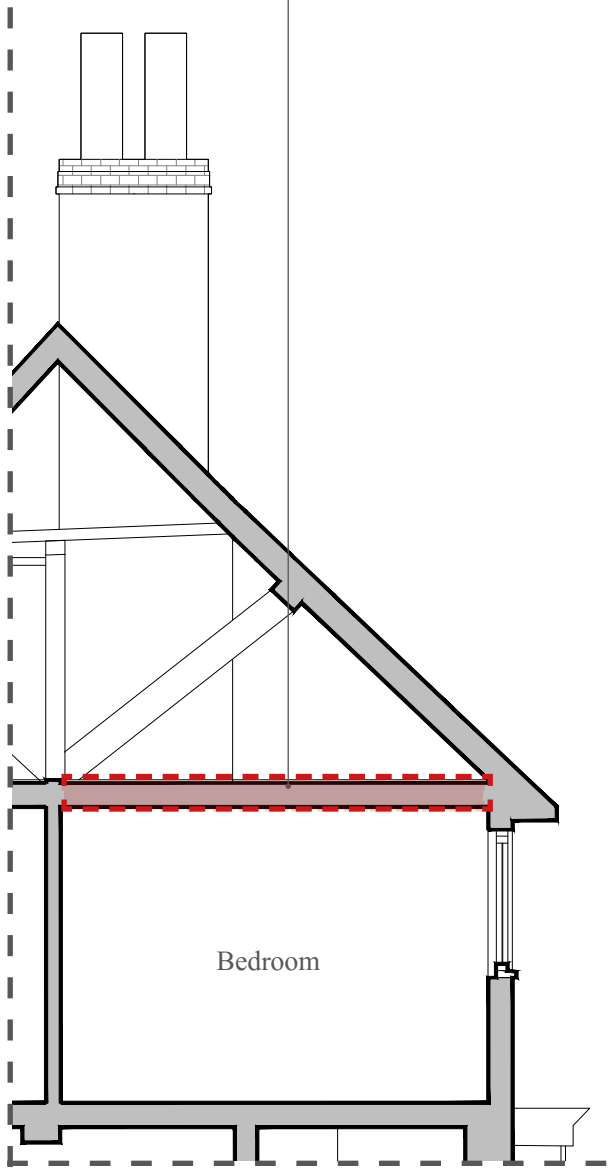
Existing non-original ceiling removed. Limited information on build-up

- Gypsum plasterboard ceiling to bedroom side
- Modern timber joists
- 80mm insulation
- Loose laid oak floorboards to attic side, rotten and wood worm infested

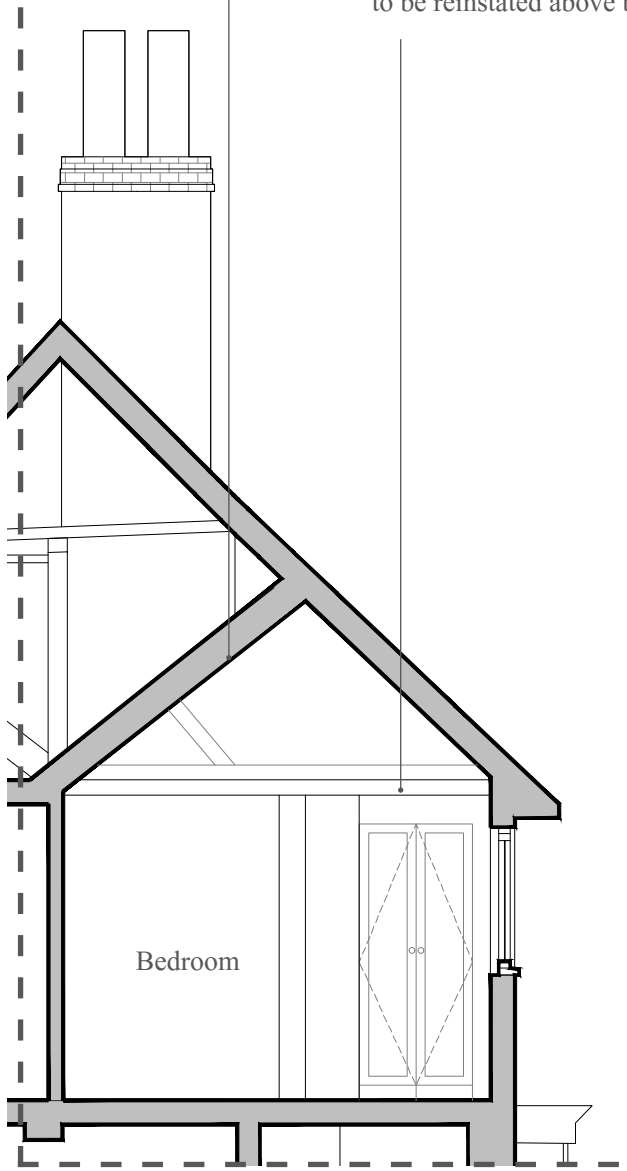
New ceiling build up:

- Lime plaster to bedroom ceiling
- Hemp-Span Fibreboard, Hemp-span
- Insulation finished with Hemp-Span
- Fibreboard to attic side

The non-original timber joists to be reinstated above bedroom



Extract of Existing Section AA



Extract of Proposed Section AA



JUSTIFICATION

REMOVAL OF GYPSUM PLASTERBOARD CEILING TO SOUTH-EAST BEDROOM

Following the submission of planning application DM/25/1103 further photographic evidence of historic frame soot blackening in the southern bedroom is provided, please see adjacent photographs.

With the ceiling now removed and only timber joists to be reinstated, these beams will be clearly exposed, celebrating the historic frame.



South bedroom timber frame photographs, November 2025



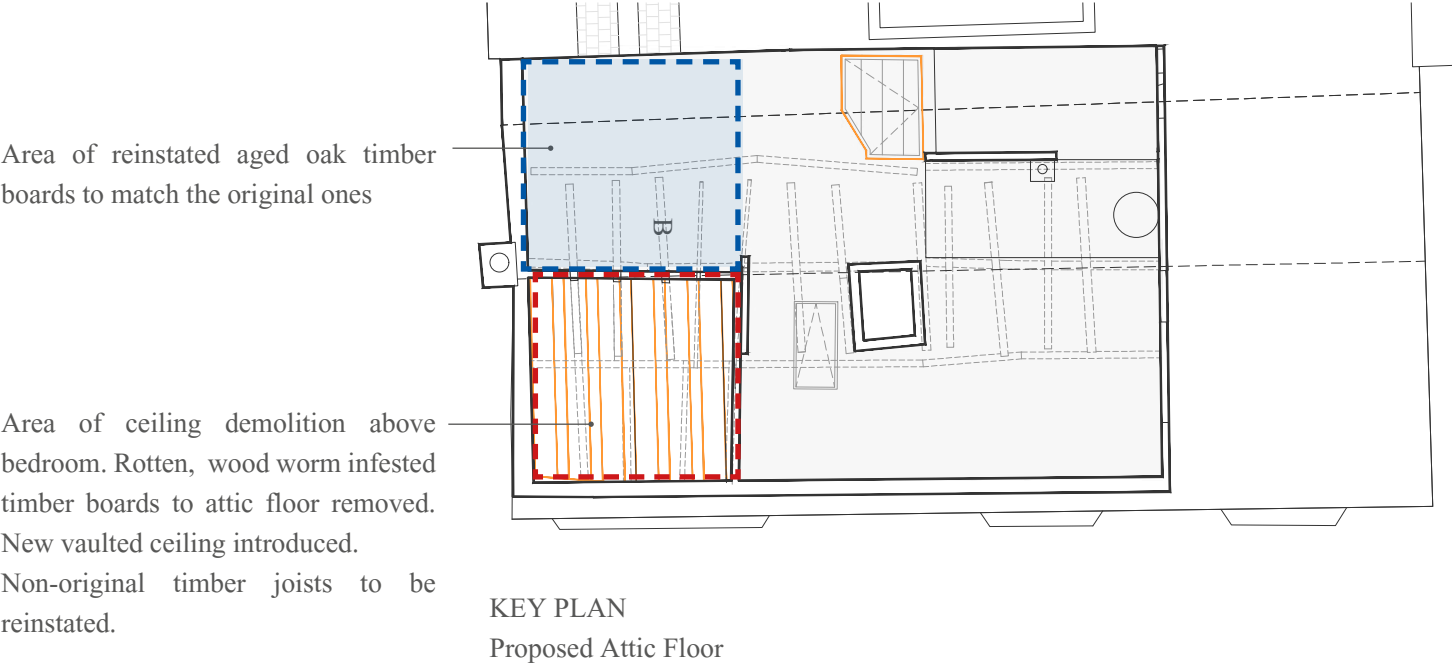
JUSTIFICATION

REMOVAL OF FLOORBOARDS IN THE ATTIC

The 17th century floor boards above the south-east bedroom were excessively loose and instable located in the loft. The previous owner confirms many areas of the old flooring in the attic were in a very poor condition. A high percentage were badly