

JUSTIFICATION

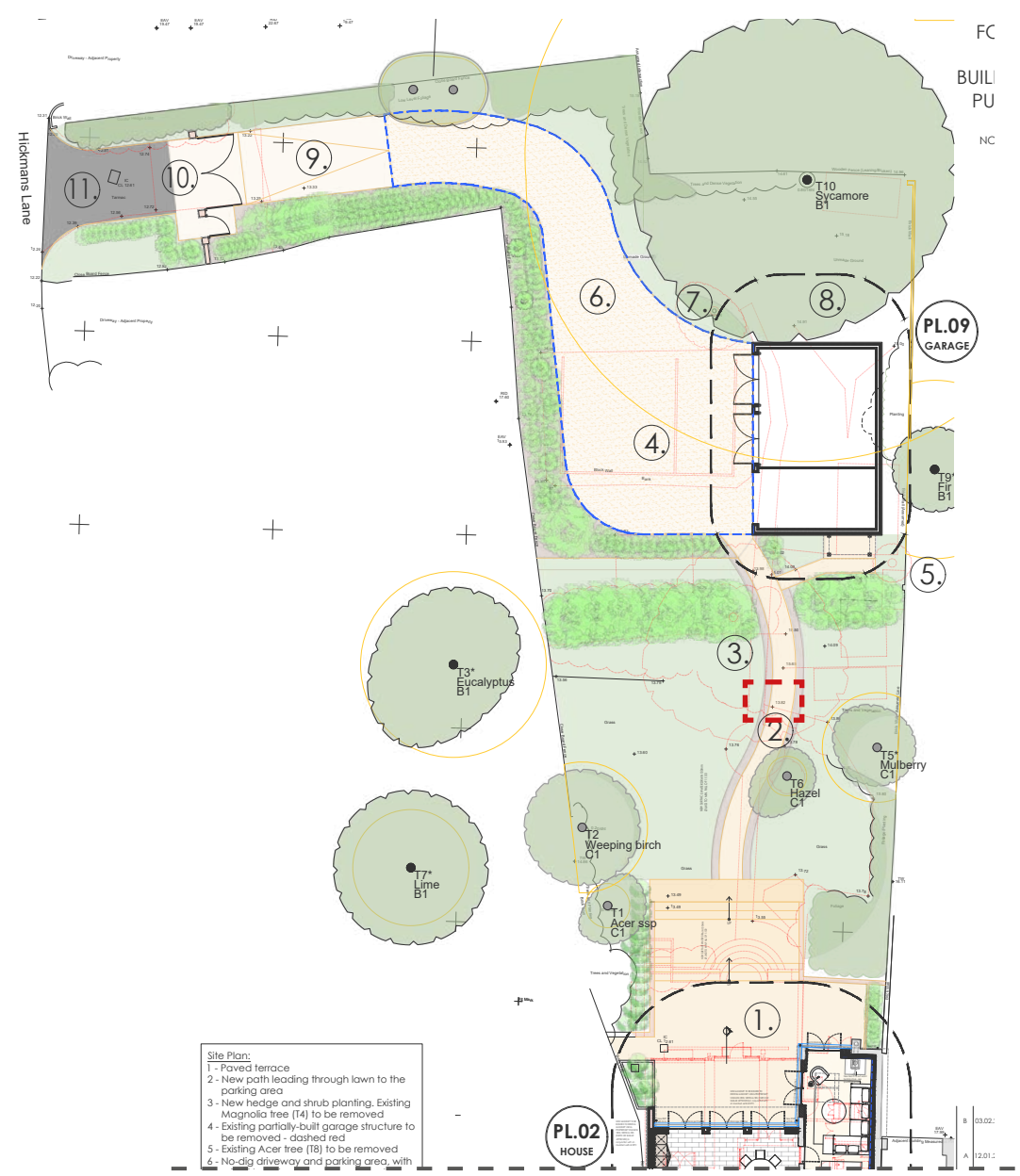
ORNAMENTAL GARDEN ARCH

The ornamental arch in corten steel at the entrance to the garden has been constructed without planning permission and is applied for approval under this application.

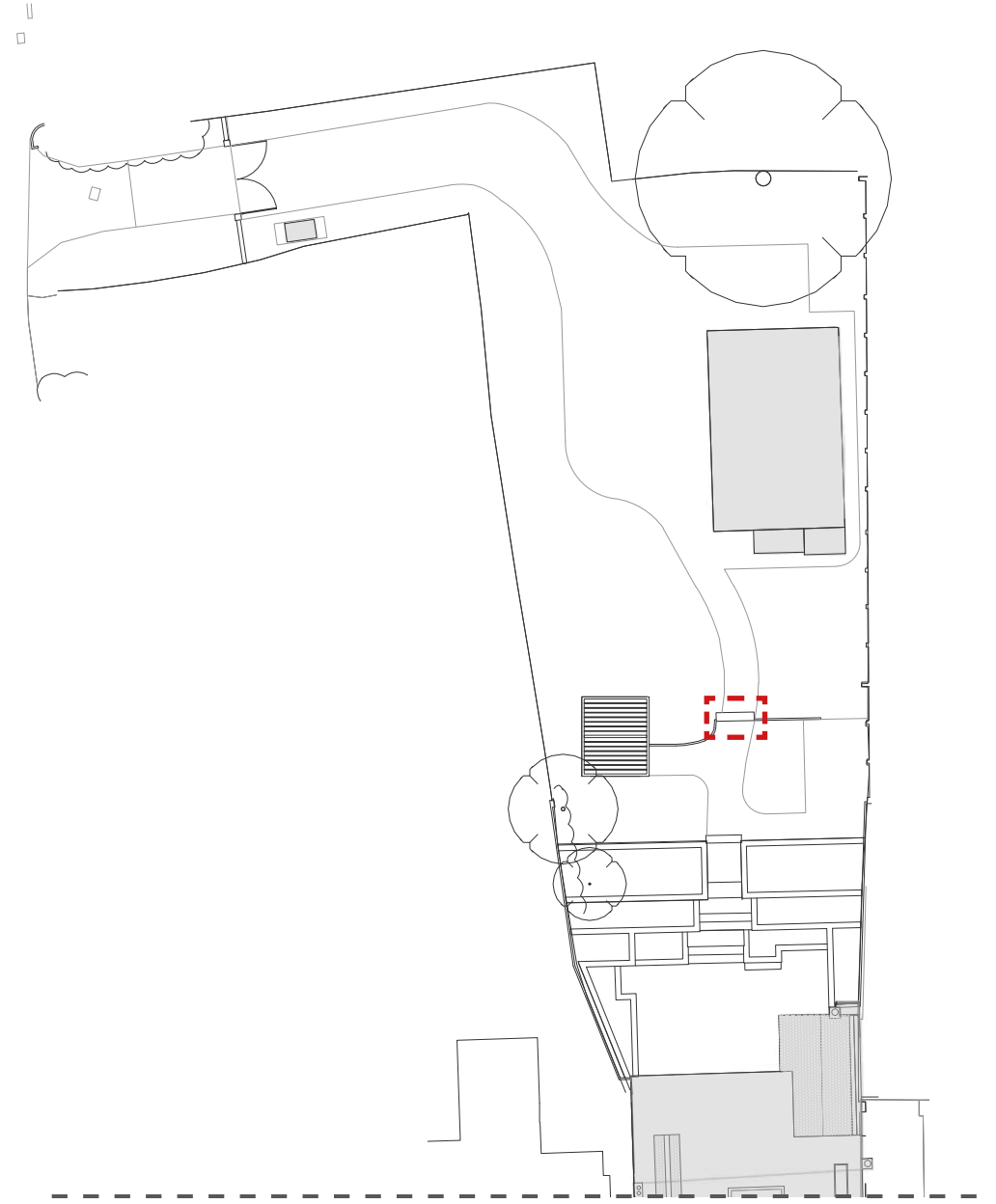
In the supporting Heritage Statement, HCUK describes it as follows: ‘The feature Corten steel arch is an attractive contemporary addition to the landscaped garden and would have a neutral impact on the listed building’s significance.’



