

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.

SYN JD

SH

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ARCHITECTURAL CONSULTANT.

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

17 FEB 1999
PLANNING DEPT.

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 querries 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 pour 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 confimation 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 responce 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.

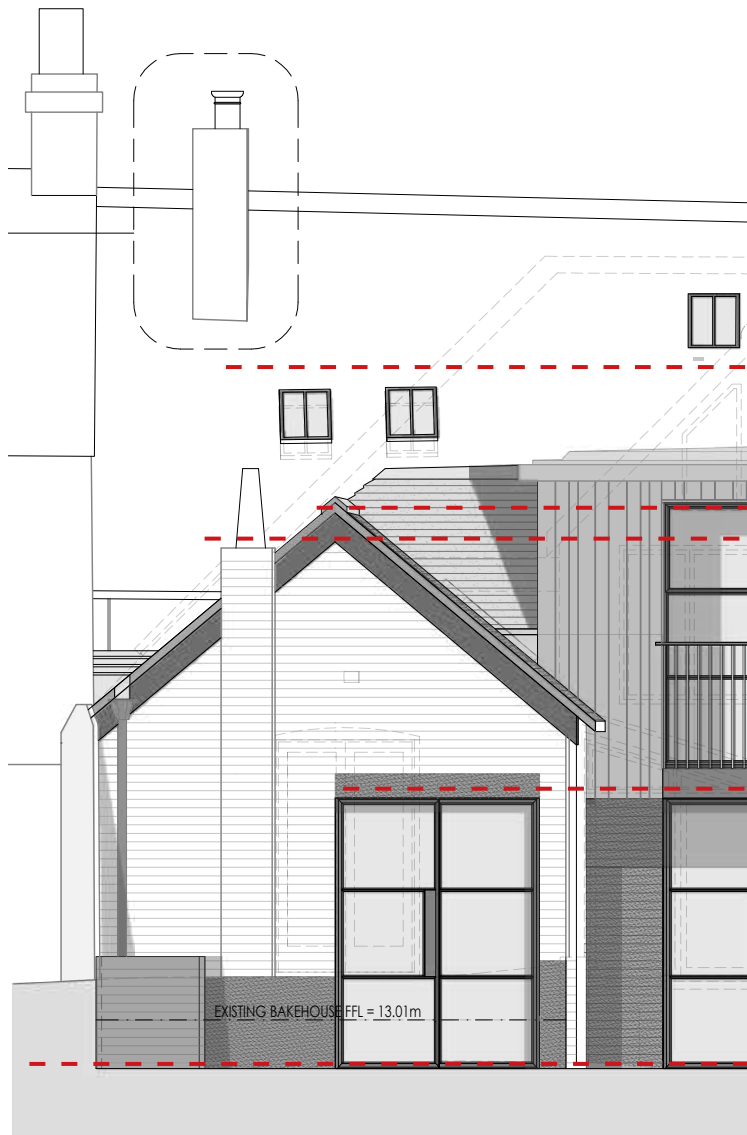
- KEY:
- 1. Datum of the approved scheme opening apparent
 - 2. Height of the building matches the approved scheme
 - 3. Chimney height and design deviates from approved scheme
 - 4. Non-original opening
 - 5. Ground level of the original bake house higher, approval was given for the ground level to 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



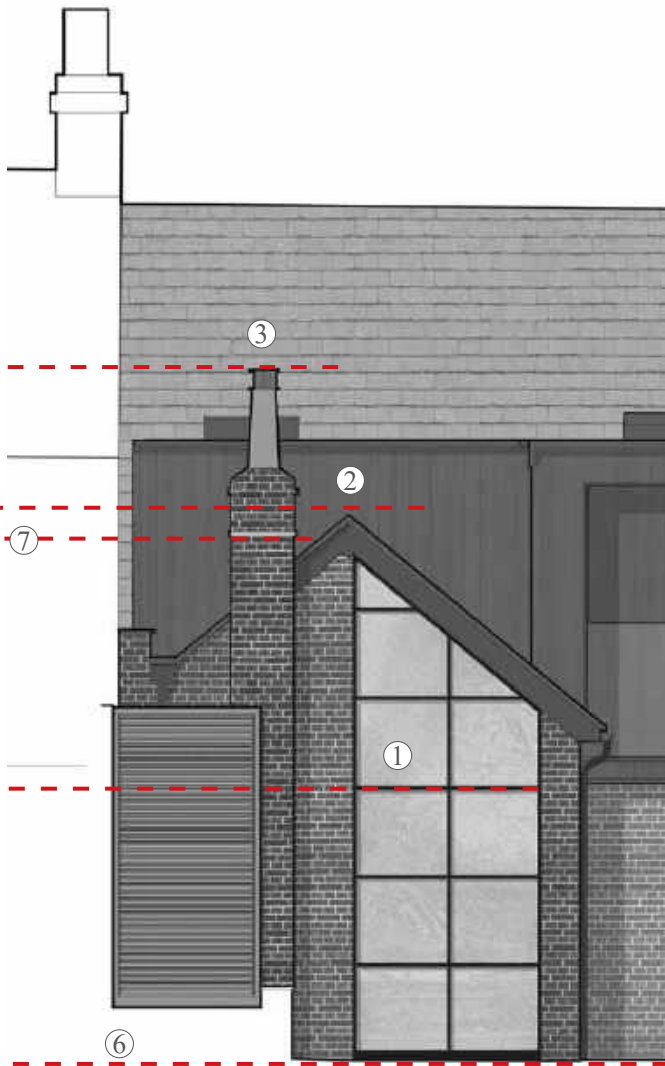
Original bake house chimney



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 - 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.

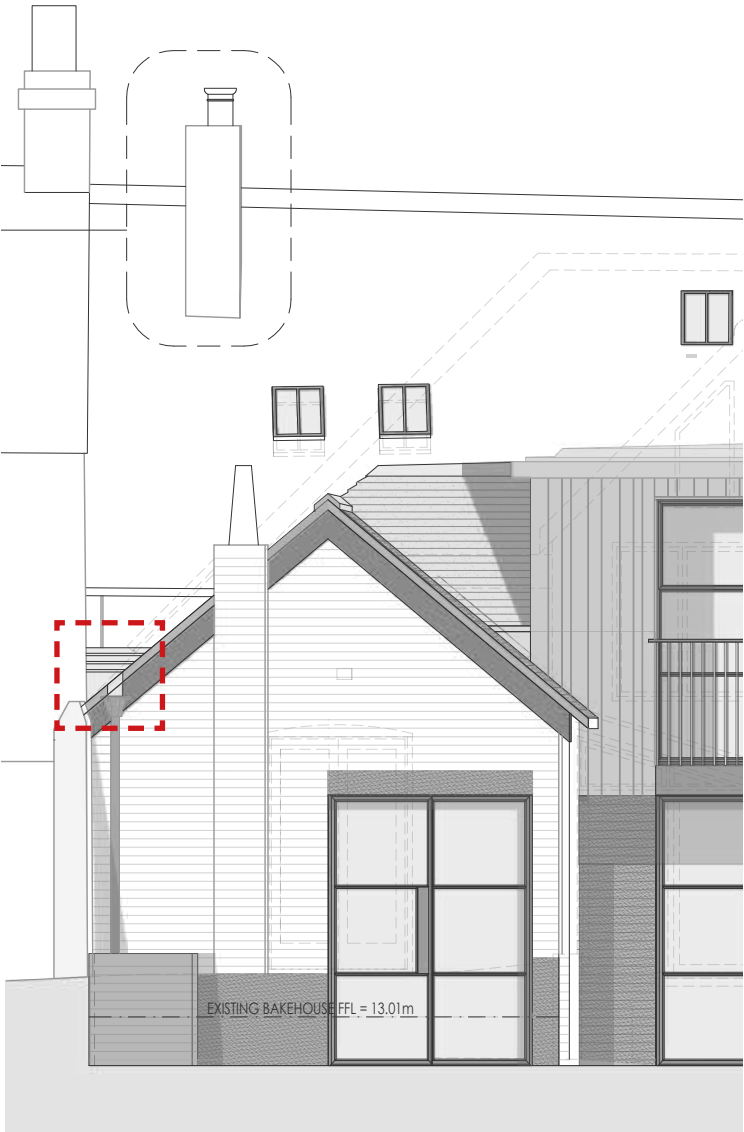
Previous drainage solution included a plastic half round gutter located on the bake house Northern wall and discharging rain water into the neighbouring property courtyard. This solution was not suitable for the occasional heavy rain fall and was an ongoing issue with the owner of the property at 109 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:

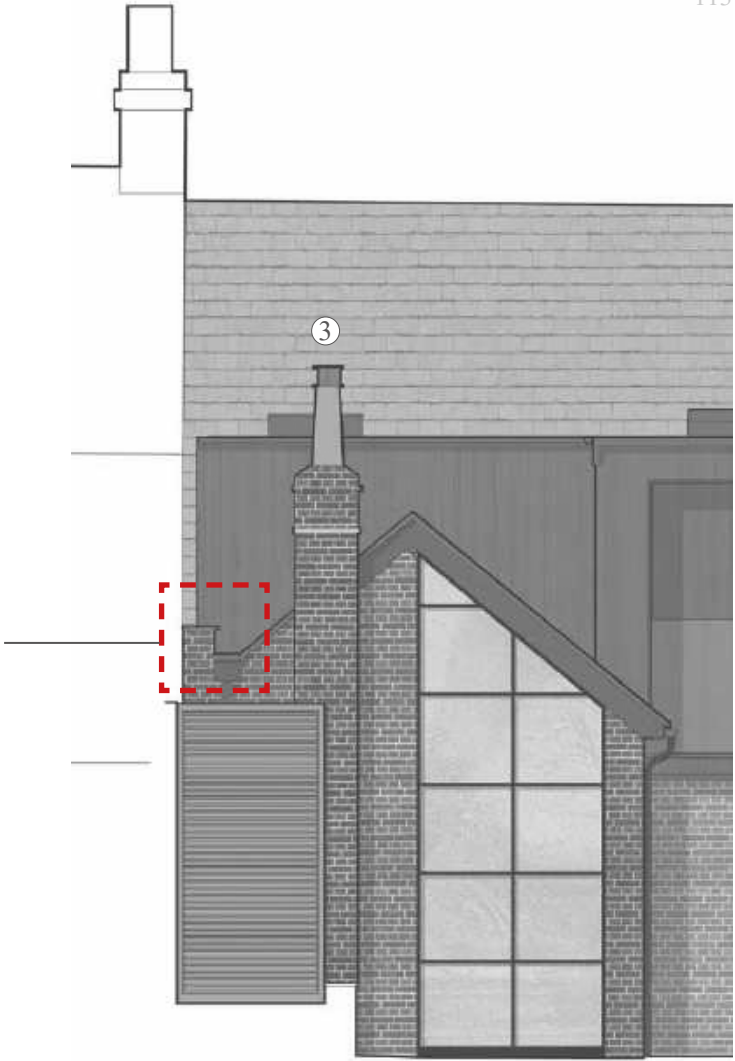
- Fall Protection:**
Parapet wall act as guardrail, reducing the risk of falls from the roof, especially during maintenance or repairs.
- Wind Protection:**
Parapet wall help to reduce wind uplift forces on the roof, preventing damage from strong winds and potentially preventing objects from being swept 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 - the staircase outline is to be reinstated to create a reference of the historic feature. Refer to the proposed drawings for further details.

2. First to second floor staircase - the staircase is to be re-constructed without access to second floor to serve as shelving. Joinery to be built around with cupboard access door. Refer to the proposed drawings for further details.



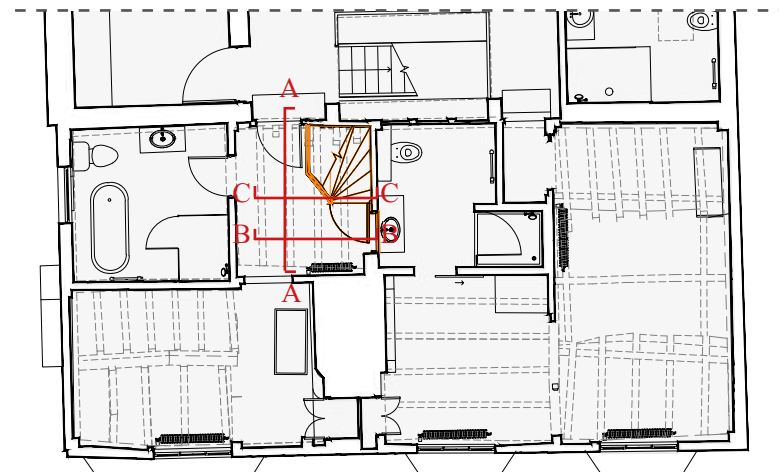
Staircase during demolition works



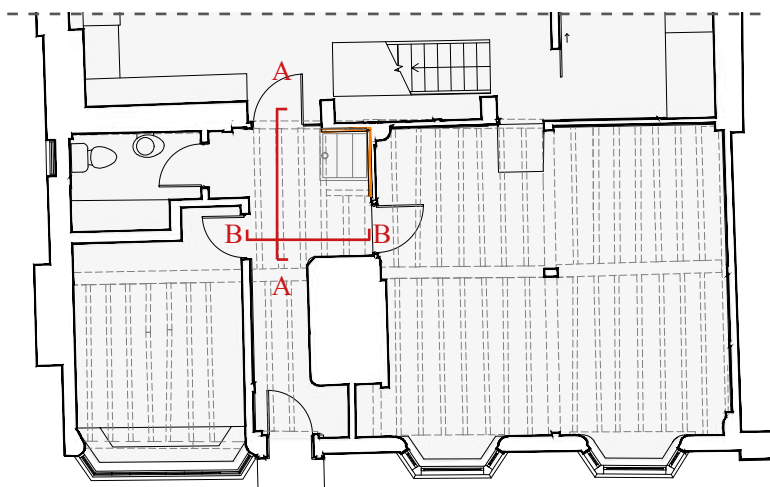
Staircase during demolition works



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

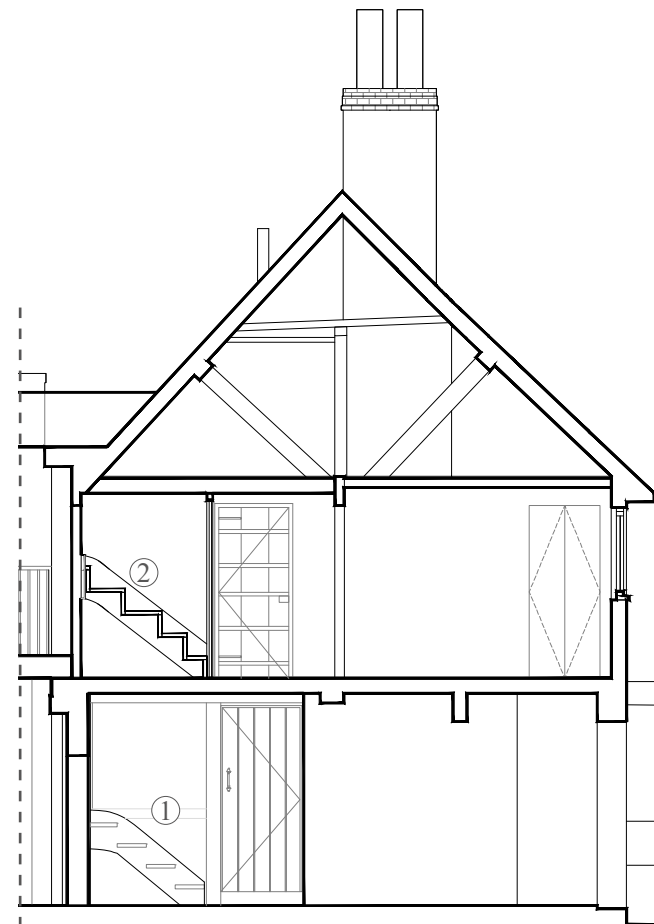


Proposed Ground Floor Plan

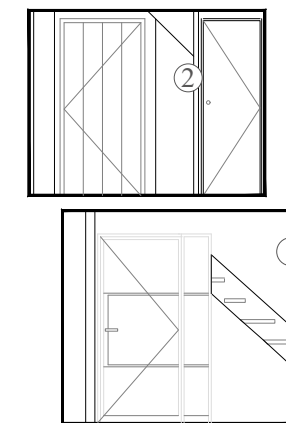


Proposed Ground Floor Plan

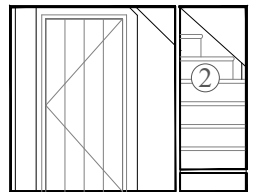
107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR



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



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



Section CC

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. The implemented removal of staircase was therefore in compliance with the approved drawing.

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.’



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



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’*.

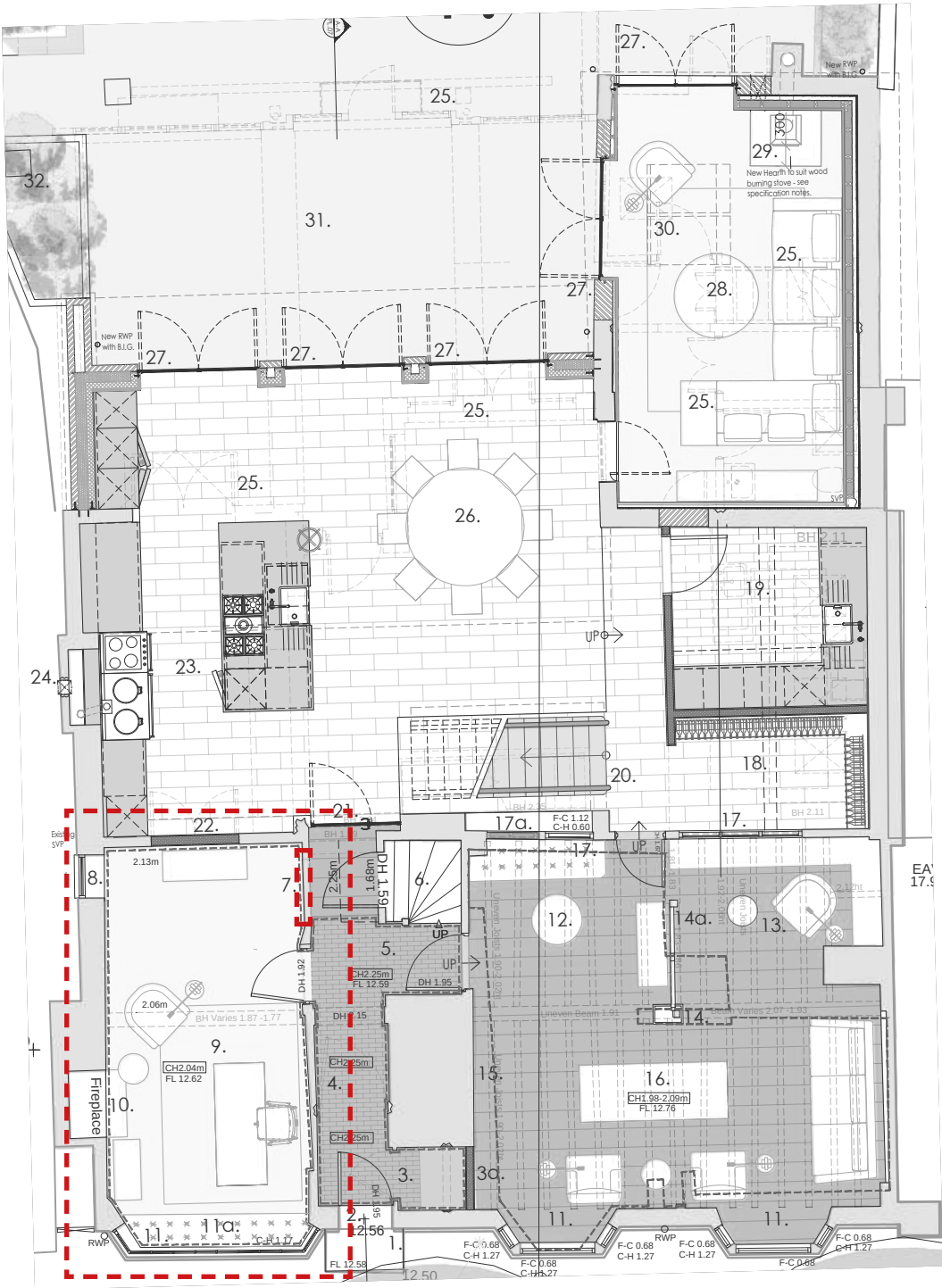
A partition wall was constructed in the southern part of the ground floor plan to accommodate a new ground floor WC. Furthermore, a timber stud wall with stone veneered nogging at ground level was removed to create a reveal / recessed entrance to WC. This part of the wall was not original and consisted 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.’*