stained and rotten. Furthermore, the Desbrulais report confirms in the photograph this attic area was already raised suggesting non-original elements being in place below the loose laid boards, perhaps the reason why they were loose laid in the first place.

Once removed, the floor boards have been re-used (to form basement hatch, doors) in a sympathetic manner to give them use and meaning within the context of the modern elements of the property and the general / overall character of the property. It is therefore argued that their value has not been lost, but in fact realised.

As a measure of good will, the floor boards will be reinstated in the southern part of attic floor. They will be manufactured by the The West Sussex Antique Timber Co. Ltd.to match the existing in character, quality, tone, and texture. Refer to drawing 5029 for further information.



Pre-construction photographs of attic floorboards in poor condition

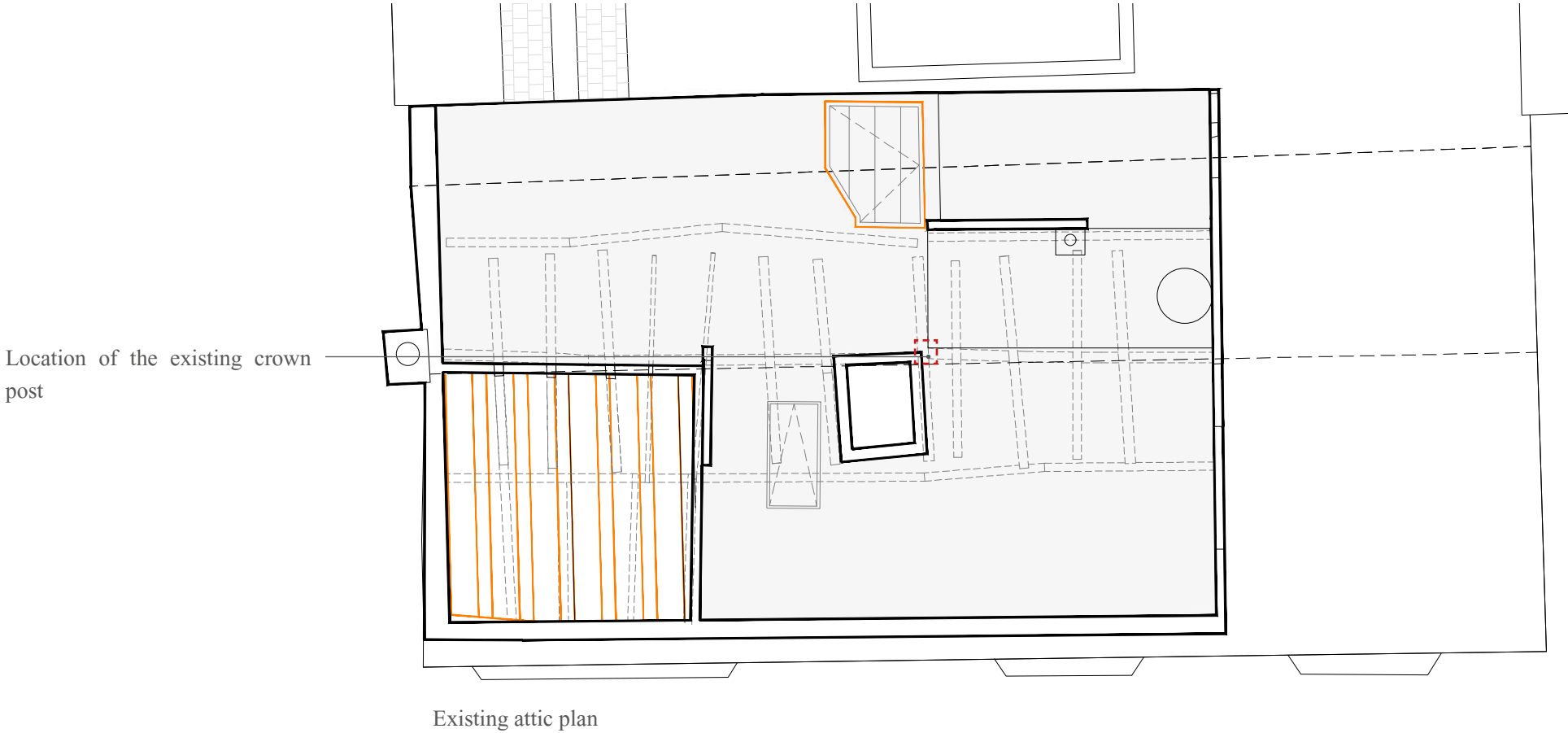
Extract from Desbrulais Heritage Report - area of attic floor with historic floorboards loose laid

