

JUSTIFICATION

BAKE HOUSE RECONSTRUCTION

The adjacent image is an email from McCarey Simmonds Structural Engineers received by the Applicant on the 16th of August 2023 regarding the poor condition of the bake house. It was reported that one of the walls was in poor condition and leaning out.

From: david@mccareysimmonds.co.uk <david@mccareysimmonds.co.uk>
Sent: 16 August 2023 16:58
To: 'Michael Doherty' <mjd@gouldbaxter.co.uk>; info@southern-contractors.co.uk
Cc: 'Simon Dougall' <simon.dougall@btinternet.com>; 'Godfrey Baker' <gb@gouldbaxter.co.uk>; 'Rob Harrington' <rh@gouldbaxter.co.uk>; 'Simon Allen' <simon@mccareysimmonds.co.uk>
Subject: Marlow House - Updated foundation layouts

Hi Rob & Mike,

Further to our visit yesterday to review the new trial holes and the existing party wall steelwork which has been under-covered, we confirm the following :

The existing footing depth to the party wall side of the Snug is more shallow than the rear wall and therefore, this wall would need to be underpinned in order to achieve the new lower floor slab level. Note, there looks to be a support pier for the neighbouring building which would need to be considered during the underpinning works. The opposite wall was in a poor condition and leaning out, therefore we discussed replacing this wall & the internal gable wall with new masonry walls on a new strip footings rather than further underpinning, given the wall condition and the proposed new openings to be cut through this wall.

We will review the existing 152 x 152 UC 37 which has been uncovered to assess whether this can be retained and we will await confirmation as to whether the floor / roof structure is to be raised within the Victorian section of the building.

Please do not hesitate to contact us if you have any queries.

Kind Regards

Dave

.....
David Simmonds
Director
david@mccareysimmonds.co.uk
McCarey Simmonds Limited
Consulting Civil and Structural Engineers
The Design Studio
94 High Street
Steyning
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author and do not

Correspondance between Structural Engineer McCarey Simmonds and the Applicant regarding bake house



JUSTIFICATION

BAKE HOUSE RECONSTRUCTION

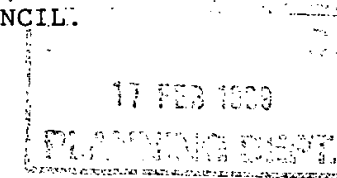
Reconstruction of the bake house has been historically approved under planning application LF84/96/LB dated 15th September 1999. It was noted by the Architectural Consultant (agent of the applicant at time) that the bake house was in a very poor state of repair and that its structural stability was questionable. During this application, it was proposed for the building to be reconstructed using the existing materials and a more suitable structure, which is what was done during the reconstruction.

The adjacent letter has the corresponding section highlighted to confirm this, a document stamped with approval by the Local Authority, thus creating an audit trail of previous approval for the reconstruction of this aspect of the property.

ANDREW PARKER.
ARCHITECTURAL CONSULTANT.

Unit 19, Turner Dumbrell Workshop,
North End, DITCHLING
Sussex BN6 8TD
Tel: 01273 846576 - Fax: 01273 846687

MID-SUSSEX DISTRICT COUNCIL.
PLANNING DEPARTMENT.
OAKLANDS,
OAKLANDS ROAD,
HAYWARDS HEATH,
RH16 1SS.



15 FEBRUARY 1999.

DEAR MR HARRIS.

REF: 107 HIGH STREET : LINDFIELD.
YOUR REF: SH/LR . LF/83/96 . LF/84/96/LB

Thankyou for your letter dated 9/2/1999 , relating to my various queries concerning the above approved applications. since that time a further site investigation has been carried out and the following points have arisen , which also require clarification / local authority input.

These are as follows .the existing out-house which will form an integral part of the proposals , is in a very poor state of repair and the structural stability of the building is somewhat in question with regard to new loadings which will be imposed when the approved proposals are carried out.

It is therefore suggested the outhouse is reconstructed using the existing materials , this would probably involve taking the structure down to ground level and rebuilding with suitable structural piers internally .

The second point relates to the existing roof to the main body of the house , it has been pointed out that it leaks in many places and allows the ingress of water to penetrate into the existing roof void , causing staining internally.

On site inspection it can be noted that theirs is no sheathing felt protection under the roofing battens , thus allowing the water into the structure , it is therefore our proposal to strip the existing roof and provide a roofing membrane and retile the roof with the existing tiles.

Finally confirmation as to the type of roof material that the planning authority had envisaged for the main roof over the infill extension as currently the main roof has plain tiles on two elevations and slate roofing on the others.

Should you require any further information or wish to discuss the above please do not hesitate to contact the writer ,

I await your response in due course , and confirm that a construction commencement date of 5/4/1999 .

ALL ARCHITECTURAL WORK UNDERTAKEN INCLUDES BUILDING REGULATION AND TOWN PLANNING APPLICATION, LAND AND BUILDING SURVEYS, FEASIBILITY STUDIES.

JUSTIFICATION

BAKE HOUSE RECONSTRUCTION

The drawings below serve as a comparison between the original bake house rear elevation, the approved scheme and the re-constructed building.

Reconstructed to imitate the historic building in its size, mass, and overall appearance, the bakehouse features openings and a chimney height that vary from the approved scheme.

Located at the rear elevation of the bakehouse the original chimney comprised of brickwork with a single terracotta chimney pot. This character has been retained in the ‘as-built’ house. The ‘as-built’ chimney stack deviates from the approved scheme in height. The clay chimney pot is capped.

It was noted in the ‘*Statement of Heritage Significance*’ prepared by Desbruslais that:

3. *The junction between the chimney stack and bakehouse roof is not weathered with a lead flashing. Ideally this would be provided.*

4. *The flaunching is cracked and should be replaced.*

Following the collapse of the original bake house, the newly constructed chimney was suitably weathered. The clay pot cover that stops nature and wildlife from getting in the chimney while still allowing ventilation to prevent damp.

The opening on the eastern elevation follows the approved design with a Crittall-style frame and partitioning. It is taller than the approved version, extending to floor-to-ceiling height, while maintaining the original datum, as shown in the adjacent drawing. The proposed opening features a more refined, contemporary design compared to the approved version. This design decision was inspired by local precedence of similar bake house conversion with large glazing additions - refer to Doodie Start photograph on the right.

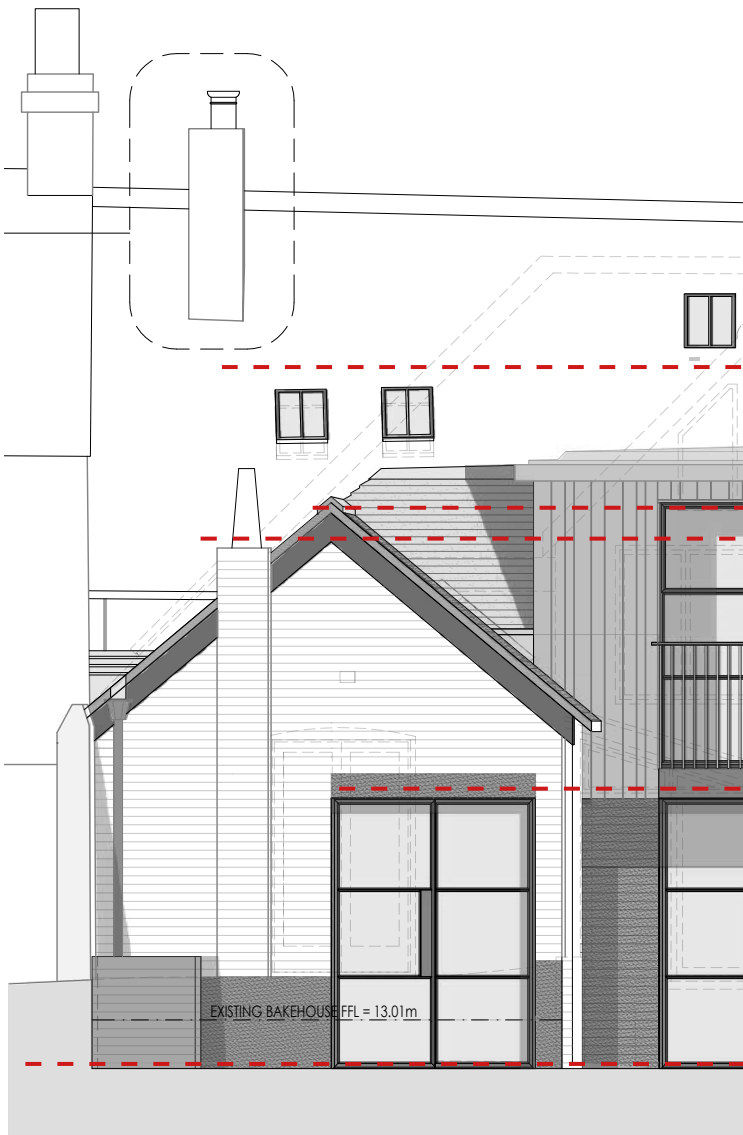
- KEY:
- 1. Datum of the approved scheme opening apparent
 - 2. Height of the building matches the approved scheme
 - 3. Chimney height and design deviates from approved scheme
 - 4. Non-original opening
 - 5. Ground level of the original bake house higher, approval was given for the ground level to be lowered, undermining structural stability of the existing building
 - 6. Ground level in accordance with the approved scheme
 - 7. New chimney lead waterproofing dressing references previous height and relationship of chimney to roof pitch



