

PART IV | PHOTOGRAPHIC RECORD & DRAWINGS OF BUILDING CONDITION PRIOR TO CONSTRUCTION

This section of the document looks into the condition of the building before the works were undertaken in 2023.

PRE-CONSTRUCTION
PHOTOGRAPHS



Corkscrew staircase - first floor (photograph taken during strip out pro)



Rear elevation



Historic rear extension with gothic window



Attic, chimney stack in the background



First floor bedroom, chimney stack



Historic bake house

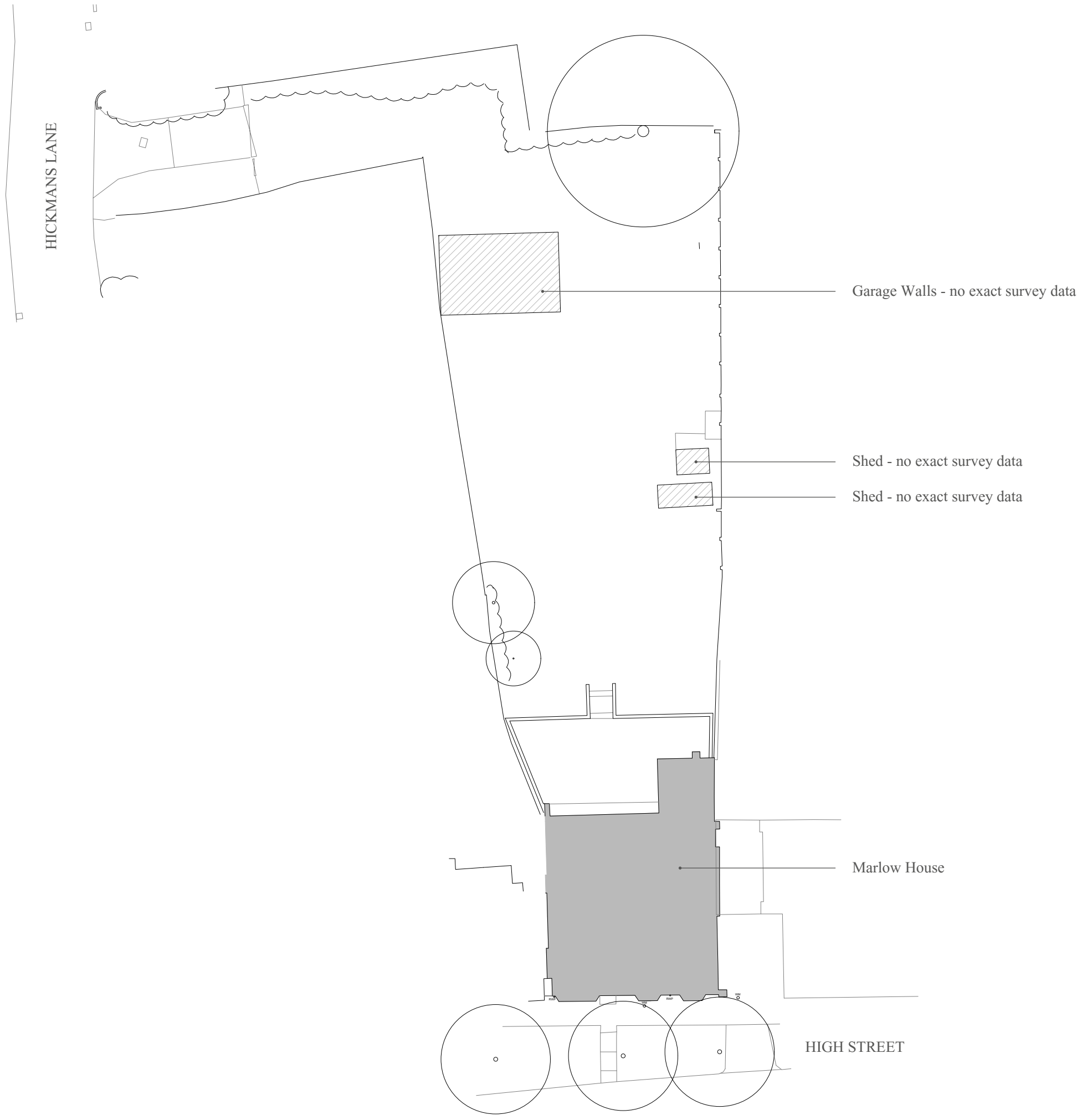


Garage walls constructed

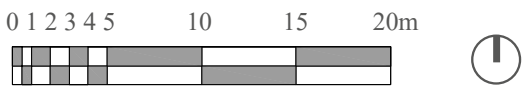


Attic

PRE-CONSTRUCTION DRAWINGS
PLANS



PRE-CONSTRUCTION - SITE PLAN. 1:300@A3



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



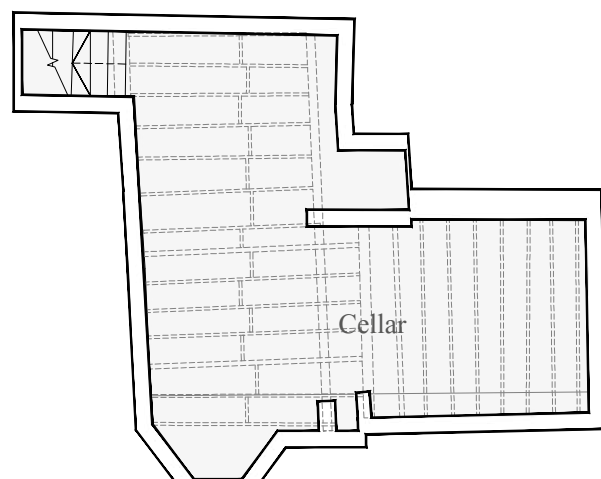
PRE-CONSTRUCTION DRAWINGS (2023)

PLANS

KEY

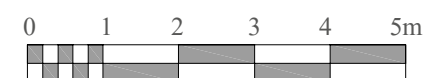
- Historic bake house
- 15th Century timber- framed building
- South gabled bay with vitrified blue headers c.1830
- 3no Conservatories approved under 02/008521
- 1997 Rear additions approved under LF/083/96 & LF/084/96
- Building re-fronted in 19th Century