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

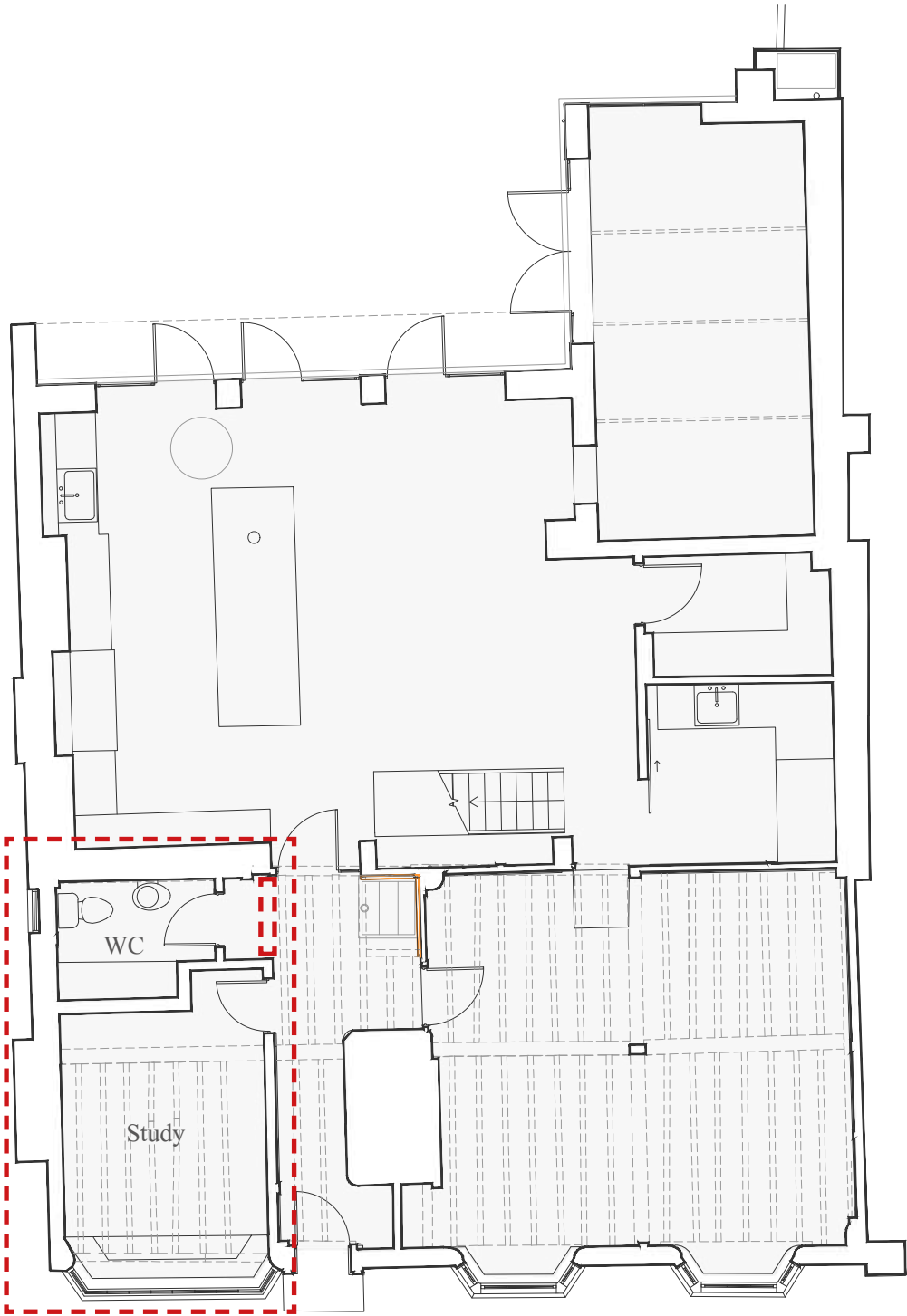
KEY:
 Highlighted area of deviation



Blockwork construction underlying the exposed timber stud wall with stonework nogging



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



2. Proposed ground floor plan



JUSTIFICATION

GROUND FLOOR- REMOVED WALL TO LOUNGE

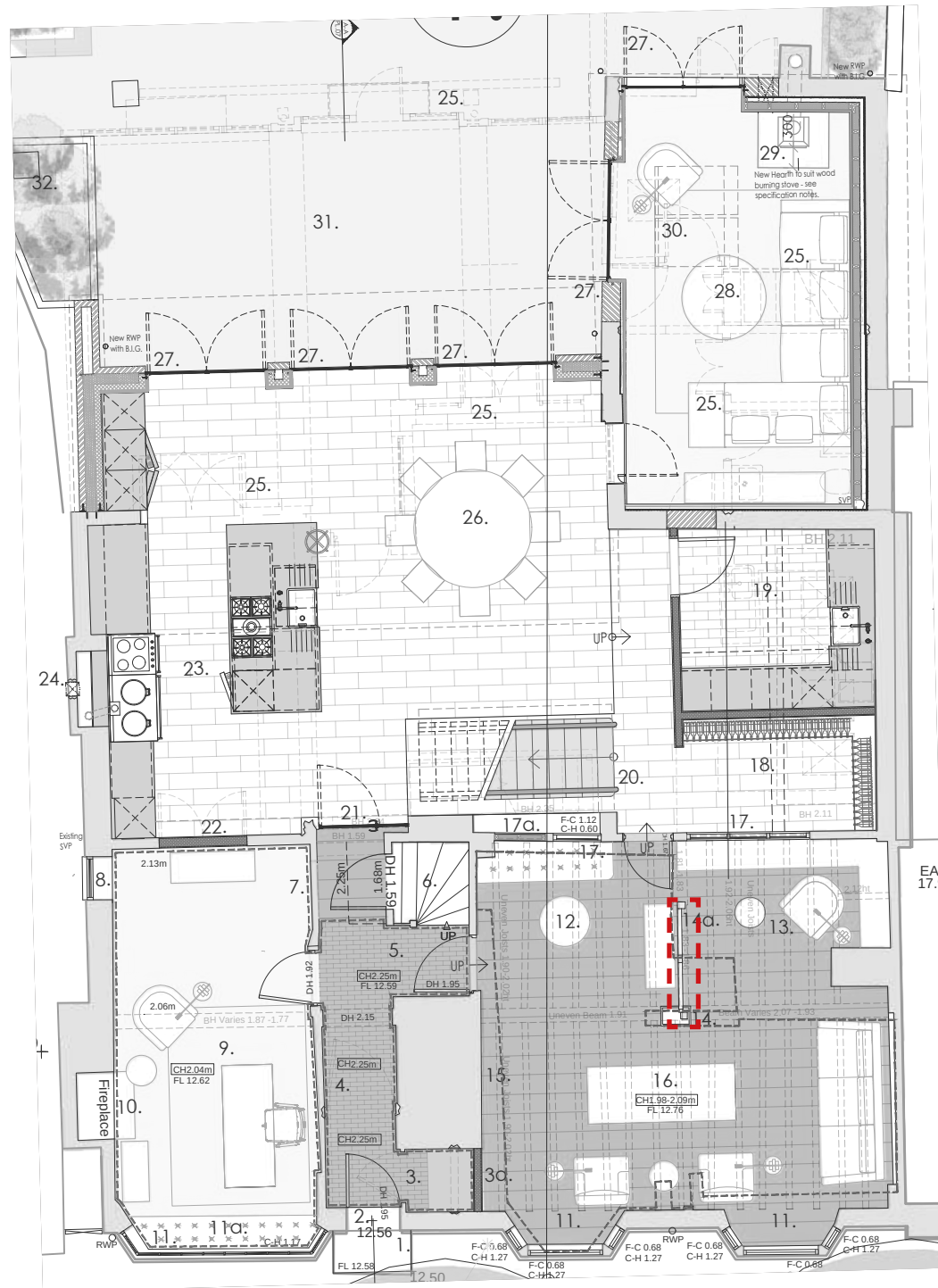
Small section of wall with modern infill in the lounge was removed. Please refer to the following page for detailed justification.



