

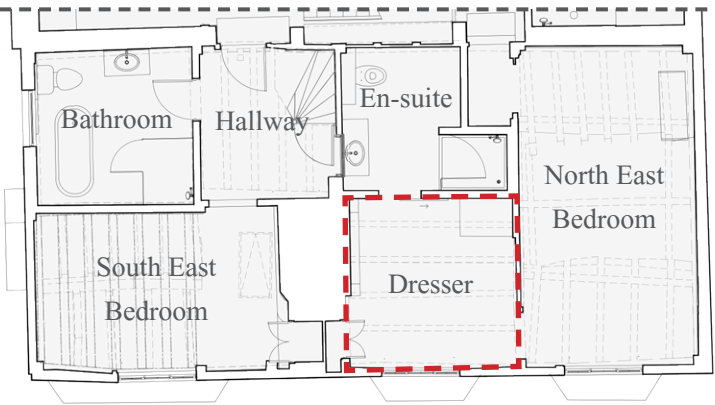
JUSTIFICATION

EXPOSURE TIMBER FRAMES - FIRST FLOOR - WALLS - DRESSER

DRESSER

This section assesses the dressing room, where the extent of exposed timber framing is more limited due to the presence of the existing chimney stack, which continues from the ground floor through this space. The chimney breast has been incorporated into the room layout and utilised to accommodate built-in storage, allowing for efficient use of space while minimising the need for additional partitioning. The wall construction adjacent to the chimney has been carefully treated, with joinery integrated in a manner that avoids unnecessary intervention into the historic fabric. This approach reduces the need for more dominant partition walls, maintaining a lighter and less intrusive division between the north-east and south bedrooms.

As with other areas, modern finishes have been removed and replaced with lime plaster, applied in a consistent and sympathetic manner. The exposed timber elements have been cleaned and treated, ensuring that where visible, they remain legible within the overall wall composition. The partition wall between the bedroom and dressing room includes retained historic detailing, such as hinge evidence referenced elsewhere in this document, which further contributes to the understanding of the building’s historic layout. Overall, the dressing room represents a restrained and considered intervention, balancing functional requirements with the preservation and subtle expression of the historic timber framework, contributing positively to the building’s heritage significance.



As Implemented First Floor Plan

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

AS IMPLEMENTED PHOTOGRAPHIC DOCUMENTATION



1.

Key

Figure 1. East wall

Figure 2. South wall

Figure 3. North wall

Figure 4. East, South and West Walls



2.



3.



4.





JUSTIFICATION

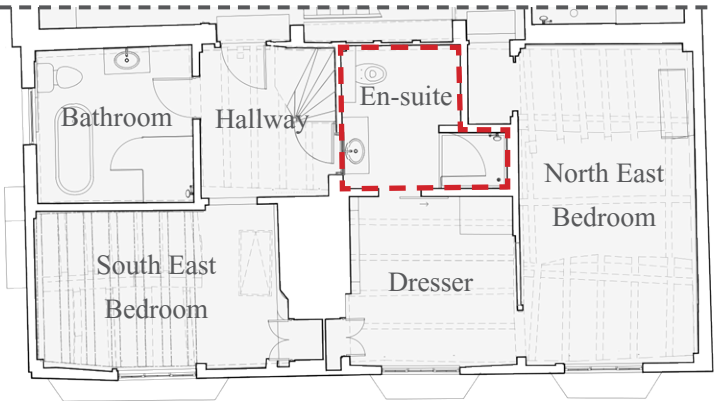
EXPOSURE TIMBER FRAMES - FIRST FLOOR - WALLS - EN-SUITE

**EN-SUITE**

The en-suite within the north-east bedroom has been designed to ensure that the historic timber framework remains visible and legible. Rather than introducing modern tiled finishes, lime plaster has been consistently applied, maintaining a breathable and sympathetic wall treatment in keeping with the wider scheme.

The layout of the bathroom has been carefully arranged so that sanitary fittings, including the toilet and shower, do not obscure key structural elements or visually prominent sections of the timber frame. As a result, the primary wall composition -comprising exposed timber and lime plaster infill -remains clearly expressed throughout the space.

As illustrated in the adjacent images, the enclosure of the bathroom has been handled in a way that avoids interrupting the continuity of the timber framework, allowing larger sections of the structure to remain unobstructed and readable. Overall, the en-suite provides a strong example of how modern servicing can be integrated within a historic setting, maintaining the clarity of the wall construction while supporting the continued appreciation of the building’s heritage significance.



As Implemented First Floor Plan

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

AS IMPLEMENTED PHOTOGRAPHIC DOCUMENTATION



1.

Key

Figure 1. West wall

Figure 2. South wall



2.



JUSTIFICATION

EXPOSURE TIMBER FRAMES - FIRST FLOOR - WALLS - HALLWAY

HALLWAY

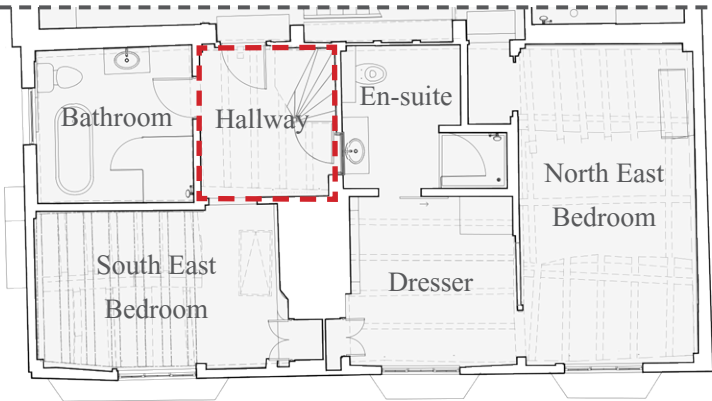
While photographic evidence for the hallway is limited, the available images demonstrate that the treatment of walls within this space remains consistent with the wider approach adopted throughout the building. The east wall retains exposed elements of the timber framework, incorporated within the wall build-up and contributing to the legibility of the historic structure.

The remaining walls are finished in lime plaster, providing a simple and cohesive backdrop that allows key structural features to remain prominent. Each of the connecting doorways within the hallway reveals exposed timber framing, clearly expressing the construction and junctions between spaces. Overall, the hallway maintains a restrained and coherent treatment, ensuring that circulation areas continue to reflect and support the visibility of the historic fabric, contributing positively to the building’s overall heritage significance.

AS IMPLEMENTED PHOTOGRAPHIC DOCUMENTATION



Figure 1. East wall



As Implemented First Floor Plan





JUSTIFICATION

EXPOSURE TIMBER FRAMES - FIRST FLOOR - WALLS - BATHROOM

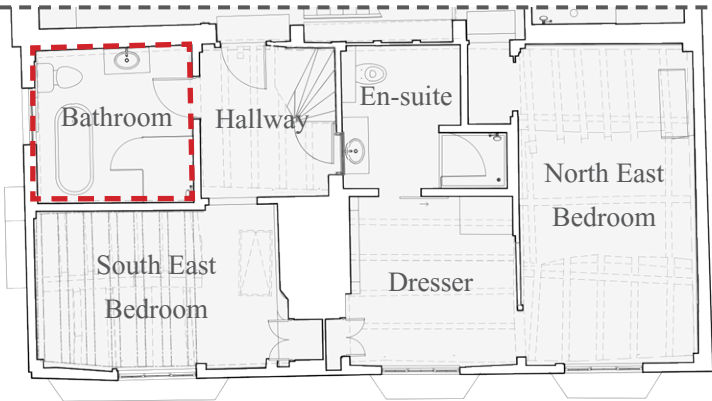
BATHROOM

This section examines the shared bathroom located off the first floor hallway. The space accommodates a bath and shower, with the layout carefully arranged to respond to the historic fabric.

As shown in the adjacent photographs, the walls within this room fully expose the historic timber framing, complemented by lime render finishes consistent with other serviced spaces within the building. This approach avoids the use of modern tiled finishes, ensuring a cohesive and breathable treatment throughout.

Sanitary fittings have been strategically positioned to maximise the visibility of the timber framework, avoiding obstruction of key structural elements. Interventions within the space have been kept to a minimum, ensuring that the wall construction remains clearly legible and that the historic fabric is both preserved and appropriately presented.

Overall, the shared bathroom demonstrates a consistent and sensitive approach to integrating modern servicing within a historic context, allowing the timber frame to remain the dominant feature of the space and resulting in a clear heritage benefit and notable enhancement over the previous condition.



As Implemented First Floor Plan

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

AS IMPLEMENTED PHOTOGRAPHIC DOCUMENTATION



1.  
Key  
Figure 1. South West & North walls  
Figure 2. North, East & South walls  
Figure 3. West Wall





JUSTIFICATION

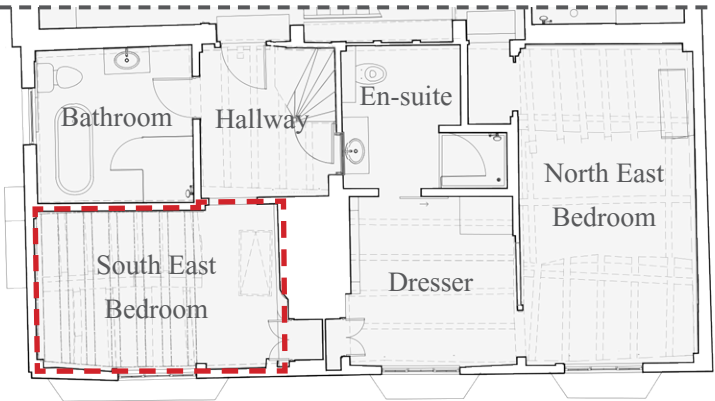
EXPOSURE TIMBER FRAME - FIRST FLOOR - WALLS - SOUTH EAST BEDROOM

SOUTH EAST BEDROOM

As illustrated in the adjacent images, and supported by historic photographs, the south-east bedroom has undergone a significant enhancement. While the vaulted ceilings and rafters are addressed within the ceiling section, this assessment focuses on the treatment of the walls.

The walls have been carefully repaired and re-plastered using lime, applied with a higher level of craftsmanship and sensitivity than previously evident. Earlier finishes lacked regard for the historic fabric; the current approach ensures improved durability, breathability, and long-term compatibility with the timber structure. Each wall within the room now reveals elements of the timber framework, allowing the structural composition to be clearly understood. The original wall layout has been preserved, including door openings and frames, maintaining the historic plan form. Integrated storage, as referenced in Figure 4, has been designed to sit within the space efficiently, maximising floor area while fixing back to the wall in a manner that avoids unnecessary removal or alteration of the historic fabric. This ensures that the integrity of the wall construction is retained.

Overall, the room presents a coherent and legible expression of the timber-framed structure, with the improved wall treatment and exposure of historic elements representing a clear heritage benefit and a notable uplift from the previous condition.



As Implemented First Floor Plan



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

AS IMPLEMENTED PHOTOGRAPHIC DOCUMENTATION



1.



2.



3.



4.



5.

- Key
- Figure 1. East, South and West walls
  - Figure 2. South and West walls
  - Figure 3. East, South and West walls
  - Figure 4. North Wall
  - Figure 5. West Wall





# JUSTIFICATION

## EXPOSURE TIMBER FRAMES - GROUND FLOOR - CEILINGS

### APPROVED GROUND FLOOR

The following section assesses the approved scheme specifically in relation to the ground floor footprint of the 15th- century timber-framed structure, as outlined both bellow and within this document initial building historical analysis. An extract of the approved ground floor has been included to highlight the extend of the historical framework within the building.

As showcased the approved scheme the exposure of the historic timber framing at ground level was limited to the living room only. In contract, the remaining ground floor rooms were proposed to retain their exiting finishes with the historical timber framework remaining concealed behind lime plaster, consistent with the pre consulting condition for the building.

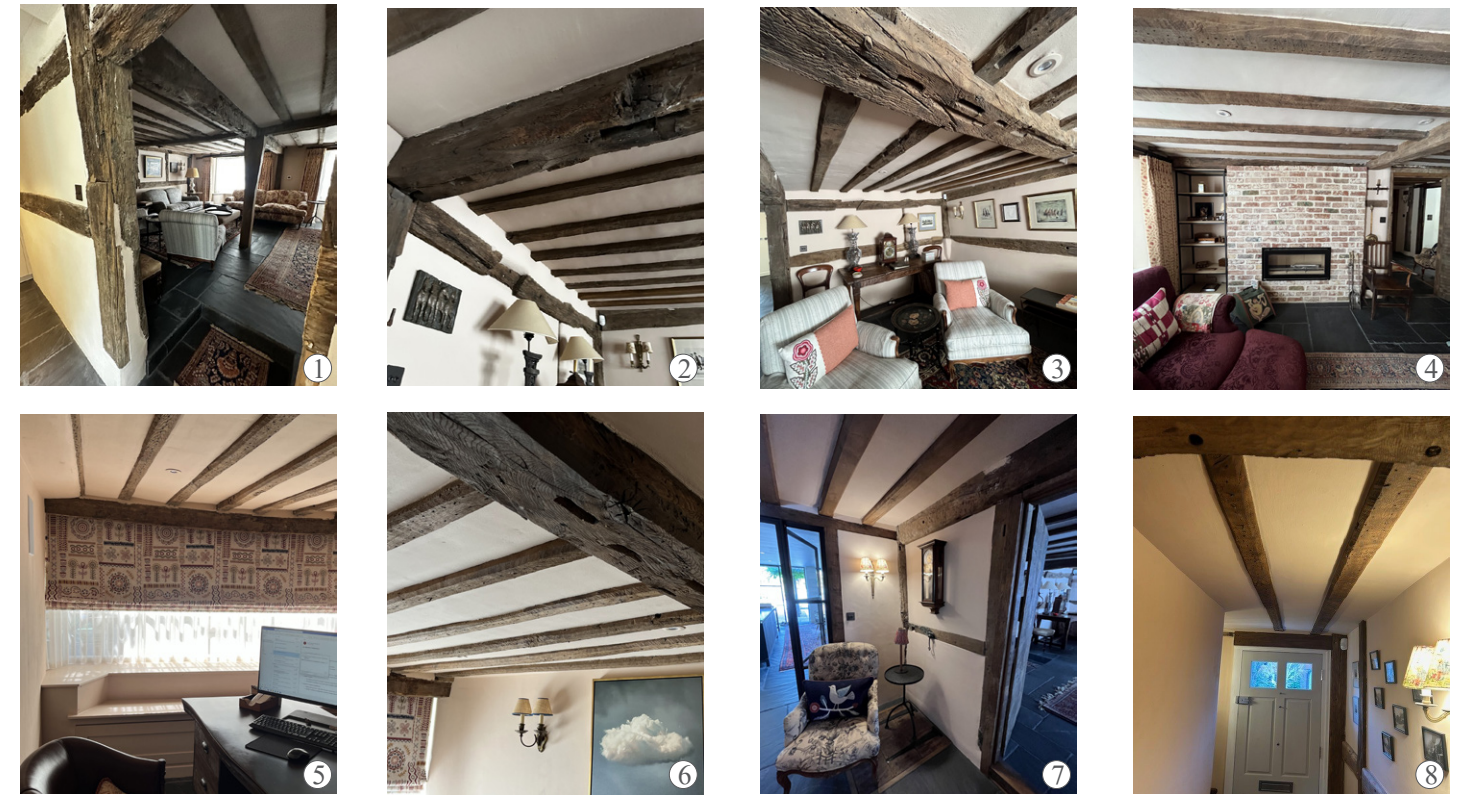
- KEY
- 15th Century timber-framed building
  - Approved areas of Exposed Timber Framing (Ceiling)
  - Ceiling Areas Adjusted to Expose the Timber Framing

### AS IMPLEMENTED GROUND FLOOR

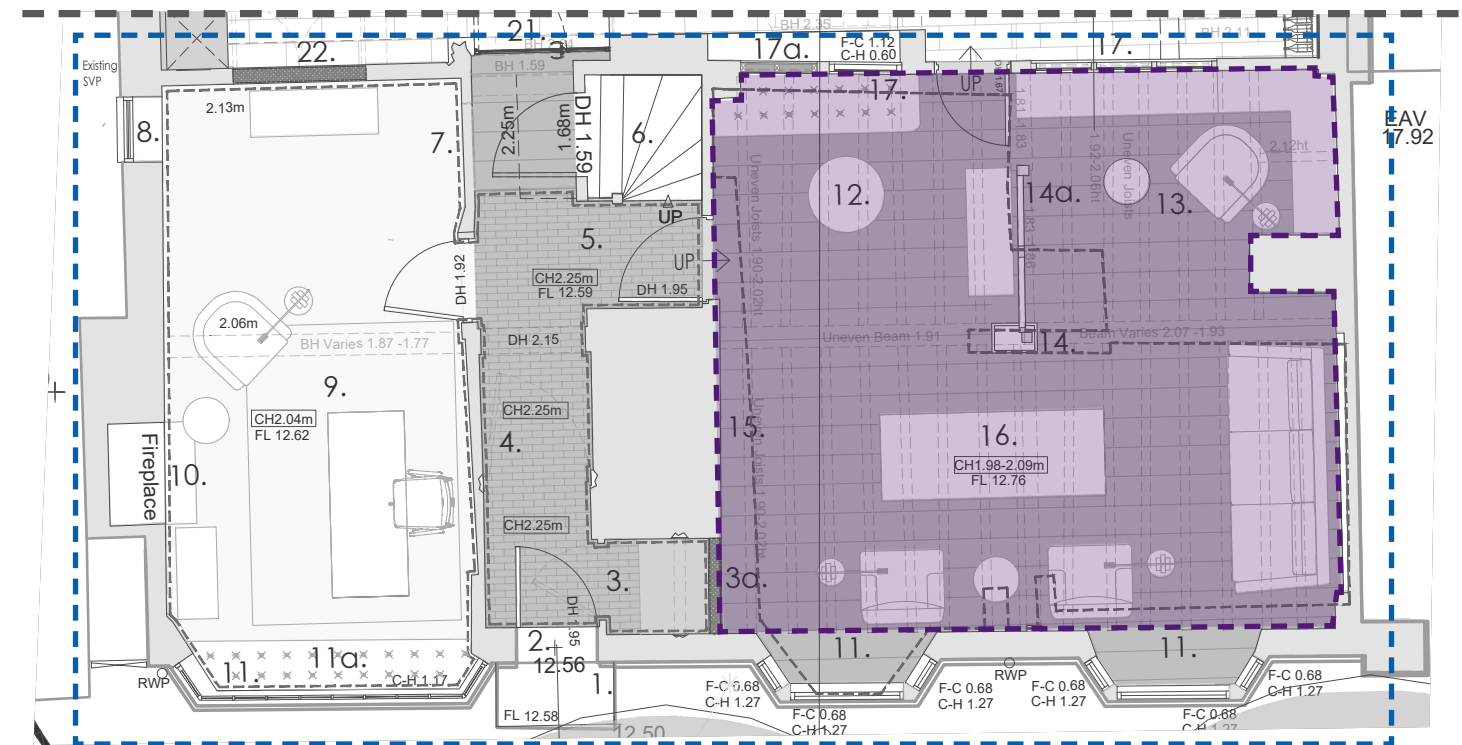
The proposal provides for the repair and conservation of the historic oak frame throughout the property by a heritage craftsman. Under the approved scheme, exposure of the timber structure was limited primarily to the living room, with the majority of the frame remaining concealed behind later finishes. During construction it became evident that a substantial proportion of the historic timber framework remained intact but covered.

The proposal therefore seeks to reveal in excess of 60% of the historic timber frame across the building, including ceiling joists and structural beams. This represents a clear heritage benefit, as exposing the structural oak frame assists its long-term preservation by allowing the timber to breathe, while also reinforcing the historic character of the building and improving the legibility and understanding of the original 15th-century structural framework. Areas of previously approved exposure and the additional proposed areas are identified on the plans below.