Conservatories
Approved under 02/008521
2022

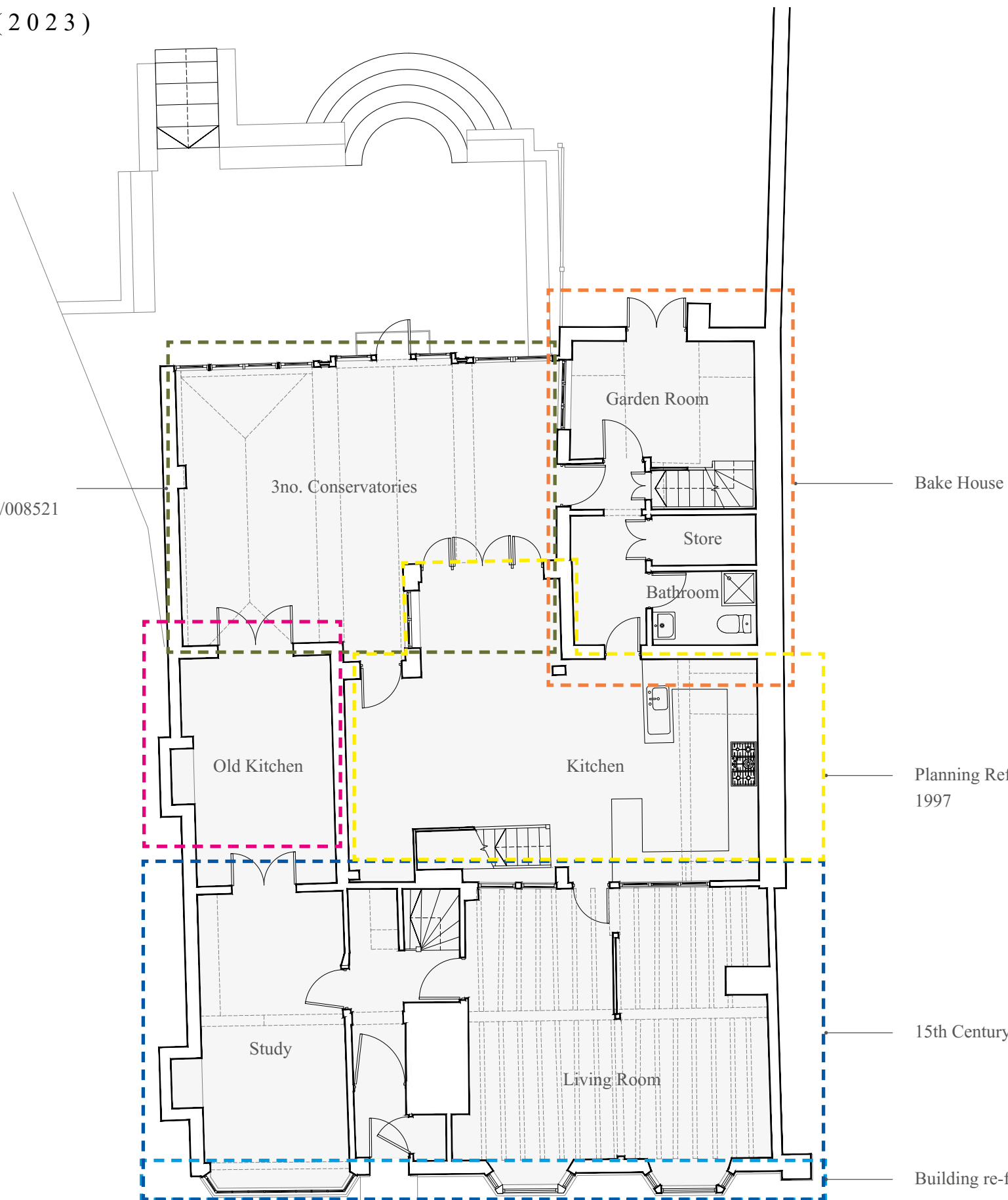


Basement Floor Plan

PRE-CONSTRUCTION - BASEMENT & GROUND FLOOR PLAN. 1:100@A3



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



Ground Floor Plan

Bake House

Planning Reference: LF/083/96 & LF/084/96
1997

15th Century timber-framed building

Building re-fronted in 19th Century

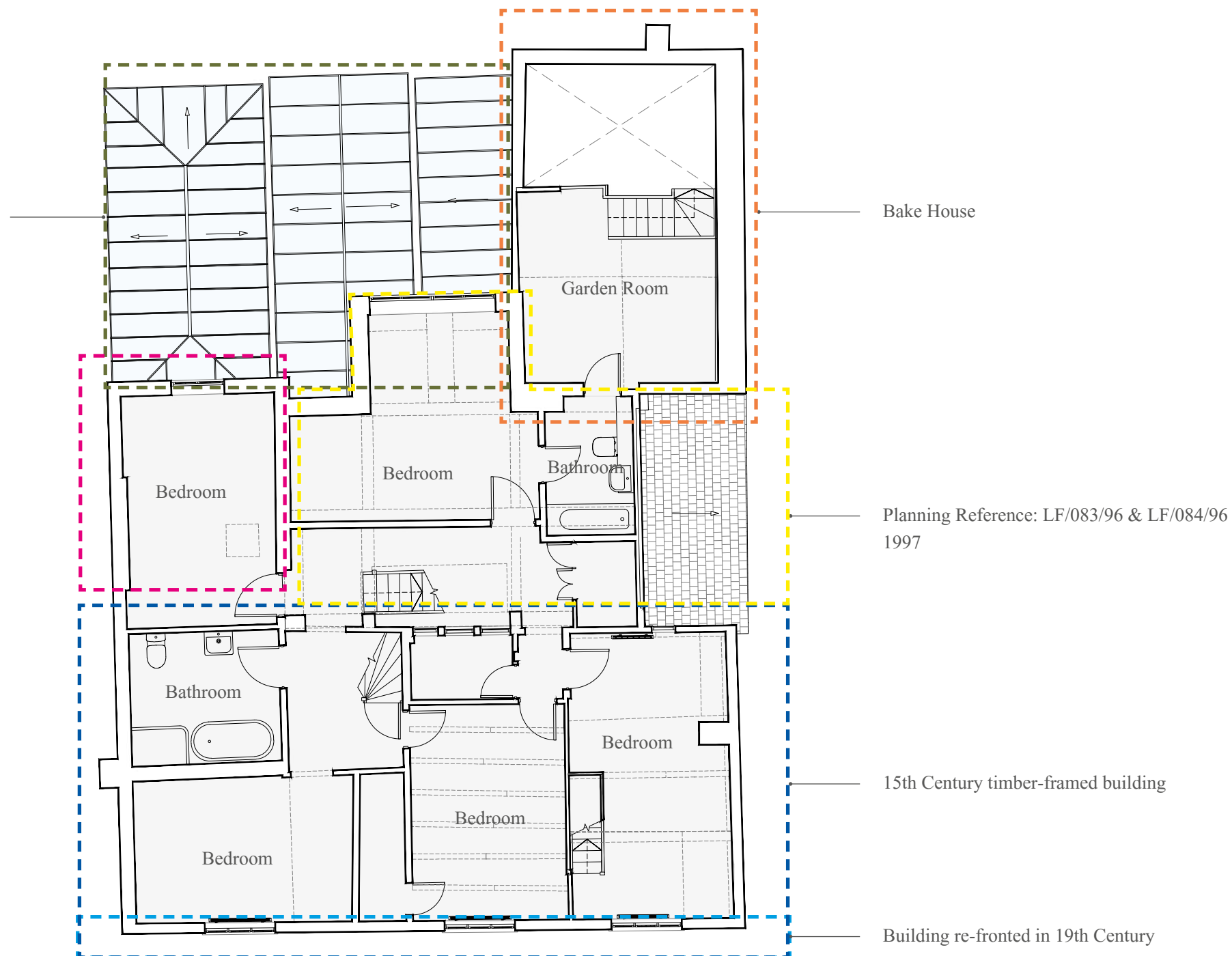
PRE-CONSTRUCTION DRAWINGS (2023)