1. West (rear) elevation prior to Applicant’s occupation and any construction works



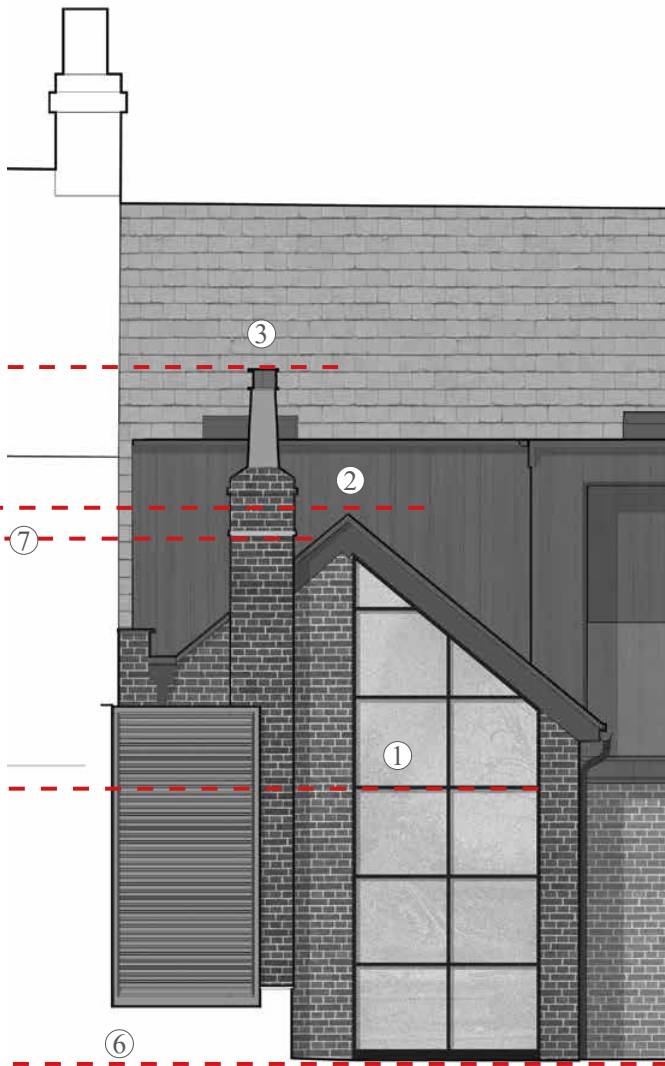
Original bake house chimney



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



‘As-built’ bake house chimney with lead waterproofing dressing



3. Proposed West (rear) elevation - constructed in broad accordance with the originally submitted drawings under application DM/22/3694 & DM/22/3695. Proposed to remain as constructed.



Local precedent: Doodie Stark shop, 66 High Street Lindfield (Listed Building) also historically a bake house

JUSTIFICATION

BAKE HOUSE RECONSTRUCTION

It is noted that partial reconstruction of the bake house was approved under planning application DM/22/3694. The areas of reconstruction are highlighted on south and west elevations and consist of window blockage and brickwork building plinth, following the drop of landscape around the building.

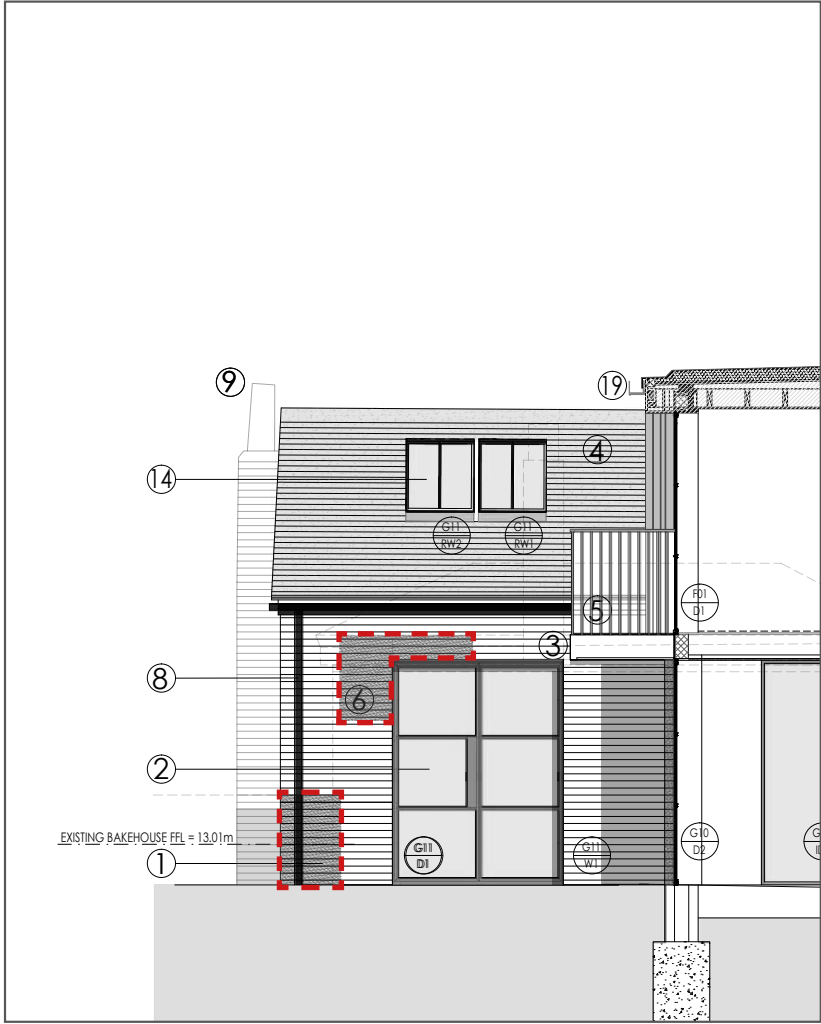
the Hamsey Mixed Stock brickwork by Ibstock, used for construction, was confirmed as an appropriate material to be used for rear extension and alterations to the bakehouse under discharge of condition 3 application ref. DM231565

- Condition 3:** No development shall be carried out above ground slab level unless and until there has been submitted to and approved in writing by the Local Planning Authority:
- Details including samples of roofing and facing materials to replacement rear extension and alterations to existing rear addition.
 - Details of brick, mortar mix and pointing style to be used for brickwork repairs.
 - Details of replacement ridge tiles where required.

The submitted samples/details of materials including, brick, mortar mix, pointing styles and replacment ridge tiles are agreed and condition 3 is discharged.

Approval: Granted 11 October 2023

The submitted samples/details of materials including, brick, mortar mix, pointing styles and replacment ridge tiles are agreed and condition 3 is discharged.



Approved drawing GH342 PL.07 Rev B - Section AA.



Approved drawing GH342 PL.06 Rev B - Section AA.