Ornamental garden arch in Corten steel at entrance to garden



1. Approved hard landscaping design - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved).



2. Proposed hard landscaping



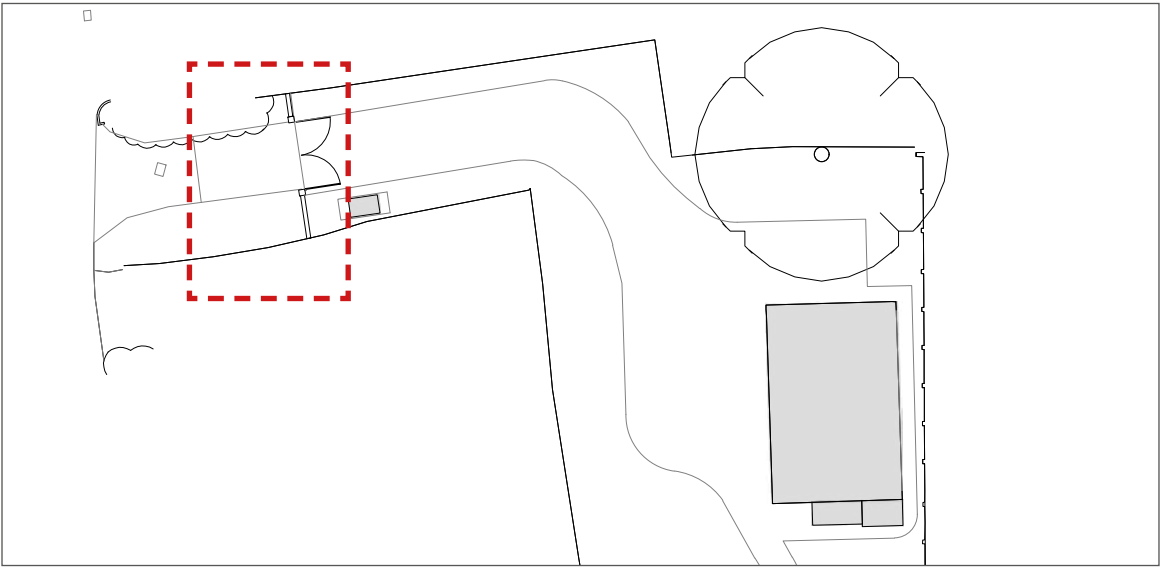
JUSTIFICATION
DRIVEWAY GATES

Different timber gates and brickwork piers to those in the approved scheme have been constructed, and are a deviation from the approved scheme. They are however of a modest design in keeping with the vernacular of the proposed detached garage building, and sympathetic to their Listed Building and wider Conservation Area setting, as outlined in the supporting HCUK heritage statement.

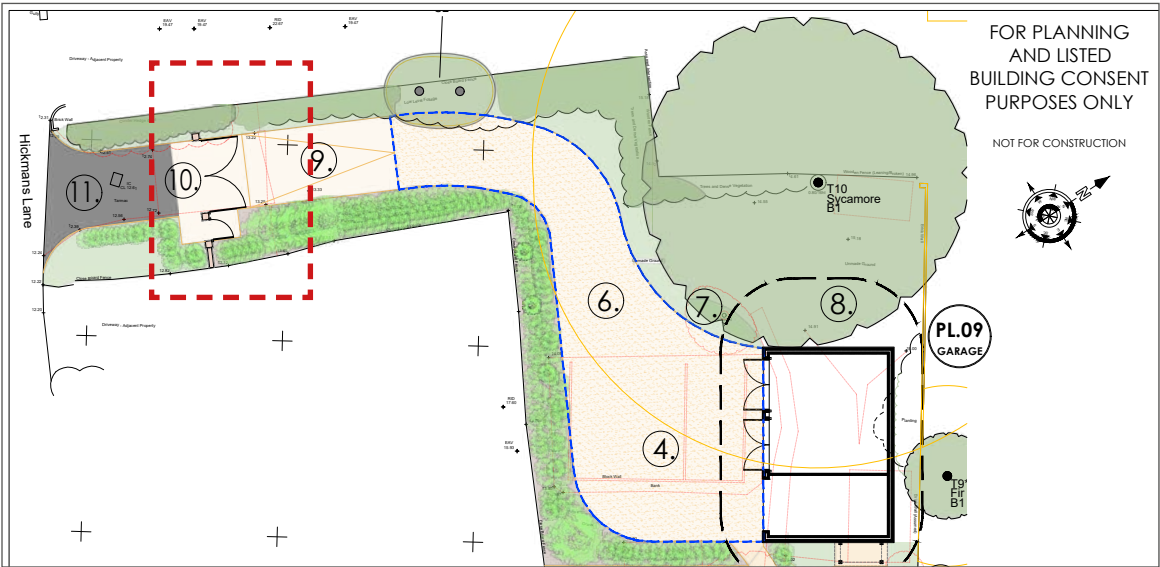
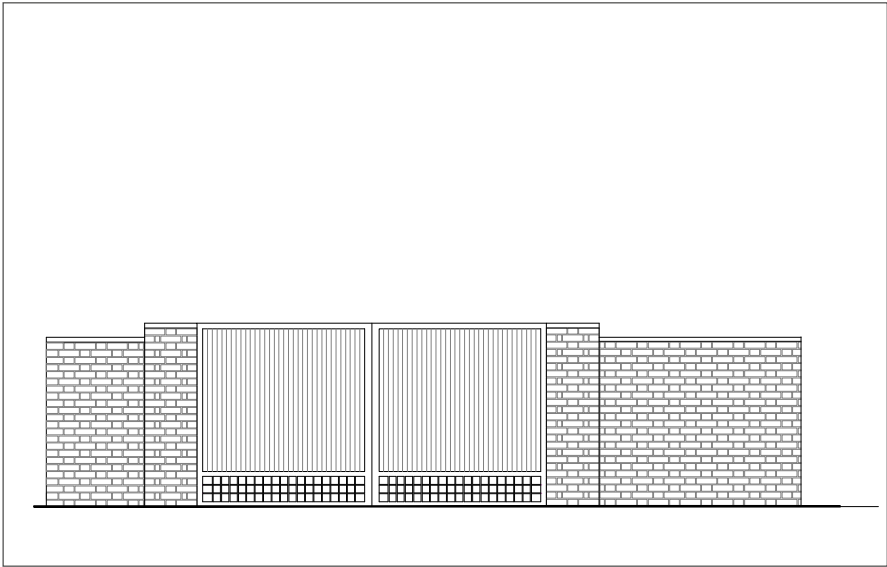
There is a lack of local planning guidance on vehicular gates and the high-quality materials and style are befitting of their setting, particularly as they are set back from the highway and flanked by vegetation that forms a visual break in Hickmans lane. Ultimately, they are metal gates with timber infill panels, a modern interpretation of traditional applications of these materials. As noted, the contemporary nature of these gates in the context of the approved contemporary extension and garage, both constructed using the same material palette, provides visual consistency across the site, underpinning the established discourse throughout the scheme of modern additions juxtaposed with the tactile characteristics of historic fabric, that has been painstakingly and sympathetically restored by expert craftsman.