PLANS

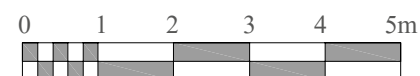
KEY

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Conservatories
Approved under 02/008521
2002



PRE-CONSTRUCTION - FIRST FLOOR PLAN. 1:100@A3



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



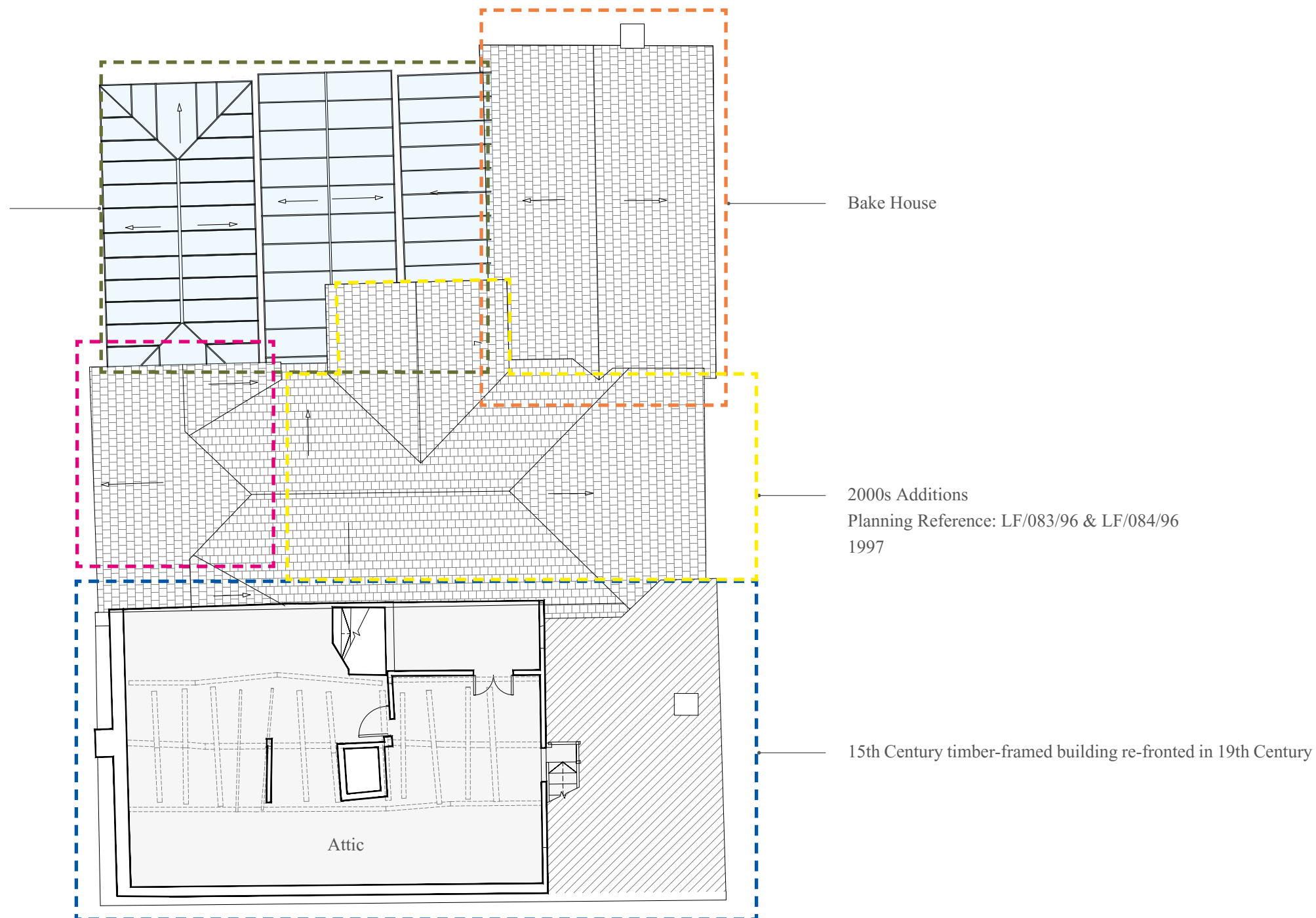
PRE-CONSTRUCTION DRAWINGS (2023)

PLANS

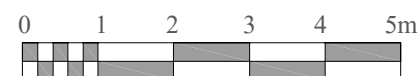
KEY

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Conservatories
Approved under 02/008521
2002