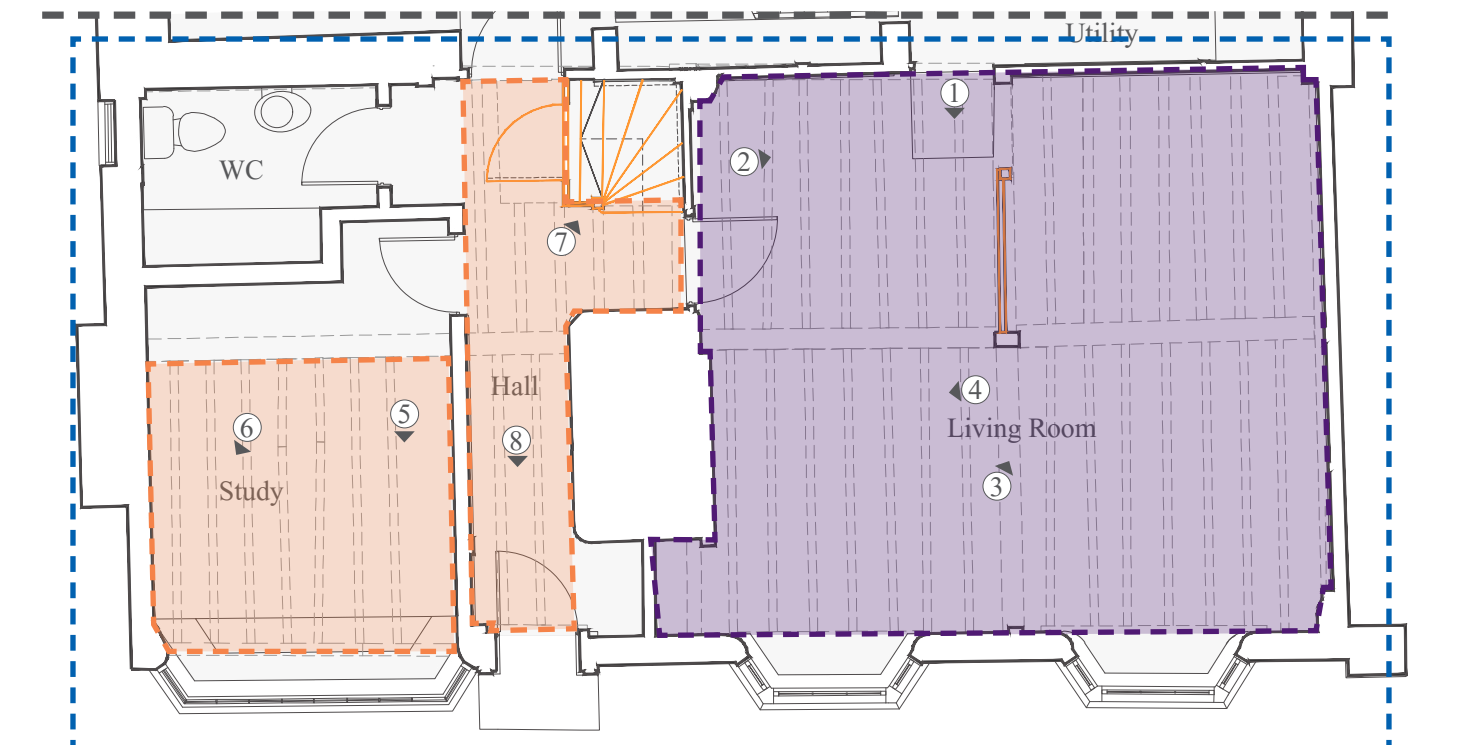
### AS IMPLEMENTED PHOTOGRAPHIC DOCUMENTATION



1. Living room South facing
2. Living Room East facing
3. Living Room North facing
4. Living Room West facing
5. Office South facing
6. Office exposed ceiling
7. Hallway North Facing
8. Entrance Hall South Facing



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



2. As Implemented ground floor plan showing areas within the ground floor where the ceiling has been exposed to showcase the historic timber framing.

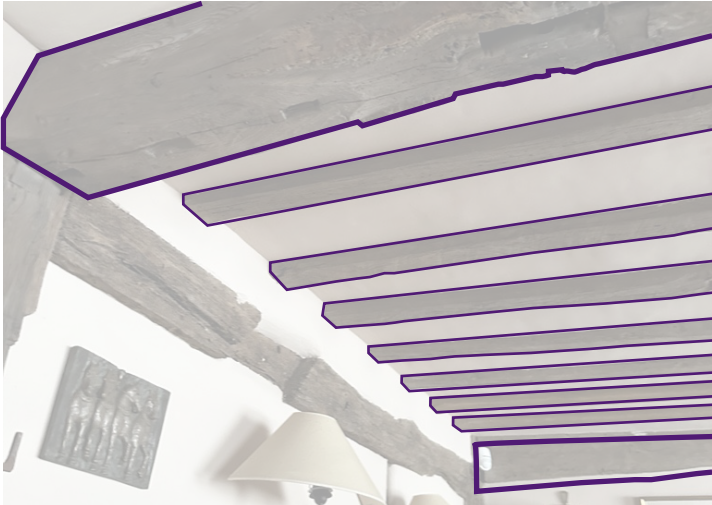


JUSTIFICATION

EXPOSURE TIMBER FRAME - GROUND FLOOR - CEILING BEAMS

The following outlines in greater detail the approved and as-implemented timber beam ceiling framework proposed to be exposed, identifying the extent of beams and their location and positioning within the floor plans.

- KEY
- Approved exposed Timber Framing Beams (Ceiling)
  - As implemented exposed Timber Framing Beams



As Implemented - Living Room



As Implemented - Study



APPROVED GROUND FLOOR PLAN



AS IMPLEMENTED GROUND FLOOR PLAN





# JUSTIFICATION

## EXPOSURE TIMBER FRAMES - GROUND FLOOR - CEILINGS - LOUNGE/LIVING ROOM

### LOUNGE - COMPARISON ASSESSMENT

The following section assesses the finalised condition of the living room ceiling and the improvements made between the pre-construction state and the as-built scheme.

While works to this ceiling area were approved under the previous consent, the completed works have resulted in a notably improved outcome in terms of both conservation and legibility of the historic fabric. Prior to construction, the ceiling build-up was concealed by later plasterboard finishes which obscured the underlying historic timber structure.

Through the careful removal of these later layers, the original timber ceiling structure has been revealed, assessed, and repaired where required. The exposed timber elements have been cleaned, consolidated, and repaired using appropriate heritage methods, while the surrounding ceiling build-up has been reinstated using breathable lime-based plaster finishes that better reflect the building's historic construction.

This approach improves the visual clarity of the timber framework and allows the structural form of the ceiling to be more clearly understood, while also ensuring the long-term preservation and performance of the historic materials. Compared to the pre-construction condition, the as-built ceiling therefore provides a clearer expression of the historic structure, improved material compatibility, and a higher standard of conservation repair, resulting in a more legible and historically appropriate interior environment.

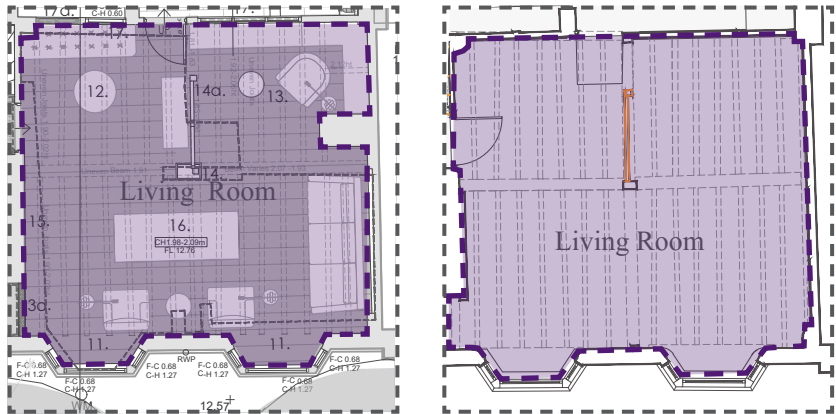
As a secondary intervention supporting these works, a later partition wall and steel post which previously interrupted the space have been removed and replaced with a crafted timber post designed to better integrate with the historic frame. This element is discussed earlier within this document and contributes to the improved readability of the ceiling structure without altering its historic character.

 Approved areas of Exposed Timber Framing (Ceiling)

### PRE CONSTRUCTION - PHOTOGRAPHIC DOCUMENTATION



### AS IMPLEMENTED PHOTOGRAPHIC DOCUMENTATION



Approved Lounge

As Implemented Lounge

- Key
- Figure 1. Pre-construction view of the timber frame and plaster ceiling
  - Figure 2. Pre-construction steel post supporting timber frame ceiling
  - Figure 3. Pre-construction partition wall supporting timber frame ceiling
  - Figure 4. Under Construction Chimney original
  - Figure 5. Proposed / as-built Living room showing exposed timber frame and repaired ceiling
  - Figure 6. Proposed / as-built Living room showing exposed timber frame
  - Figure 7. Proposed / as-built Steel post replaced with traditional gunstock post in seasoned oak
  - Figure 8. Proposed / as-built View of chimney on west wall



JUSTIFICATION

EXPOSURE TIMBER FRAMES - GROUND FLOOR - CEILINGS - STUDY

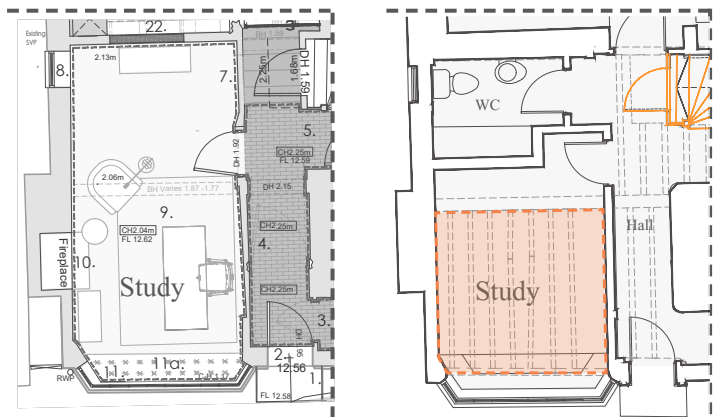
STUDY - COMPARISON ASSESSMENT

The following section provides an assessment and photographic documentation of the as-built/proposed study space. The image below illustrates the existing office space prior to construction, as outlined within the approved plans. Under the approved scheme, this space was not designated for the exposure of historic timber framing within the ceiling, and the structure remained concealed behind plasterboard finishes.

However, during the course of construction it became evident that a substantial portion of the historic timber framing associated with the 15th-century structure remained intact above the ceiling. As a result, the scheme was amended to carefully remove sections of plasterboard in order to reveal the historic timber joists.

The exposure of this timber framing provides a significant heritage benefit. Revealing the original structural elements helps to preserve the historic timber by allowing it to breathe, while also celebrating the craftsmanship and construction techniques of the period. In addition, the exposed framing enhances the architectural character of the space and improves the ability to understand and visually interpret the historic structure of the building. The following images therefore illustrate the as-built condition of the study space, where the historic timber framing has been revealed and now forms a key architectural feature within the room. This intervention represents a clear enhancement to the originally approved proposal, both in terms of heritage conservation and spatial character, reinforcing the historic significance of the building while improving the overall quality of the internal environment.

 Ceiling Areas Adjusted to Expose the Timber Framing



Approved Study                      As Implemented Study

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

PRE CONSTRUCTION - PHOTOGRAPHIC DOCUMENTATION



1.  
Key  
Figure 1. Pre-construction study space.  
Figure 2. Proposed / as-built study space.  
Figure 3. Exposed timber beam and ceiling detail.  
Figure 4. Exposed timber joists within the study ceiling.

AS IMPLEMENTED PHOTOGRAPHIC DOCUMENTATION





JUSTIFICATION

EXPOSURE TIMBER FRAMES - GROUND FLOOR - CEILINGS - HALLWAY

HALLWAY - COMPARISON ASSESSMENT

The following section examines the entrance hallway, supported by photographic documentation, and provides a comparison between the approved scheme and the as-built condition, similar to the assessment undertaken for the study space.

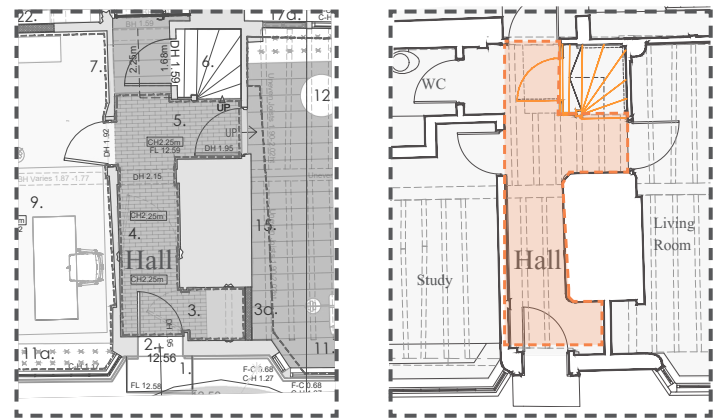
Within the approved plans, the hallway ceiling was not designated to include exposed timber framing, with the historic structure originally concealed by later ceiling finishes. During construction, however, the space was carefully assessed and it was determined that the removal of the existing ceiling finish would allow the historic timber framework to be revealed.

As a result, sections of the ceiling finish were carefully removed in order to expose the timber framing within the entrance space. This approach allows the historic structure to be better appreciated while celebrating its architectural and heritage value within one of the most prominent spaces of the building - the entrance hallway.

The following images provide a visual comparison illustrating how the amended ceiling treatment has enhanced the quality, character, and historic expression of the space through the exposure of this important historic element.

*Please note that the timber framework within the hallway is discussed in further detail elsewhere within this document; this section focuses specifically on the ceiling framing and its exposure.*

 Ceiling Areas Adjusted to Expose the Timber Framing



Approved Hallway                      As Implemented Hallway

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

PRE CONSTRUCTION - PHOTOGRAPHIC DOCUMENTATION



1.

Key

- Figure 1. Pre-construction hallway.
- Figure 2. Proposed / as-built entrance hall.
- Figure 3. Exposed timber beam and joists framework.
- Figure 4. Exposed timber beam and ceiling detail.

AS IMPLEMENTED PHOTOGRAPHIC DOCUMENTATION



2.

3.

4.



JUSTIFICATION

EXPOSURE TIMBER FRAMES - FIRST FLOOR - CEILINGS

APPROVED FIRST FLOOR

The approved first floor layout provides significantly less legibility of the historic timber framework when compared with the ground floor. Within the approved scheme, the majority of rooms retain plasterboard finishes which conceal much of the underlying historic structure. As a result, the timber frame remains largely hidden, with only limited areas of exposure.

The principal space where the framework is visible within the approved arrangement is the central bathroom, although even here the extent of exposed timber is relatively limited.

- KEY
- 15th Century timber-framed building
  - Approved areas of Exposed Timber Framing (Ceiling)
  - Ceiling Areas Adjusted to Expose the Timber Framing

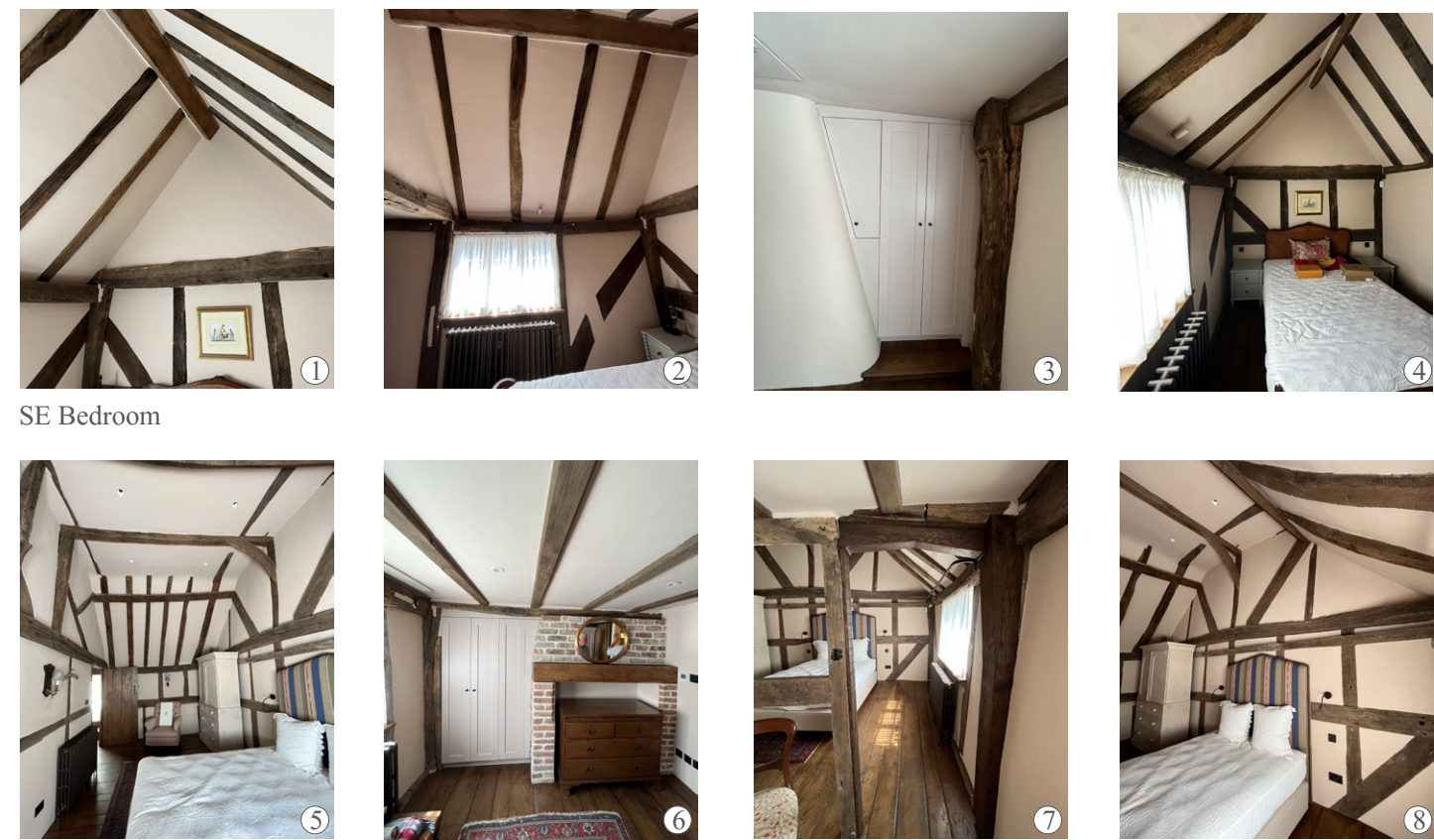
AS IMPLEMENTED FIRST FLOOR

The implemented layout instead seeks to maximise the legibility of the historic timber framework, using the exposed structure as a defining architectural and placemaking element within the first floor spaces. Selective removal of plasterboard and careful positioning of partition walls has allowed greater sections of the timber frame to be revealed within the bedrooms and circulation areas.