JUSTIFICATION
ROOF CROWN POST

It was stated by Conservation Officer in the letter dated 23/06/2025 that:

‘Marlow House is of national importance due to its still legible 15th century origins, and early phases of development during the 16th and 17th centuries. It is a good example of a multi-phase building of this period, and the surviving evidence of its development from a building with an open hall, to a fully floored house with central masonry chimney stack is indicative of the evolution of timber framed buildings of period in the Sussex area, although it does exhibit some interesting anomalies, such as the fact that the crown post roof appears to postdate and have been built around the chimney.’

It is illustrated on the photographs below that the crown post was not removed.



Recent photograph

Existing crown post in its historic place



Photograph extractd from Desbruslais Heritage Statement, 13 December 2022

JUSTIFICATION

ATTIC

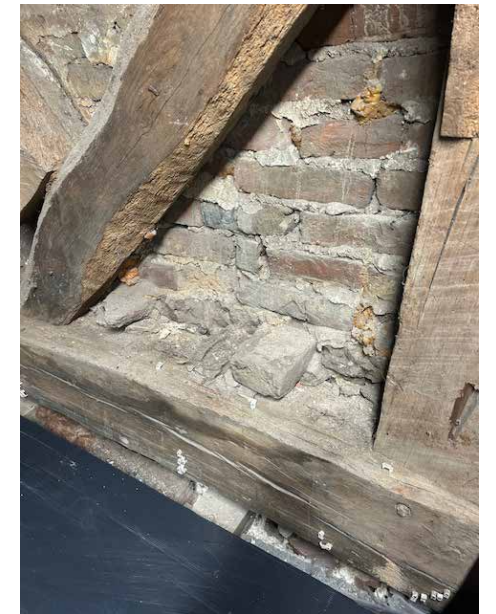
The adjacent photographs are of the current condition of the attic.

Schedule of works which have taken place within the attic space:

- opening created above south bedroom to allow for vaulted ceiling construction
- existing floor covered with Antinox sheeting for surface protection
- breathable insulation installed within the existing roof
- timber floor build up to support water cylinder and spread its weights onto the existing rafters below, constructed of 18mm chipboard tongue and grooved construction flooring.
- New boiler and water tank installed

Timber frame was unaltered.

All roof structures of historical and national significance have been preserved, with loose floorboards carefully reused and modern materials removed, ensuring that the heritage value of the attic construction is maintained.



JUSTIFICATION
ATTIC

For comparison, the adjacent photographs are of the attic before any works were undertaken by the current owner.

It is noted that the timber frame was unaltered and untreated.

All roof structures of historical and national significance have been preserved, with loose floorboards carefully reused and modern materials removed, ensuring that the heritage value of the attic construction is maintained.