PRE-CONSTRUCTION - SECOND FLOOR PLAN. 1:100@A3



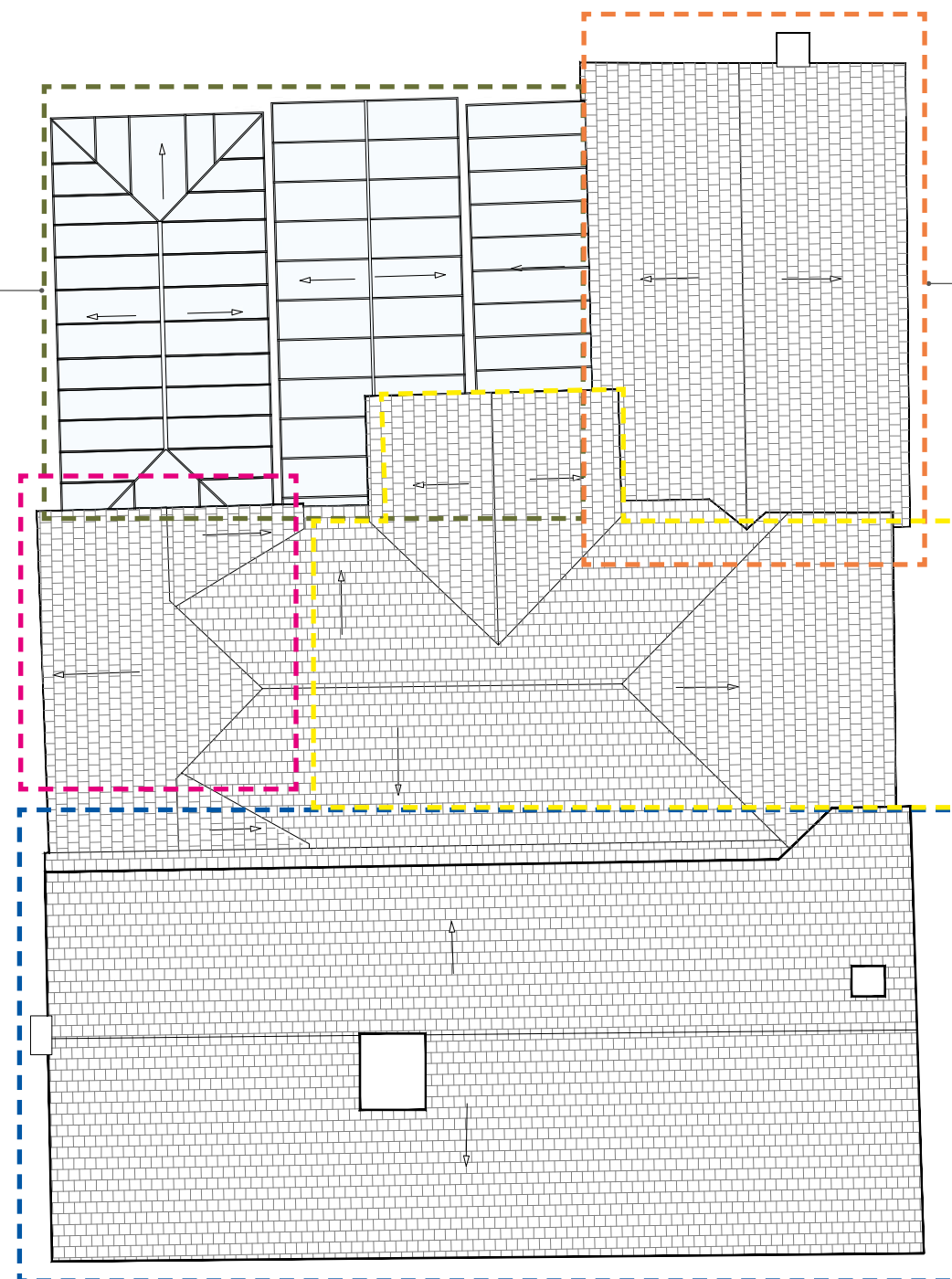
PRE-CONSTRUCTION DRAWINGS (2023)

PLANS

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Conservatories
Approved under 02/008521
2002

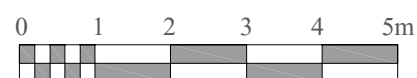


Bake House

2000s Additions
Planning Reference: LF/083/96 & LF/084/96
1997

15th Century timber-framed building re-fronted in 19th Century

PRE-CONSTRUCTION - ROOF PLAN. 1:100@A3



PRE-CONSTRUCTION DRAWINGS (2023)

ELEVATIONS

KEY

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Metal frame casement windows (replaced with
timber frame, as approved under
DM/22/3694 & DM/22/3695