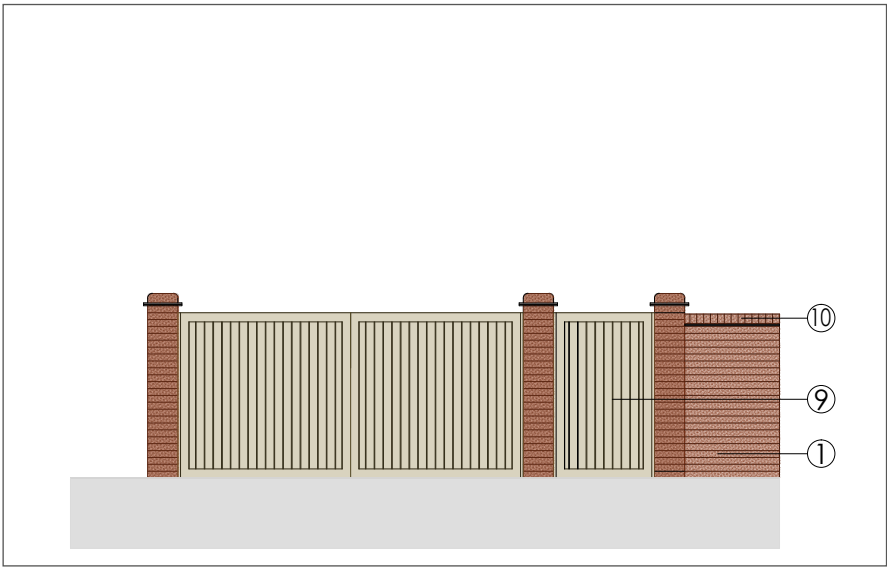
Current photograph- driveway gates



2. Proposed driveway gates



1. Approved driveway gates design - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved).



KEY:
 Highlighted area of deviation

JUSTIFICATION
LANDSCAPING

The hard and soft landscaping to the rear garden deviates from the approved scheme. However, it still enhances the setting of the building and protect the character and integrity of the Conservation Area, as outlined in the supporting HCUK heritage statement.

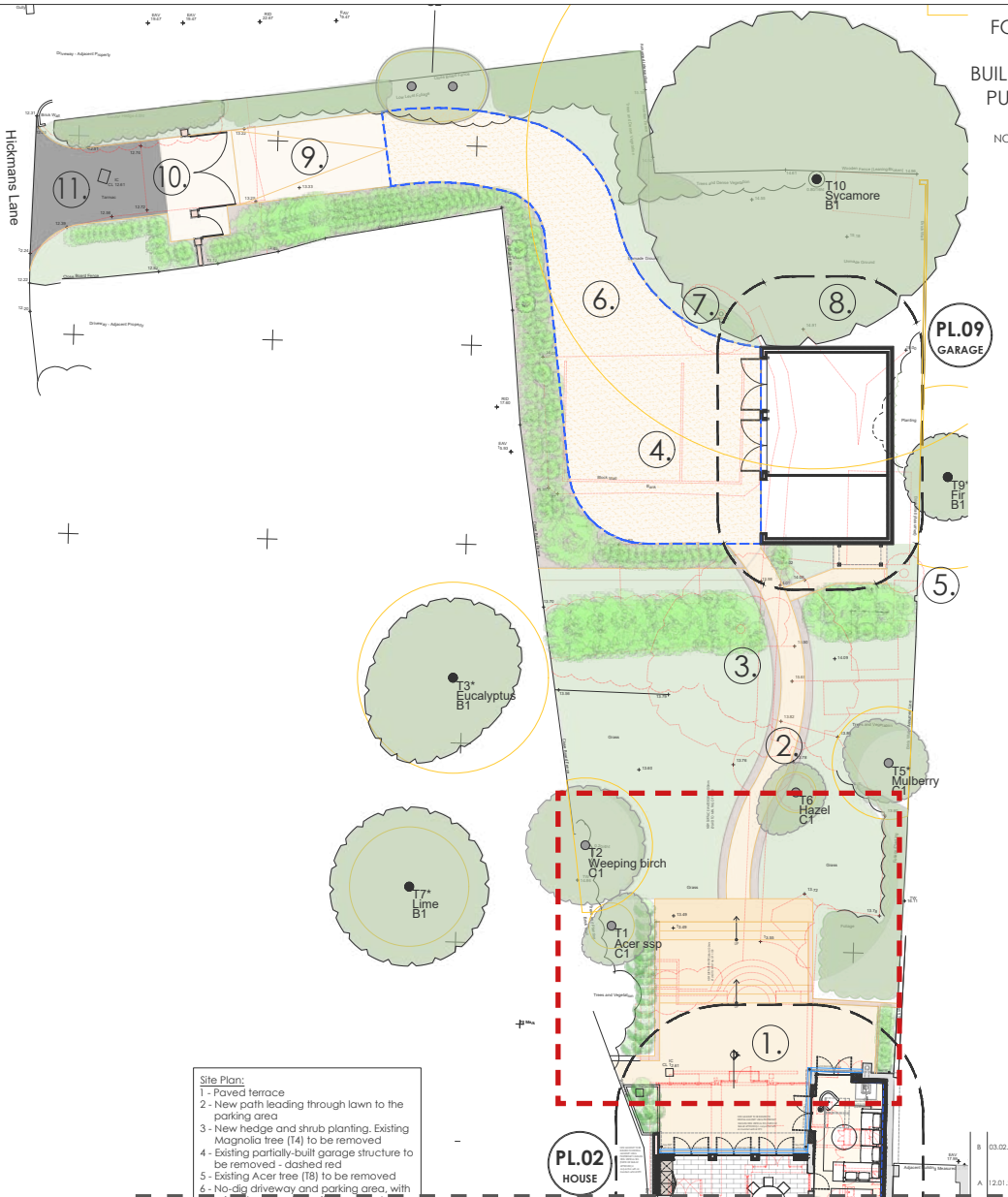
Refer to supplemented drawing D8 Rev B by Rachel Goozee Garden & Planting Design for further details on current hard and soft landscape design.

KEY:

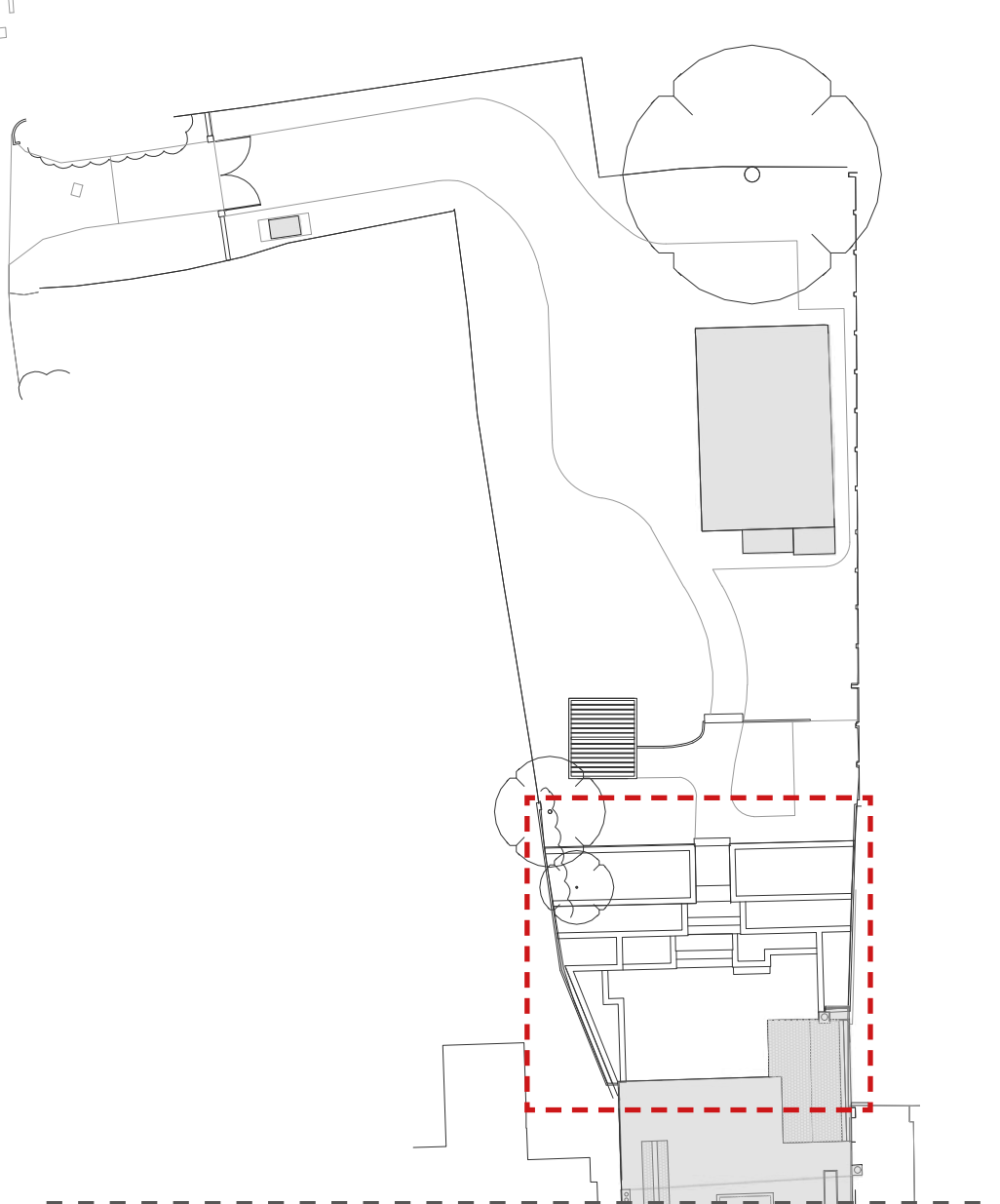
 Highlighted area of deviation



Recent photograph of hard landscaping, view looking west towards the garage.



1. Approved hard landscaping design - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved).



2. Proposed hard landscaping



The new extension achieves the highest level of sustainability that is feasible, with low energy consumption during operation. The following measures are incorporated:

- The thermal performance of the new extension is designed to exceed the standards required by Building Regulations Part L. This is achieved through adoption of careful insulation detailing, leading to reductions in air permeability and thermal bridging.
- The thermal performance of the existing building fabric is improved through the installation of a new insulated limecrete slab to part of the existing ground floor, with the existing floor over the Cellar that received insulation between the ground floor timber joists.
- The existing pitched roof structure over the front portion of the building received thermal insulation, applied at rafter level to the vaulted sections and at ceiling level to the retained attic space. The insulation is of the breathable type to ensure the continued preservation of the existing roof timbers;

- High performance double-glazed windows and doors to the proposed rear extension and Bakehouse, with gas-filled cavities and thermally-broken metal frames;

- Water usage is reduced through the installation of flow reducing / aerating taps, and low-flush cisterns. Recycled grey water from the garage is collected for plant irrigation / watering;

- The replacement space heating and hot water system will operate with high efficiency owing to the higher levels of thermal insulation and airtightness present in the proposed extension. This ‘fabric first’ approach significantly reduces the pressures placed upon the primary heating system.

- The provision of an electric car charging point within the open bay of the detached garage building.

Section AA prepared by Gould Baxton as part of Building Regulations package

PART IX | CONCLUSIONS



CONCLUSIONS
HARM AND BENEFITS

The adjacent table presents an assessment of the perceived heritage benefits in the context of the heritage impacts associated with the deviations from the approved scheme.

Notably, changes with a neutral impact are the most prevalent, while numerous changes are identified as beneficial. The Heritage Consultant concluded the assessment as follows:

‘Taken as a whole the effects of the Proposed Scheme as amended would enhance the building’s heritage values, accepting a degree of harm resulting from the full width rear extension, and master bathroom dormer roof extension. Nonetheless, the heritage benefits of the proposal are considerable, in conjunction with the overarching benefit of securing the heritage asset’s beneficial use as a single dwelling on a long term basis as part of a fully restored property which was previously in very poor condition. Indeed, the implemented scheme included the restoration of the building’s external envelope and adjoining gable wall to No. 109 which has been repointed in hydraulic lime mortar.
Overall the heritage benefits of the proposal decisively outweigh the harm, resulting in no residual heritage harm on the basis of internal heritage balance’

Source: HCUK Heritage Statement.

LOSS / HARM	NEUTRAL	BENEFICIAL
1. Full width rear extension at first floor level proposed as implemented - limited weight 2. Flat roof ‘dormer’ extension to accommodate master bathroom proposed as implemented - limited weight 3. Removal of late 19th century chimney stack and making good to floors, ceiling and roof - limited weight	1. Bake House rebuilt to a slightly different design using handmade clay bricks, matching the other masonry elements to the rear elevation proposed as implemented. Bake House to include the omission of rooflights from the south facing roof slope. 2. AC units to Bake House enclosed by timber louvre screening (Siberian larch) to north side of Bake House chimney 3. Partition to form downstairs WC in southern bay of 15th century house (formerly dining room in previous house) 4. Blocking of door between first floor landing and en-suite bathroom to north bedroom but with exposed timber framing and plank door retained to both sides. 5. Sliding door partition to wine cellar / utility room 6. Timber cladding to evoke timber framing to main entrance passage wall 7. Overlaid seasoned oak flooring 8. Timber weatherboarding not added to south elevation, retained as existing. 9. Removal of gypsum plasterboard ceiling to SE bedroom and insertion of vaulted ceiling in reclaimed timber rafters with lime plaster infill. Timber joists reinstated. 10. Balustrade to terrace change from metal spindles to planar/ frameless glazing 11. Entrance gates to driveway built to different design proposed as implemented 12. Timber pergola to rear garden with concrete base proposed as implemented 13. Ornamental arch in Corten steel at entrance to garden proposed as implemented 14. Log store built to a lower height proposed as implemented 15. General landscaping arrangement, inclusive of irrigation tank 16. Removal of small section of partition wall in ground floor lounge. Timber frame reinstatement proposed. 17. Re-use of surplus attic floor timbers to form plank and batten doors	1. Fitted wardrobes secured by means of non-intrusive fixings within recesses or niches adjacent to main chimney breast or external walls - beneficial for the purpose of the habitable quality of the dwelling 2. Changes to first floor north bedroom including reinstated fireplace 3. Re-instatement of modern infill panelling to N bedroom with timber framing retained in situ- limited weight 4. Re-facing of main chimney breast to ground and first floor rooms in reclaimed brick in hydraulic lime mortar incorporating new hearths - limited weight 5. 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 6. Removal of rooflights to west facing historic slate roof and slated over in matching slate - moderate weight 7. Water well revealed and re-lined in brick to new kitchen floor and left exposed / visible with structural glazed floor - moderate weight 8. Removal of timber stud wall with stone veneered nogging at ground level to create a reveal / recessed entrance to WC - limited weight 9. Reinstatement of corkscrew winder staircase from ground to attic level with access to attic restored - moderate weight - moderate weight 10. The introduction of breathable insulation to the east facing roof slope - limited weight 11. Replacement of casement window to S elevation with three-over-three vertical sliding sash.