Extract from Planning Statement by Gould Baxter Architects

Extract from Decision Letter

JUSTIFICATION

BAKE HOUSE - PARAPET AND SECRET GUTTER

Another difference between the approved and constructed bake house is introduction of parapet wall and secret gutter to the northern side of the building, applied for retrospective planning permission under this application.

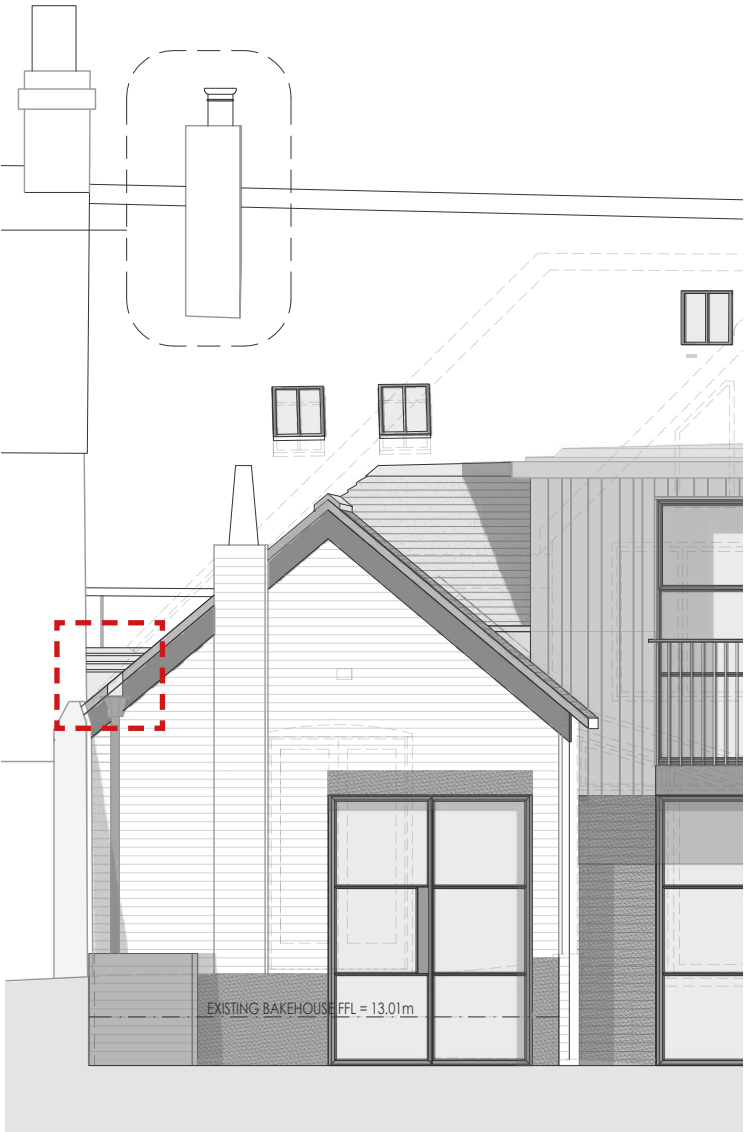
Previous drainage solution included a plastic half round gutter located on the bake house Northern wall and discharging rain water into the neighbouring property courtyard. This solution was not suitable for the occasional heavy rain fall and was an ongoing issue with the owner of the property at 109 High Street. This has now been resolved with a far more practical solution of the secret gutter. Additionally, the raised roof of the bake house also benefits from the secret gutter detail as the rain flow on this elevation is now designed to cope with the volume of rain being dispersed and not contribute the overflow of water into neighbouring premises.

A parapet gutter, situated behind parapet walls, offers several benefits, as expanded on below:

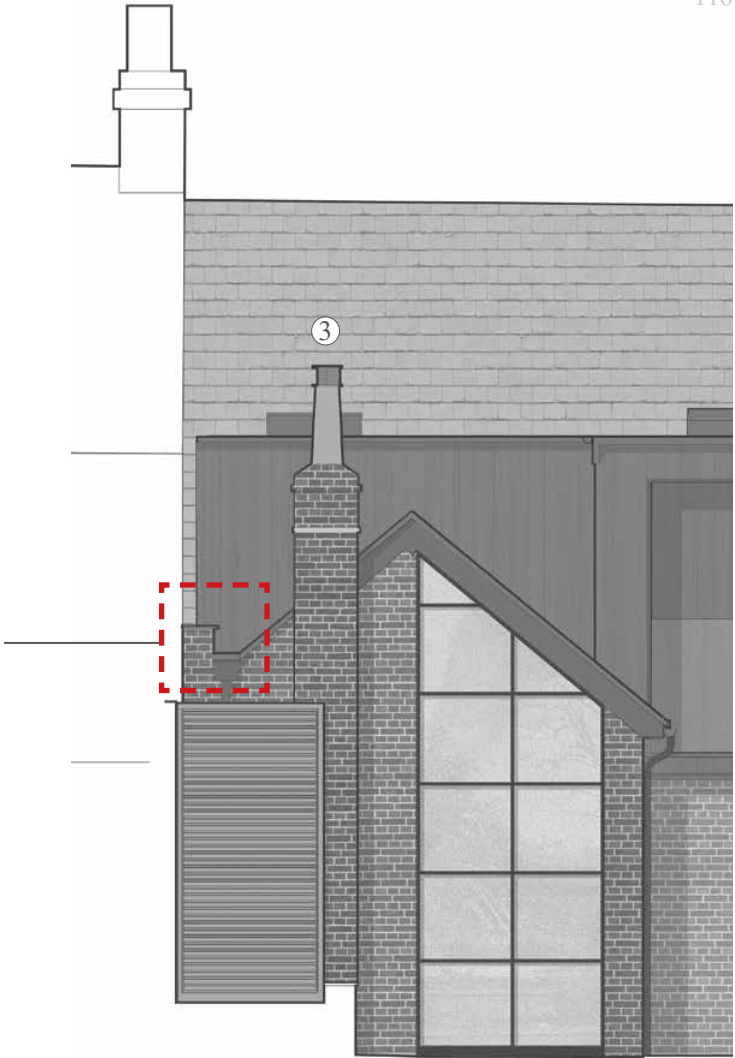
- Fall Protection:**
Parapet wall act as guardrail, reducing the risk of falls from the roof, especially during maintenance or repairs.
- Wind Protection:**
Parapet wall help to reduce wind uplift forces on the roof, preventing damage from strong winds and potentially preventing objects from being swept off the roof.
- Enhanced Appearance:**
Parapet wall improves the overall aesthetic appeal of a building, adding architectural detail and a more finished look
- Water Management:**
Parapet gutters effectively channel rainwater away from the building, preventing water damage to the roof, walls, and foundation.
- Reduced Maintenance:**
By protecting the roof edges from wind and water damage, parapet wall can reduce the need for costly repairs and maintenance.

KEY:

 Area of deviation



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



3. Proposed rear elevation - constructed in broad accordance with the originally submitted drawings under application DM/22/3694 & DM/22/3695. Proposed to remain as constructed.



Recent photograph of parapet wall detail



JUSTIFICATION

CORKSCREW WINDER STAIRCASE

The historic, 17th century timber corkscrew winding staircase of historic value has been removed due to confusion arising in the approved drawings and conflicting information contained within them.

It is therefore proposed that the staircase will be reinstated on ground and first floor, as follows:

1. Ground to first floor staircase - staircase to be reinstated in a form close to the original. Timber to be resemble original to be used. Refer to the proposed drawings for further details.

2. First to second floor staircase - staircase to be reinstated in a form close to the original. Salvaged timber to be used. The plans show this removed and there is no condition requiring retention and as a measure of good faith it is proposed to be reinstated together with opening above allowing for attic access - to be enclosed with access hatch. Refer to the proposed drawings for further details.