Building re-fronted in 19th Century

15th Century timber-framed building
re-fronted in 19th Century

PRE-CONSTRUCTION - EAST (FRONT) ELEVATION. 1:50@A3

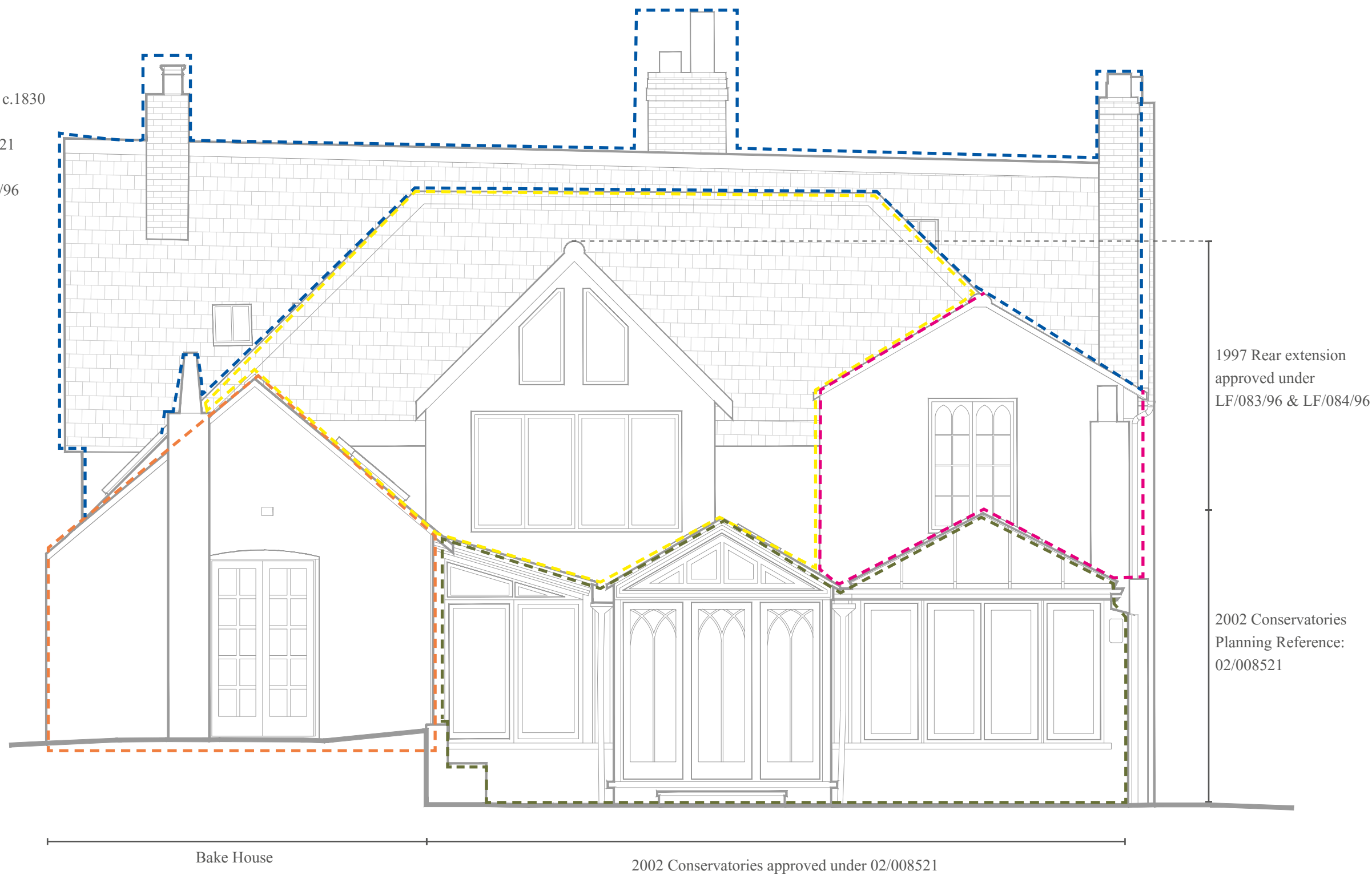


PRE-CONSTRUCTION DRAWINGS (2023)

ELEVATIONS

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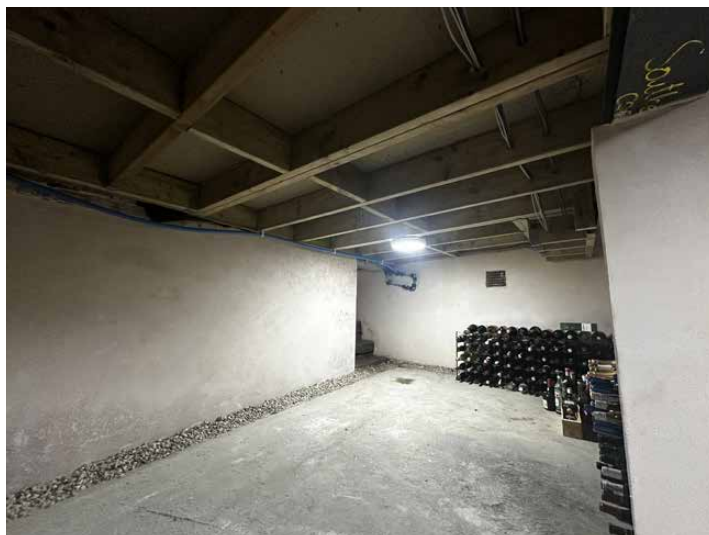
PRE-CONSTRUCTION - WEST (REAR) ELEVATION. 1:50@A3



PART V | ‘AS BUILT’