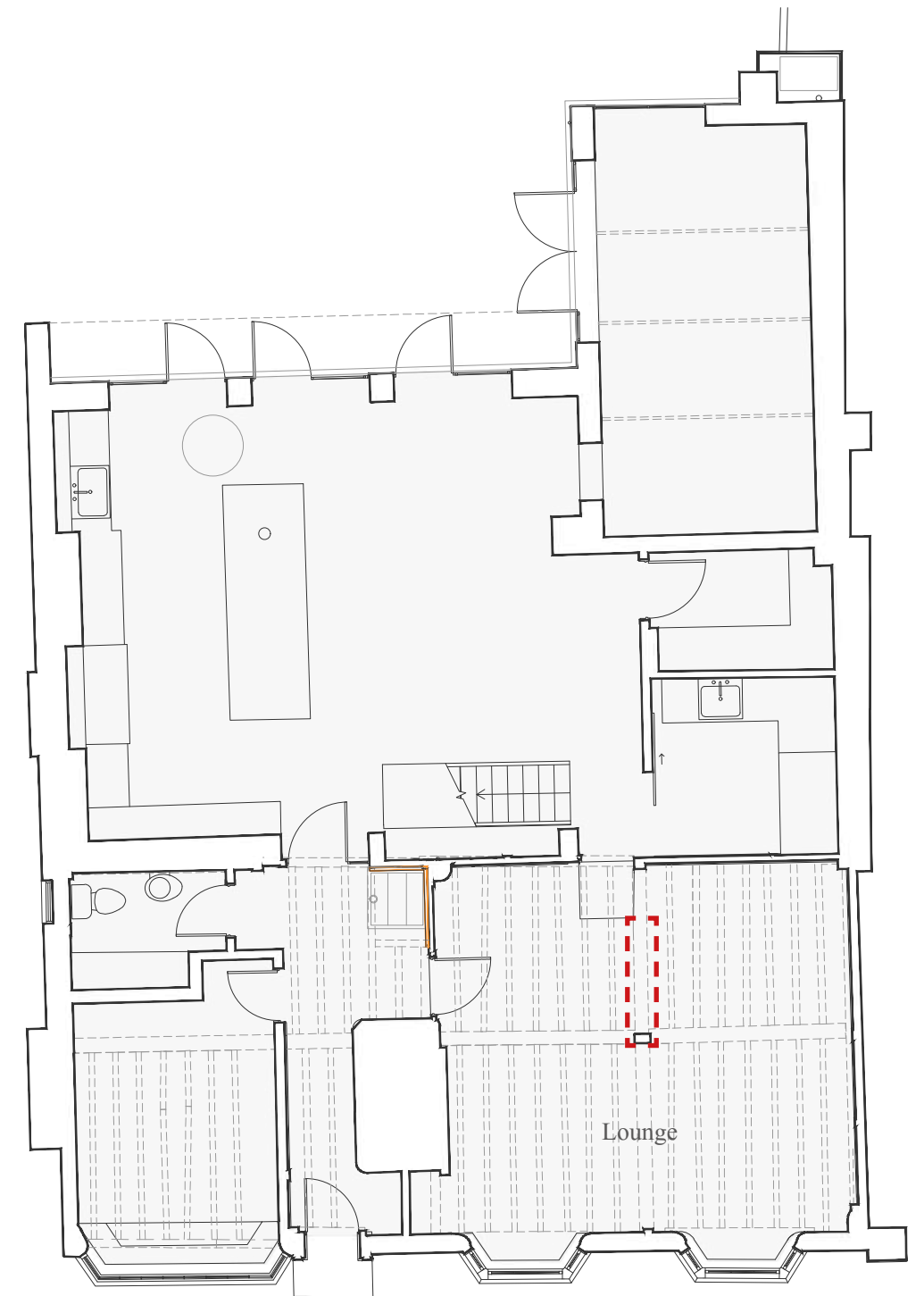
Internal wall and steel beam before removal



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

JUSTIFICATION

GROUND FLOOR- REMOVED WALL TO LOUNGE

The diagram below illustrates the changes done to the internal wall.

- The existing timber beam and part of timber frame on western wall retained
- Modern infill panels removed (approved and implemented)
- Steel column removed, replaced with the new oak post (approved, heritage benefit) - due to its size, the gun stock post encroached onto the existing wall. To allow for the structural works of the new gun stock post a short section of the partition wall had to be removed.
- Small remaining section of poor quality existing timber frame removed, facilitating a plan form more conducive to modern living
- Central timber element - discovered to be a decorative timber fillet element, not forming part of wall frame. Removed together with infill panels.

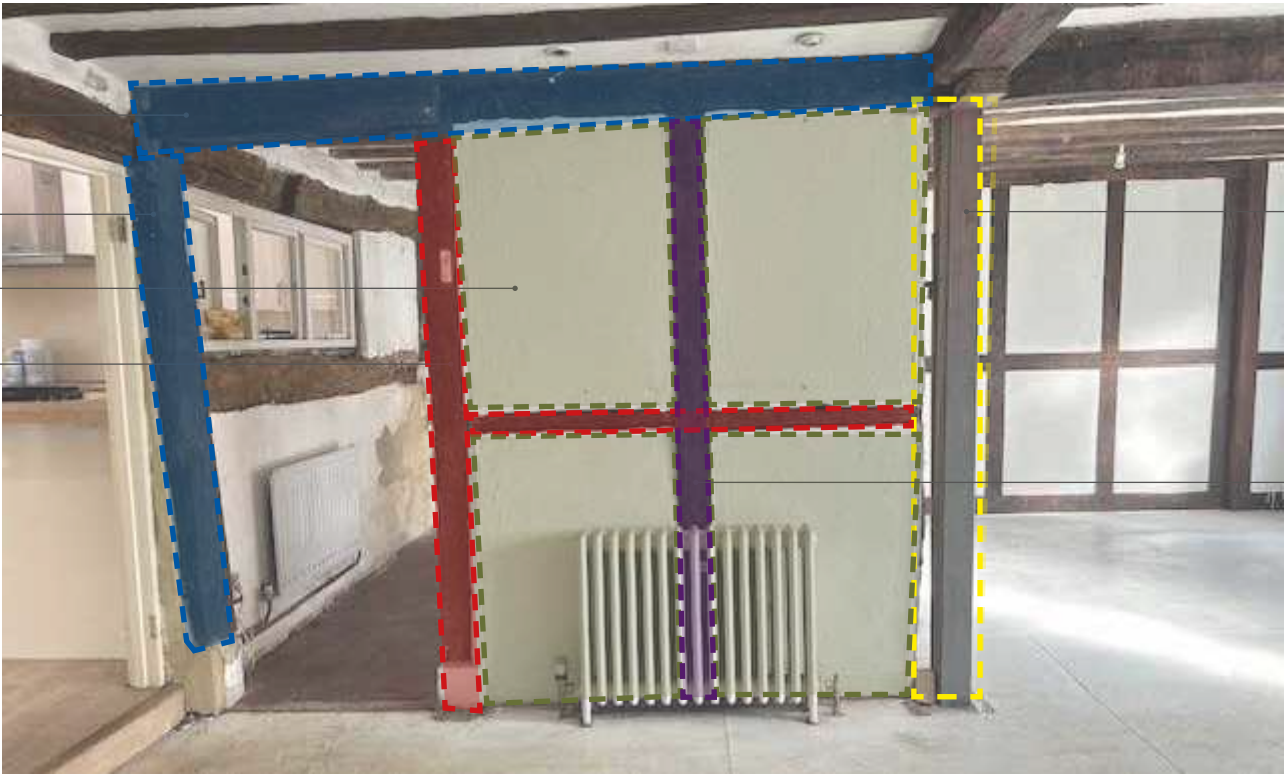
The undertaken study demonstrates that only a small size of the remaining historic fabric was removed. Furthermore, the removal of the partition does facilitate a plan form that is more conducive to modern living. Its removal is also justified to facilitate a traditional conservation repair of the central post in seasoned oak, which is a substantive heritage benefit. The impact of wall removal is neutral given the heritage benefit of the timber post repair and improved quality of the living space. Please refer to HCUK Heritage Statement for further information.

Retained timber beam

Retained timber frame

Removed modern infill panels (approved)

Removed historic timber frame



Removed steel column, replaced with oak post

Removed timber - discovered to be a decorative timber fillet element, not part of wall frame

Internal wall in the lounge prior to changes



JUSTIFICATION
BASEMENT

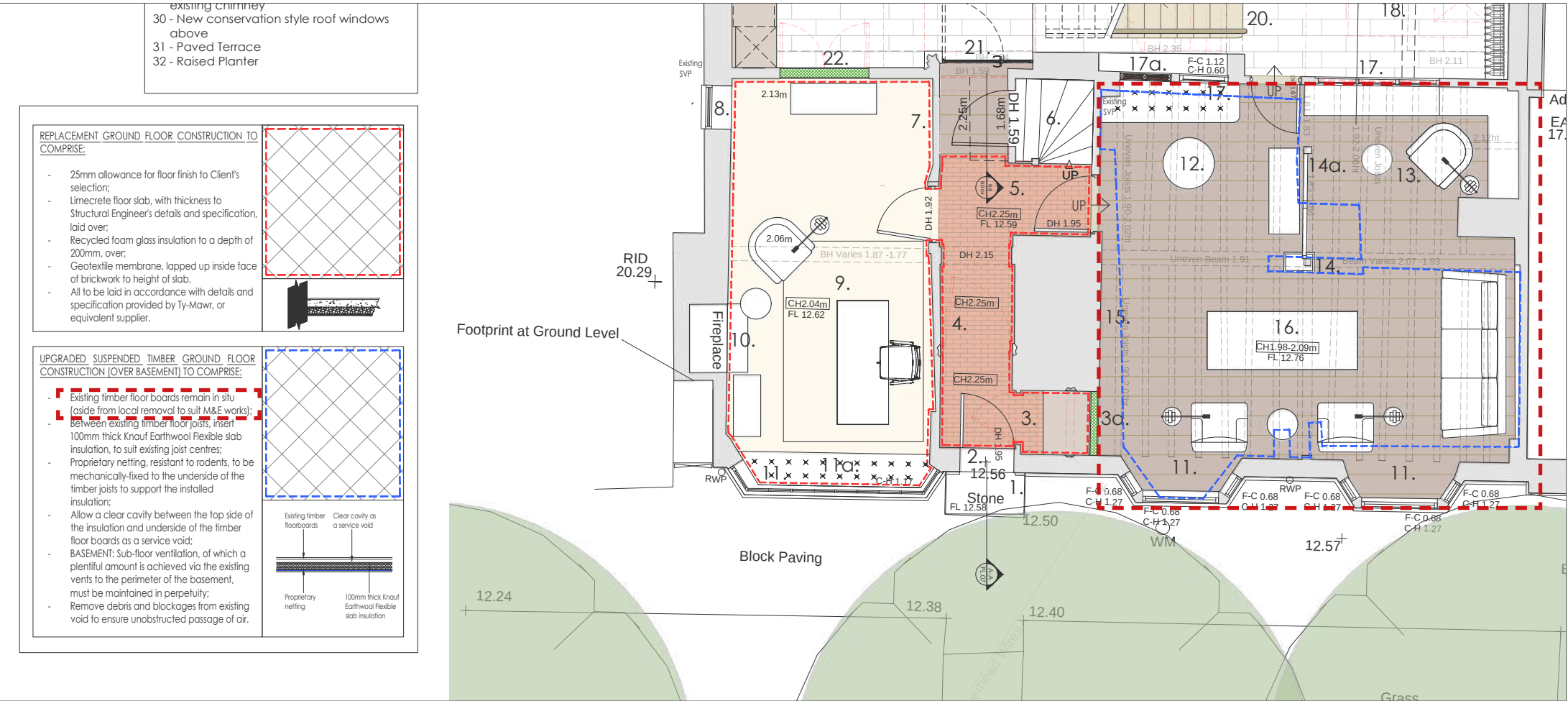
The following changed were done on basement level:

- Walls: remain as existing, lime rendered (with exception of the East wall) for aesthetical benefit.
- Drainage channels: filled with shingle to enable water to flow and prevent blockage
- Replacement of floor joists: drawing GH342 PL02 Rev B confirms local removal to suit M&E works (‘existing timber floor boards remain in situ (aside from local removal to suit M&E works)’ . The joists were removed to allow for the steel beam incorporation running east to west, full width of the lounge. The Applicant confirmed that during the works, the joists they were found to be rotten as they had been suffering decades of damp.

Justification:

- The structural calculation for the oak post provided in the report by McCarey Simmonds, point 4.9 confirms the Basement to be damp confirming the condition of the joists, as quoted:
‘4.9 There was an L shaped shallow height damp cellar below the area with the steel support post. The steel post was supported off a brickwork masonry wall forming the internal corner of the L shaped basement.’

- In the Condition Report prepared by Gould Baxter Architects in October 2022, the following observations were made:
1.87
Where the ground floor is of suspended timber construction, it appears to be a replacement floor, with uniform timber joists provided with steel beam reinforcement.
1.88
2. *During the course of refurbishment works, it is likely that flooring will need to be lifted to facilitate services installations and any thermal/acoustic upgrades required. During the course of these works, it is possible floor joists will be affected by rot and/or woodworm damage, which will necessitate repair and/or replacement of joists.*
3. *It is also likely that flooring will need to be supplemented with new where existing boards are found to be in poor condition or not suitable for reinstatement.*



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

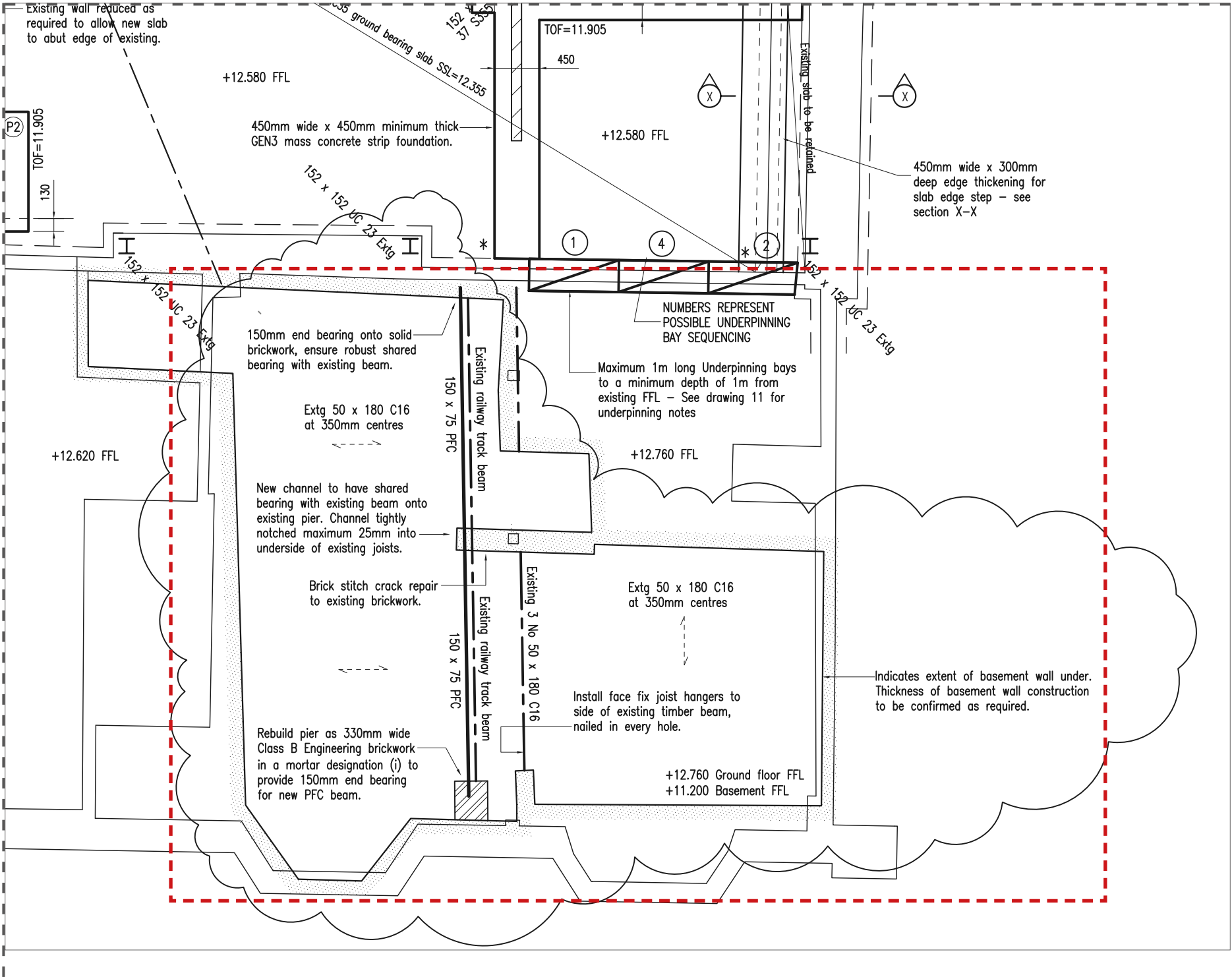


JUSTIFICATION
BASEMENT

The adjacent drawing developed and provided by the Structural Engineer, illustrate proposed strengthening works to the ground floor over the basement.