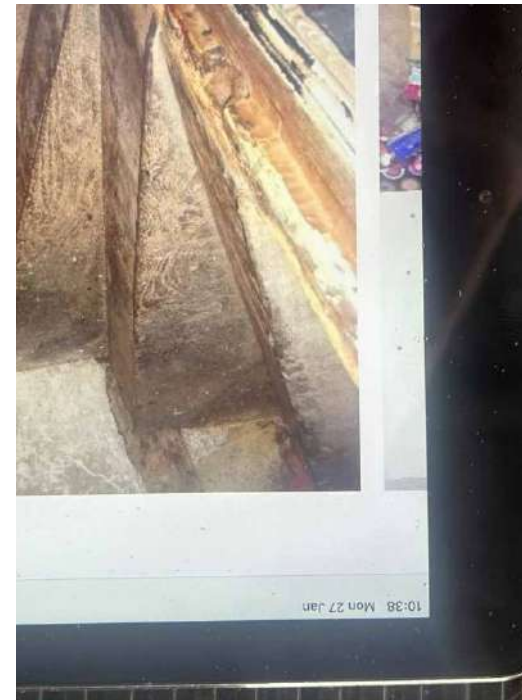
The proposed reinstated staircase is to be visually unobtrusive with open thread steps. This will allow for better visibility of exposed timber panelling on walls around it.

As the staircase is to take form close to the original one, it will not be suitable for regular use due to its steepness and limited step depth. Instead, it is intended to serve as a decorative feature that acknowledges the historic fabric of the building, while a new staircase in the living room, compliant with current building regulations, will provide the functional connection between levels.

Whilst there is a degree of ambiguity regarding whether approved drawings provide permission for the removal of the first floor stairs, it has been widely accepted by all that the ground floor element of the stairs was at some point changed as it was found to be constructed of modern materials. However, we now understand the heritage value being placed on this element and the reasons why a staircase in this location is of historic importance. As such, the stairs will be reinstated at ground floor and first floor with access being created into the cellar below, but with a minor variation in the form of a removable hatch on the floor to cover the cellar opening - for health and safety reasons. Expert, award winning industry leading craftsman will be used to reinstate the corkscrew stairs and associated features, in accordance with the historic photos, plans and documents available. Removed original remaining elements will be refitted. In the spirit of re-establishing the original 15th century circulation, access will be provided from ground to first and from first to the attic space above.



Staircase during demolition works



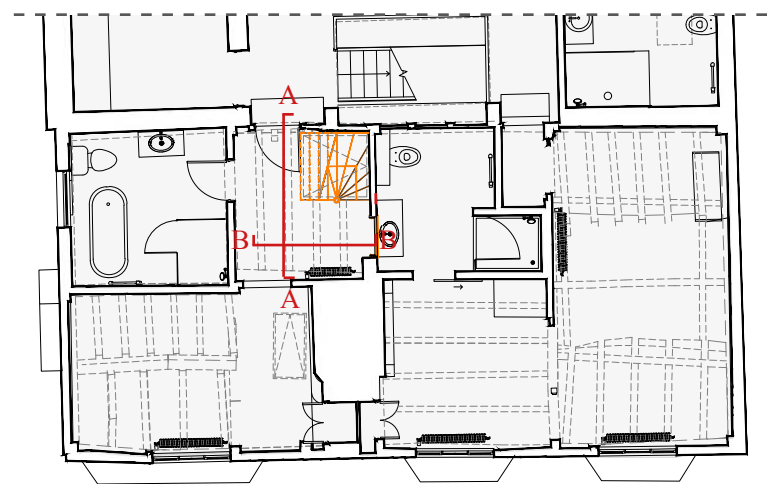
Staircase during demolition works



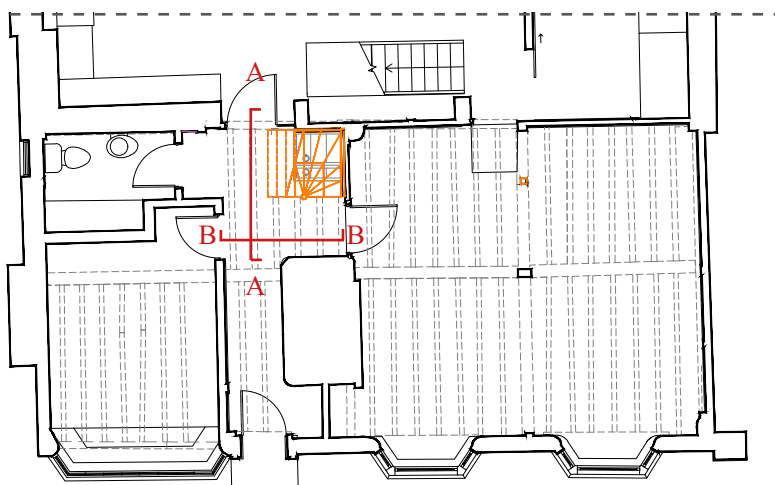
Current photograph- staircase removed, trap door to basement access made out of historic floorboards and installed



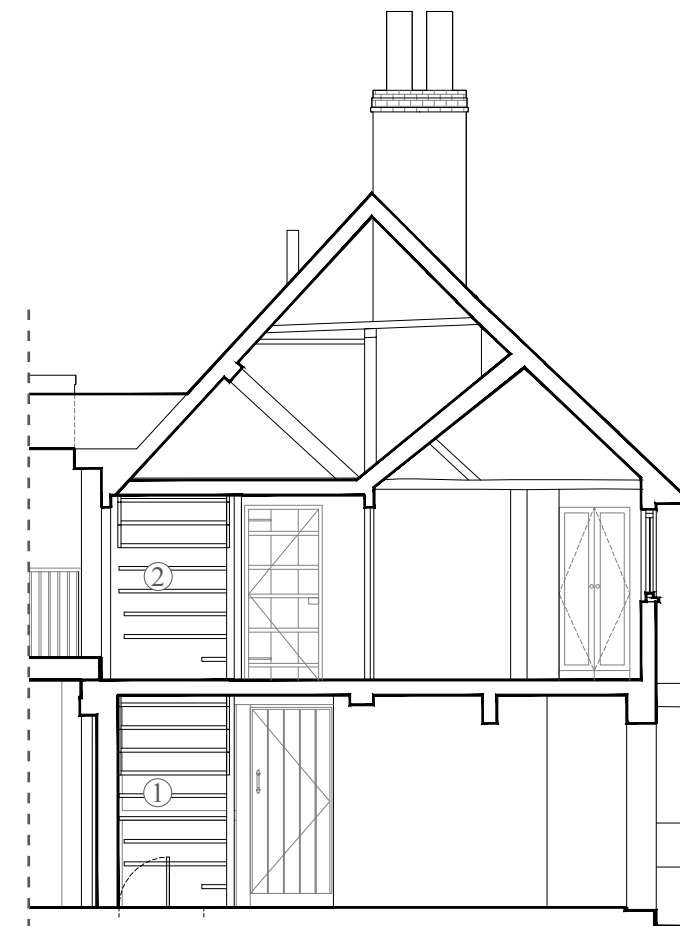
EXTRACTS OF DRAWINGS



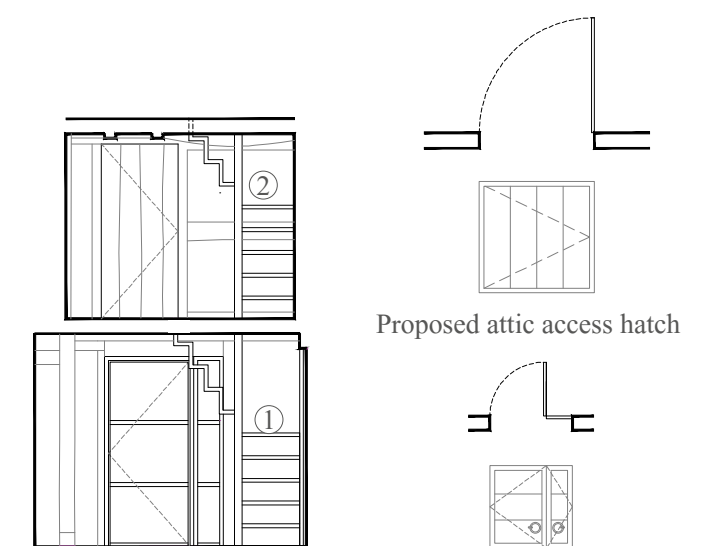
Proposed Ground Floor Plan



Proposed Ground Floor Plan



Section AA - proposed reinstatement of staircase on ground and first floor



Section BB - proposed reinstatement of staircase on ground and first floor

Proposed modified basement access hatch

JUSTIFICATION
CORKSCREW WINDER STAIRCASE

The approval documents and drawings have conflicting information within them relating to this particular aspect of the scheme and drawing PL.07 Rev B clearly states the proposal for removal of the historic staircase, the drawing annotation reads: ‘23 - Existing ground to first floor staircase to be removed’.