CONCLUSIONS

As presented within this document, recent works to the listed Marlow House deviated from the scheme approved under application DM/22/3694 & DM/22/3695.

This application is for retrospective approval of implemented works and approval of the proposed works.

All implemented variations to the approved scheme have been assessed by a specialist Heritage Consultant and the majority were deemed to be of low harm to the listed building and its settings. Implemented works that were perceived to carry a level of harm have been addressed with revised and updated design proposals to mitigate the level of harm.

The following conclusions extracted from the supporting HCUK Heritage Statement for this application are highly positive, as shown in the extracts below:

- 6.3
The scheme will deliver an exemplary restoration and refurbishment of the 15th century timber framed house which comprises the core significance of the grade II listed building. The new interventions are sensitively designed, combining traditional and contemporary elements sympathetic to the building’s high architectural value and historic interest
- 6.4
The replacement rear extension is of contrasting modern design, well-proportioned and carefully detailed using high quality materials. While the first floor of the rear extension envelops the 1830s brickwork outrigger, the latter remains a legible element of the composition and will be visible internally and externally by virtue of the large Crittall windows and resulting permeability.
- 6.5
The east facing elevation to High Street has been restored to a very high standard, including replacement joinery in hardwood and replacement front door of improved design.
- 6.6
Works of restoration and alteration to the interior have an overwhelmingly positive impact on the historic character of

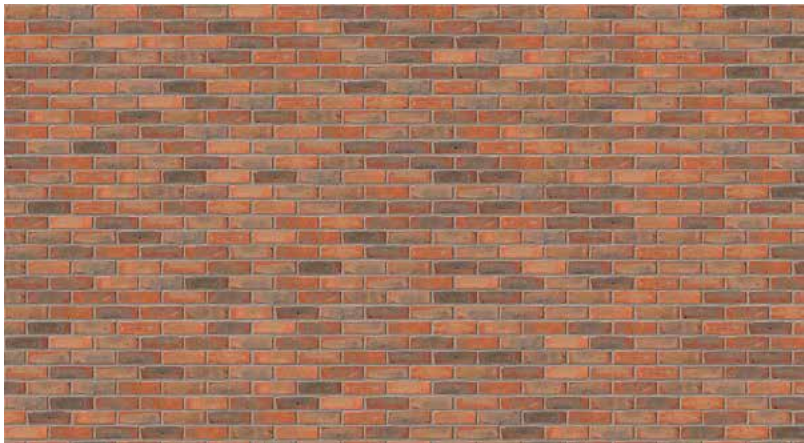
- the listed building and would on balance sustain, reveal and reinforce the special interest of the heritage asset in compliance with paragraph 210 of the NPPF.*
- 6.7
Further to the assessment undertaken in Section 5 of this Report, it is concluded that the proposed scheme will preserve the architectural and historic interest of the subject grade II listed property, with no residual harm resulting. The group value of the listed buildings to this part of Lindfield High Street group would be preserved in respect of the Section 16(2) and 66(1) statutory duties. The Lindfield Conservation Area would be preserved for the purpose of the Section 72(1) duty.
- 6.8
There will be no harm to any heritage assets (designated or otherwise) and paragraphs 214-216 of the NPPF are therefore not engaged.
- 6.9
The Proposed scheme complies with all local and regional policies relating to the historic environment and the Council is invited to consider the scheme favourably in compliance with paragraph 219 of the NPPF.

It is therefore concluded that the works undertaken at Marlow House, alongside the proposed design solutions, align with the principles of heritage conservation and enhancement. The sensitive restoration and carefully considered alterations contribute positively to the character and significance of the Grade II listed building, ensuring its long-term preservation. As demonstrated by the HCUK Heritage Statement, the scheme upholds statutory and policy requirements, with no residual harm to the heritage asset or its wider setting. In light of these findings, the application is submitted for retrospective approval of the implemented works and approval of the proposed solutions, with the expectation of a favourable determination for this regularisation application.



PART X | PRODUCT DATA SHEETS



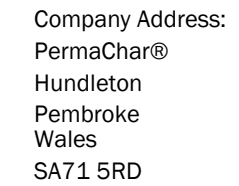


Product Information

Ibstock Code:	A4517A
Type:	Stock
Facing Description:	Sandfaced
Dry Brick Weight (kg):	2.2kg
Pack Quantity:	370
Packaging (standard):	Banded (Plastic)
Factory:	Chailey
EPD:	

Technical Specification (to BS EN 771-1)

Brick Dimensions (L x W x H mm):	215x102x65
Size Tolerances Mean & Range:	T1 R1
Configuration:	Single Frog
Voids (%):	5-10%
Compressive Strength (N/mm²):	12.5
Active Soluble Salts:	S2
Water Absorption (% weight):	12
Durability:	F2
Gross Dry Density (Sound Insulation) (Kg/m³):	1560
Equivalent Thermal Conductivity "K" value 5% Exposed:	0.82
Initial Rate of Absorption (Suction Rate) (Kg/m²/min):	0.9
EAN:	5.03634E+12



Invoice No
2248

Order Date
13/12/2023

Customer
Rob Quayle

Email
info@southern-contractors.co.uk

Contact No
07765 229 707

Est Delivery
Approx. late January - early February

Special Instructions			Note			
Quantity	L/m	m2				
1			Profile.	Size.		
			Shadow Gap	19x145mm		
			PermaChar® Premium Charred Timber Cladding			
			Charring level - Crushed Berry TBC			
			200M2/1,500LM - All @ 4m lengths	£10.10lm	£15,150.00	
			15no. 90-Degree corner mouldings @ 4m lengths (60LM)	£10.95lm	£657.00	
			19x95mm - PAR 10no. Boards @ 4m (40LM)	£6.99lm	£279.00	
			Black head, stainless steel screws @ 42mm (8,500pcs)		£918.00	
			Tin - Colour Matched Oil - 5L (For end cuts) Crushed Berry TBC		£0.00	



The mark of responsible forest

Transport	£595.00
Subtotal	£17,599.00
Vat	£3,519.80
Total	£21,118.80



Weather It 2023
Units 1 -6, Oldbury Road
Industrial Estate
West Brom.
Sandwell B70 9DD

CUSTOMER INVOICE ADDRESS

Rachel Goozee Garden & Planting Design

Customer Reference / Delivery Address

P0085 - Rachel Gooze - Lindfield

SALES QUOTATION

Document Number	Document Date	Page
21259	03.05.24	1/1
Customer Name.		
Rachel Goozee Garden & Planting Design		
Your Contact		
-No Sales Employee-		

Currency:GBP				
Description	Quantity	Price	Tax %	Total
Walkway Arch. 3mm corten. 50mm thick all around	1	3,322.00	20.00	3,322.00
Bespoke Quote - Brampton Planter. 600mm high. Price per linear meter	41.1	145.00	20.00	5,959.50
Corten Water Rill - with pump	1	3,311.00	20.00	3,311.00
Traditional British Edging 3000 x 150 x 3mm - Rustic Steel	162	16.95	20.00	2,745.90
Traditional British Edging 3000 x 300 x 3mm - Rustic Steel	27	33.90	20.00	915.30