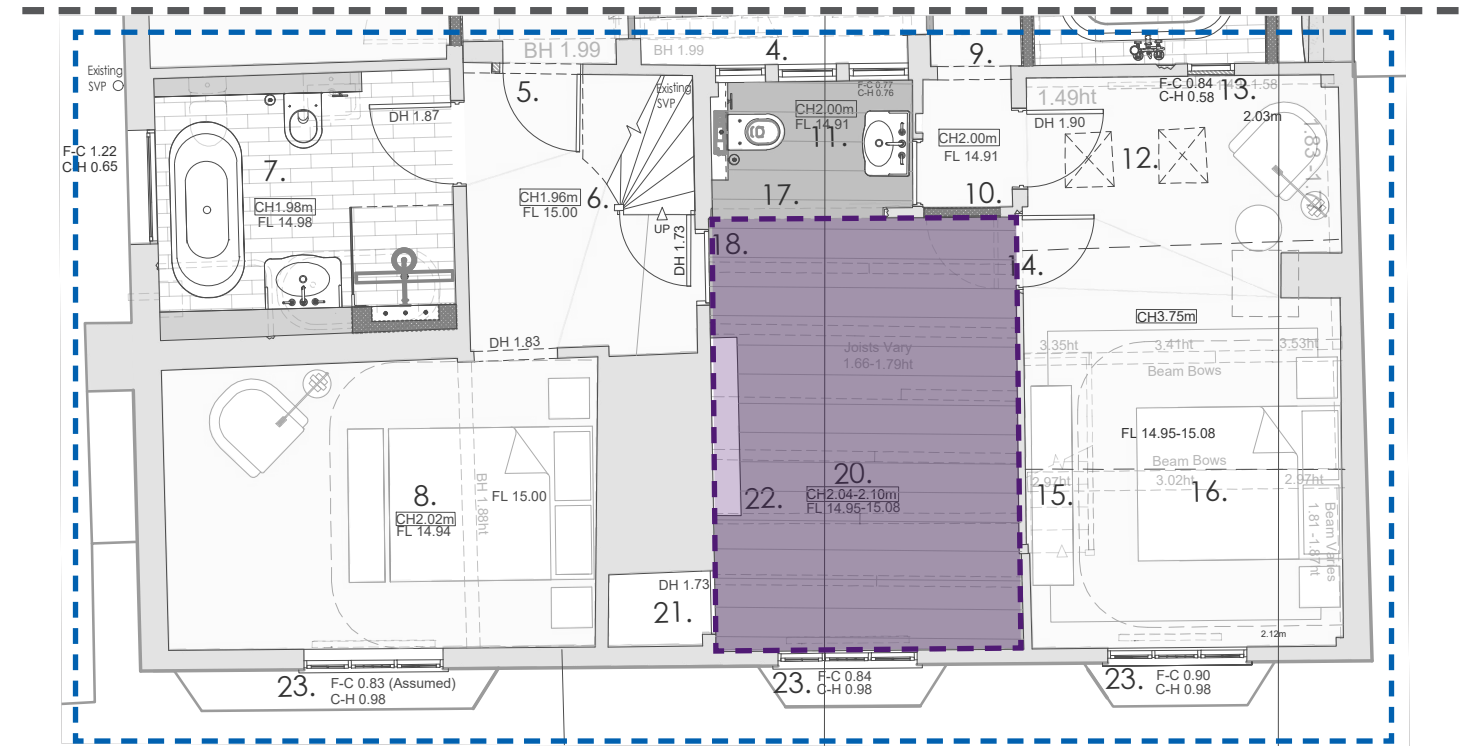
This approach exposes key structural members and junctions within the historic frame, allowing the construction of the building to be more clearly understood. The increased visibility of the timber framework enhances both the spatial character and the heritage value of the interior, enabling important historic elements, similar to those visible on the ground floor to be read more clearly within the overall composition of the building.

The following images illustrate the works as implemented, alongside an implemented first floor plan highlighting the areas where finishes have been adjusted to reveal the historic timber framework

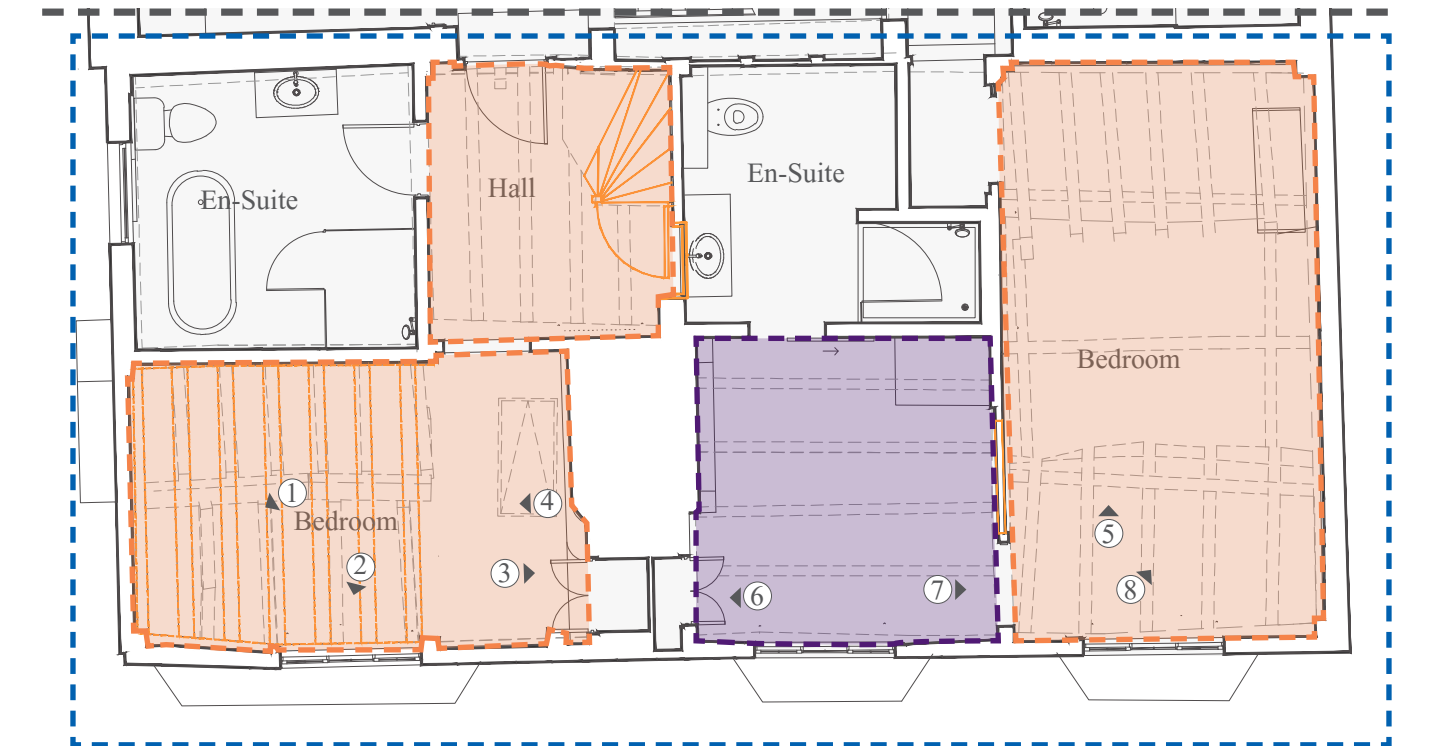
AS IMPLEMENTED PHOTOGRAPHIC DOCUMENTATION



NE Bedroom



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



2. As Implemented first floor plan showing areas within the first floor where the ceiling has been exposed to showcase the historic timber framing.



JUSTIFICATION

EXPOSURE TIMBER FRAMES - FIRST FLOOR - CEILING BEAMS

The following outlines in greater detail the approved and as-implemented timber beam ceiling framework proposed to be exposed, identifying the extent of beams and their location and positioning within the floor plans.

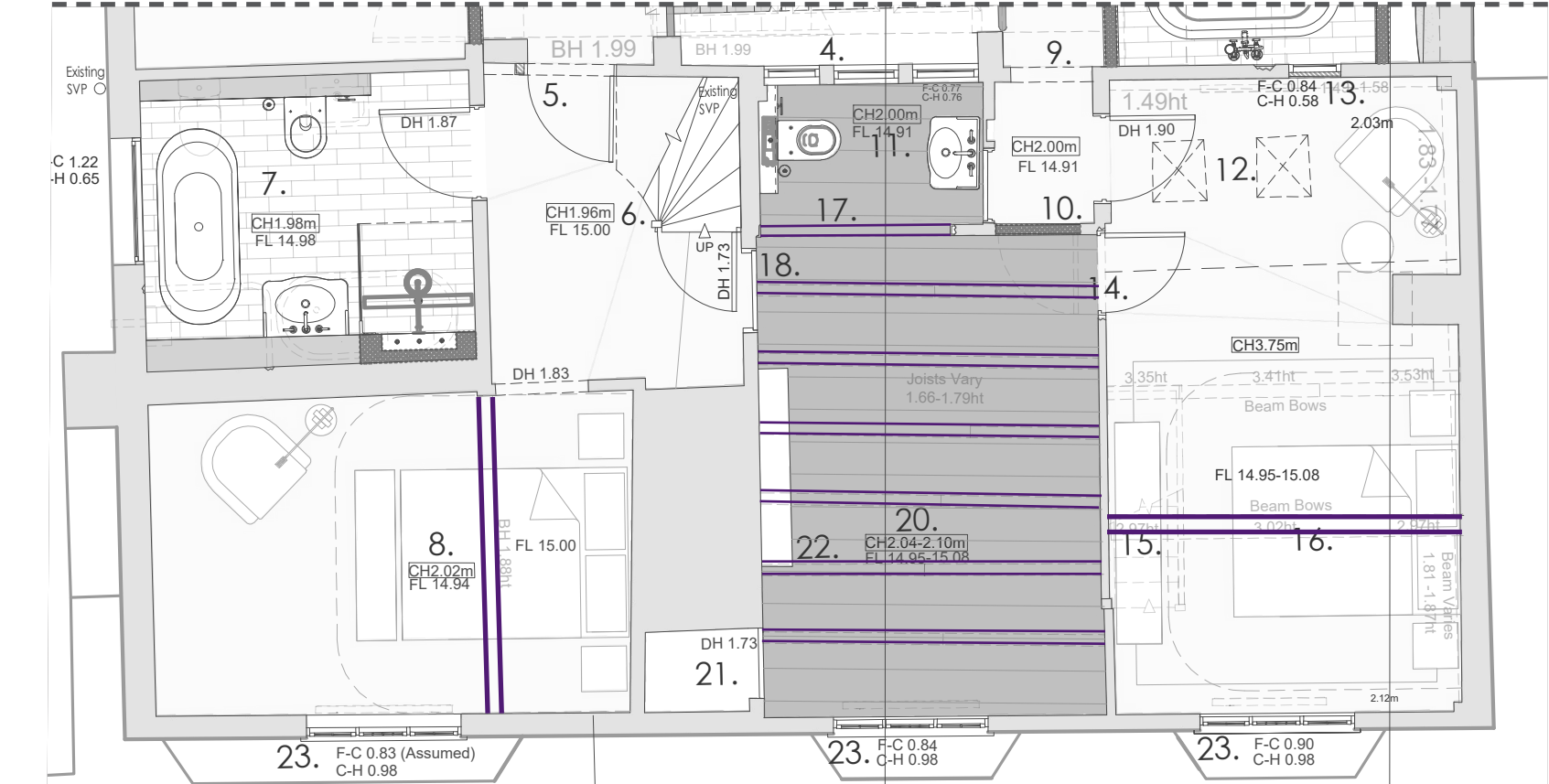
- KEY
- Approved exposed Timber Framing Beams (Ceiling)
  - As implemented exposed Timber Framing Beams



As Implemented - SE Bedroom



As Implemented - NE Bedroom



APPROVED FIRST FLOOR PLAN



AS IMPLEMENTED FIRST FLOOR PLAN



## JUSTIFICATION

### EXPOSURE TIMBER FRAMES - FIRST FLOOR - CEILINGS - HALLWAY

#### STUDY SPACE - COMPARISON ASSESSMENT

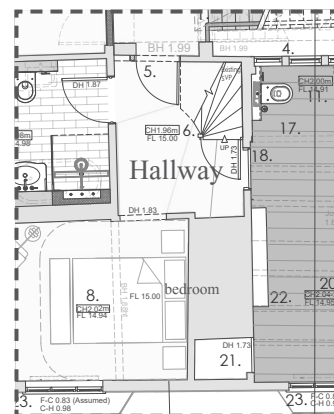
The following section examines the first floor hallway, supported by photographic documentation, and provides a comparison between the approved scheme and the as-built condition, consistent with the assessment approach used throughout this document.

Within the approved plans, the first floor hallway ceiling was generally intended to remain finished with plasterboard, with the historic timber structure largely concealed by later ceiling finishes. During construction works, however, the ceiling finishes were carefully assessed and selectively removed where appropriate, allowing elements of the historic timber framing to be revealed.

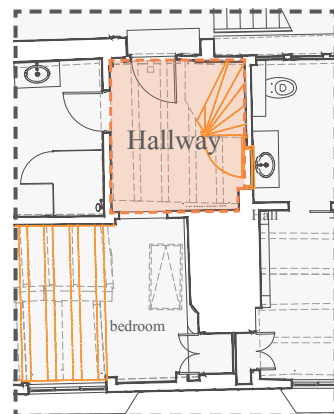
As a result, sections of the ceiling have been opened to expose the timber beams within the first floor hallway. This approach allows the historic structure to be more clearly appreciated while maintaining the character and legibility of the building's historic fabric. The exposed beams provide a clearer understanding of the building's traditional construction and contribute positively to the architectural character of the circulation space.

The following images provide a visual comparison illustrating how the exposed ceiling treatment enhances the spatial character and historic expression of the first floor hallway through the careful reveal of the underlying timber framework.

 Ceiling Areas Adjusted to Expose the Timber Framing



Approved Hallway



As Implemented Hallway

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

#### AS IMPLEMENTED PHOTOGRAPHIC DOCUMENTATION



Figure 1. As implemented Hallway



JUSTIFICATION

EXPOSURE TIMBER FRAMES - FIRST FLOOR - CEILINGS - NORTH-EAST BEDROOM

NE BEDROOM - COMPARISON ASSESSMENT

The approved plans indicated that the bedroom ceiling would be largely finished in plasterboard, with the historic timber framework concealed. Limited areas of exposed timber were shown only within the bathroom area, where portions of the structure were intended to remain visible.

In the as-implemented condition, the ceiling finishes across both the bedroom and in the dresser have instead been opened to expose the historic timber framing. As a result, the structural beams and elements of the historic frame are now visible throughout the entirety of these spaces rather than being partially concealed by plasterboard as previously approved.

This approach provides a clearer expression of the building’s traditional construction and allows the historic timber structure to be more fully appreciated. The distinction between later finishes and the original structural frame is therefore more legible, contributing positively to the understanding of the building’s historic fabric.

From a heritage perspective, the exposure of the timber framework represents a modest enhancement in evidencing the historic structure of the listed building. At the same time, the spaces continue to function effectively as a bedroom and dresser, with the exposed beams contributing to the overall character and architectural interest of the interior.

- Approved areas of Exposed Timber Framing (Ceiling)
- Ceiling Areas Adjusted to Expose the Timber Framing



Approved Bedroom                      As Implemented Bedroom

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

AS IMPLEMENTED PHOTOGRAPHIC DOCUMENTATION



1.

Key

- Figure 1. Full bedroom view
- Figure 2. Facing dresser from bedroom view
- Figure 3. View of bedroom framed partition
- Figure 4. View overlooking from the dresser to ensuite
- Figure 5. Vaulted ceiling view



2.



3.



4.



5.



JUSTIFICATION

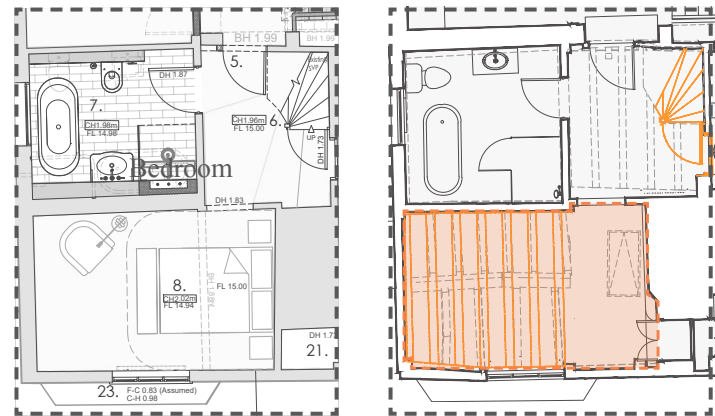
EXPOSURE TIMBER FRAMES - FIRST FLOOR - CEILINGS - SOUTH-EAST BEDROOM

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

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

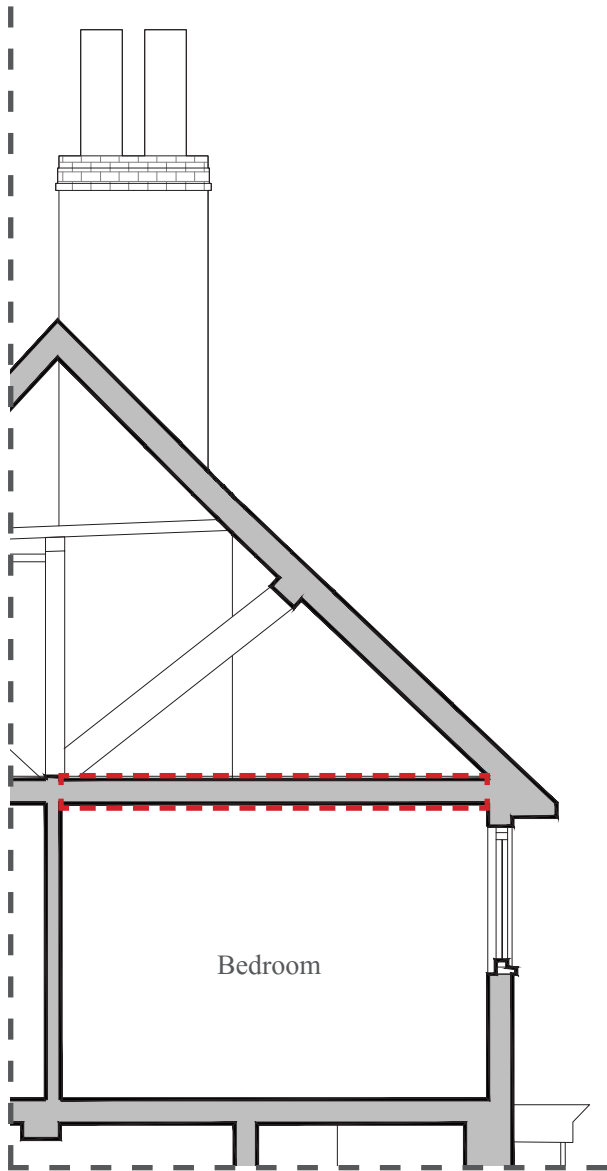
Following the submission of planning application DM/25/1103 it is now proposed for the non-original timber ceiling joists above the bedroom to be reinstated. According to the supporting HCUK heritage statement, this change has an ostensibly neutral impact on the listed building’s significance but is undoubtedly an improvement on the approved scheme which reinforces historic character and quality of the bedroom space.