Planning Statement by Gould Baxter confirms the removal of staircase under section 3, as follows:

‘The proposals comprise the following works:
[...]
- Removal of the existing staircases from ground to first floor, and removal of the existing staircase from first floor to attic level’ This is also reflected on the section drawing GH342 PL.07 Rev B clearly showing both flights of stair removed. Key note 23 ‘Existing ground floor staircase to be removed’ also appears on drawings GH342 PL.08 B and GH342 PL.06 B.

The decision letter for application DM/22/3695 from 12/05/2023 states that: ‘...no consent is given for the removal of original ground to first floor staircase in the historic core’. There is however no mention of the first to second floor staircase and there is no condition in the planning notice decision requiring retention of the upper staircase. Its reinstatement is offered as a measure of good faith.

Furthermore, it is also noted that in their Heritage Report prepared in December 2022, Desbrusrais describes the ground to first floor staircase as follows:

‘The lower part of the stair to the ground floor is mostly replaced in modern timber and little of the historic material remains in situ’.

In their assessment and Heritage Report, HCUK confirmed this, as quoted below:

‘3.28 The lower part of the stair to the ground floor is mostly replaced in modern timber and little of the historic material remains in situ. Historic planning drawings included at Appendix 3 provide a string indication that the lower flight of the stair was removed and replaced around 1999.’

Furthermore, given the access hatch location underneath the staircase, removal of the staircase was necessary to allow for tanking works in the basement and is captured in the scope of works by Gould Baxter Architects: ‘allow to carefully remove existing timber staircase to facilitate tanking works before reinstating’ (refer to image 2).



1. Approved drawing GH342 PL.07 Rev B - Section AA.

It was noted by the Applicant that the staircase was not being used by the previous owners due to the several accidents that occurred in the past. The staircase was steep and steps not deep enough for safe usage. The opening between ground and first floor were blocked up. Additionally, the Applicant confirmed that the removal of staircase was verbally approved by Conservation Officer during site visit.

Basement			
7.49	To the basement, overlay new Delta membrane tanking system by others, with new drylining as follows: a) Treated timber battens or metal tracking system fixed to 3rd party supplied plugs b) 37.5mm moisture resistant insulated plasterboard c) Plaster skim as detailed elsewhere.	48	M2
	Allow for liaison with specialist company Dryside on fixing requirements to new Delta membrane system to walls and floor and forming floor channels along perimeter of room and to pump.		
7.50	Allow to carefully remove existing timber staircase to facilitate tanking works before reinstating.		Item
7.51	Allow a Provisional Sum to form new stairs if existing are not suitable for reinstatement.		PS

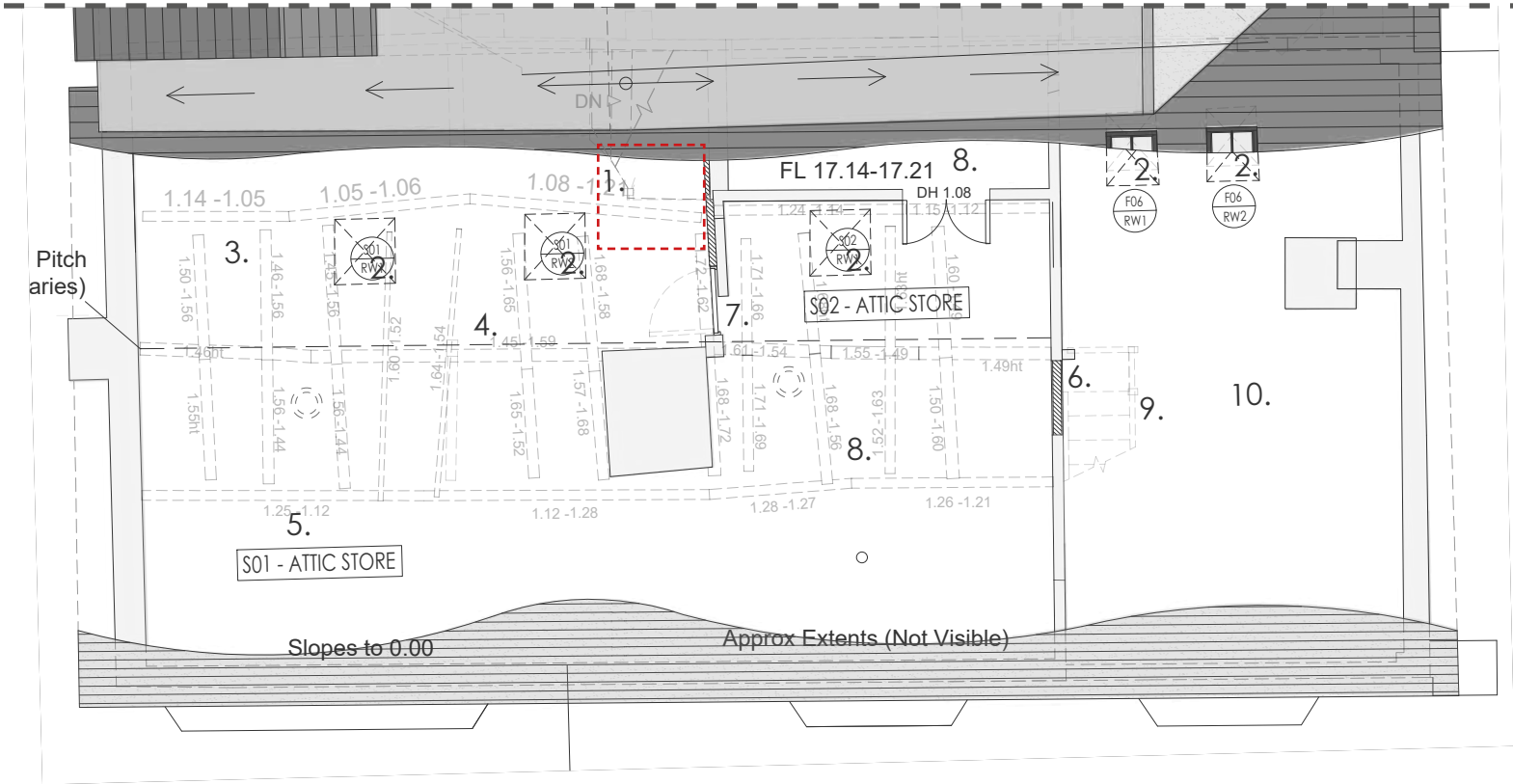
2. Extract from scope of works document by Gould Baxter Architects