‘AS BUILT’
PHOTOGRAPHS - FEBRUARY 2025



Photographs of cellar



‘AS BUILT’
PHOTOGRAPHS - FEBRUARY 2025



Rear elevation



Rear elevation & re-constructed bake house



Gravel driveway



Re-constructed bake house



Garage



Rear elevation



Garage and gravel driveway



Pergola



Hard landscaping



‘AS BUILT’
PHOTOGRAPHS - FEBRUARY 2025



Re-constructed bake house



Re-constructed bake house



Re-constructed bake house



Rear extension

‘AS BUILT’
PHOTOGRAPHS - FEBRUARY 2025



Gravel driveway and new gates looking back at road



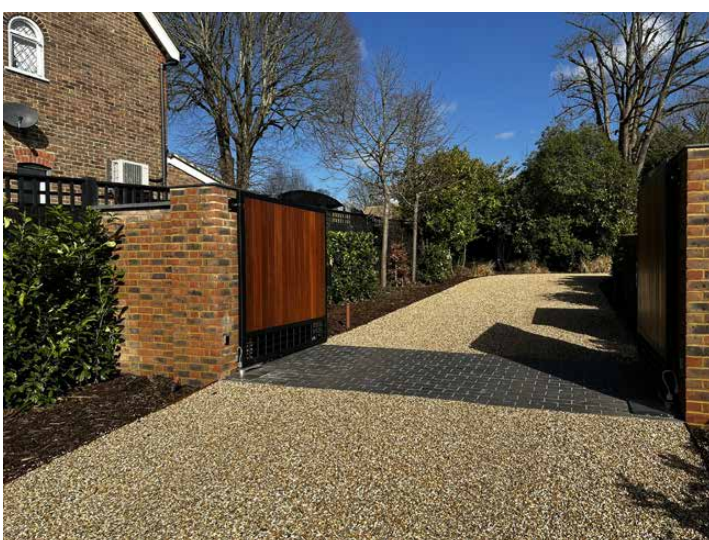
New gates



Gravel driveway



Gravel driveway viewed from Hickmans Lane



Gravel driveway and new gates



Covered loggery and irrigation tank enclosure adjacent to the garage



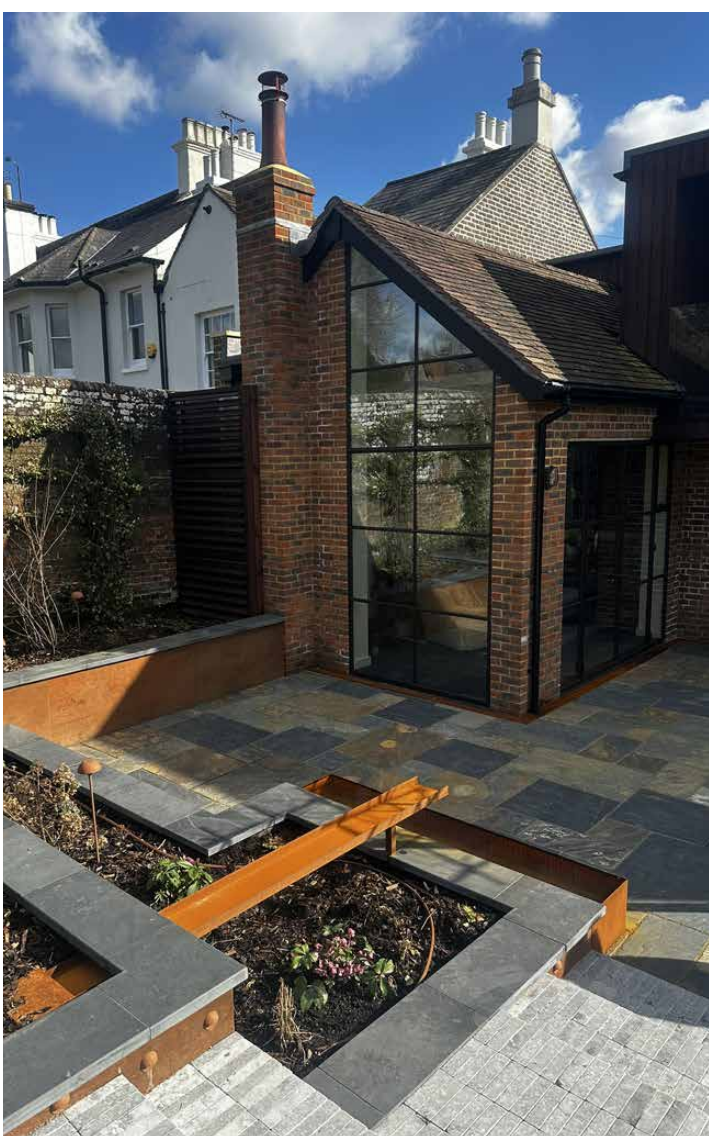
New hard and soft landscaping



New hard and soft landscaping

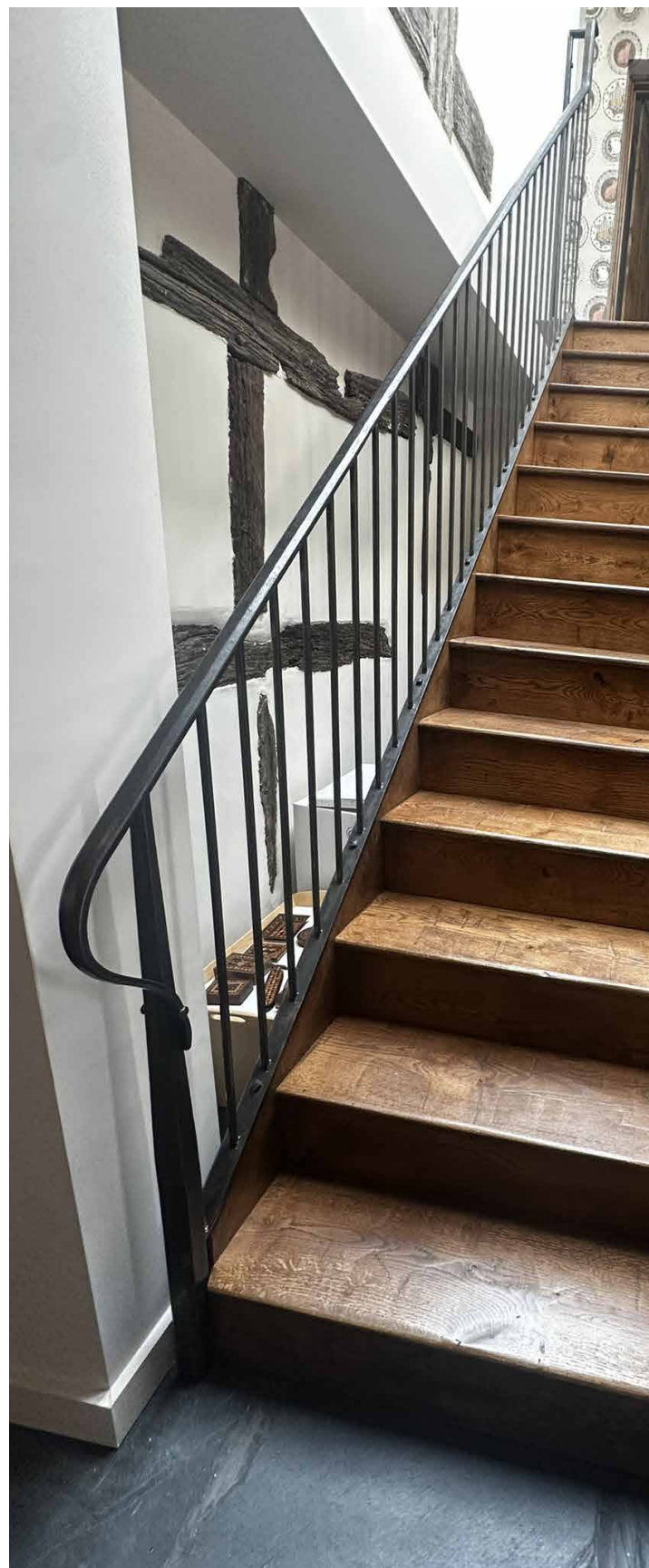


Rear elevation



Re-constructed bake house

‘AS BUILT’
PHOTOGRAPHS - FEBRUARY 2025



Ground Floor - new staircase in Kitchen/Living/Dining



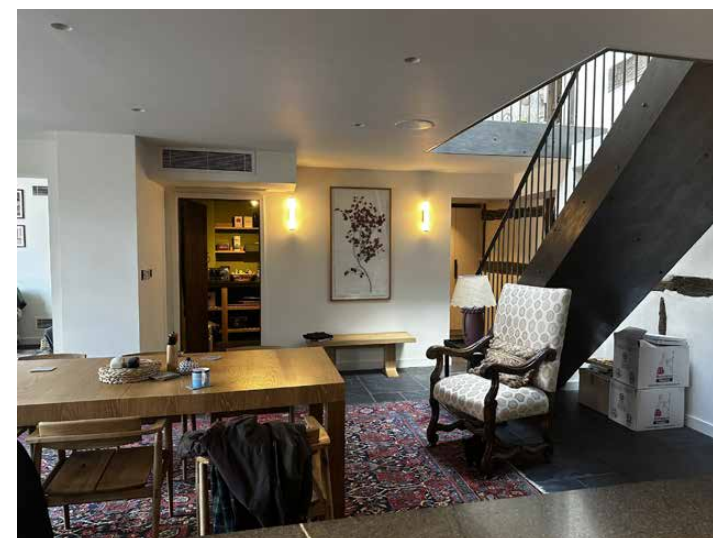
Ground Floor - New fireplace in north-eastern living room with reclaimed bricks from collapsed bake house