Ceiling Areas Adjusted to Expose the Timber Framing

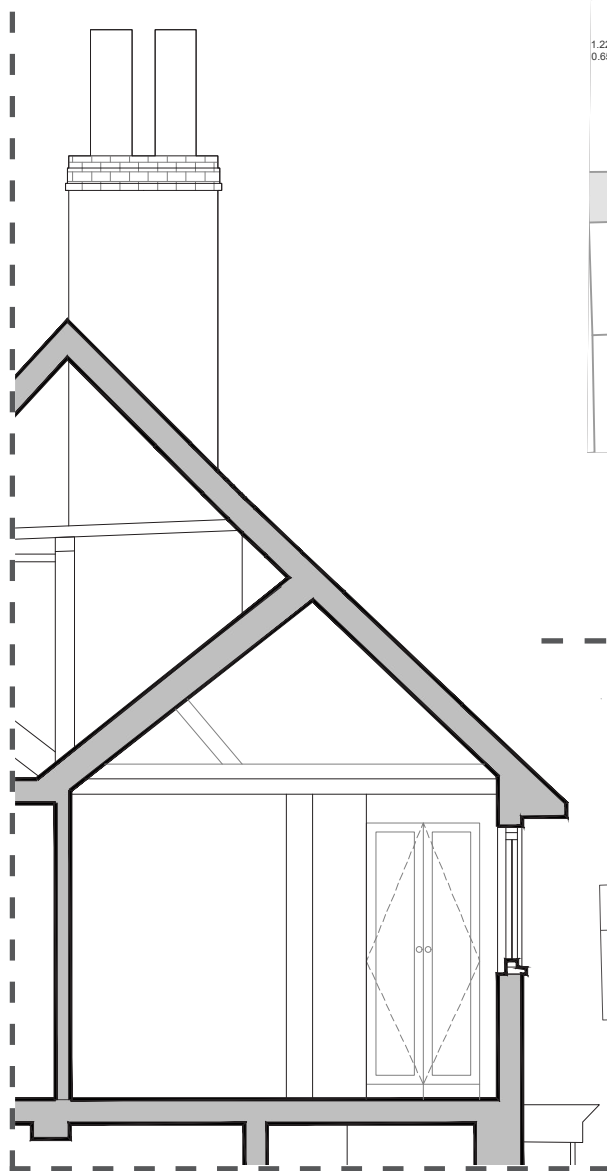


Approved Bedroom As Implemented Bedroom

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



Extract of Approved Scheme (no changes to existing) Section AA



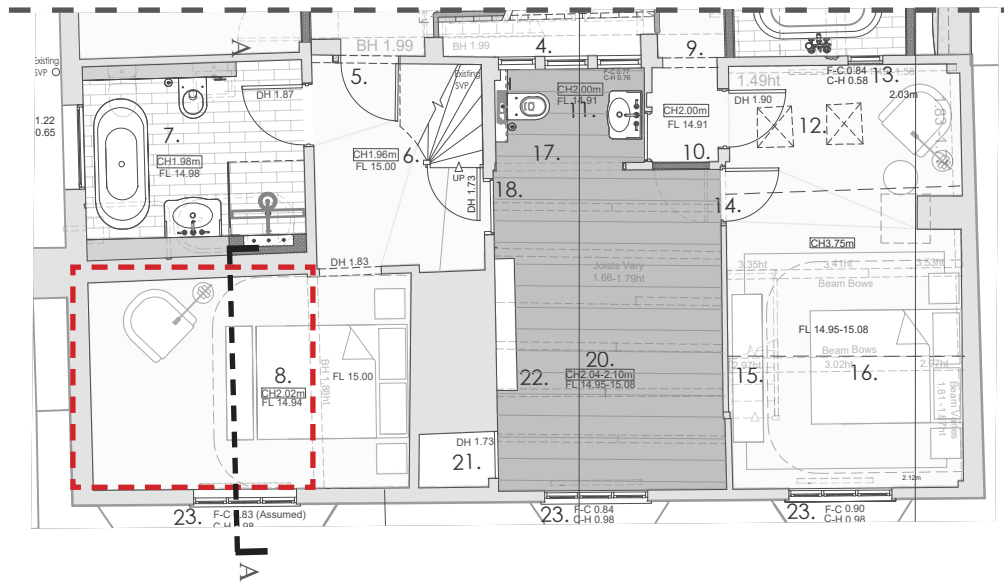
Extract of Proposed Scheme Section BB



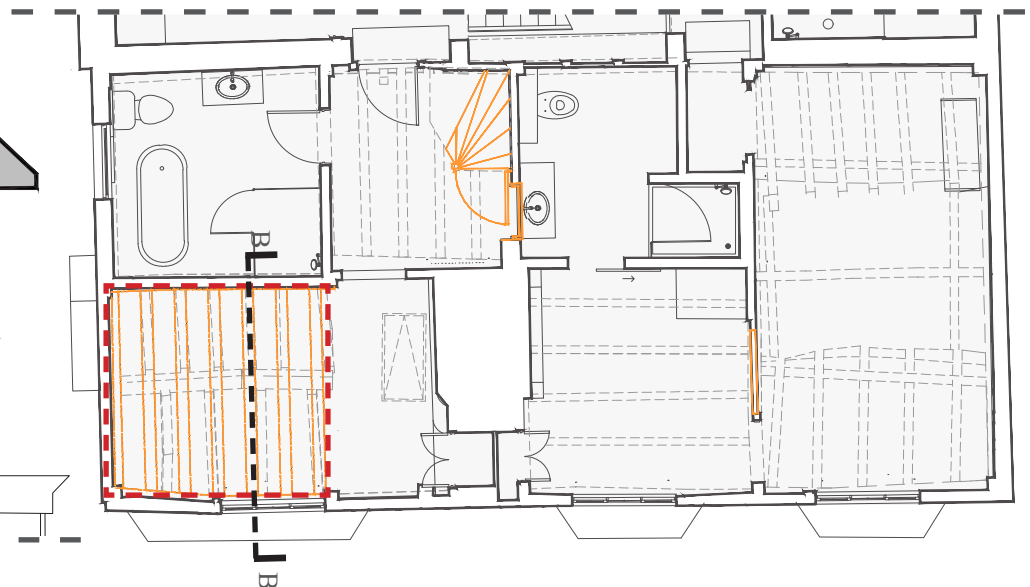
Vaulted Ceiling in SE Bedroom



Attic, view of the vaulted ceiling



KEY PLAN Approved First Floor



KEY PLAN Proposed First Floor

Highlighted area of deviation



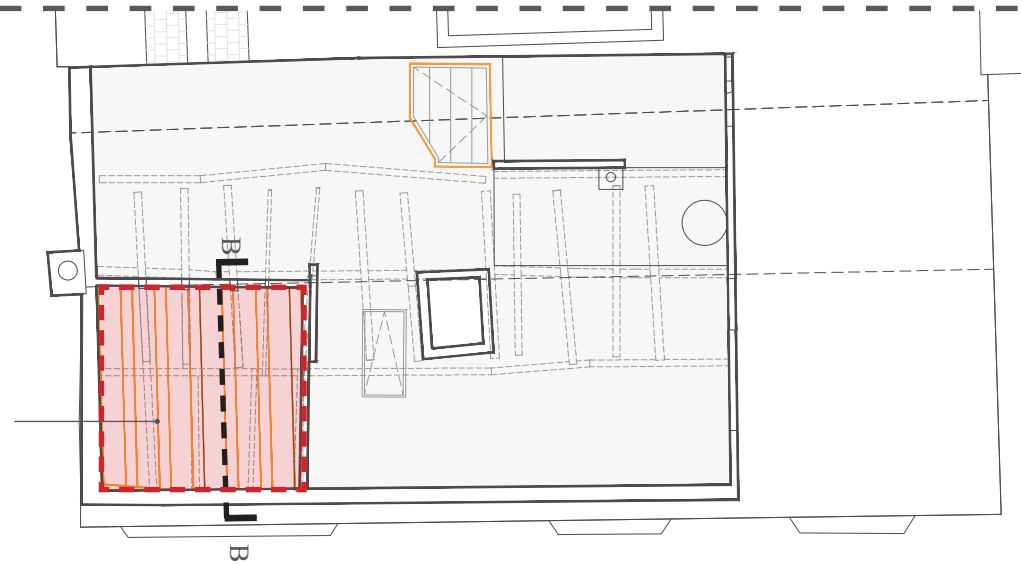


JUSTIFICATION

EXPOSURE TIMBER FRAMES - FIRST FLOOR - CEILINGS - SOUTH-EAST BEDROOM

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

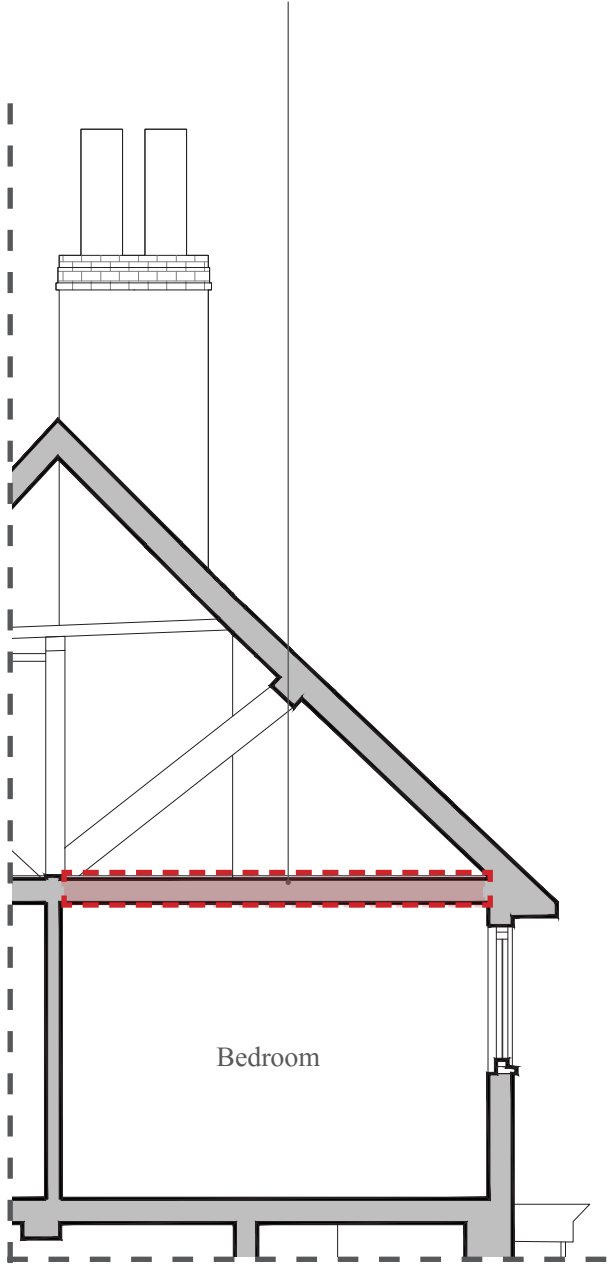
Area of ceiling demolition above bedroom. Rotten, wood worm infested timber boards to non-original floor build-up removed. New vaulted ceiling introduced. Non-original timber ceiling joists to be reinstated.



KEY PLAN  
As-Built Attic

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

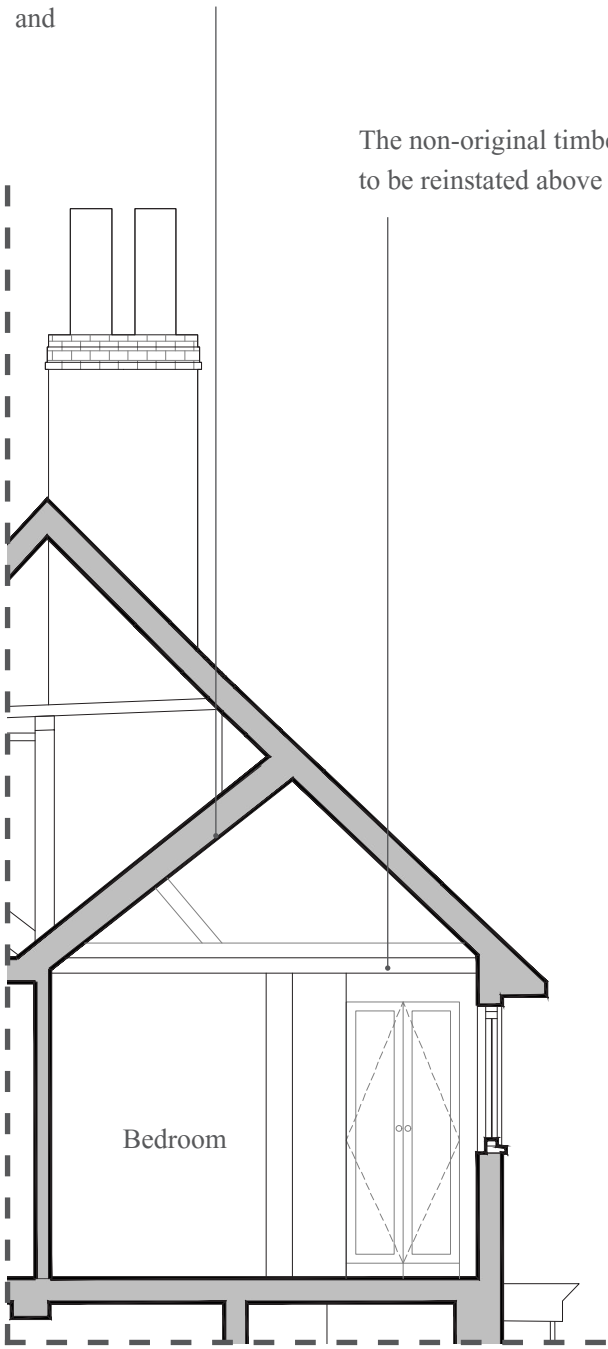
- Gypsum plasterboard ceiling to bedroom side
- Modern timber joists
- 80mm insulation
- Loose laid oak floorboards to attic side, rotten and wood worm infested



Extract of Existing Section AA

New ceiling build up:

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



Extract of Proposed Section AA

The non-original timber joists to be reinstated above bedroom



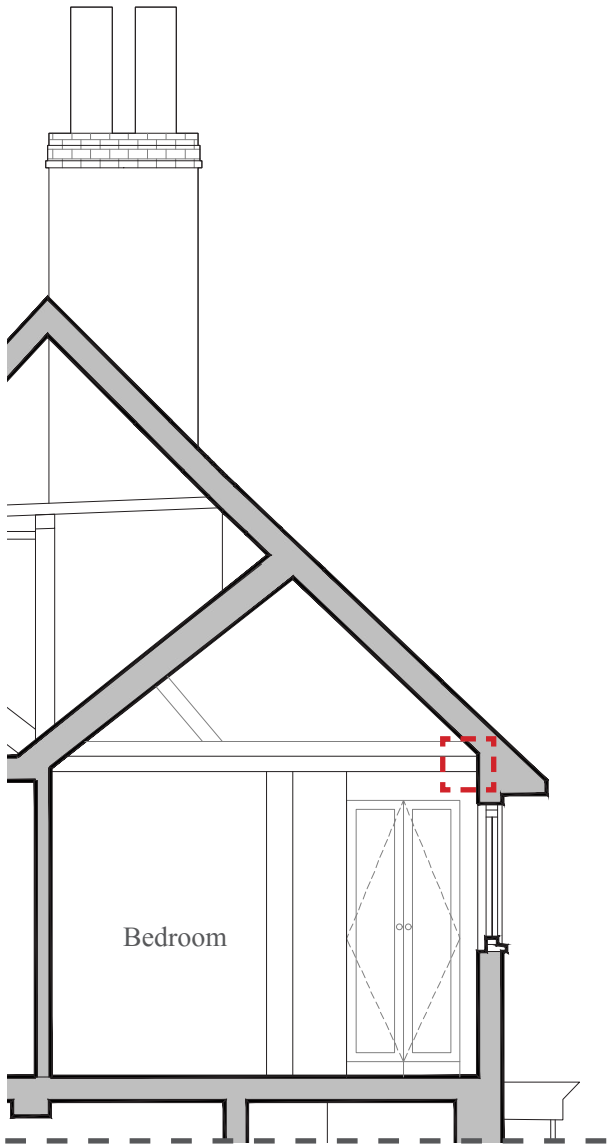


JUSTIFICATION

EXPOSURE TIMBER FRAMES CEILING - FIRST FLOOR - SOUTH-EAST BEDROOM

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

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



Extract of Proposed Section AA



South bedroom timber frame photographs, November 2025





JUSTIFICATION  
CHANGES TO BEDROOMS

1. FITTED WARDROBES

Installation of carcasses and MDF doors to create 2no back to back wardrobes, serving 2no bedrooms. Wardrobe doors fabricated 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. These units are entirely removable and have been scribed around the original timber frame and chimney on the other side. They are removable fittings and therefore reversible. Electric meters were moved from the niche to ground floor study.

2. REMOVAL OF WALL

The non-original infill to the partition wall between two rooms was removed, the addition of doors was not implemented. Original timber frame retained. Historically the opening that is present was indeed present. There are stains on the original oak frame that indicate the location of a butterfly door hinge, and thus the installation of a door. The infill panels were infilled with modern finishes that broke away when the stair was removed up to the attic – works that had permission. The original frame has been retained in all it's beauty to ensure the legibility of the secular rooms in this area, but infill panels of modern materials removed. It is proposed that the lime plaster infill panels will be reinstated within the timber frame.

The planning approved drawing shows a new door opening being formed in the existing framed wall and an existing opening to be infilled with modern materials. The location of the shower is such that the controls are located in the new element of wall, so if the shower enclosure was to be removed, the historic fabric would be behind it. As such, this is reversible works and should therefore be permitted. The partition is question is formed mostly of a sliding door that is left in the open position, allowing the original secular form of the space to be appreciated.

3. NEW 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.



Poor quality bathroom wall build up exposed before demolition  
Poor quality bathroom wall before demolition



Pre-construction photograph of original wardrobe



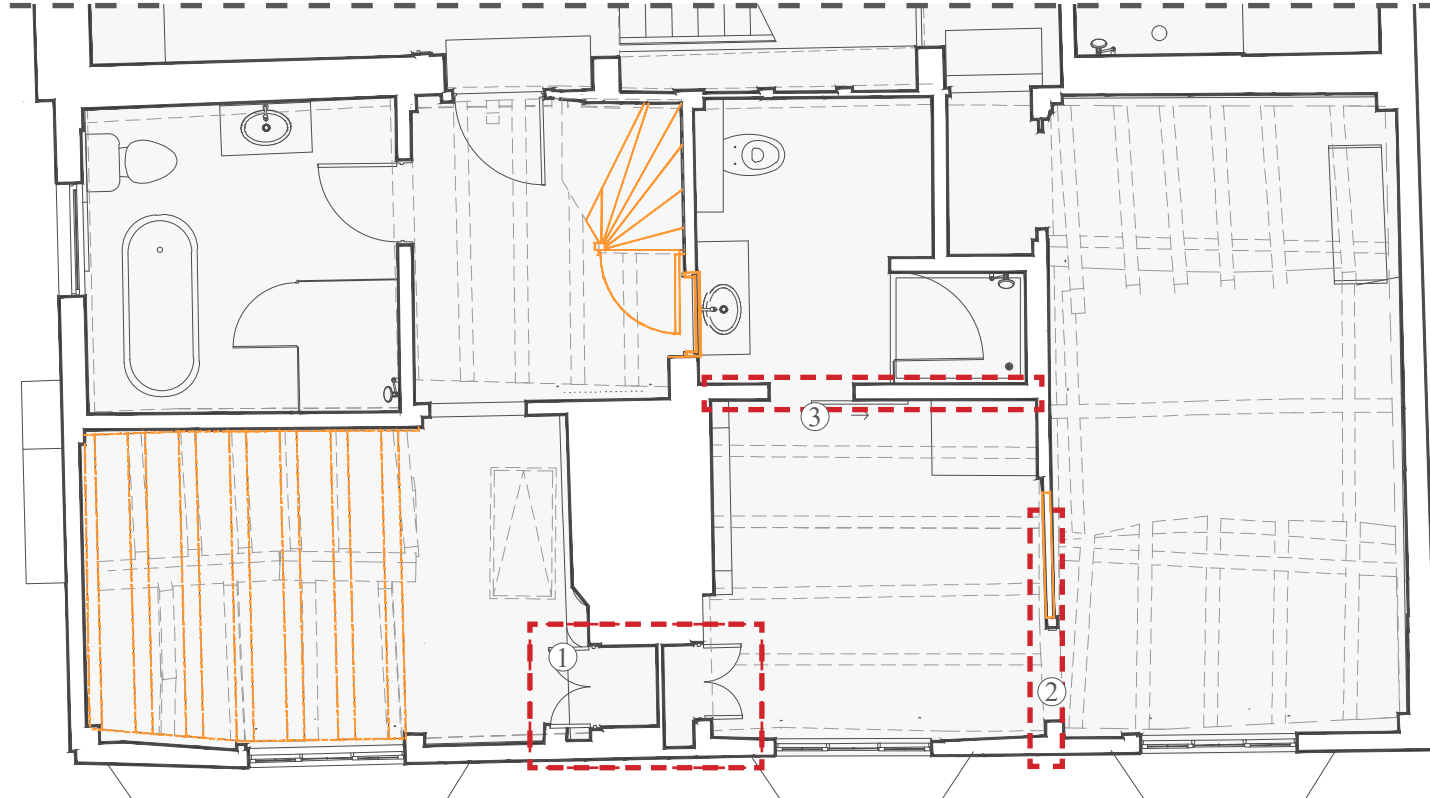
Pre-construction photograph of space between bedrooms, walls re-rendered prior to installation of fitted wardrobes