Quotation Subtotal:	16,253.70 GBP
Discount Subtotal:	15.00% 2,438.06 GBP
Total Before Tax:	13,815.64 GBP
Total Tax Amount:	2,763.13 GBP
Total Amount:	16,578.77 GBP

Quotation Valid Until: 10-May-2024

MD: Daniel Kinsella
Phone: 0121 824 5700
E-Mail: daniel@weather-it.co.uk

Bank Name: WatherIt ltd.
Bank Account: 78686460
Bank Code: LLoyds



Order Acknowledgement



Order Reference:SB15617

Date:20/12/2023

Customer Address:

Simon Dougall
Nash Farm
Nash Lane
Scaynes Hill
Haywards Heath
West Sussex
RH17 7NJ

Delivery Address: (If Applicable)

Rob Quayle
Marlow House
107 High Street
Lindfield
Haywards Heath
West Sussex RH16 2HR

Delivery Contact No:07765 229 707

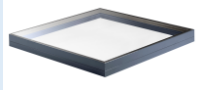
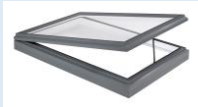
Customer Contact No:07798 744570

Quotation Basis:Supply Only

Customer Email Address:simon.dougall@btinternet.c

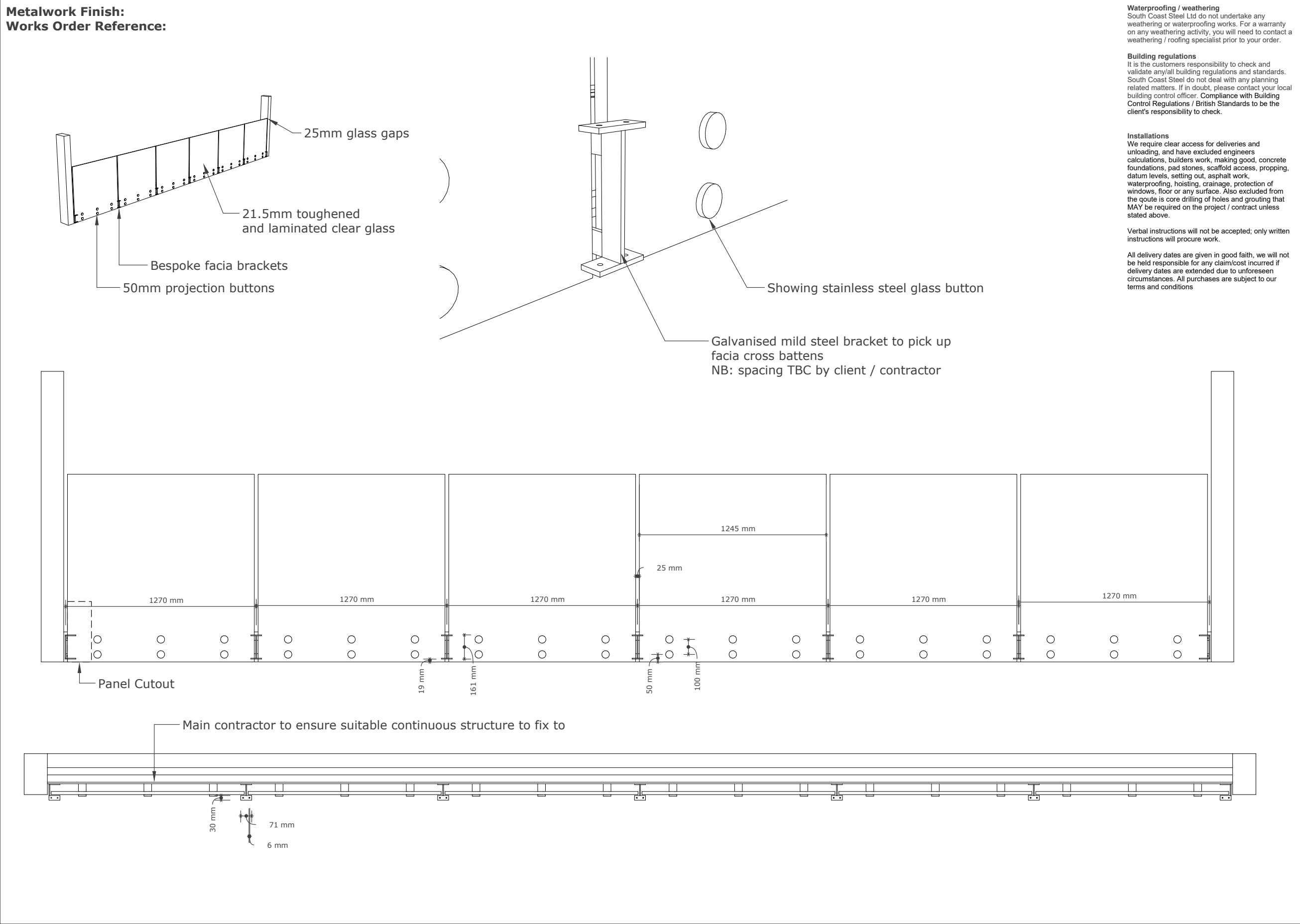
Despatch Details:Delivery

Estimated Delivery Date:31/01/2024

Description	Total
 1 x SB Fixedlight Frame(s) To suit external kerb width: 1800mm To suit external kerb length: 2935mm Frame colour: 7016 Matt Grey Glazing Spec: 10mm Clear TGH & Heatsoaked /10mm Black warm edge spacer argon gas filled silicone (DC3362) seal/8.8mm Clear soft coat 1.1 laminated with polished edges on inner laminate Approximate weight per unit = 282.25KG Notes: Glazing specifications may vary dependant on availability. Glazing performance criteria will remain the same. Laminated glass inner pane included above	£3,495.00
 1 x SB Opener (Elec) + Cover Frame(s) To suit external kerb width: 1970mm (Landscape -Hinge Side) To suit external kerb length: 810mm Frame colour: Internal 9910 Matt White / External 7016 Matt Grey Glazing Spec: 6mm Clear TGH & Heatsoaked/16mm Black warm edge spacer argon gas filled silicone (DC3362) seal/6mm Clear soft coat 1.0 (Low E) TGH & Heatsoaked Approximate weight per unit = 84.62KG Notes: Glazing specifications may vary dependant on availability. Glazing performance criteria will remain the same. Operating Mechanism: 300mm 24Vdc chain actuator - White Rooflight opens to 30 degrees maximum and used for ventilation only This Rooflight is suitable for use up to a height of 13m above floor level	£2,395.00



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





Creative Metal Design Limited
Unit 16,
Huffwood trading estate,
Partridge Green
Horsham
WS
RH13 8AU
01444 400513
info@creativemetaldesign.co.uk
www.sussexgatesandrailings.co.uk
VAT Registration No.: 314245827
Company Registration No. 10563143