New softwood joists, basement



Foundation drawing by McCarey Simmonds Structural Engineers

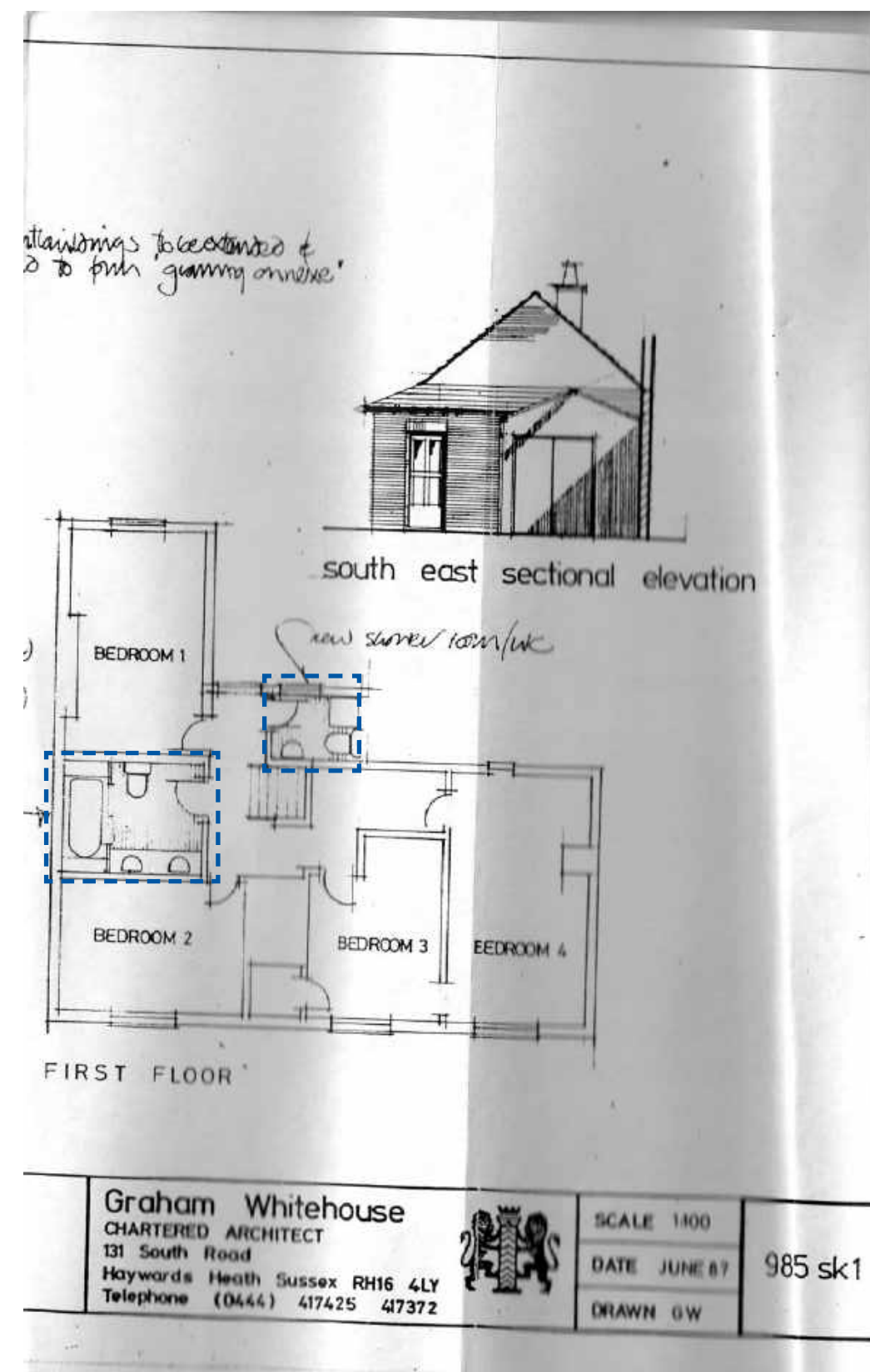
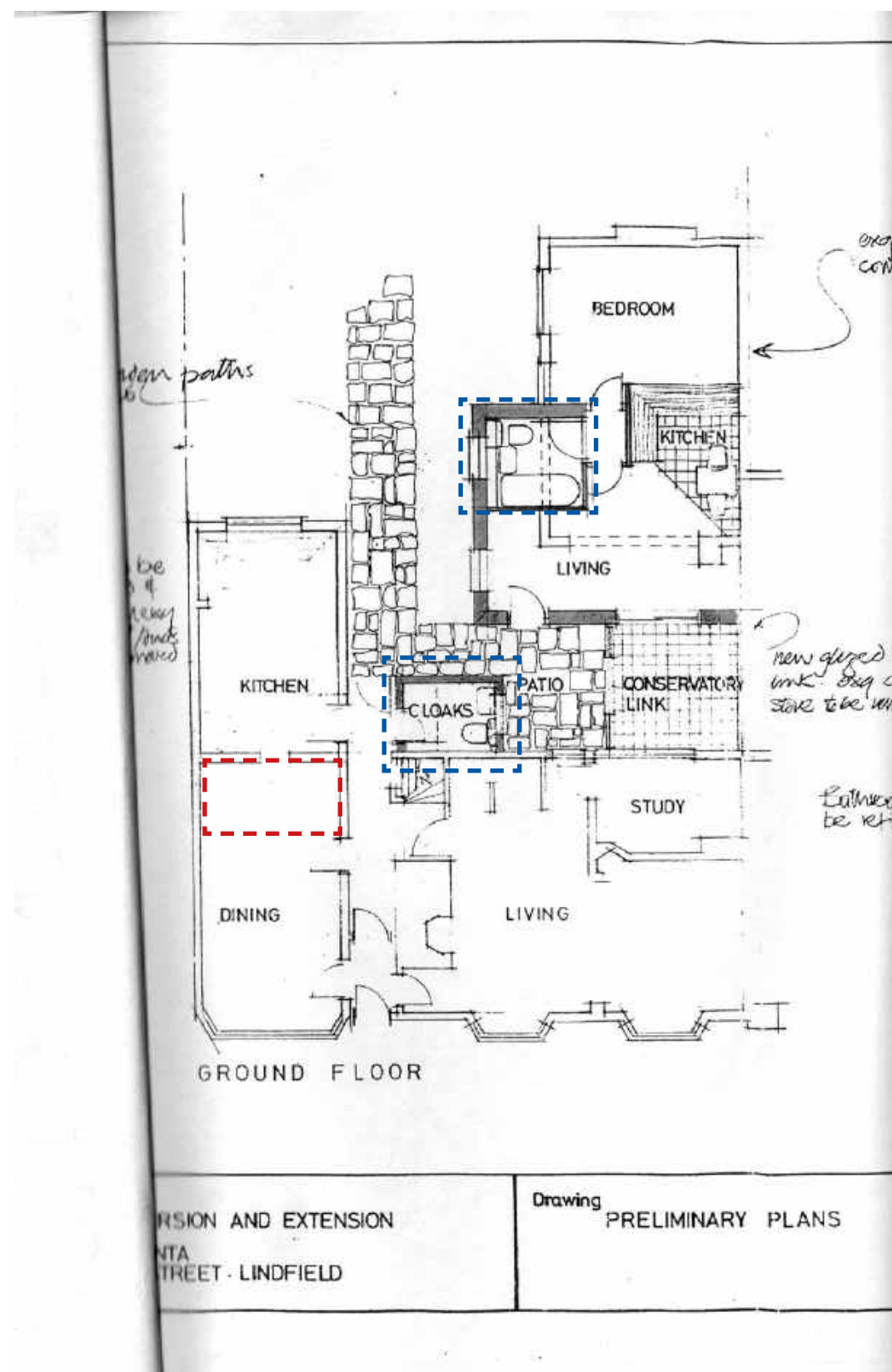


JUSTIFICATION
GROUND FLOOR WC

The addition of cloaks/WC on a ground floor has been previously approved under application LF/064/87 in 1987. The WC extension was demolished following approval of application LF/83/96 granted on 09/01/1997 for: *'2 storey rear extensions and demolish 2 storey rear extension housing WCs.'*

It is also noted that historically this four bedroom house was provided with 4no. toilets/bathrooms - two per floor. Currently, the building has 2 bedrooms with en-suites and one shared bathroom on the first floor. A small WC was added on the ground floor deviating from approved scheme. However, the re-introduction of a ground floor toilet ensures the building is accessible and usable for everyone, regardless of their physical abilities. It is considered to be an essential improvement.

The door to the study is in the same historic location it was, just re-handed within the frame to better suit the revised layout. The new dividing wall has been constructed of lathe and lime plaster construction, using traditional methods and materials. Secular character of the historic plan is retained.



JUSTIFICATION
CHANGES TO BEDROOMS

1. FITTED WARDROBES

Installation carcasses and MDF doors to create 2no back to back wardrobes, serving 2no bedrooms. Wardrobe doors designed to follow the shape of the chimney. This is a minor deviation from the approved scheme proposing one wardrobe and minor modification to the previously existing wardrobe.

2. REMOVAL OF WALL

The non-original infill to partition wall between two rooms was removed, the addition of doors was not implemented. Original timber frame retained.

3. WALL AND DOOR TO BATHROOM

Removal of existing, poor quality wall and construction of new partition wall, reinstatement of sliding door to en-suite.

These deviations are considered to be of limited harm and are applied for retrospectively under this application.



Pre-construction photograph of original wardrobe



Pre-construction photograph of space between bedrooms, walls re-rendered prior to installation of fitted wardrobes



Poor quality bathroom wall build up exposed before demolition



Poor quality bathroom wall before demolition



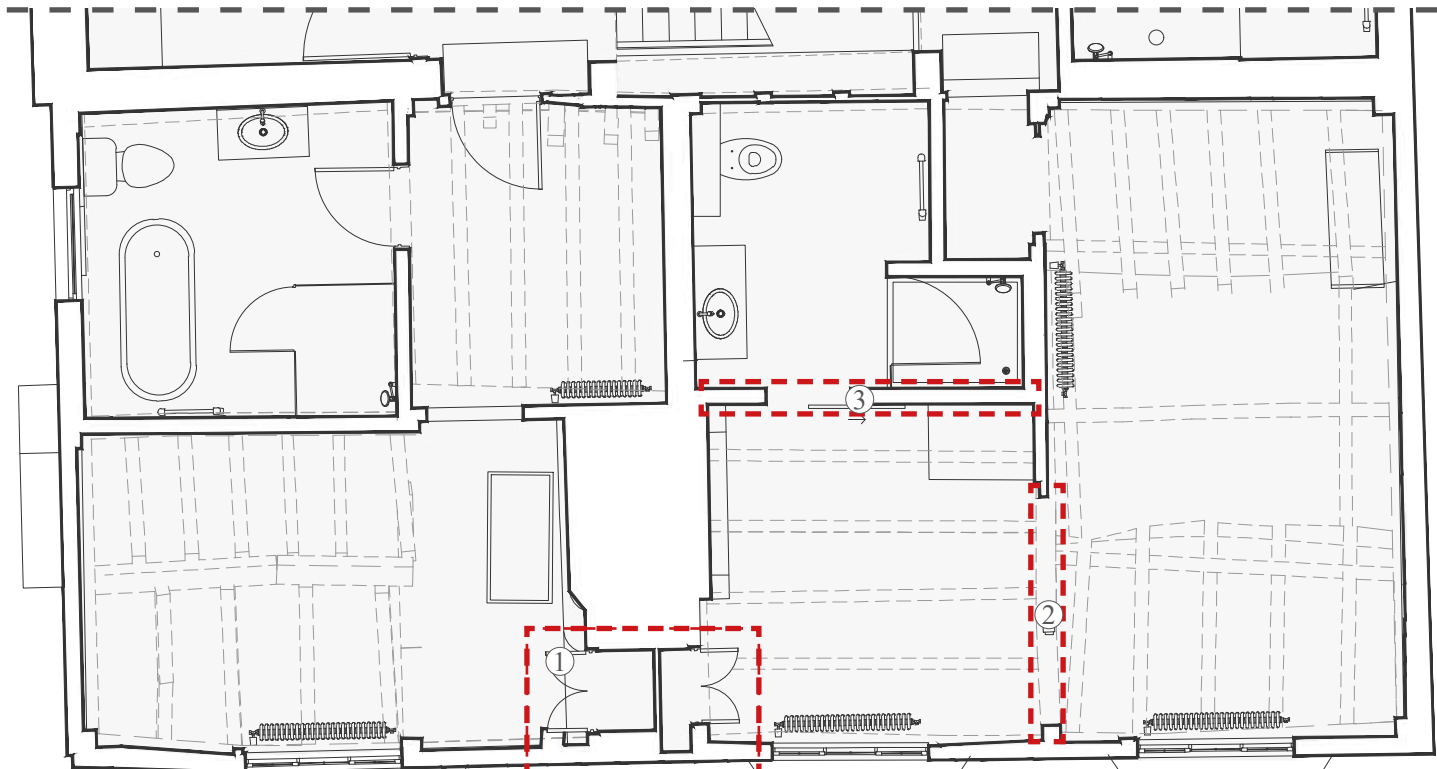
View from north bedroom towards altered wall (timber frame remaining)