JUSTIFICATION
REMOVAL OF ATTIC STAIRCASE

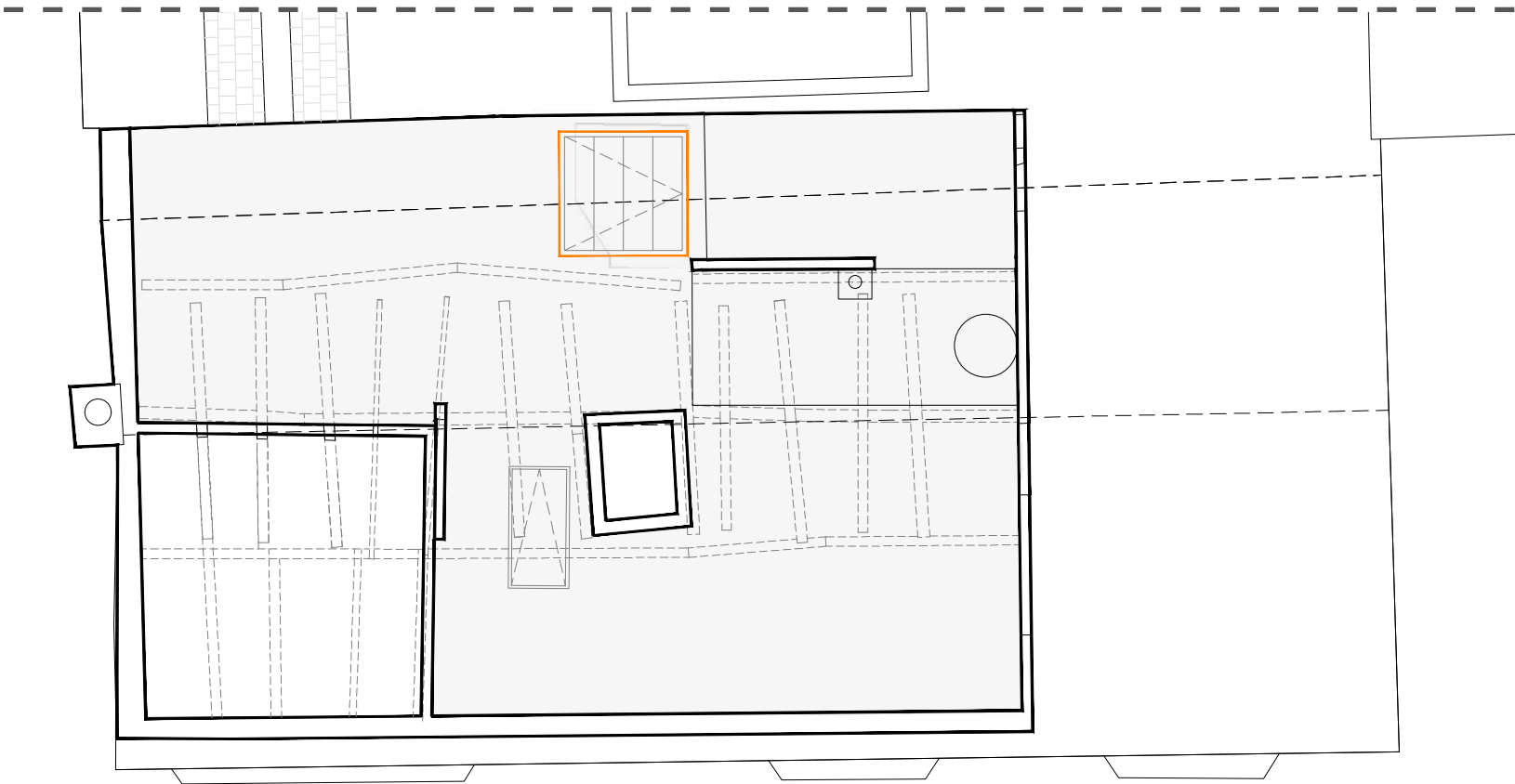
The staircase connecting first floor with the attic has been removed. Its removal was approved under planning application DM/22/3694. Approved attic plan GH342 PL.04A clearly states its removal. Refer to the adjacent drawing and key.

As previously discussed, as a measure of good will the staircase linking first floor with attic will be reinstated and a new access hatch will be introduced on attic level. Oak timber planks to be used for its construction on the floor finish level. Refer to the proposed drawings for further details.

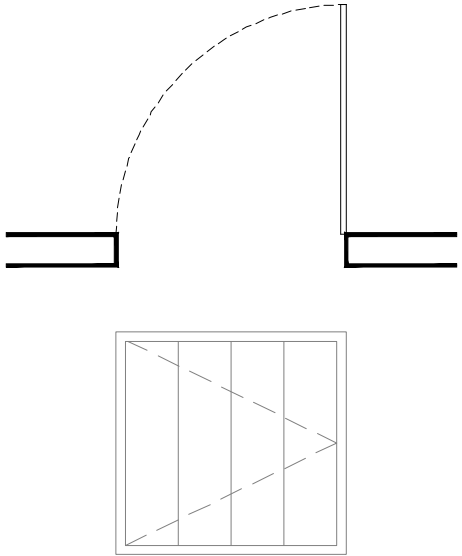


- Attic Plan Key:
- 1 - Existing attic staircase to be removed - shown dashed red
 - 2 - Existing rooflights over, replaced with matching conservation-style roof windows. To be fitted with motorised operation and rain sensors
 - 3 - En Suite below
 - 4 - Top of walls below
 - 5 - Bedroom below
 - 6 - New internal wall to separate vaulted ceiling from Attic space
 - 7 - New door within existing opening
 - 8 - Attic storage space
 - 9 - Red dashdot line denotes extent of existing first floor rear wall
 - 10 - Existing modern staircase to be removed
 - 11 - Bedroom below
 - 12 - Plateau rooflight over staircase
 - 13 - Existing chimney to receive metal flue liner for new AGA below
 - 14 - New conservation-style roof windows over ground floor Snug
 - 15 - Existing chimney to be retained to serve new wood burning stove

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



2. Proposed attic plan



3. Proposed attic access hatch



JUSTIFICATION
REMOVAL OF ATTIC STAIRCASE

Quotation was obtained by the Applicant for manufacturing of a new staircase re-using reclaimed oak timber from removed staircase.

While the fabric was removed it was not discarded and still forms part of the building.

Mr S. Dougall
Marlow House
107 High Street
Lindfield
West Sussex
RH16 2HR

28th January 2025

Dear Simon,

Further to your enquiry I have pleasure in submitting the following quotation:

Old Oak Staircase:

To manufacture and fit a reclaimed oak staircase reusing existing oak from the original staircase where possible. The staircase will comprise of 7 no treads and risers and a newel post fixed with traditional hand cut nails - £ 7250.00

All prices quoted are subject to VAT @ 20% and availability of old oak materials.

Please note the reclaimed old oak will contain a mixture of natural grain and colour variations with varying degrees of knots, shakes and patination.

I hope this is of interest and look forward to hearing from you.

Yours sincerely

Katy Saunders

Quotation from West Sussex Antique Company for new staircase reusing oak from the removed staircase.



JUSTIFICATION
GROUND FLOOR WC

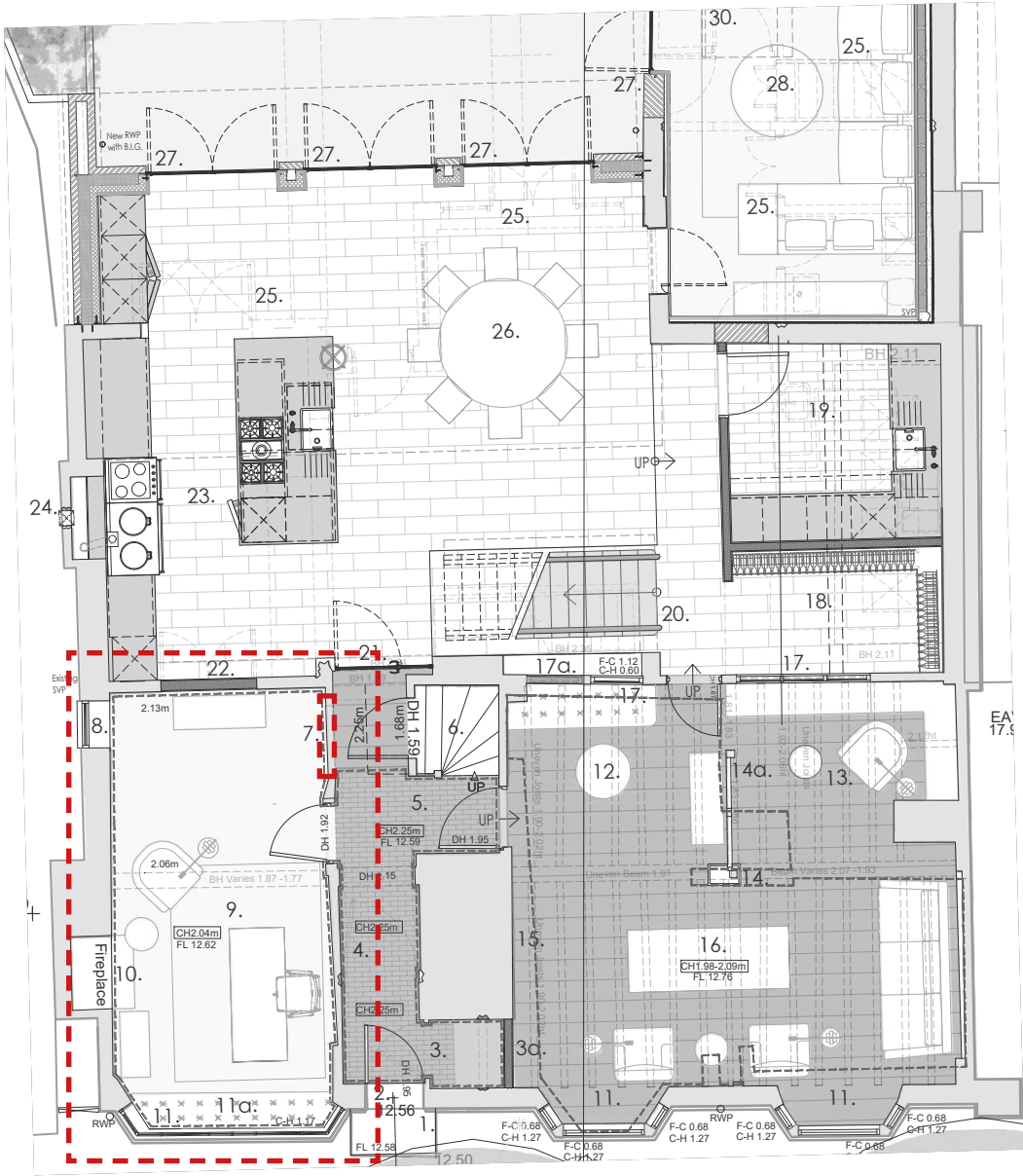
The approved documents and drawings contain conflicting information relating to this aspect of the scheme; the approval notice makes written reference to the inclusion of a ground floor WC, whilst the drawings do not. The introduction of ground floor WC is listed within the proposed works in the Planning and Heritage Statement by Gould Baxter Architects as quoted: *‘The insertion of a ground floor WC with associated window opening created to the south elevation’.*