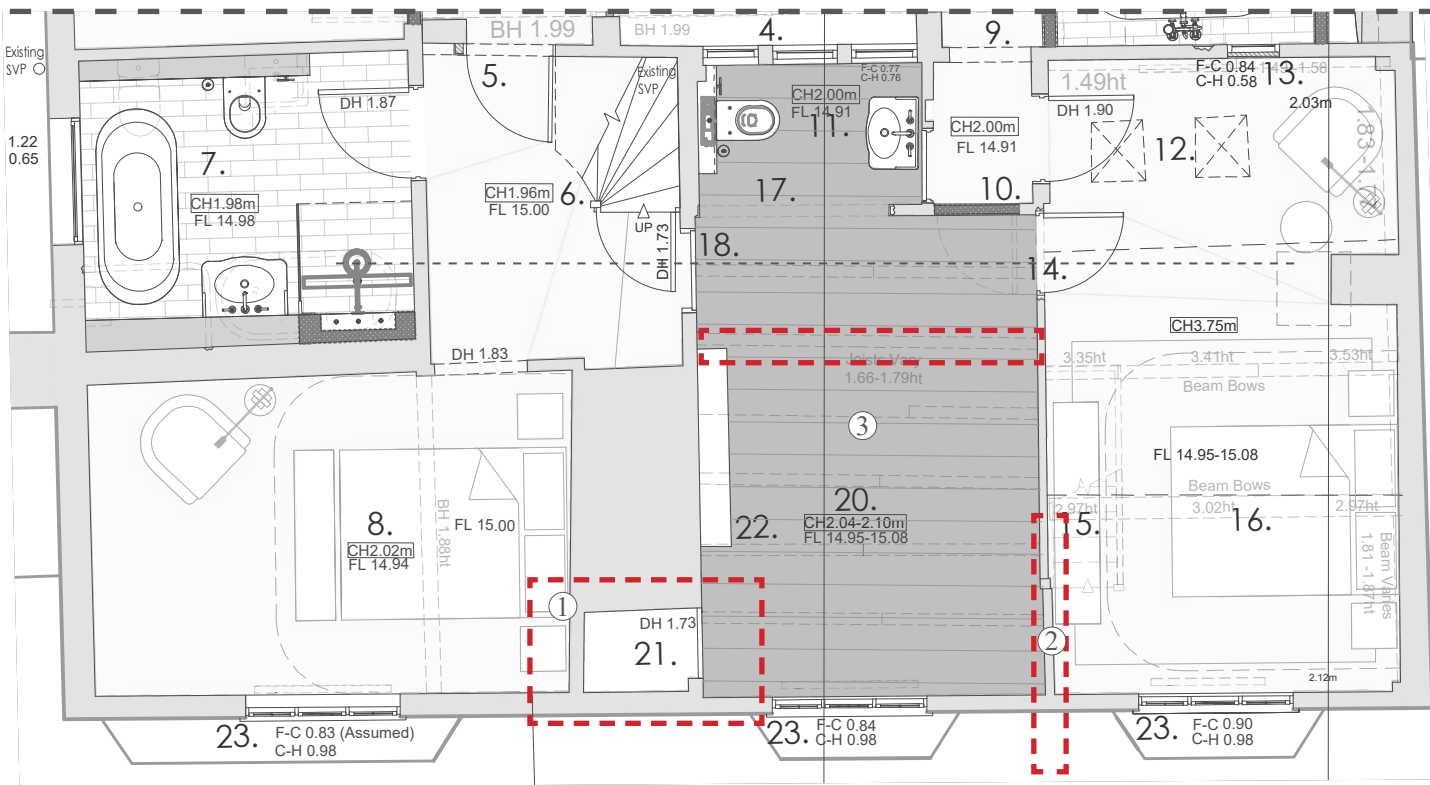
Photographs of the historic door frame hinge stain in the northern bedroom proving there was a door



View from north bedroom towards altered wall (timber frame remaining)  
View towards new fitted wardrobe and en-suite wall and sliding door



2. Proposed first floor plan



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

KEY:

Highlighted area of deviation



# JUSTIFICATION

## REMOVAL OF FLOORBOARDS IN THE ATTIC

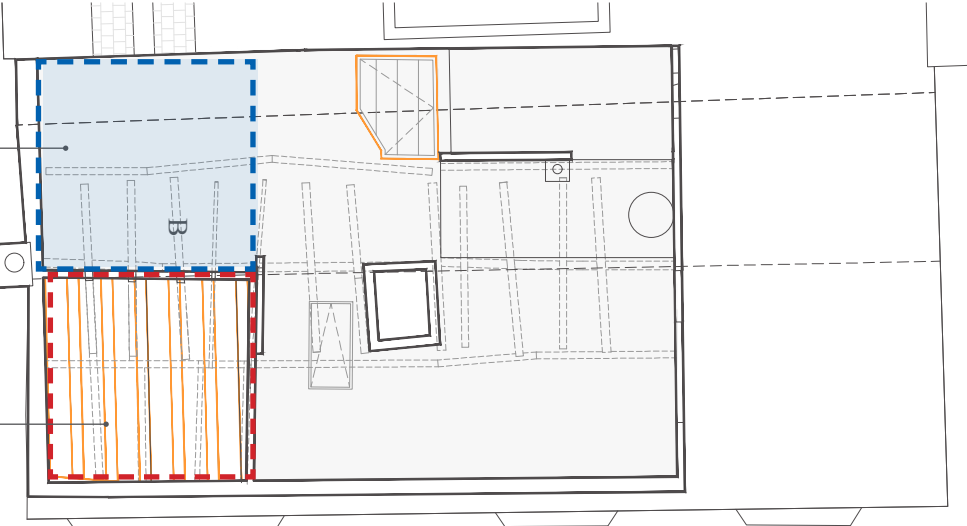
The 17th century floor boards above the south-east bedroom were excessively loose and instable located in the loft. The previous owner confirms many areas of the old flooring in the attic were in a very poor condition. A high percentage were badly stained and rotten. Furthermore, the Desbrulais report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

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

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

Area of reinstated aged oak timber boards to match the original ones

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



KEY PLAN  
Proposed Attic Floor



Pre-construction photographs of attic floorboards in poor condition

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

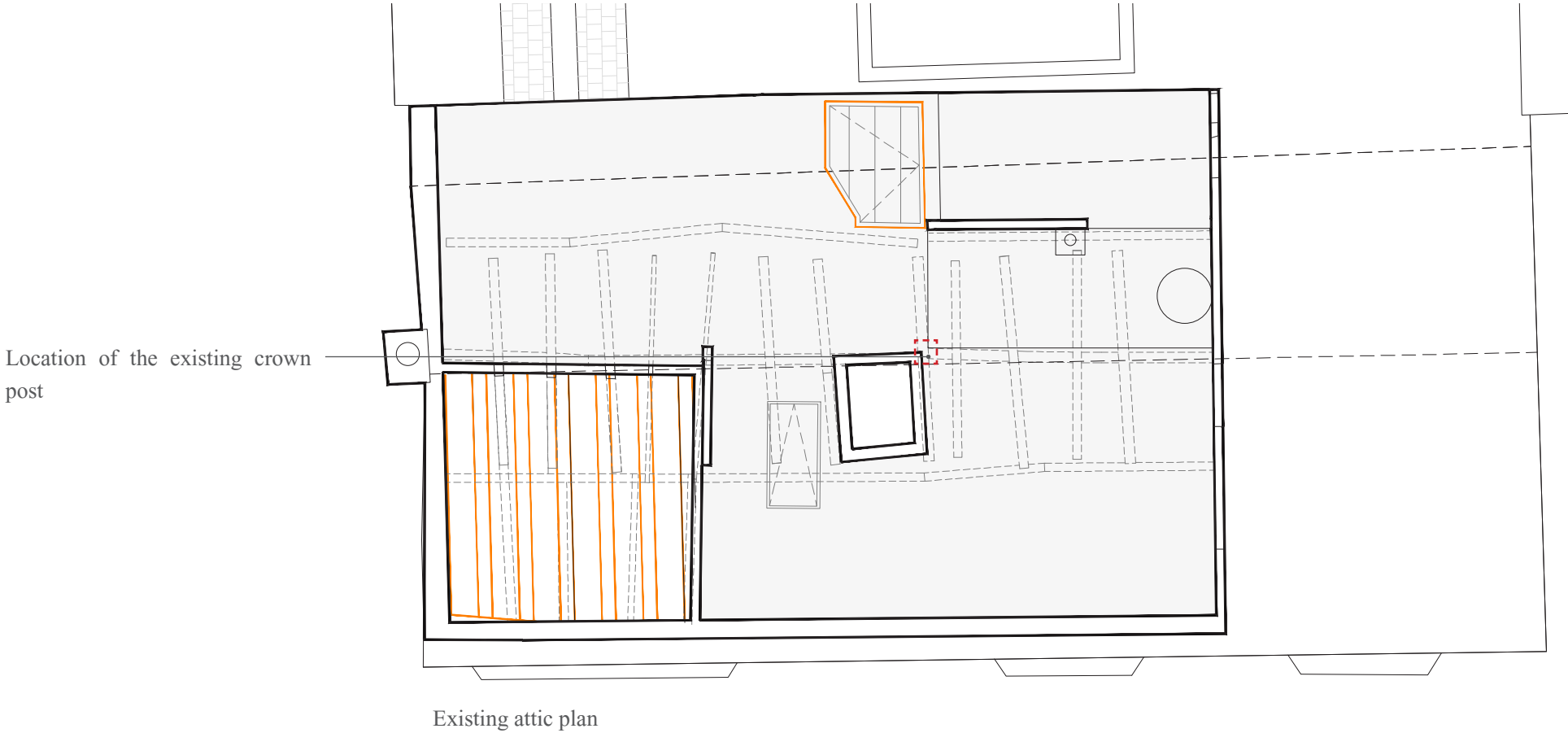


JUSTIFICATION  
ROOF CROWN POST

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

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

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



Recent photograph

Existing crown post in its historic place



Photograph extractd from Desbruslais Heritage Statement, 13 December 2022



# JUSTIFICATION

## ATTIC

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

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

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

Timber frame was unaltered.

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





JUSTIFICATION  
ATTIC

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

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

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





JUSTIFICATION  
BASEMENT

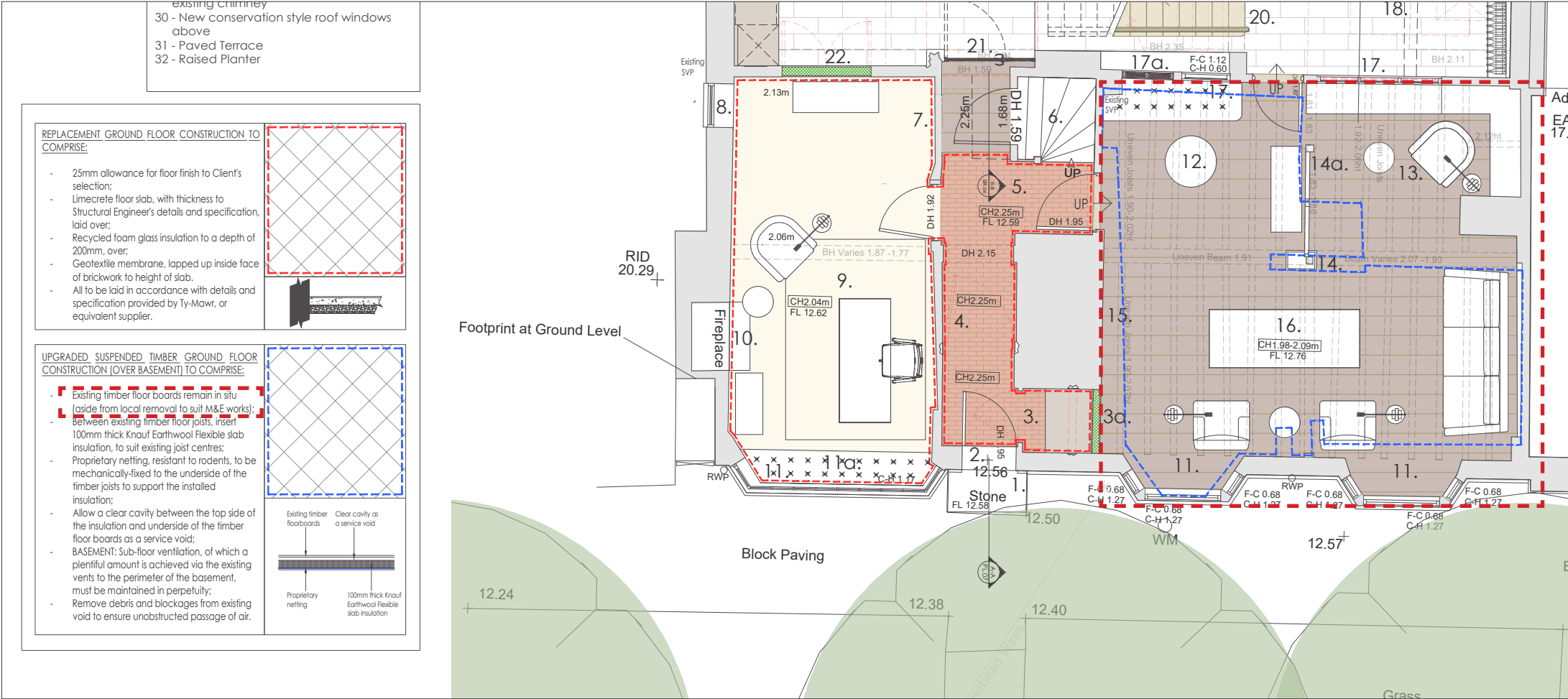
The following changes were done on basement level:

- 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 were found to be rotten as they had been suffering decades of damp due to poor environmental management of the cellar.

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.*



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

It is proposed that the lime render will be removed following comments received in the Conservation Officer letter from 12/11/2025 in response to submitted application no. DM/25/1103. It is stated that: ‘Notwithstanding that lime render is in some circumstances an appropriate material for use within traditional buildings, it is clear that its extensive application here has resulted in a very significant loss of character to the cellar space.’ This is however not recommended as it could damage the building. Lime plaster render on basement walls helps to manage moisture without causing structural damage. Please refer to the report prepared by Sussex Heritage Damp Restoration who assessed the cellar condition prior to any works done.





## 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.'

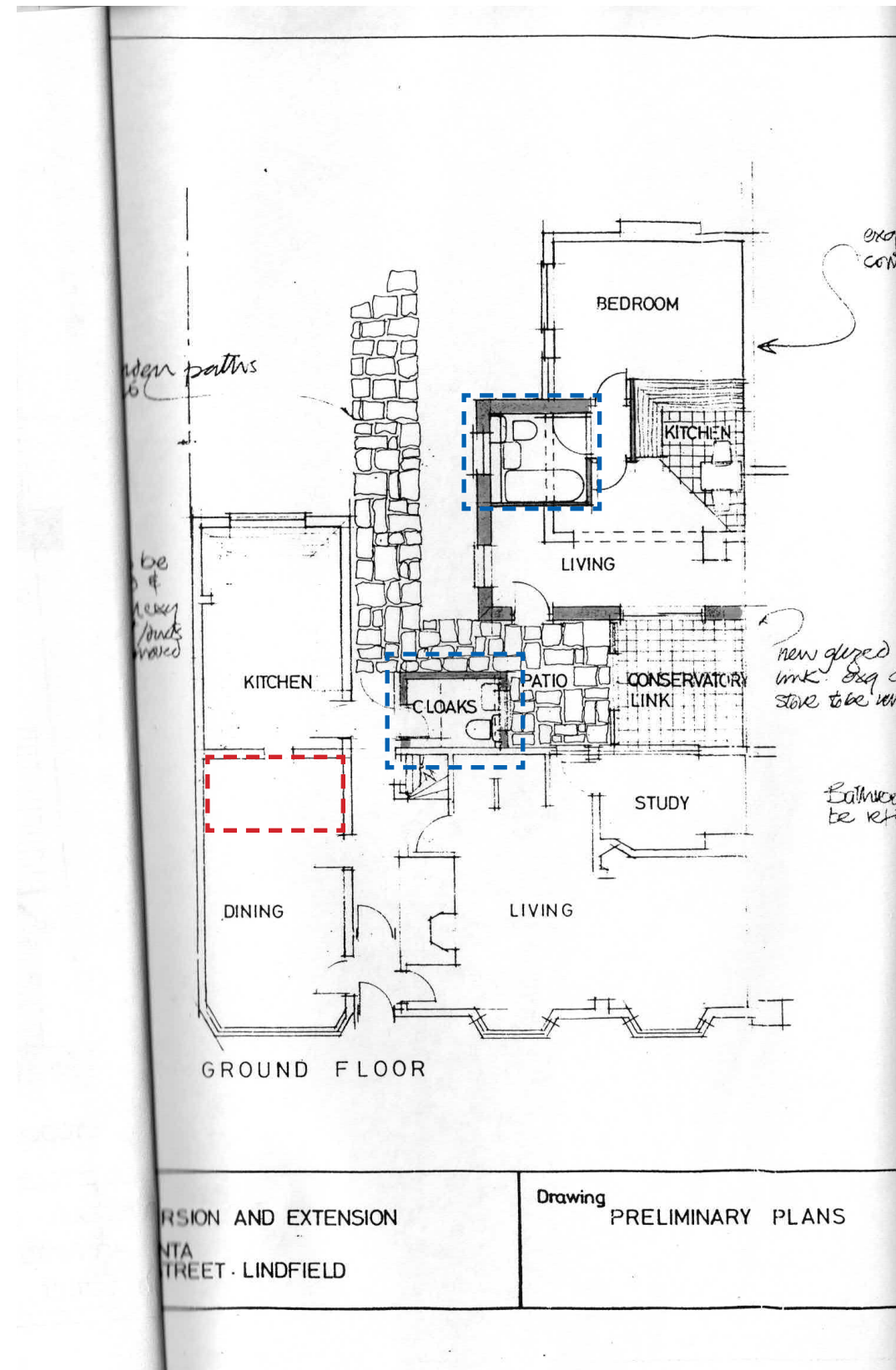
It is also that historically this four bedroom house was provided with 4no. toilets/bathrooms - two per floor. Currently, the building has 2 bedrooms with en-suites and one shared bathroom on the first floor. A small WC was added on the ground floor deviating from approved scheme. However, the re-introduction 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.

It is also noted that in the approved Planning Statement by Gould Baxter, under section 'Amount', introduction of ground floor WC is stated: 'The insertion of a ground floor WC with associated window opening created to the south elevation'.

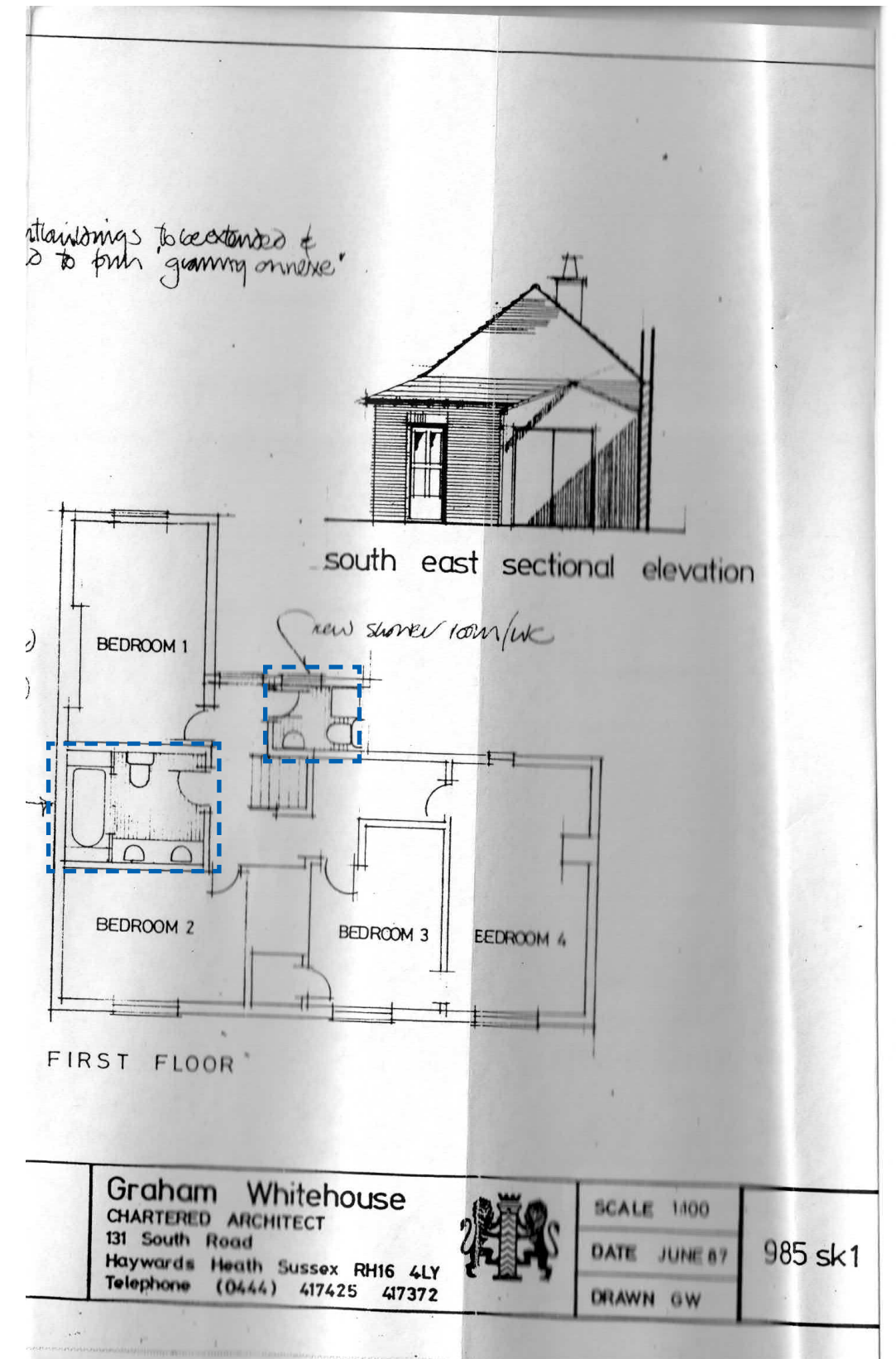
The door to the study is in the same historic location it was, just re-handed within the frame to better suit the revised layout. The new dividing wall has been constructed of lathe and lime plaster construction, using traditional methods and materials. Secular character of the historic plan is retained.