Estimate

ADDRESS

Southern Contractors
(Newbuild)Ltd
2 Chapel Road
Tadworth
KT20 5SB

ESTIMATE NO. 8585
DATE 23/02/2024

ACTIVITY	QTY	RATE	AMOUNT
Up to 4 metres wide and 2 metres high.Hand crafted oiled Balau hardwood clad double entrance gates with open bottom section. 60x40mm box section frame, solid 16mm round bar open section. Colour coded hinge brackets with integrated grease nipples and gate fitting shoes. All fixings are stainless steel. Fine texture powder coated finish.	1	4,995.00	4,995.00
Additional metalwork protection with hot dip galvanising prior to powder coating. Includes delivery charges and Linishing.	1	325.00	325.00
Gate supply and installation.	1	400.00	400.00
			Subtotal: 5,720.00
			Subtotal: 0.00
Nice L-Fab 24v underground automation system with three remote controls and two sets of photocells, a set of photocell posts, exit push button, gate safety edge, plastic control box enclosure, wiring and consumables. Fully installed to current safety requirements (risk assessed, force tested, CE marked and compliance certificate issued on completion). Price does not include any additional safety devices if required. Power supply for the automation should be provided by the customer.	1	1,675.00	1,675.00
Locinox Mag lock. Supply and installation. Recommended for privacy gates.	1	375.00	375.00
Upgraded control cabinet enclosure to Polyester exterior	1	175.00	175.00

For BACS payments - Santander - Sort Code 09-01-29 , Account Number 0920 3158 quoting your name and invoice number. ALL DISCREPANCIES MUST BE NOTIFIED IN WRITING
If such notice is not received within 5 days, the goods shall be deemed to comply in all respects with your instructions and the agreement.



CRITTALL WINDOWS

The Original Steel Window Manufacturer
Craftsmanship since 1849



Crittall is the world's leading manufacturer of steel windows and doors. With a proud heritage of delivering excellence, a legacy of shaping and influencing design can be seen worldwide. At the forefront of innovation, using cutting-edge design and manufacturing expertise, we offer unparalleled styling, engineering capability and production capacity.

Hand-crafted on site in our UK manufacturing facilities, Crittall steel windows, doors and internal screens complement all building styles from traditional to contemporary new-builds, with a life expectancy of over 60 years.

CORPORATE W20

Exterior steel windows and doors

The Corporate W20 window and door range offers great versatility. Corporate W20 windows and doors are specifically designed for external application. No other steel window system offers such an extensive range of profiles; with a combination of custom sized or modular windows & doors in a range of colours, design flexibility is refreshingly uncompromised.

Ingeniously designed and professionally installed, Corporate W20 has been created through innovative thinking and centuries of traditional craftsmanship.

Iconic minimalist profiles set Corporate W20 apart. Designed for maximum levels of light transmission, bespoke windows and doors offer limitless design opportunities.



SOLYX®

SXJ-0597 Isoline Frost



Product Details

SXJ-0597 Isoline Frost (revised colour). A very nice light-diffusing, frosted, privacy film. This film can be used alone or in conjunction with SXJ-0592 Isoline Dual Frost Gradient.

Flammability Rating

This product meets **Class B, s1, d0**, as specified in **BS EN 13501-1:2018**.

This product meets ASTM E84 and is classified as Class A as defined in NFPA 101, Life Safety Code®.

Specification

Product Code	SXJ-0597
Film Type	Polyester
Adhesive Type	Removable PS
Usage	Interior
Available Roll Width(s)	59"
Thickness	100 micron
Shading Coefficient	0.55%
Visible Light Reflection	27%
Visible Light Transmission	48%
UV Transmission	25%
IR Transmission	60%
Total Solar energy Rejected	38%
Solar Energy Absorbed	25%

Installation & Warranty

Installation

Installation should be in accordance with the manufacturer's installation instructions. This film is applied using the same methods used for installing window films.

Warranty

This product will be free from defects in material and manufacture for a period of five (5) years from the date of installation. See warranty information for specific details.

To ensure that **Genuine Solyx®** products have been installed, proof of a valid invoice number is required to validate your warranty. Scan the QR code below or visit www.glassfilms.eu/validate to validate.



Product Construction

Face Film

100 micron Polyester

Adhesive

Clear, Removable, Pressure-Sensitive

Release Liner

Silicone Coated

Distribution & Contact Information

Solyx® Decorative Films are available through authorised window film installers and signage companies, or directly from Glass Films.

Contact Information

Glass Films

Tel: +44 (0) 800 970 6366

Email: sales@glassfilms.eu

Web: www.glassfilms.eu



HEMSPAN®

Bio-based Construction Technologies



www.hemspan.com
sales@hemspan.com

IndiTherm®

Carbon negative and vapour breathable flexible insulation batts made with UK industrial hemp.

- Soft to touch.
- Large net negative embodied carbon savings.
- Exceptional vapour transport - keeping buildings dry. Ideal for traditional retrofits.
- Warm in winter, cool in summer. Indoor temperatures and humidity stay comfortably even because IndiTherm® naturally regulates both.
- Durability tested.
- Exceptional rigidity resists slumping.



Storage and handling

Keep dry during stroage and delivery.
Pallets must not be stacked.

Installation

Refer to installation guide for recommendations. Friction fit between structural framing or against masonry. Best cut with wave form insulation blades - available as handsaws or powered dual-blade reciprocating saws. Keep saws sharp. Ensure continuous airflow under suspended floors and from eaves in rafter installs and 50mm air gaps to sarking.

Environmental impacts

IndiTherm® has a net storage of carbon. It also reduces waste because it can be reused or reprocessed into new material at end of life.

Available formats*

Dimensions (mm)	Thicknesses (mm)
370 x 1200	50, 100mm
570 x 1200	50, 100mm

*Other sizes available on request.

Technical data

Thermal Conductivity λ	0.039 W/m.K
Bulk Densityρ	45 kg/m³
Specific Heat Capacity C	2100 J/(kgK)
Vapour Diffusion Resistance μ	1.3
Sound Reduction	Min 40dB (50mm+)
Reaction to Fire	E - BS EN 13501-1:2018 PASS
Carbon (net negative)	-0.70 kgCO ₂ eq/kg



HEMSPAN[®]

BIO BOARD

CONSTRUCTION BOARD

TECHNICAL SPECIFICATIONS

Bio Board is a 100% natural product consisting of straw and minerals. This non load-bearing board is free from formaldehyde and has a flame retardency of B-s1,d0.

The pure natural material, water absorbency and breathability contributes to a healthy living environment.



Characteristics	Applications
Low flammability Biodegradable and recyclable Mould & water resistant Low embodied energy & CO ₂ binding	A non load-bearing board (medium cast colour) highly efficient for interiors suitable for use in dry and damp rooms

Preparation

The board can be cut with a conventional compass saw, band saw, disk saw and ribbon saw. Due to the dust that occurs, it is recommended respiratory protection is worn.