A partition wall was constructed in the southern part of the ground floor plan to accommodate a new ground floor WC. Furthermore, a timber stud wall with stone veneered nogging at ground level was removed to create a reveal / recessed entrance to WC. This part of the wall was not original and consisted of breeze blocks and modern stone nogging (refer to photograph below and HCUK Heritage Report). In their report HCUK assessed this as follows: *‘It appears not to have been an original wall or historical feature, as demonstrated by the presence of concrete blockwork within the wall uncovered during its removal. The demolition of this partition to create a reveal / recessed cloakroom at the entrance to the ground floor WC improves circulation and layout without harming significance. The impact of this change on the listed building’s significance would be a minor heritage benefit as the wall was misleading and interruptive of historic plan form.’*

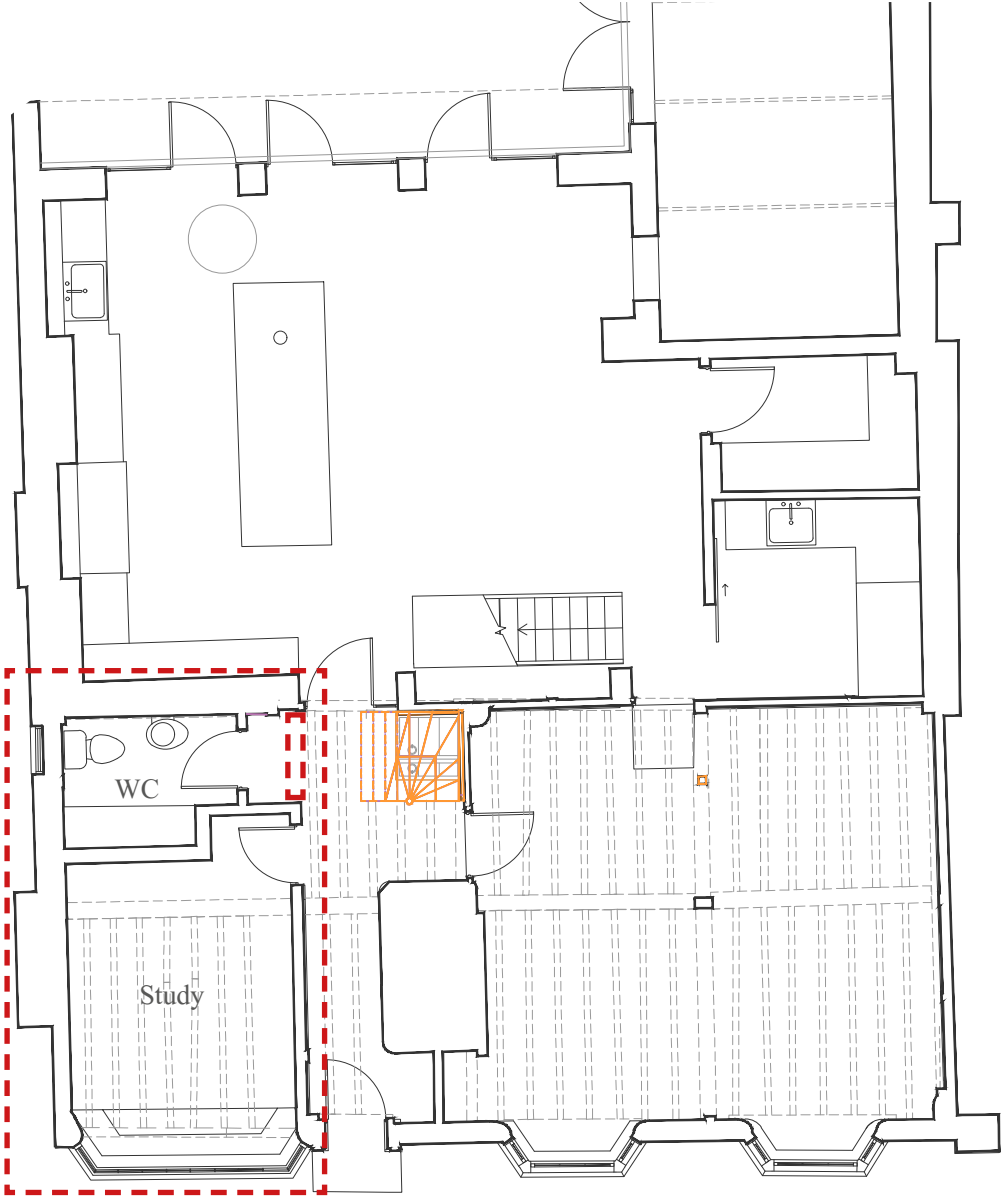
The location of the study door is in the historic position and the legibility of this opening has therefore been retained. Within the study, there is evidence in the oak frame overhead that there used to be a lateral partition (that has since been removed unlawfully by previous tenants). Whilst the new partition has been located away from this location, it is still suggestive of the historic and secular plan form of the historic core of the house and should be regarded as acceptable.

As can be intimated from the photos of the modern windows in the rear of the 15th century element of the house, there was a WC previously installed (assumed unlawfully) within the historic element of the house – there is also an existing soil stack in the corner of the main living space to the Southeast. This location was indeed considered to be at odds with the historic plan form of the building, and relocating the WC To the central circulation space makes perfect sense and is a clear demonstration of how historic buildings are experiencing change to reflect the current social and domestic trends of placing a WC in the main entrance hallway of a dwelling. The element of wall in question was in fact a wall constructed of modern blockwork, plastered with gypsum plaster, so the perceived heritage impact and perceived loss of historic fabric has been mitigated with the removal of these modern construction materials and a doorway installed to further emphasise and make reference to the historic horizontal circulation across the ground floor.

This is a deviation from the approved scheme and is part of the retrospective works that this application applies for.



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



2. Proposed ground floor plan



Blockwork construction underlying the exposed timber stud wall with stonework nogging



Evidence in the oak frame overhead that there used to be a lateral partition in the current study room

KEY:
[Red dashed line] Highlighted area of deviation



JUSTIFICATION

GROUND FLOOR- REMOVED WALL TO LOUNGE

A small section of wall, found to have modern infill, but with references to a historic door opening was removed from the lounge. Whilst the removal of the modern materials is a helpful step in retaining the character of the property, the owner is willing to install a new high quality hand carved oak post, to be dowelled into the original oak frame in the position of the doorway in question.