Historic timber frame wall in stairwell



Ground Floor - new staircase in Kitchen/Living/Dining



Ground Floor - Kitchen/Living/Dining



Ground Floor - interior of the re-constructed bake house



Ground Floor - bay window

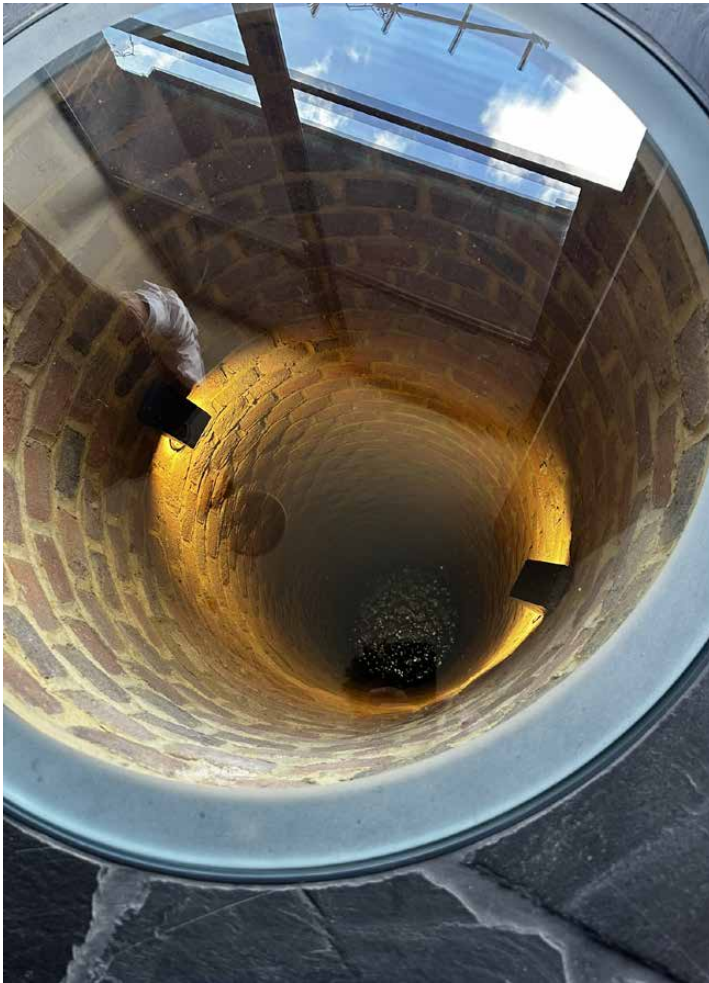


Historic timber frame wall, living room



Ground Floor - Kitchen/Living/Dining

‘AS BUILT’
PHOTOGRAPHS - FEBRUARY 2025



Ground Floor - historic well in Kitchen



Ground Floor - steel post replaced with timber post



Ground Floor - steel post replaced with timber gunstock post



Ground Floor - steel post replaced with timber post

‘AS BUILT’
PHOTOGRAPHS - FEBRUARY 2025



Ground Floor - fire place in study



Ground Floor - new timber framing on the Ground Floor ceiling only (infilled void above removed staircase), original timber on walls



Ground Floor - Study, original timber frame



Ground Floor - lobby, basement access hatch



Ground Floor - living room bay window of re-fronted 19th century element of the building

‘AS BUILT’

PHOTOGRAPHS - FEBRUARY 2025



Ground Floor - door between living room and lobby



Ground Floor - entrance with old (door jamb and ceiling) and new timber panelling



Ground Floor - historic wall



Ground Floor -access hatch to basement



Ground Floor - WC



Ground Floor - WC



‘AS BUILT’

PHOTOGRAPHS - FEBRUARY 2025



First Floor - bathroom



First Floor - bathroom



First Floor - historic timber frame roof



First Floor - historic timber frame roof



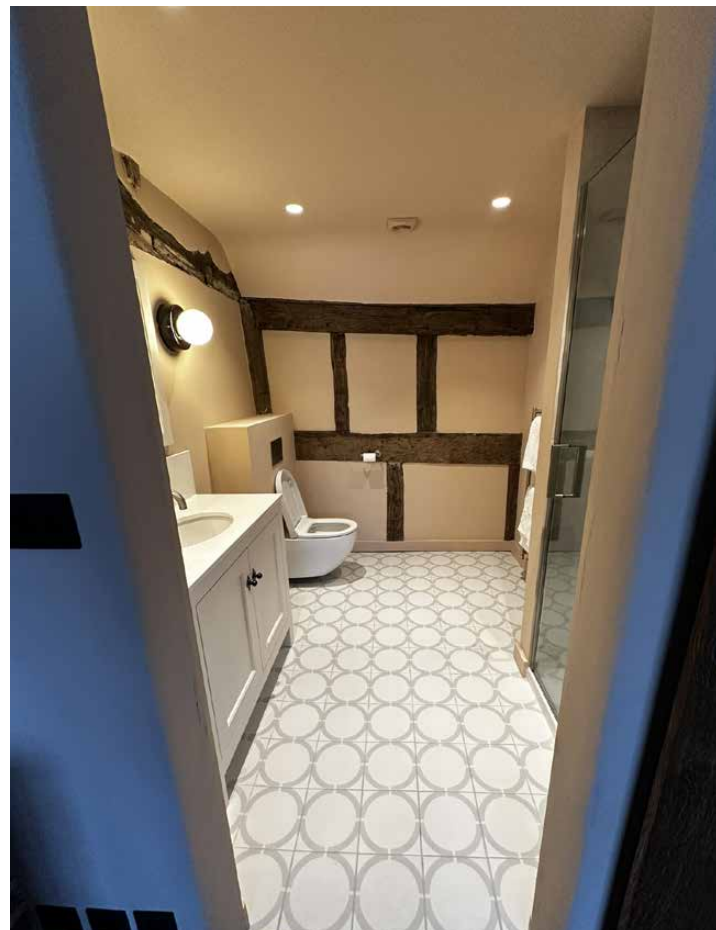
First Floor -step between existing house and extension
(1997 planning approval)