KEY:

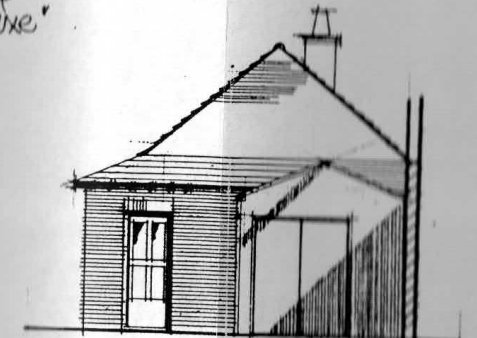
- Historic approved locations of WC's
- Proposed location of Ground Floor Powder Room



Ground floor plan approved under application LF/064/87



attainings to be extended to 2 to form gaming annex



south east sectional elevation

new shower room/WC

Graham Whitehouse  
CHARTERED ARCHITECT  
131 South Road  
Haywards Heath Sussex RH16 4LY  
Telephone (0444) 417425 417372



SCALE 1/100  
DATE JUNE 87  
DRAWN GW  
985 sk1







## JUSTIFICATION

### REMOVAL OF CHIMNEY STACK

A 19th century chimney stack has been removed 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 'Condition Report' by Gould Baxter:

*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 'Condition Report' prepared by Gould Baxter. It is noted that the document did not form part of the original submission. It does however provide evidence of house condition at the time.

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  
REMOVAL OF CHIMNEY STACK

The condition of the chimney stack was assessed by Structural Engineer McCarey Simmons. The adjacent Structural Report produced on the 29th of August 2023 highlights that the chimney within the north bedroom was structurally unsound due to excessive corbelling without adequate restraint. The upper brickwork and mortar was in poor condition, with areas of displacement noted, and there was evidence of water ingress from defective flashing. Given the extent of the corbel and lack of structural support, repair works would present a significant risk.

Additionally, the owner reported that when testing the chimney, smoke was leaking internally into the attic and bedroom, causing a health hazard for residents

One of the benefits of the chimney stack being removed is further exposure of the timber frame in the room.  
Given this was a later addition, it imposed on the room and was structurally unsound so given it’s limited heritage value, there is no desire to reinstate this feature.



DS/DS/MS06470

Robert Quayle  
Southern Contractors  
2 Chapel Rd,  
Tadworth And Walton Ward  
KT20 5SB

29<sup>th</sup> August 2023

Dear Robert,

**Structural Review of the Chimney within the North bedroom at Marlow House, 107 High Street, Lindfield**

Further to our review of the photographs of the existing chimney masonry within the north first floor bedroom, we confirm the existing chimney was significantly corbelled into the room (the corbelling was approximately 450mm, the full depth of the chimney) and away from the north timber framed gable wall with a lack of restraint to the gable wall. It would not be possible to justify this extent of corbelling given the lack of restraint to the chimney masonry. The mortar joints toward the top of the chimney were in a poor condition with some dislodge brickwork and there was also some damp staining to the ceiling indicating the flash over had been leaking. Carrying out repairs works on the chimney with such a significant corbel would be risky.

If you have any queries or wish to discuss any of the points raised then please do not hesitate to contact us.

Yours sincerely

**DAVID SIMMONDS**  
**McCarey Simmonds Limited**  
**e-mail: david@mccareysimmonds.co.uk**



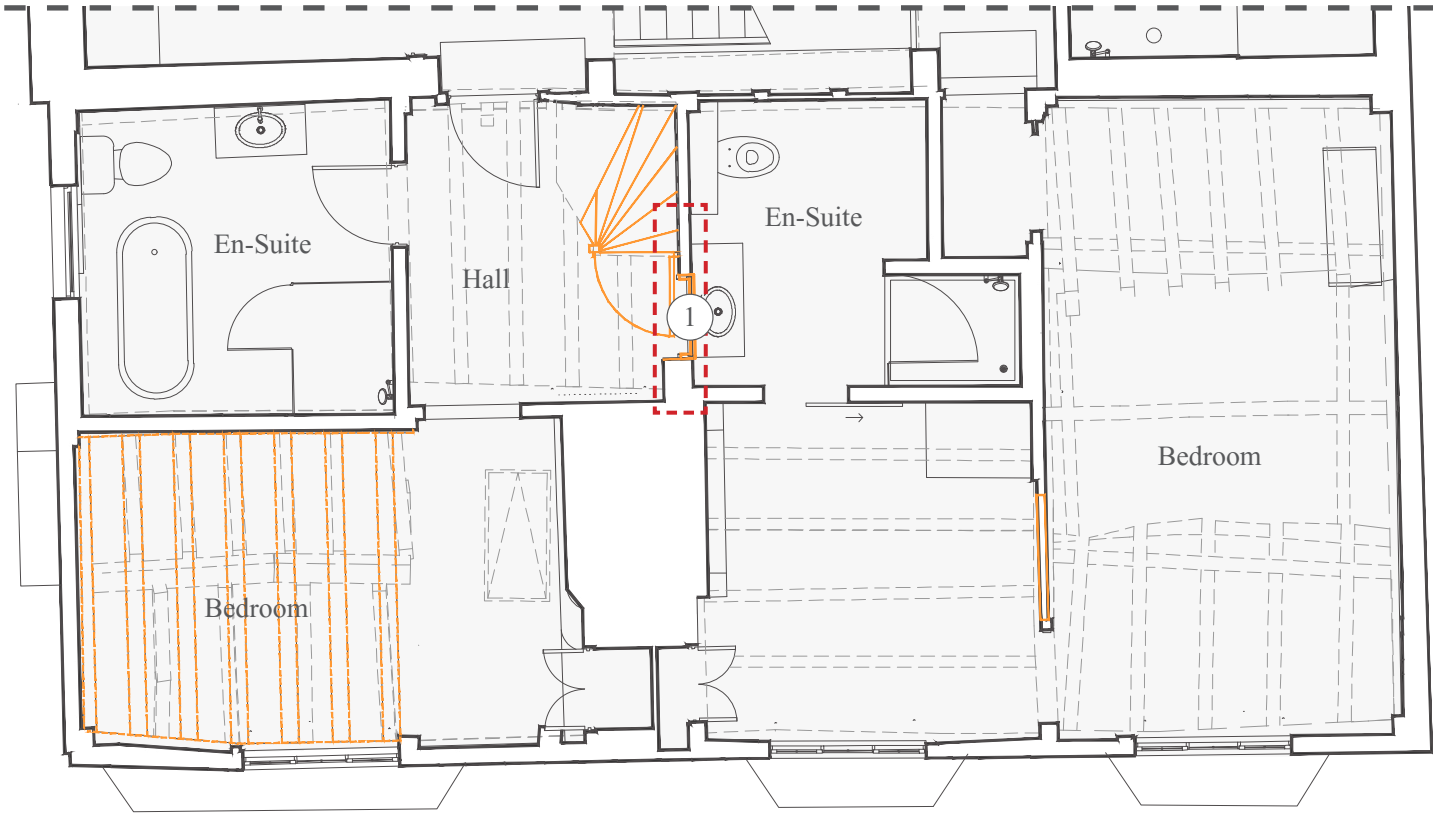


JUSTIFICATION  
OPENING BLOCKED UP

On the first floor, an existing opening in the internal wall was blocked up. It is proposed for the doorway in question to be reinstated in the current bathroom wall, with door leaf fixed shut. As such, the legibility of horizontal movement on the first floor is still present. On the bathroom side, the doorway and associated architrave will be reinstated and current freestanding sink will be refitted in its current position. It should also be noted that the approved first floor plan has the sink located against an existing door that is to be locked shut, a measure that is now being proposed when reinstating the door to the opposite side (South side) of the en-suite in a revised sink position. The use of the sink in this position is reversible works and as such, should be agreeable on heritage terms.

KEY:

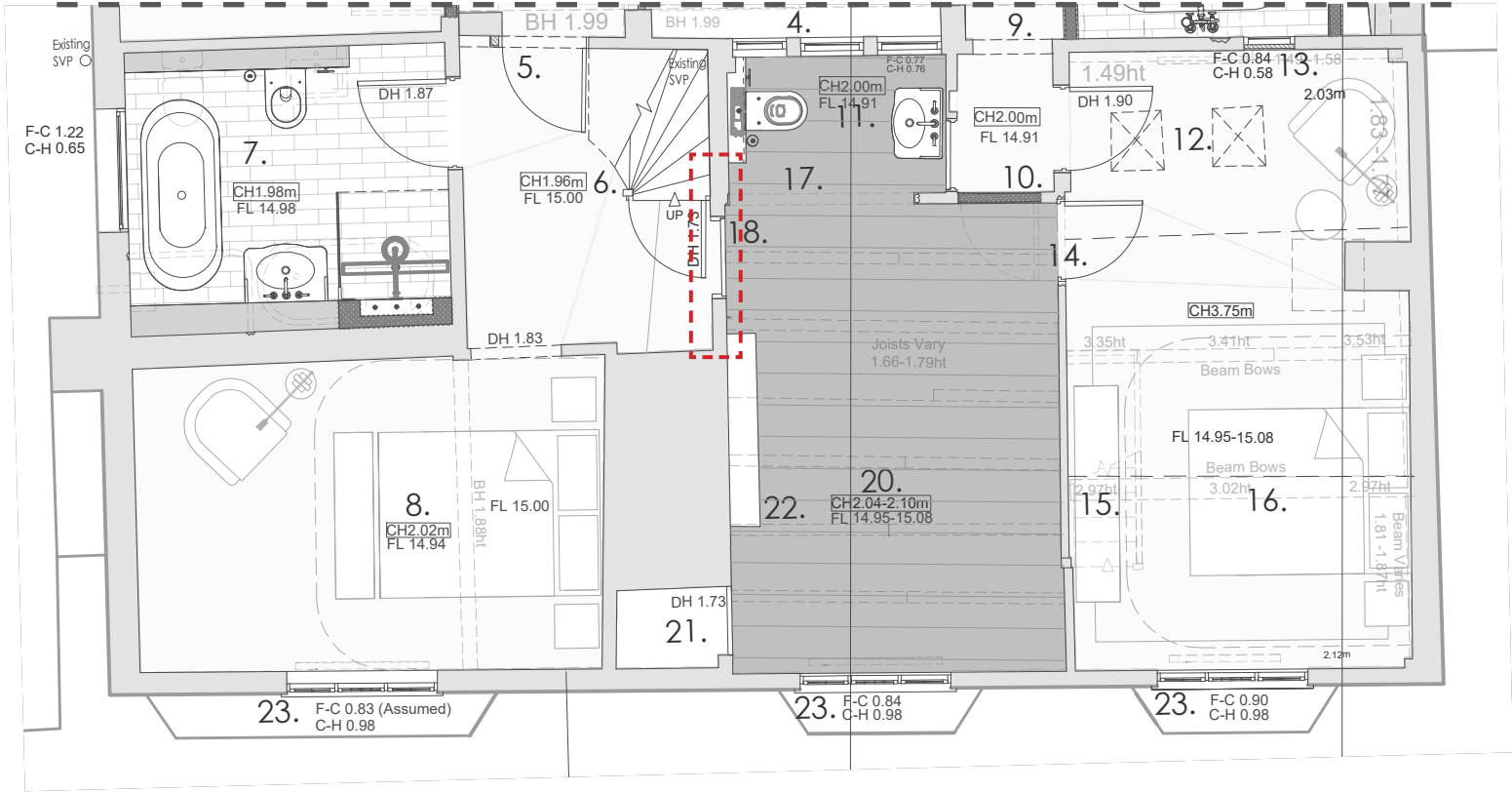
 Highlighted area of deviation



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)





JUSTIFICATION

RETENTION OF HISTORIC BEDROOM DOORWAY

An assessment relating to the bedroom dressing room door was undertaken. This review confirmed that the doorway between the bedroom and dressing room forms part of the historic layout of the building.

Historic records and drawings indicate that the door position is an original element of the internal arrangement. As shown in the attached application submitted in 1996, the doorway between the bedroom and dressing room, located adjacent to the window, was recorded as part of the historic floor plan layout. This confirms that the opening is not a later alteration, as previously assumed.

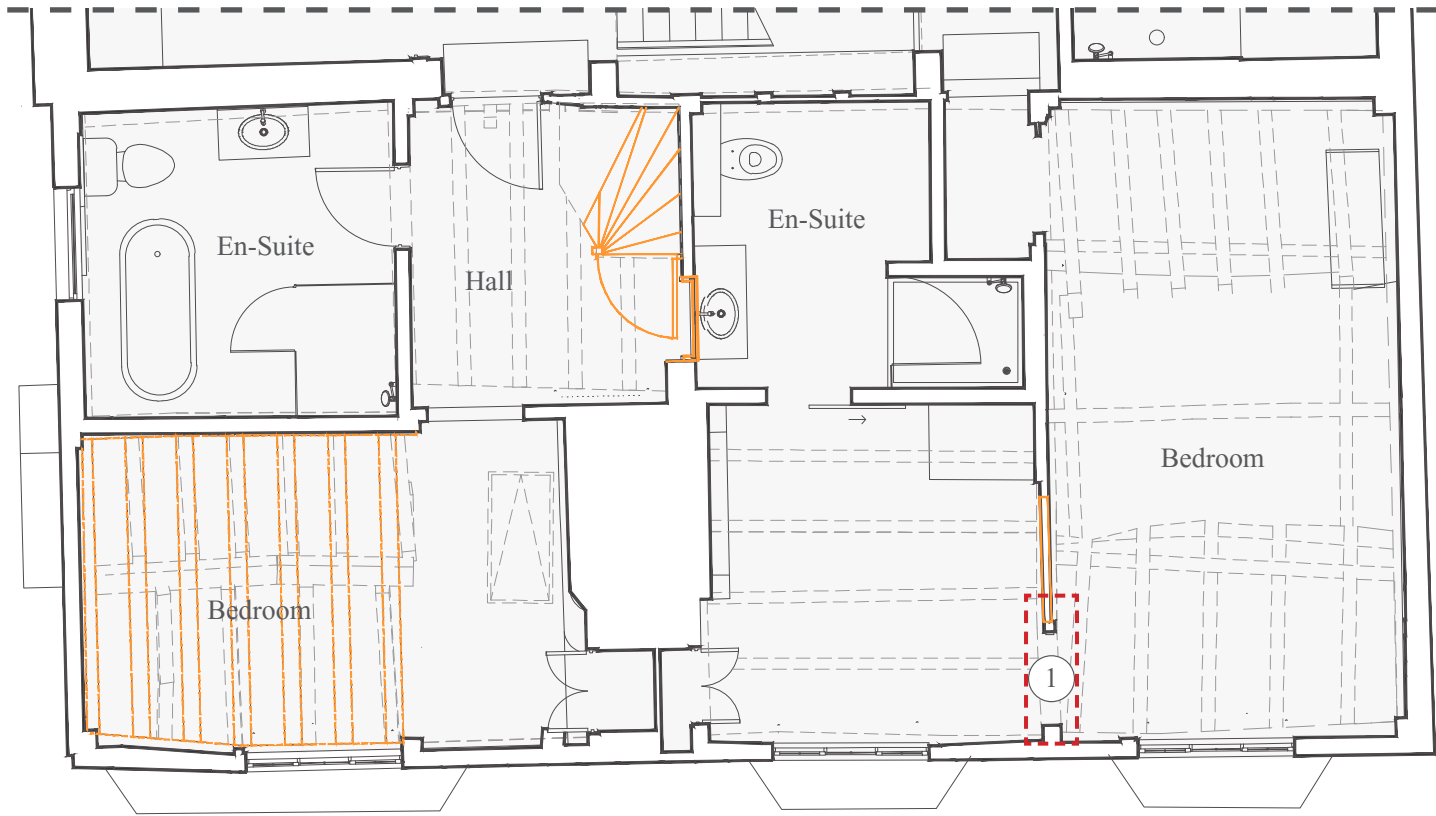
The retention of this doorway therefore ensures that the historic internal arrangement and character of the floor plan is preserved thus providing a benefit towards preservation of the buildings history and uplift of the heritage value of the space.

KEY:

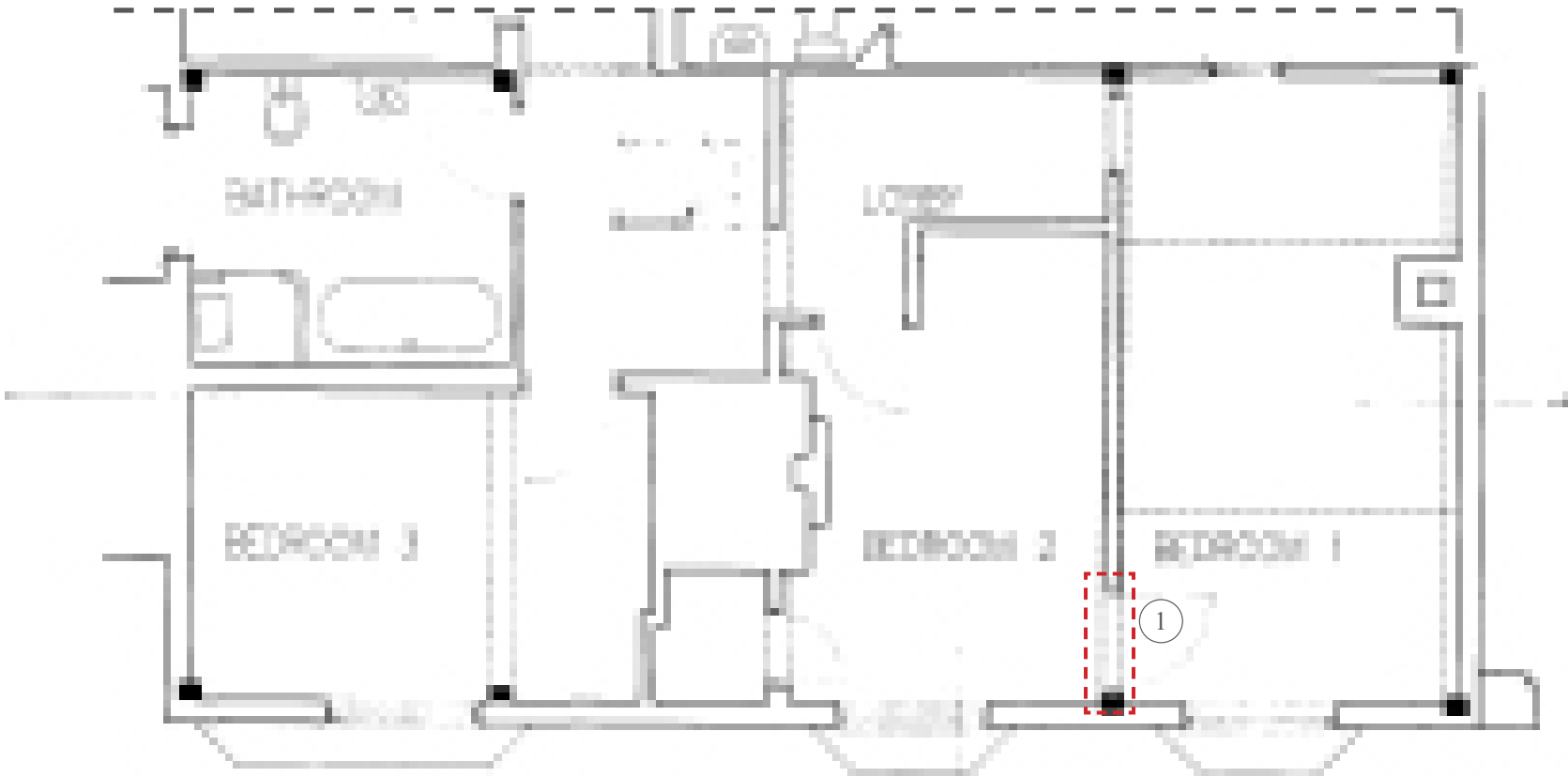
 Historical Doorway Hinge



Photo of the doorway to the dressing room as implemented.