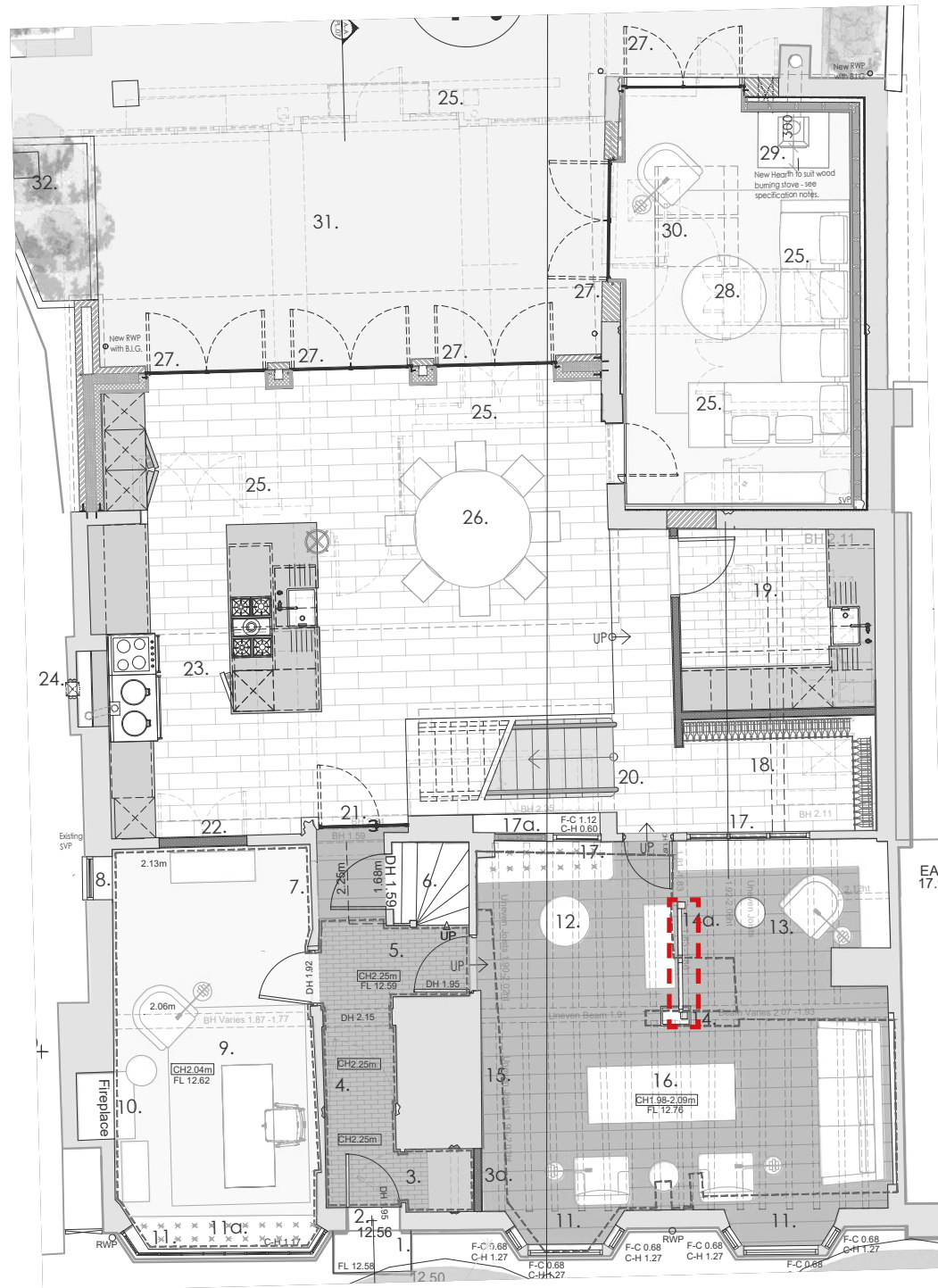
Please refer to the following page for detailed justification.



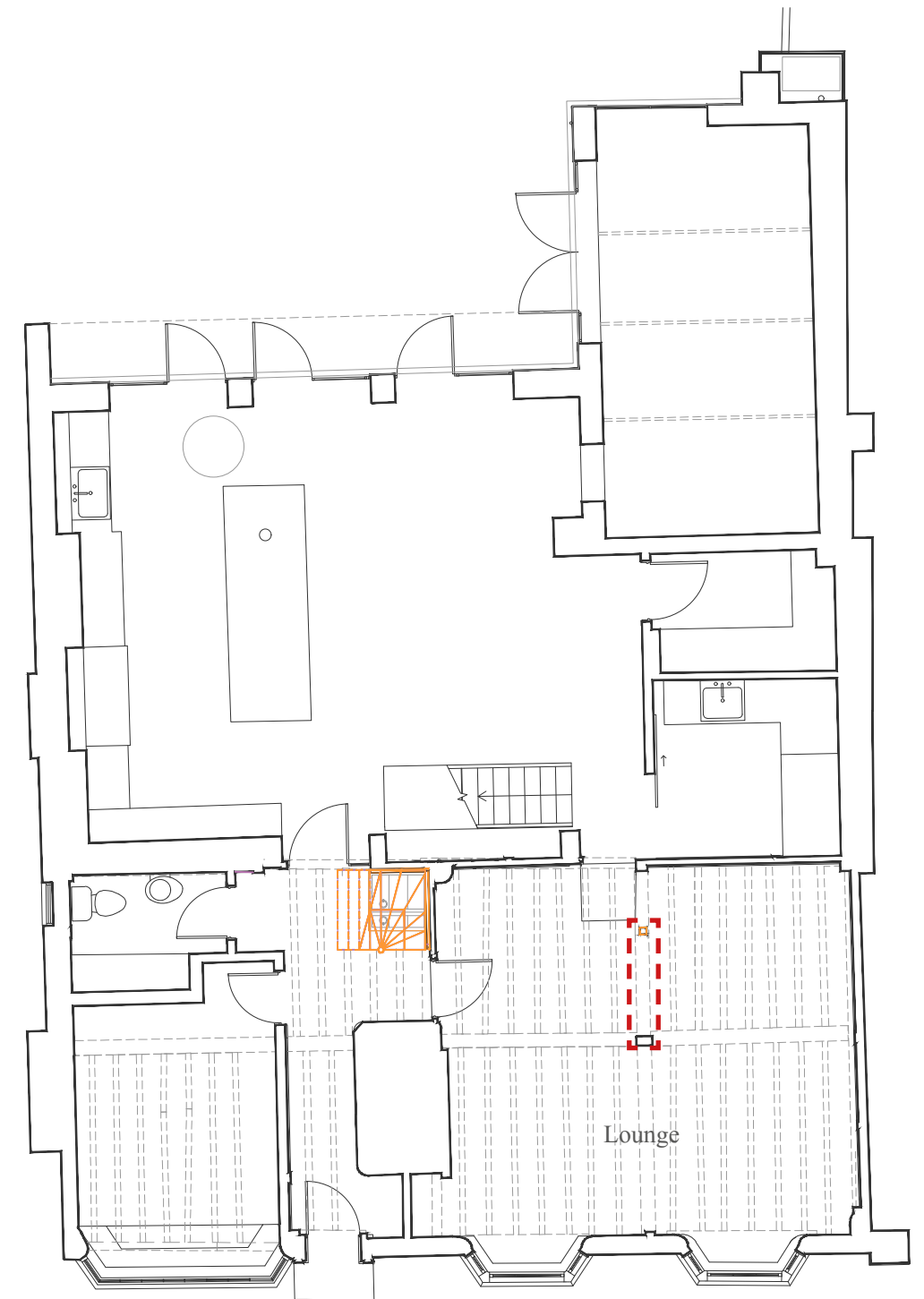
Internal wall and steel beam before removal



New oak gun stock post and improved internal space



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



2. Proposed ground floor plan