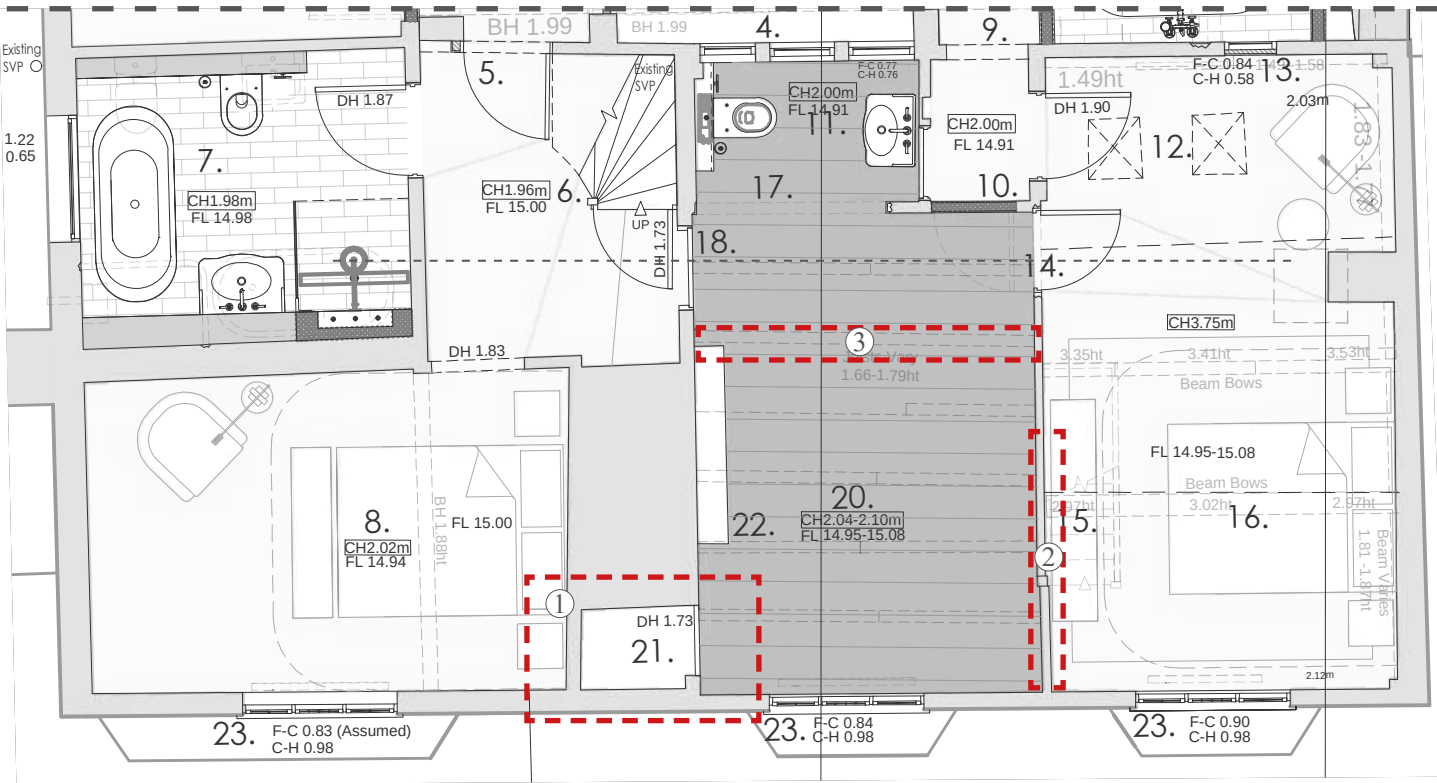
View towards new fitted wardrobe and en-suite wall and sliding door

KEY:

Highlighted area of deviation



2. Proposed ground floor plan



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



JUSTIFICATION

AC AHU ENCLOSURE

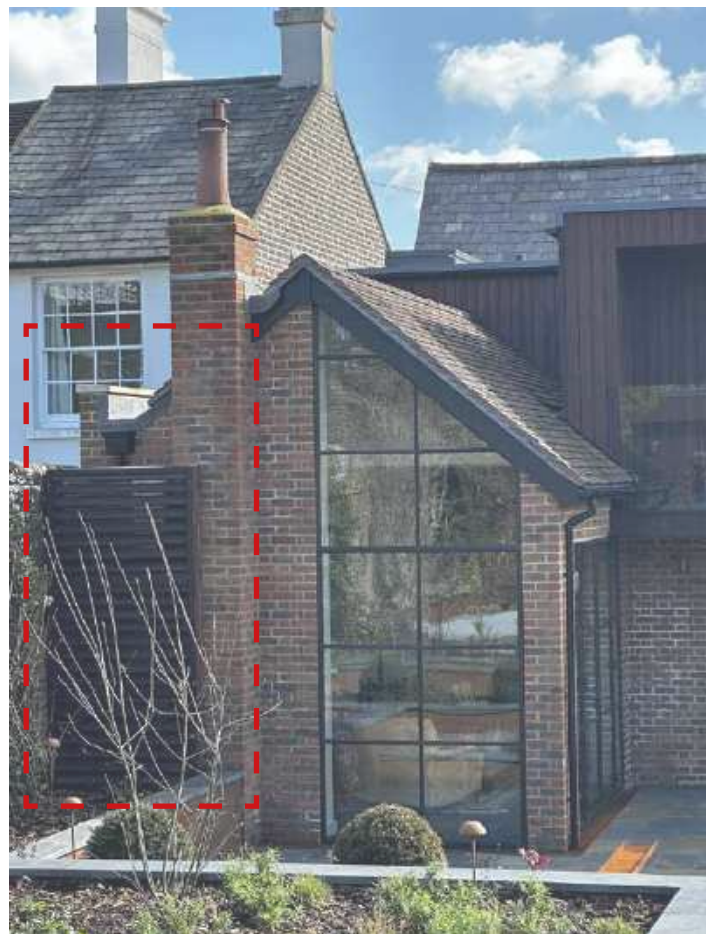
A new timber louvred enclosure accommodating AC AHU equipment has been constructed, adjacent to the bake house rear elevation. It was constructed without planning permission and is a part of retrospective works applied for under this application.

The enclosure is discreetly located in the corner of the elevation and constructed of timber in-keeping with the whole building style.

As shown on adjacent elevations, the approved scheme established a permanent fixed mass in front of the bakehouse in the form of a raised brickwork planter.

KEY:

- Highlighted area of deviation
- Height of the established mass in front of elevation



Recent photograph capturing the new AC AHU louvred enclosure on the rear of the bake house



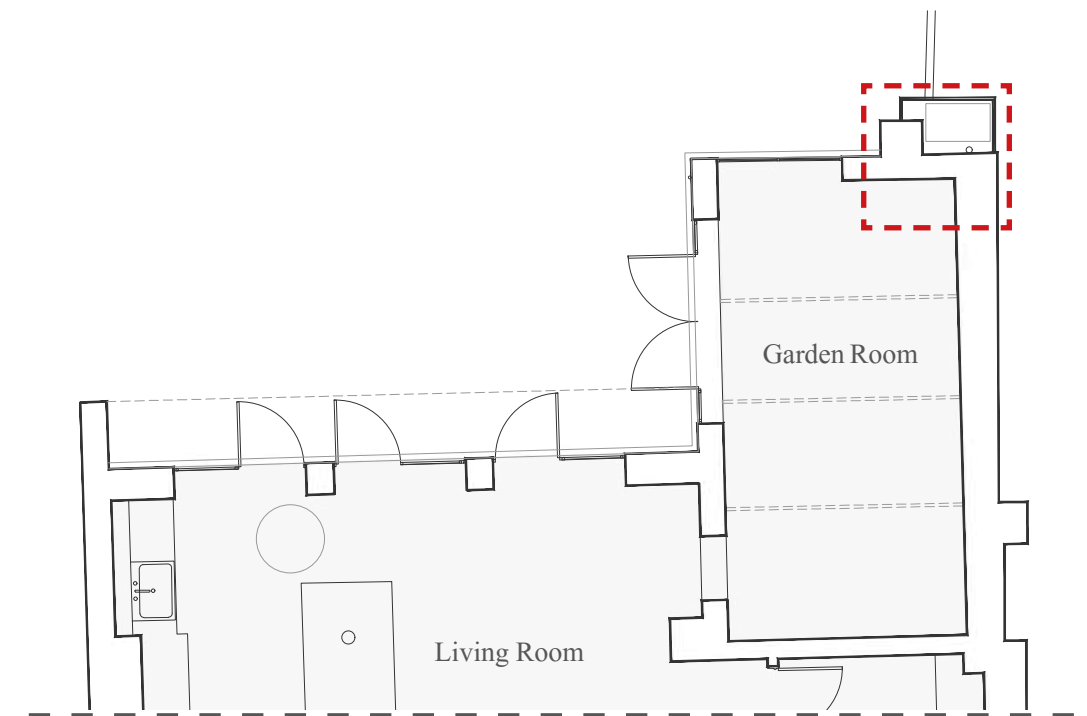
3. Approved scheme rear elevation.