1. Proposed first floor plan



Existing floor plans submitted as part of the planning application (c.1996), prepared by Buckland Associates (Application Ref: LF/083/96), showing the doorway





# JUSTIFICATION

## REMOVAL OF ROOFLIGHTS TO WEST FACING ROOF

The removal of existing rooflights and under-implementation of approved rooflights to the west facing roof of the listed building is a positive change, restoring and maintaining the integrity or the rear roof slope . The adjacent roofs of neighbouring listed buildings are unencumbered by rooflights which is a highly positive attribute of the listed building’s setting within the wider conservation area. This change is considered a heritage benefit as outlined in the supporting HCUK heritage statement



1. Rear elevation of the building prior to any works



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



3. Proposed rear elevation

KEY:

 Highlighted area of deviation



179

# JUSTIFICATION

## RE-FACING OF MAIN CHIMNEY BREAST

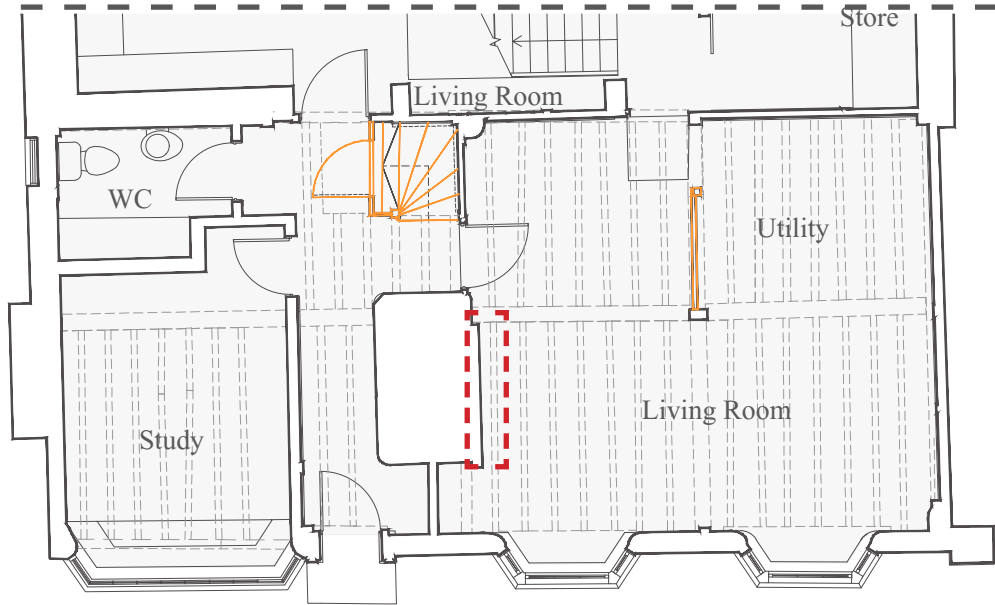
The condition of the ground floor main chimney breast has been significantly improved. The chimney breast has been re-faced in reclaimed brick using hydraulic lime mortar, with a new hearth being incorporated. This is considered an improvement to the listed house and a heritage benefit as outlined in the supporting HCUK heritage statement.

The following works have been undertaken:

1. Initial, exploratory hole made on hallway side of chimney to visually investigate the construction of the chimney - blockwork was found to be located within the build ups
2. Existing blockwork removed from behind the existing hearth
3. Reclaimed brickwork cleaned where required across full extent of chimney prior to any repair works.
4. Any serious erosion from spalled brickwork removed, then cleaned out and infilled with new brickwork and mortar mix with colour, texture and pointing to match existing.
5. Chipped or cement coated bricks removed, cleaned out and infilled with new brickwork and mortar mix with colour, texture and pointing to match existing.
6. Any open mortar joints, if not found to be a consequence of structural defects, cleaned out and infilled with new mortar mix with colour, texture and pointing to match existing.
7. New fireplace insert incorporated at ground floor.

KEY:

 Highlighted area of deviation



Proposed Ground Floor Plan



Ground floor living chimney breast assessment, opening from hall side. Chimney breast blocked up and not usable.



Ground floor living chimney breast under construction, prior to re-facing. Non-original blockwork wall infill exposed.



Ground floor living room re-faced chimney breast





180

# JUSTIFICATION

## RE-FACING OF MAIN CHIMNEY BREAST

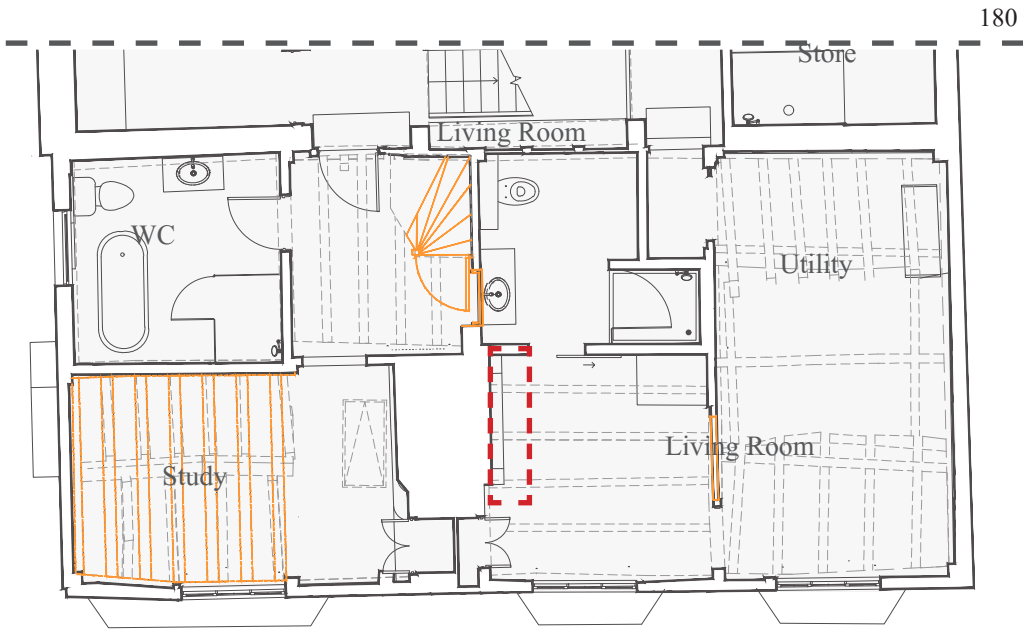
On the first floor, the fire place was modified to resemble the historic one by reinstating the hearth opening. The condition of the chimney breast has been significantly improved. The chimney breast brickwork has been cleaned and re-pointed. A new horizontal timber mantle was introduced for aesthetic reasons.

The following works have been undertaken:

1. Existing fireplace insert removed
2. Brickwork infill around inserted fireplace removed to reinstate the historic firebox
3. Reclaimed brickwork cleaned where required across full extent of chimney prior to any repair works.
4. Any serious erosion from spalled brickwork removed, then cleaned out and infilled with new brickwork and mortar mix with colour, texture and pointing to match existing.
5. Chipped or cement coated bricks removed, cleaned out and infilled with new brickwork and mortar mix with colour, texture and pointing to match existing.
6. Any open mortar joints, if not found to be a consequence of structural defects, cleaned out and infilled with new mortar mix with colour, texture and pointing to match existing.
7. New timber mantle by Nick Cane of Cruck Frame Carpentry installed above the opening. Timber treated to match the floorboards.

KEY:

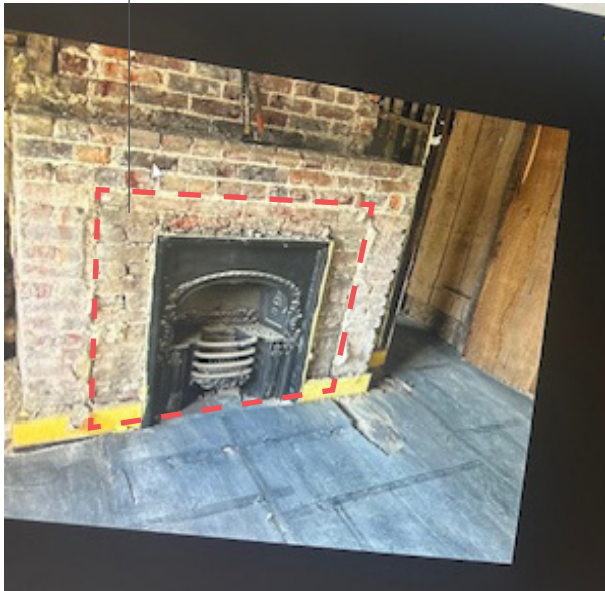
 Highlighted area of deviation



Proposed First Floor Plan

Original firebox blocked up

Original firebox retained



First floor bedroom fireplace and chimney breast before works

First floor bedroom re-faced chimney breast



JUSTIFICATION  
RE-FACING OF MAIN CHIMNEY BREAST

The Applicant contacted specialist Heritage Consultant at Desbruslais to obtain guidance on recommended fireplace treatment. Please see correspondence attached.

Following this the Applicant reached out to a representative of Inglenook Restoration Ltd regarding renovation of existing fireplace- please see adjacent images. The guidance states that the restoration of fireplace was beyond economical repair.

**From:** SIMON DOUGALL <[simon.dougall@btinternet.com](mailto:simon.dougall@btinternet.com)>  
**Date:** 24 September 2023 at 11:00:40 BST  
**To:** Richard Pocock <[richard@desbruslais.co.uk](mailto:richard@desbruslais.co.uk)>  
**Subject:** Re: Marlow House

Hi Richard

I hope you are well.

We believe there would have been an old Inglenook Fireplace in the Sitting room of Marlow House. If you remember this has all been bricked up and modified.

Would you know a company or a tradesman who could confirm if this is the case and also capable of advising us.

From your experience I would be grateful of your advice.

Regards  
Simon

**From:** Richard Pocock <[richard@desbruslais.co.uk](mailto:richard@desbruslais.co.uk)>  
**Date:** 25 September 2023 at 10:03:01 BST  
**To:** SIMON DOUGALL <[simon.dougall@btinternet.com](mailto:simon.dougall@btinternet.com)>  
**Subject:** Re: Marlow House

Morning Simon,

The best approach would be to open up section and carry out some trial investigations into what is actually there.

There are no specific tradespeople for that and you general builder could, under direction, carry out an investigation.

Perhaps send me a couple of photos and I will advise further.

Regards,

-R

**From:** Deyan Kovachev <[dkovachev72@yahoo.co.uk](mailto:dkovachev72@yahoo.co.uk)>  
**Sent:** 16 January 2025 13:37  
**To:** Simon Dougall <[simon.dougall@btinternet.com](mailto:simon.dougall@btinternet.com)>  
**Subject:** Re: Screenshot 2023-09-29 at 09.00.27

Dear Mr Dougall,

Further to the site visit that I have completed in September 2023 at Marlow House, according to my knowledge, taking into account the remains of what used to be an inglenook fireplace, that it is beyond economical repair to restore this fireplace. The reason for that is, the later construction reduced the size and layout of the original fireplace. Evidence is that the new corrugated cement flue pipe, that was built in when the latest repairs were done, is part of the modern structure/infield. This continues behind the fireplace upstairs which subsequently supports the chimney stack. So for this reason, your intentions to put the fireplace back to the original layout and to have it as an open fire will not be possible. The only option for a heating source will be to have a stove/wood burner installed in the current opening. I consider this option as a non permanent structure and should you need too, can be removed at later stages without disturbing the current layout of the fireplace.

Kind Regards,  
Deyan Kovachev  
Inglenook Restoration Ltd

On Wednesday 15 January 2025 at 18:20:53 GMT, Simon Dougall <[simon.dougall@btinternet.com](mailto:simon.dougall@btinternet.com)> wrote:

Apologies for the number of emails but I am not sure of the correct email address so I have all to both for safety  
Cheers  
Simon  
Sent from my iPhone



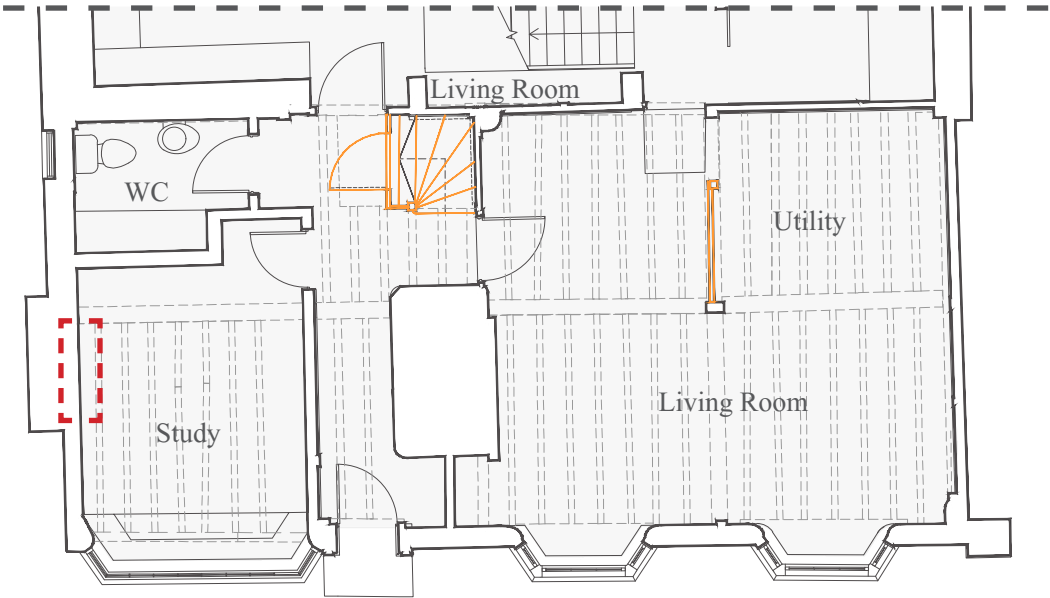


JUSTIFICATION  
STUDY FIREPLACE

The fireplace opening in the ground floor study was blocked up prior to the construction works undertaken. As part of the works the opening was partially built up and electric fire was installed.

The following works have been undertaken:

- 1. Previously blocked up firebox opened up
- 2. Firebox cleaned up, debris removed
- 3. Opening decreased in height - using masonry infill with lime plaster covering, decorated to match surrounding wall finish
- 4. New electric fireplace insert installed



Proposed Ground Floor Plan



Ground floor study fireplace before works- opening on the right side



Ground floor study fireplace- electric fire place on the right side





JUSTIFICATION

GROUND FLOOR SLIDING DOOR PARTITION

The ground floor utility and store were constructed with the following deviation from the approved scheme:

- Partition wall location shifted, enlarged utility at the cost of storage space
- Addition of a discreet sliding door, bespoke door made of the same timber planks as the overlaid floor finish on 1st floor, with door being hung on sliding door gear fabricated by local blacksmith.

As stated in the approved drawings, allowances have been made for the existing rear wall of the historic house to be left visible. This has been achieved through the installation of a sliding door

that is left in the open position. This door can be lifted off at any time it is not a permanent fixture, is (re)movable and should therefore be accepted as the perception of the rear elevation of the 15th century element of the house is still very much perceptible with the door in situ, both open or closed

This is a minor deviation from the approved scheme and is considered to have neutral effect on the listed building significance in accordance with the supporting HCUK heritage statement.