Features	Standard	Measured
Dimension	-	1200 X 800mm
Thickness	-	19mm
State of surface	-	smooth
Uniformity of thickness smoothed	EN 300	±0.3mm
Apparent density	DIN EN 323	ca. 650 kg/m³
Thickness swell	DIN EN 317	0.29%
Edge shape	-	blunt
Change in length	EN 300	±0.3mm
Squareness	EN 300	±0.3mm
Thermal conductability	EN 12664	0.115 W/mK
Behaviour in fire	DIN EN 13501-1	B-s1 d0 Class
Transverse tensile strength	EN 319	0.32 N/mm²
Formaldehyde	AgBB 02/2015 WVOC-,VOC and SVOC-emission	A+
Water vapour permeability sd	DIN EN 12086	0.10m
Water vapour resistance factor	DIN EN 12086	5.3µ

The Bradfield Centre
184 Cambridge Science Park Rd, Milton,
Cambridge
CB4 0GA

www.hemspan.com

Email: info@hemspan.com
Instagram @hemspanuk



PART XI | APPENDICES



APPENDICES

CONSERVATION OFFICER COMMENTS-ORIGINAL SCHEME

Conservation Officer’s comments on the original scheme, received on the 25th of January 2023
Comments on the above planning and listed building consent applications.
The application site, Marlow House, is a Grade II listed building dating, from the list description, from the 15th century and located within the Lindfield Conservation Area. To either side of the building are other listed buildings- Everydens to the north is listed Grade II and dates from the 17th century, and Limes Cottage to the south, also Grade II listed, dates from the 16th century. Marlow House would be considered to be within the settings of these buildings.
Towards the rear (western) end of the garden of Marlow House, a three bay garage structure has been commenced but not completed. Planning permission for an oak framed detached garage was granted in 2014. This structure is shown as having timber cladding and a hipped clay tiled roof, but only the base of the walls appears to have been completed.
The current proposal is accompanied by a Heritage Statement. While this contains some useful information on the development and fabric of the building, it does not unfortunately provide a complete analysis of all relevant areas. It is also somewhat confused in that it appears to discuss works which may not form part of the current proposals- possibly the scheme has been revised prior to submission of the current applications but the Statement has not been fully updated? In any case although the Statement is partly useful, these factors do prevent it from providing the full and clear information which would ideally be required for an informed consideration of the proposal. The Statement does not appear to have been based on a fully comprehensive historic building survey, which I would recommend for works of the extent now proposed (see below).
The current proposal is for extensive works to the building internally and externally, and within its setting, including:
Demolition of existing part one, part two storey rear extensions
Construction of a new flat roofed two storey addition at the rear incorporating parts of a two storey rear addition dating from c.1830. The extension as shown sits over a reduced footprint at ground floor compared to existing, but projects further back at first floor, albeit at a reduced height. The structure is flat roofed with brick to the ground floor and timber cladding at first, with some elements of metal cladding, and large Crittall style windows. At first floor is a recessed balcony with bronze metal railings. The ground floor is also recessed to create a porch. An existing chimney to the south side elevation is proposed to be extended up to accommodate the height of the new extension at this point.
Internal and external alterations to the exiting single storey bakehouse including extensive alterations to the internal layout, and new fenestration and doors to the rear (west) and side (south) elevations.
To the original rear elevation, where it is exposed to the north of the bakehouse roof, it is proposed to cover the currently exposed timber framing with timber battens and dressed lead.
To the front elevation side return (described as a niche to the southern end of the elevation) it is proposed to extend the weatherboarding currently in place at first floor downwards to cover timber framing exposed at ground floor.
Also to the front elevation it is proposed to replace the existing non original front door with a part glazed four panel door, with repairs to the timber surround and porch hood.
It is also proposed to replace the existing cementitious render to the front elevation with a lime render.
All the windows to the front elevation are proposed to be replaced with new single glazed timber framed windows. Rainwater goods are to be replaced with cast metal goods.
A new window opening is proposed to the southern side elevation towards the rear of the historic core of the building, in association with formation of a new WC internally.
Internally, a number of alterations are proposed at ground floor including new partitioning within the rear room at ground floor to allow creation of a new WC, removal of the existing retained blocked stair between ground and first floor within the core of the building, replacement of an existing steel prop within the northern room at ground floor with an oak post, reconfiguration at the rear ground floor including substantial removal of the surviving fabric to the 1830s rear addition, and new partitioning adjacent to the northern end of the original rear elevation, within the replacement extension, and a replacement staircase between ground and first floor within the rear extension.
At first floor internally various works are proposed including within the historic core the removal of the existing staircase between first floor and attic level, new partitioning within the existing central bedroom to create an ensuite and walk in wardrobe with new and blocked openings and removal of a built out fireplace, built in wardrobes in various locations. Towards the rear of the building the substantial removal of the 1830s rear wing is proposed with only part of the rear wall retained internally within the new extension
At attic level a new wall is proposed to separate the vaulted ceiling of the bedroom to the southern end of the building from the attic space. A new loft hatch is proposed between the existing joists.
Demolition of the existing part built garage to the rear of the garden and construction in a different position of a flat roofed three bay garage with log store, with associated hard landscaping works.
New timber gates to the rear vehicle access from Hickmans Lane.

To consider each of these elements in turn:
The existing rear extensions are modern in date- their removal is not considered contentious in principle.
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.
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.
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.
The early 19th century bakehouse, originally detached but now linked to the house via the existing ground floor additions, is also considered as significant to the narrative of the building. Although retaining little in the way of internal features of interest, its form (as an originally detached outbuilding), and external character, although altered, remain clearly discernible. The Heritage Statement again appears to raise concerns regarding the impact of the proposals on this part of the building, with which I would agree. The significant loss of fabric from the side and rear elevations with the proposed introduction of large window openings will detract from its character, as would the scale and design of the proposed fenestration. This aspect of the proposal is also therefore considered unacceptable.
The proposal to cover the currently exposed framing to the rear elevation to the north of the bakehouse roof is considered potentially contentious- this is one of the few remaining externally exposed areas of the original framing to the building. Its concealment without a very compelling justification, which has not currently been provided, is therefore unlikely to be supported.
The covering of the exposed framing to the front elevation side return (‘niche’) is considered potentially contentious for the same reason. This remnant of exposed framing behind the 19th century added façade is an important visual clue to the origins and narrative of the building; its concealment without very compelling justification is likely to be unacceptable.
The proposal to replace the existing non original front door, and repairs to the surround, are not considered contentious subject to detail.
Likewise the replacement of the cementitious render with lime based render is not considered contentious subject to detail.
Ditto the windows and rainwater goods, expect where windows may be of historic interest- for example the lancet window to the 1830’s rear addition (although its not clear whether this is included in the proposed replacement scheme). We may need more information on the date and level of interest of each of the windows concerned.
The new window to the southern side elevation appears to punch through the original or early side elevation of the historic core of the building. This point does not seem to be addressed in the Heritage Statement, and it is unclear as to the date or level of interest of the fabric which would be affected. In the absence of evidence to support another conclusion, given the position within the core of the building it is assumed that this work would potentially involve the loss of fabric of interest and is therefore likely to be contentious.
The new partitioning within the rear room at ground floor to allow creation of a new WC is also considered, on the basis of the information in front of us, to be contentious. Although not directly addressed by the Heritage Statement, which does not contain (as many such statements will do) indicative developmental plans, it would appear that this southern bay of the building is in an original or early layout. Subdivision of the room concerned without further, convincing justification is therefore likely to detract from the special interest of the building.
At ground floor, the stair which it is proposed to remove appears to be originally 17th century in date, but with much of the fabric replaced at a later date (suggested during our site visit to be 19th century work). Although the survival of 17th century fabric may be fragmentary, any loss of fabric of this date is likely to be contentious, and furthermore the survival of the stair in this position in itself is of interest to the building’s narrative. The removal of this stair is therefore considered unacceptable and should be rethought.
In association with this work the existing ground to cellar stair appears to be blocked (covered over) at ground floor, leaving no apparent access to the cellar. This may be an error, but it should be addressed. Removal of access to the cellar, an integral part of the building’s plan, would be in itself contentious, as would the blocking of the stairwell, which would appear to be in its original or early position. The works to remove the stair enclosure also show the removal of fabric from the original rear elevation of the building to create a wider access into the replaced rear addition- although not specifically addressed by the Heritage Statement this