4. Proposed rear elevation.



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



JUSTIFICATION
REMOVAL OF CHIMNEY STACK

A 19th century chimney stack has been removed without planning permission and is a part of retrospective works applied for under this application.

Its removal is considered of to be of low harm to the listed building, as identified by HCUK in the supporting heritage statement.

The existing chimney stack was in a poor structural condition, as quoted below from ‘Statement of Heritage and Significance’ by Desbruslais:

1.31 The stack is surmounted with a single terracotta chimney pot. It is unclear if the chimney is still in use. Further investigation is required to confirm this.

1.32 The following points were noted:

1. In general terms the stack remains reasonably upright and plumb, although it is noted that where it penetrates the master bedroom below, it is raked to an angle.

3. The flaunching appears to be coming to the end of its useful

4. The chimney pot appears to remain in satisfactory condition with some soot staining noted. When replacing the flaunching allowances should be made to replace the pot and cap if no longer in use.

5. The stack is not provided with a horizontal damp tray to mitigate vertical damp penetration.

6. The junction between the stack and roof slopes are weathered with lead flashing. From our vantage point the flashing appeared in serviceable condition, but the presence of damp staining internally would suggest current or historic damp penetration. Further investigation is required once high level access is provided but we would anticipate the flashing will require renewal. life expectancy, with cracking and surface spalling noted. The flaunching should be renewed, with high level access provided to facilitate works.

Extract from ‘Statement of Heritage Significance’ prepared by Desbruslais, Rev. 1.0: 13th December 2022.

KEY:
 Highlighted area of deviation



External and internal photographs of the chimney stack prior to removal



Ground floor living room - removed chimney breast and wall and ceiling made good



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



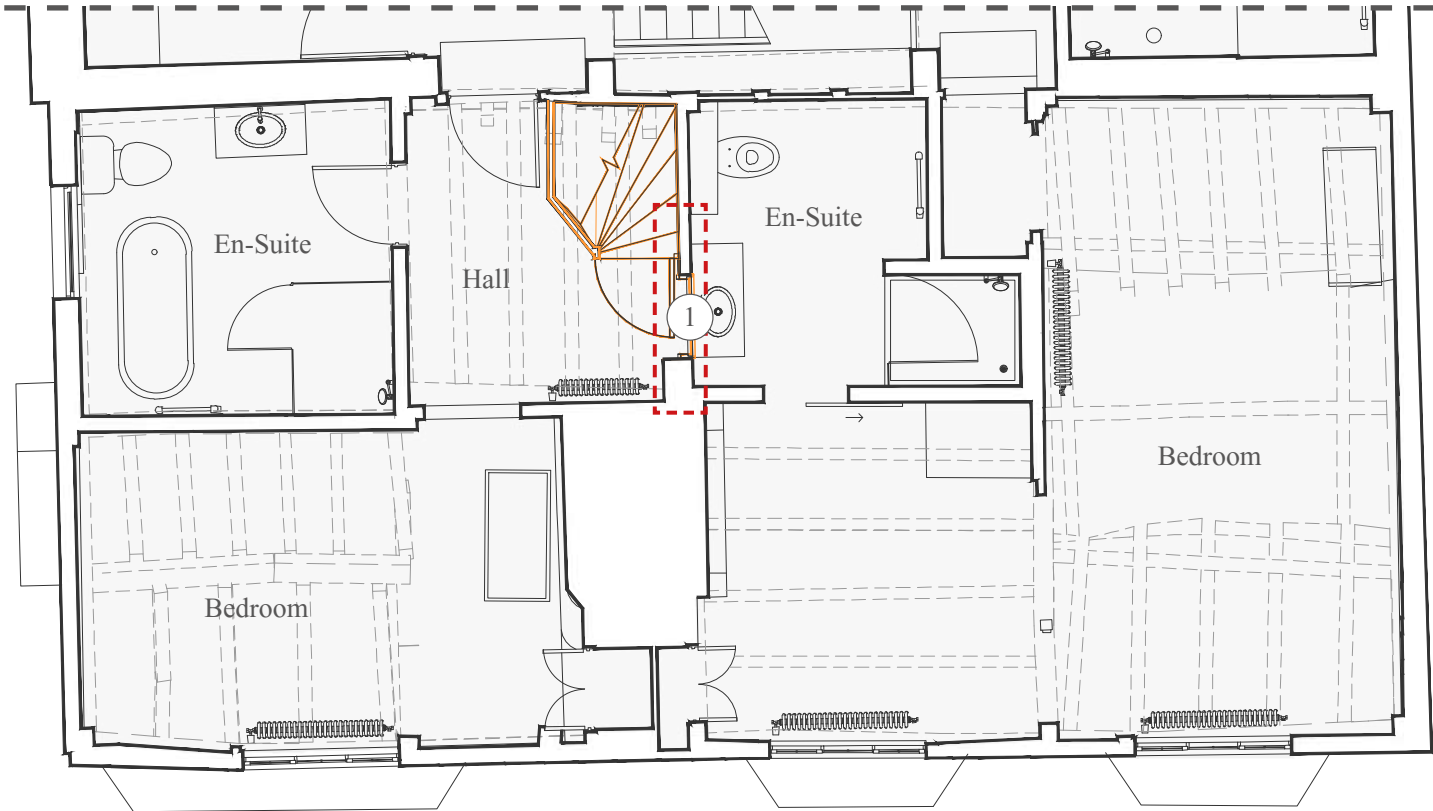
2. Proposed West Elevation

JUSTIFICATION
OPENING BLOCKED UP

On the first floor, an existing opening in the internal wall was blocked up. It is proposed for the opening to be reinstated and door to be reinstated, but fixed shut.

KEY:

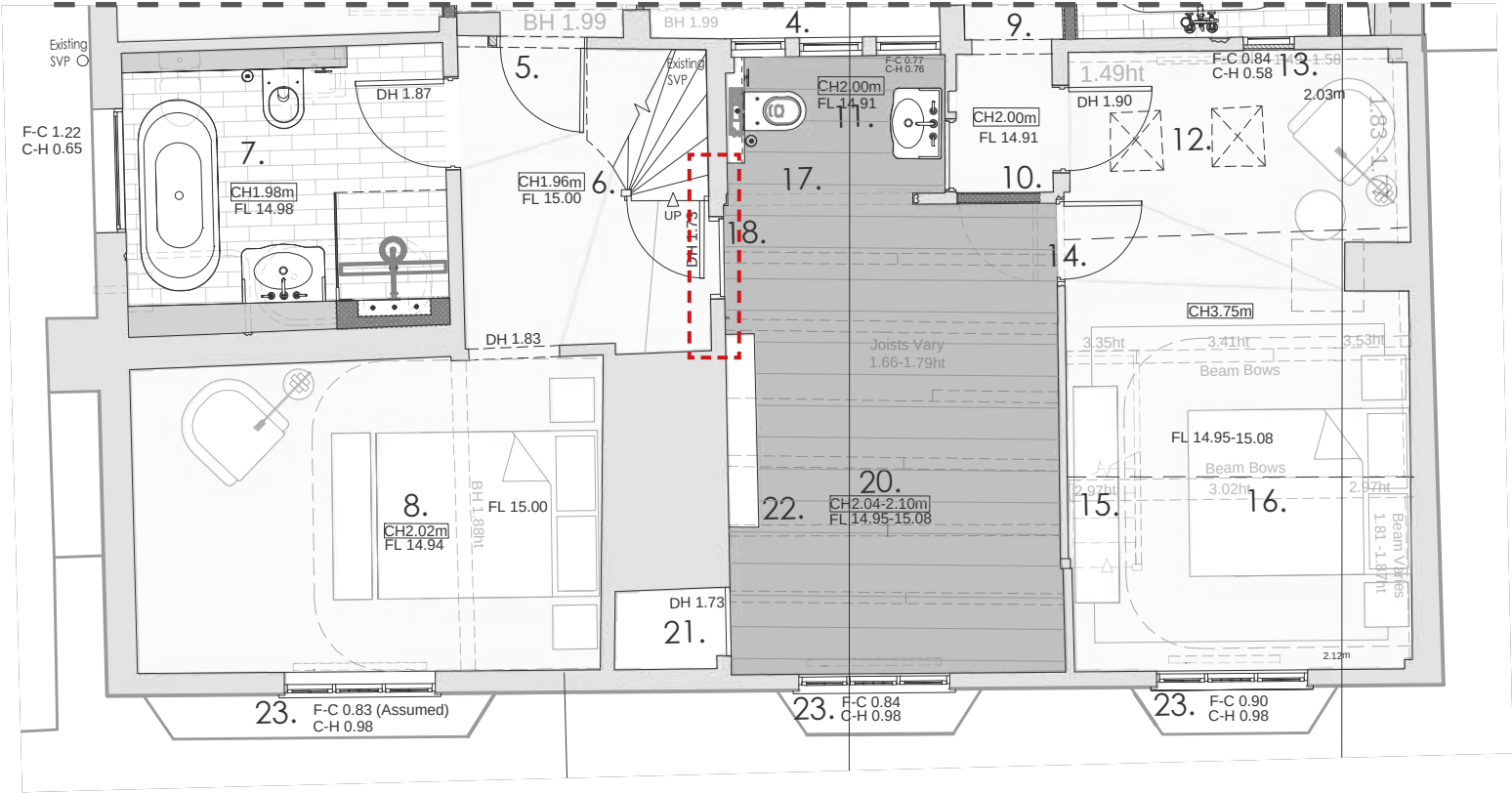
Highlighted area of deviation



2. Proposed first floor plan



Existing timber door (to be reinstated and fixed shut)



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