Photographs of the sliding door

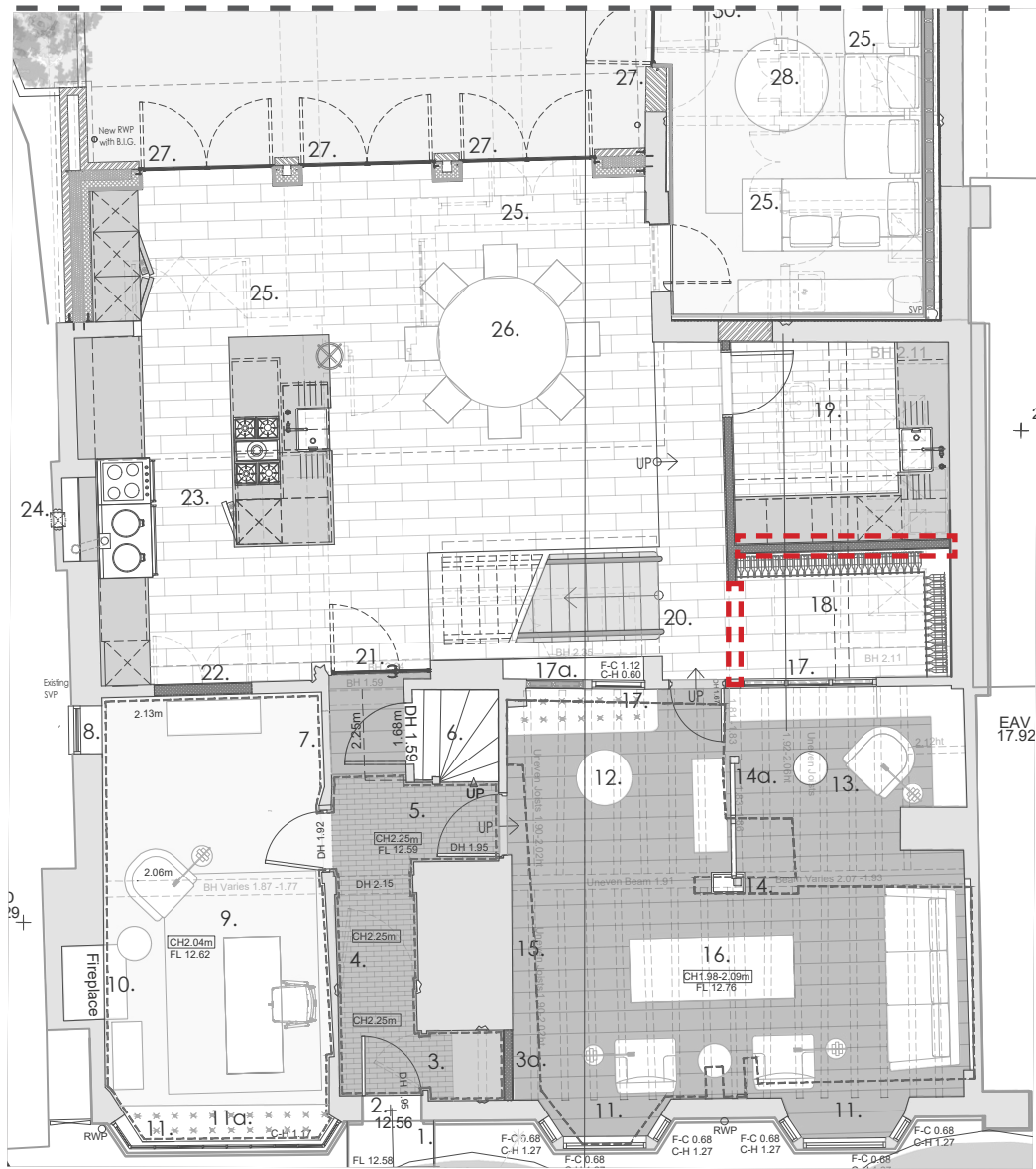


Photograph showing location of the door and exposed timber frame

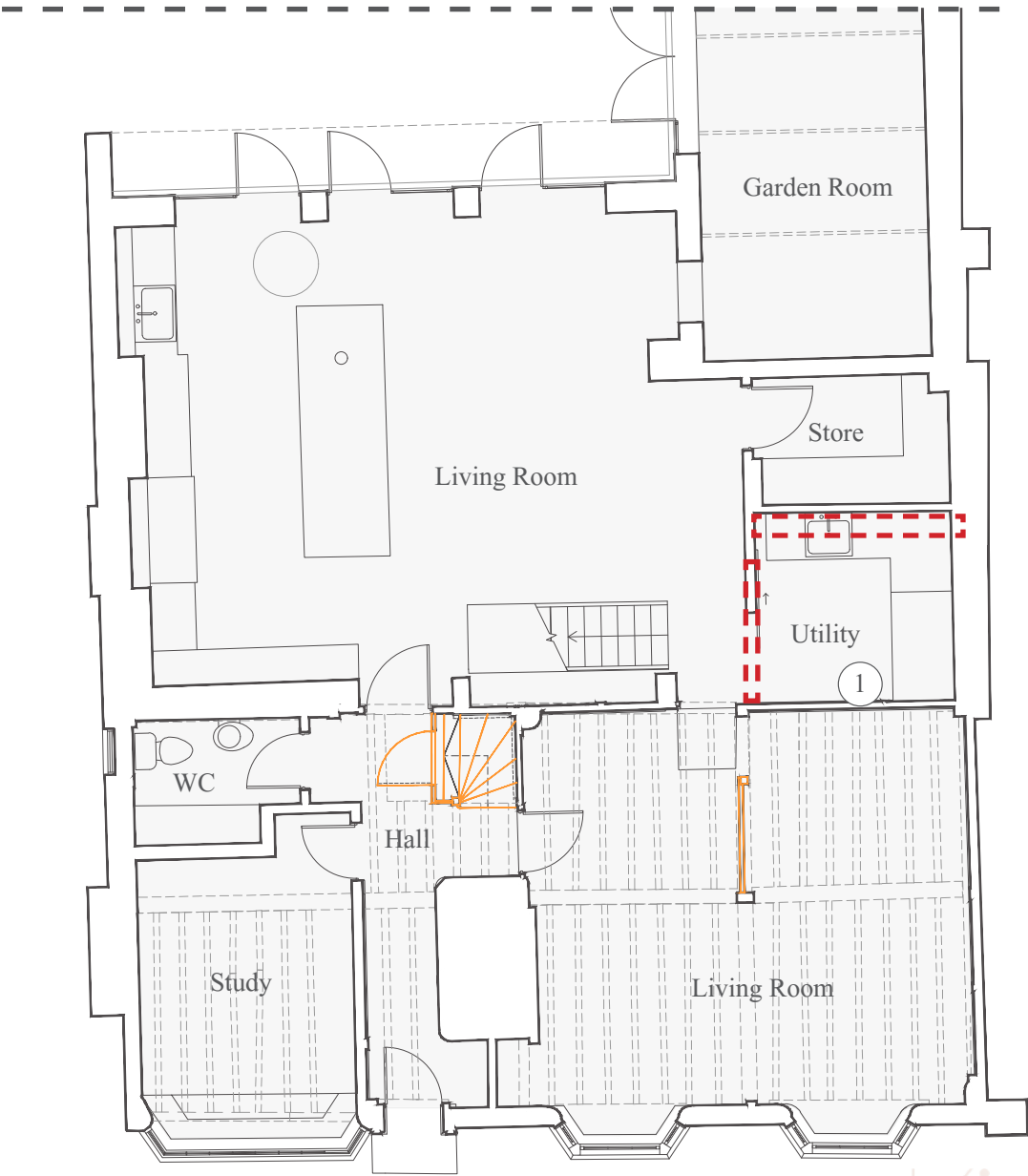
KEY:

- Highlighted area of deviation

1 Restored timber frame within existing wall



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



2. Proposed ground floor plan showing revised wall location





**SHDR Ltd**

Vinalls Business Centre  
Nep Town Road  
Henfield  
West Sussex  
BN5 9DZ

T: 01273 569135  
E: office@shdr.co.uk

**To:** Robert Quayle Southern Contractors Ltd

Re: Cellar Work - Marlow House, 107 High Street, Lindfield, RH16 2HR

Good afternoon, Rob,

Following up on our earlier conversation, I wanted to outline the work carried out in the basement and the rationale for each step in a clear, professional manner.

When we first inspected the space, it was evident that the existing concrete slab had been in place for a considerable period. Its raised level had reduced the basement's natural ventilation, contributing to elevated humidity. This restricted ventilation, combined with moisture being forced up at the junctions between the slab and the walls, was the primary cause of the deterioration you observed in the masonry.

Around the perimeter of the slab were preformed channels that appeared to be part of an unfinished attempt at a French drain or similar system. There was no sump or discharge point, meaning any water entering those channels was sitting stagnant with no meaningful outlet.

Our approach was to retain the slab and make practical use of the existing channels. We installed four-inch perforated pipes around the entire perimeter and reinstated a clean layer of aggregate on top. All pipework was directed to the existing on-site gully, which provided a reliable exit for the water. There was no requirement to break out or alter the main slab since there was no evidence of water rising through the centre of the floor.

The walls showed characteristic signs of long-term salt-related damage and spalling, which is common when moisture has been trapped for many years behind impermeable tanking treatments. To help the structure dry in a controlled and gentle manner, we recommended a light coat of NHL 3.5 lime. This was not intended to block moisture but to regulate its release, allowing the wall to breathe and reducing further surface failure during the drying process.

These combined measures guided the water to its correct point of discharge, relieved pressure at the wall junctions, and supported healthier ventilation. The outcome was a noticeably more stable and drier basement.

If you need anything further or would like to review the following steps, I am happy to help.

Yours sincerely,

Aaron West  
Director | SHDR Ltd | Surveyor  
SHDR LTD

Main Office | Vinalls Business Centre | Nep Town Road  
Henfield | West Sussex | BN5 9DZ

T: 01273 569135  
E: office@shdr.co.uk





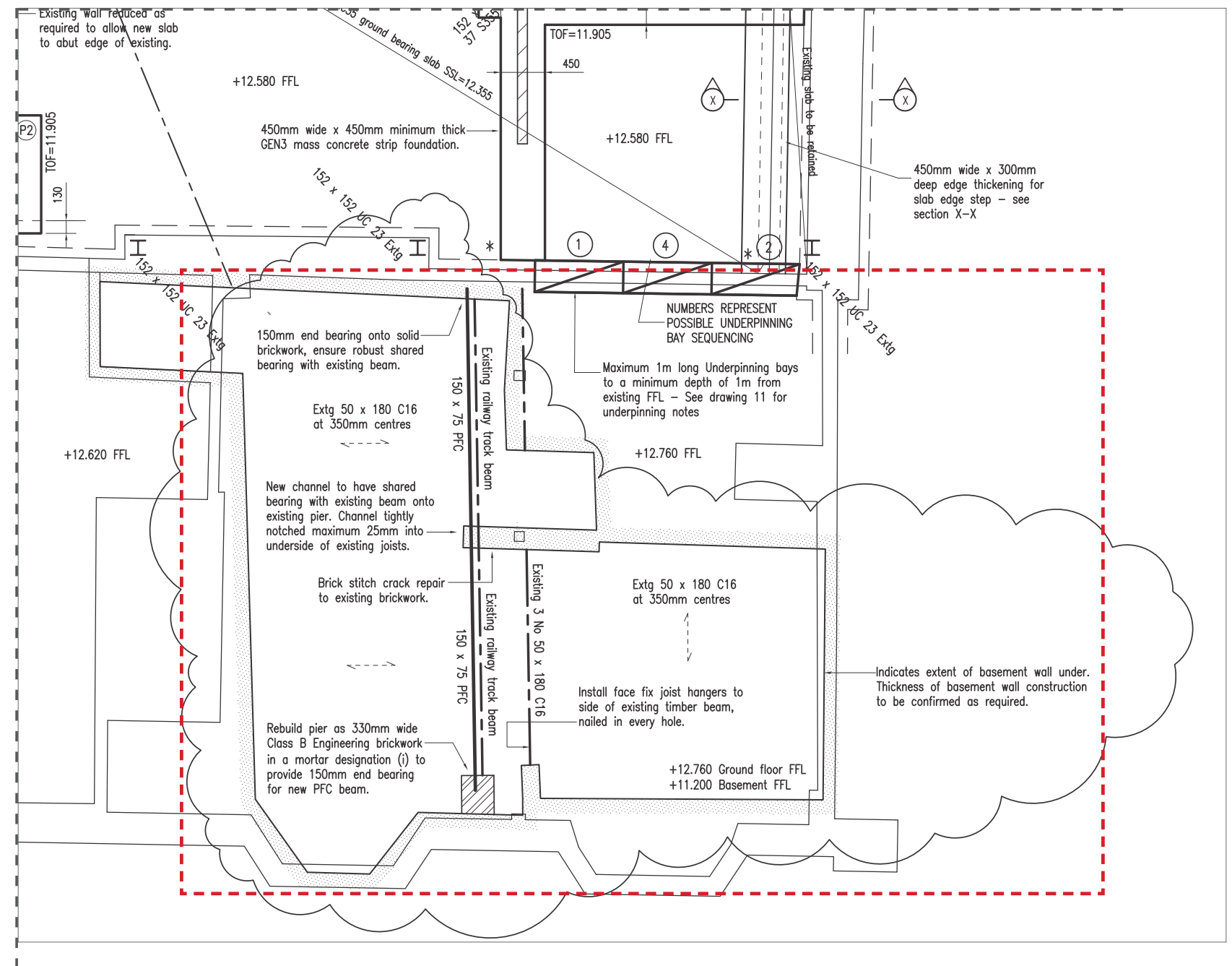
## JUSTIFICATION

### BASEMENT

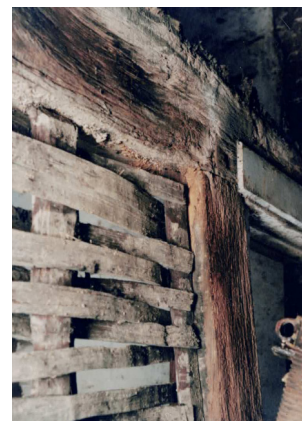
The adjacent drawing developed and provided by the Structural Engineer, illustrates proposed strengthening works to the ground floor over the basement. The railway steel member used for structural support was replaced as per Structural Engineer proposal to ensure a suitable structural stability of the building to safeguard it for the years to come.

The appearance of the cellar is commensurate with what was present when the previous tenants were stewards of the property. The cellar walls have been lined with traditional material: lime plaster. This ensures the walls can breath and the moisture escapes from the building. This has been one of the issues encountered in the historic element of the building, which is demonstrable through the rotting of the modern floor joists that had to be removed due to rotting, with the underlying issue the extreme level of damp in the cellar. The application of lime plaster on the historic building is highly critical for the ongoing health of the building – it is highly breathable, avoids trapping moisture and allows moisture within the walls to evaporate naturally. This is critical in historic buildings, where walls are often constructed from stone or solid brick without a modern damp-proof course. It's worth noting that lime has been used in construction for centuries and is likely the original material used in the building's construction. Its use aligns with principles of conservation by preserving traditional methods and materials and it can be removed without damaging the underlying masonry, aligning with the conservation principle of reversibility. There were no alterations done to basement floor.

As demonstrated above, the works undertaken provide a heritage benefit to the 15th century timbe framework of the building and its long term structural preservation.



Foundation drawing by McCarey Simmonds Structural Engineers



Visible rot and damage observed in the structural support joists within the basement pre construction.



Pre-construction basement, railway steel member used for structural support, now replaced as per Structural Engineer proposal



Basement, new softwood joists replacing rotten ones, brick wall finished with lime plaster, floor not altered.





JUSTIFICATION

OVERLAID SEASONED OAK FLOORING

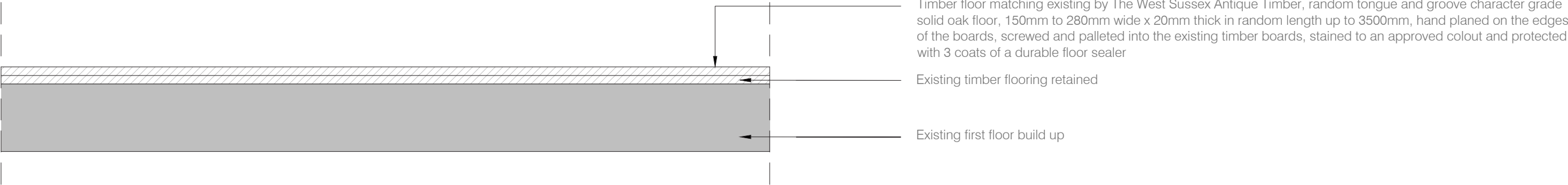
The first floor floorboards have been retained in-situ and have received new overlaid floor finish that very closely matches the existing timber floor finish found elsewhere in the house, specifically on the ground floor. High quality seasoned oak plants of varying widths and lengths have been supplied and installed by The West Sussex Antique Timber Co. Ltd. The boards are in-keeping with the character of the house and do not contribute or cause any loss of historic fabric. According to the supporting HCUK Heritage Statement, this change is considered to be of neutral impact to the significance of the listed building.

The floor boards have been retained and new traditional flooring overlaid using traditional methods. The existing floor boards substantially undulate and no floor in the original part of the building is level. If the new flooring was laid straight onto joists on a new substrate, it would be flat, but it’s not. The original joists and floorboards exist underneath and the extent of fixings into the floorboards is akin to the number required to lay a carpet over the floorboards. The owner is willing to lift areas of the new floor finish to demonstrate the presence and authenticity of the original floorboards below it which are being preserved in situ.

Noted by the Applicant:  
During the interview on the 10th of June 2025 it was proposed by the Applicant for the Conservation Officer and any other relevant parties to visit the building, lift the new floor boards in selected locations and inspect the state of the historic boards underneath. No contact was made since regarding this matter.



As-built oak flooring



Technical section through first floor illustrating overlaid oak flooring





## JUSTIFICATION

### OVERLAID SEASONED OAK FLOORING

The adjacent is an email received by the Applicant from representative of The West Sussex Antique Timber regarding the poor, beyond repair condition of the existing flooring.

**From:** WSAT <[info@wsatimber.com](mailto:info@wsatimber.com)>  
**Sent:** 16 January 2025 16:47  
**To:** simon.dougall <[simon.dougall@btinternet.com](mailto:simon.dougall@btinternet.com)>  
**Subject:** Flooring:

Dear Simon,

Further to our correspondence, I can confirm the following.

Upon inspection of the original floor boards we agreed that the flooring was beyond repair and refurbishment due to the degree of historic deterioration and damage. You therefore asked for a floor to replicate the original flooring as close as possible. We specialise in traditional random width solid oak flooring which we have been installing in historic buildings for over 30 years. Due to the extremely uneven surface the oak floor boards were secured using countersunk screws which are covered by oak dowels.

Please do not hesitate to contact me if you require any further information.

Kind regards

Andy

**THE WEST SUSSEX ANTIQUE TIMBER CO LTD**  
**RELIANCE WORKS, NEWPOUND**  
**WISBOROUGH GREEN, WEST SUSSEX RH14 0AZ**  
**01403 700139**  
**Email us on : [info@wsatimber.com](mailto:info@wsatimber.com)**  
**Visit our website : <https://westsussexantiquetimber.co.uk>**  
**showroom opening times:**  
**Monday – Thursday 9am – 5pm Friday 9am – 3:.30pm**  
**Saturday by appointment 9am – 12 noon.**



## JUSTIFICATION

### RE-USE OF ATTIC FLOORBOARDS

Three number of ground floor new doors have been constructed by re-using space floorboards found in the attic. The doors have been finished in a manner to compliment the character of the listed building. These are annotated with numbers on the adjacent drawing and illustrated with recent photographs.

Mainly on the first floor, new doors have been made of the same oak panels used for overlaid flooring. These doors are marked with ‘\*’ on the adjacent drawings. Doors marked with ‘E’ are existing timber doors.



①



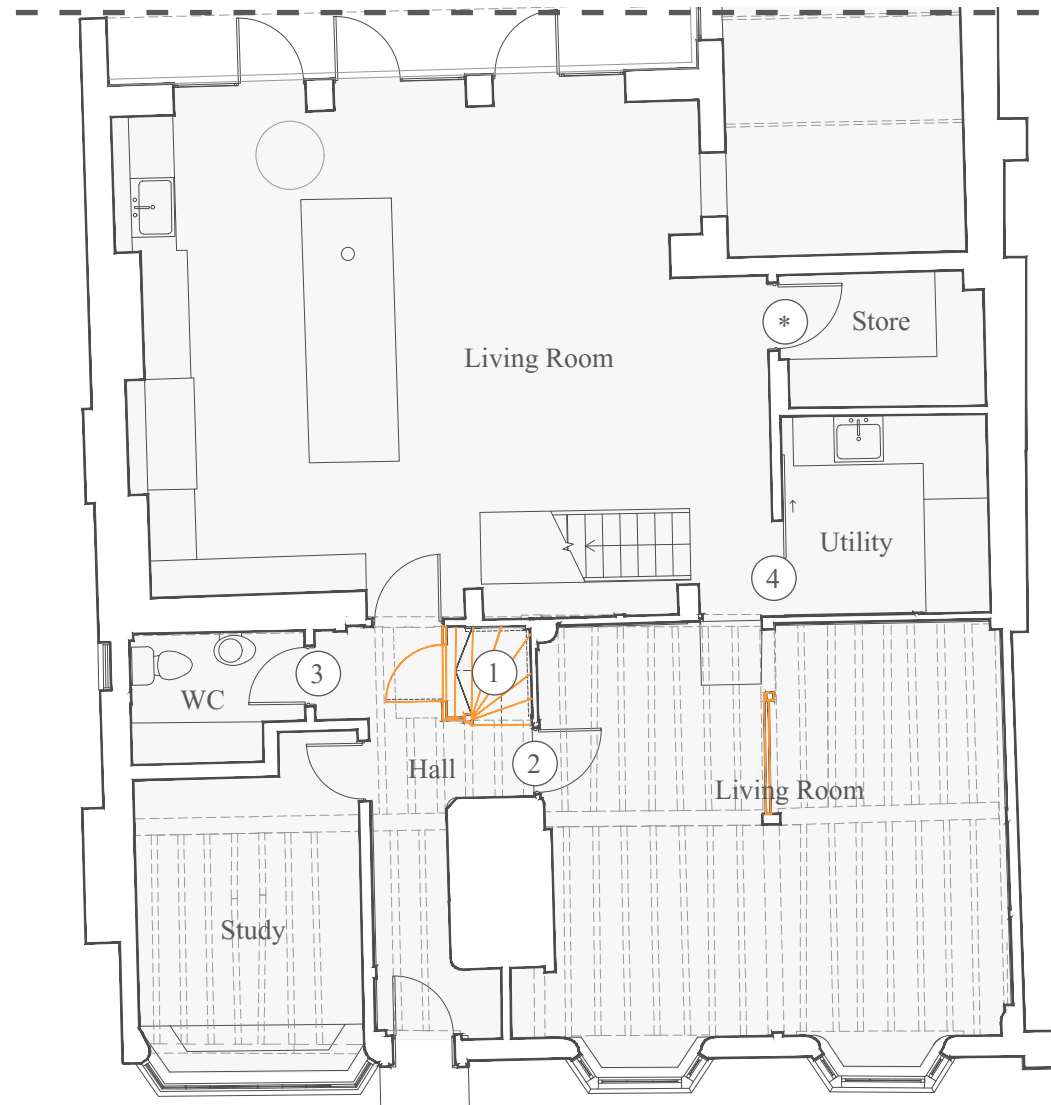
②



③



④



Proposed ground floor plan



Proposed first floor plan