First Floor -step between existing house and extension
(1997 planning approval)

‘AS BUILT’

PHOTOGRAPHS - FEBRUARY 2025



First Floor - bathroom



First Floor - historic timber frame roof



First Floor - historic timber frame roof



Roof - ridge of the historic extension above new flat roof



Attic - historic timber frame roof



Attic - historic timber frame roof



Attic - historic timber frame roof



Attic - historic timber frame roof, new insulation

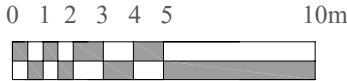
‘AS BUILT’ DRAWINGS
PLANS



KEY

 Site Boundary

LOCATION PLAN. Drawing no. 0500. 1:1250@A3



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

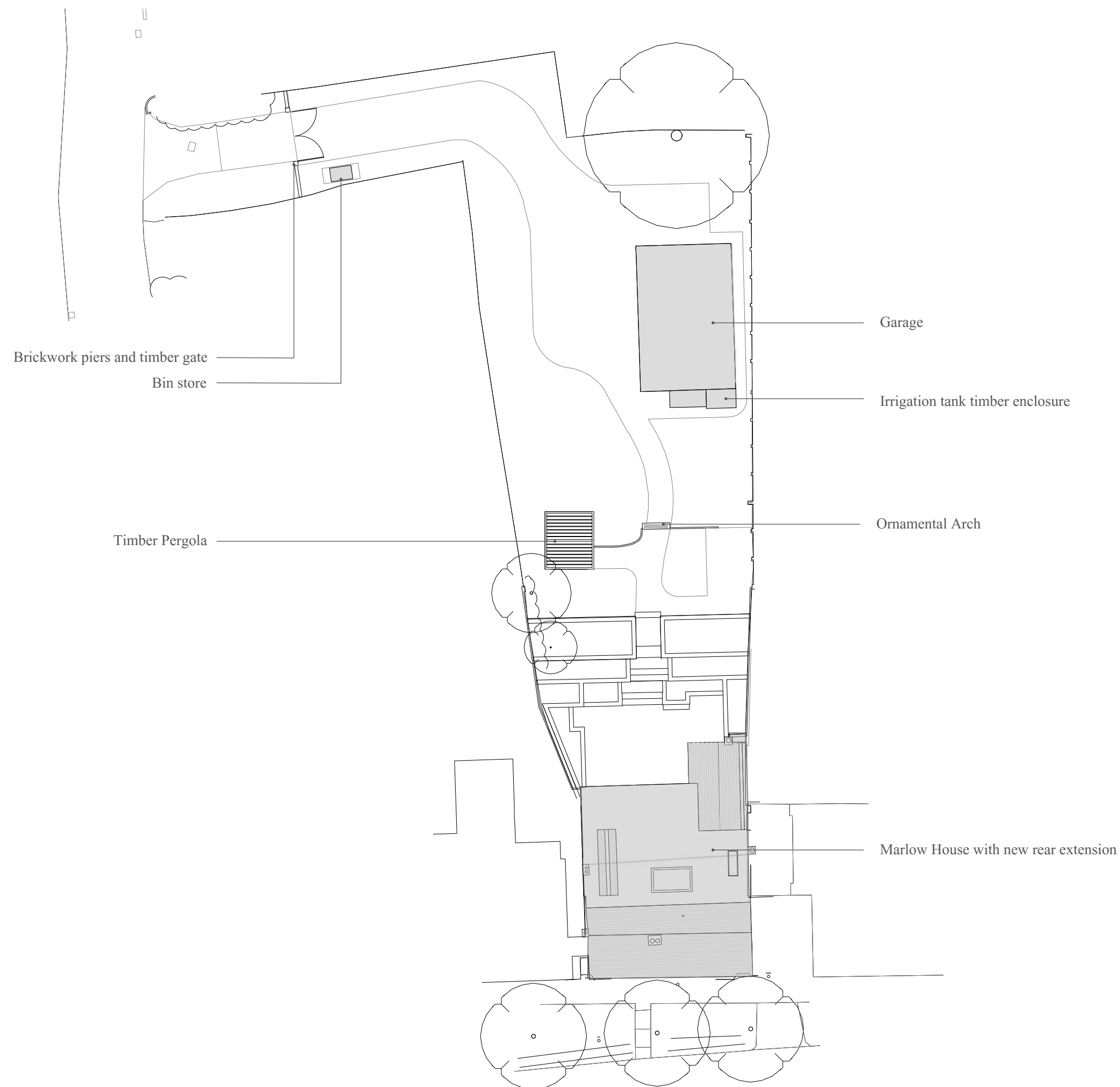


‘AS BUILT’ DRAWINGS
PLANS



'AS BUILT' DRAWINGS

PLANS



'AS BUILT' - SITE PLAN. Drawing no. 0700. 1:500@A3

0 1 2 3 4 5 10 15 20m



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



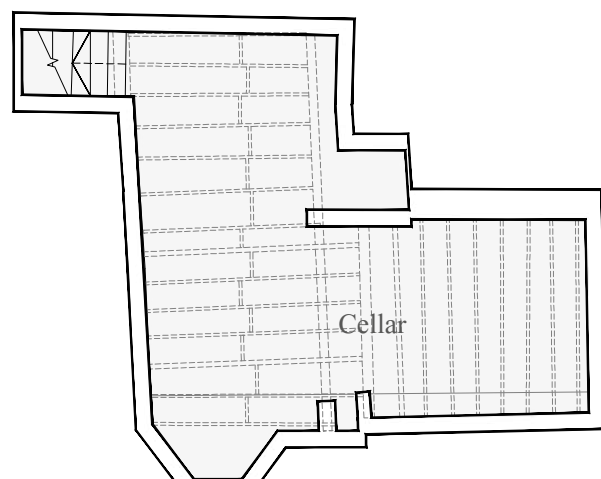
‘AS BUILT’ DRAWINGS

PLANS

KEY

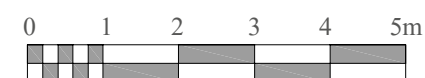
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New rear extension
(deviation from planning approval
DM/22/3694 & DM/22/3695)

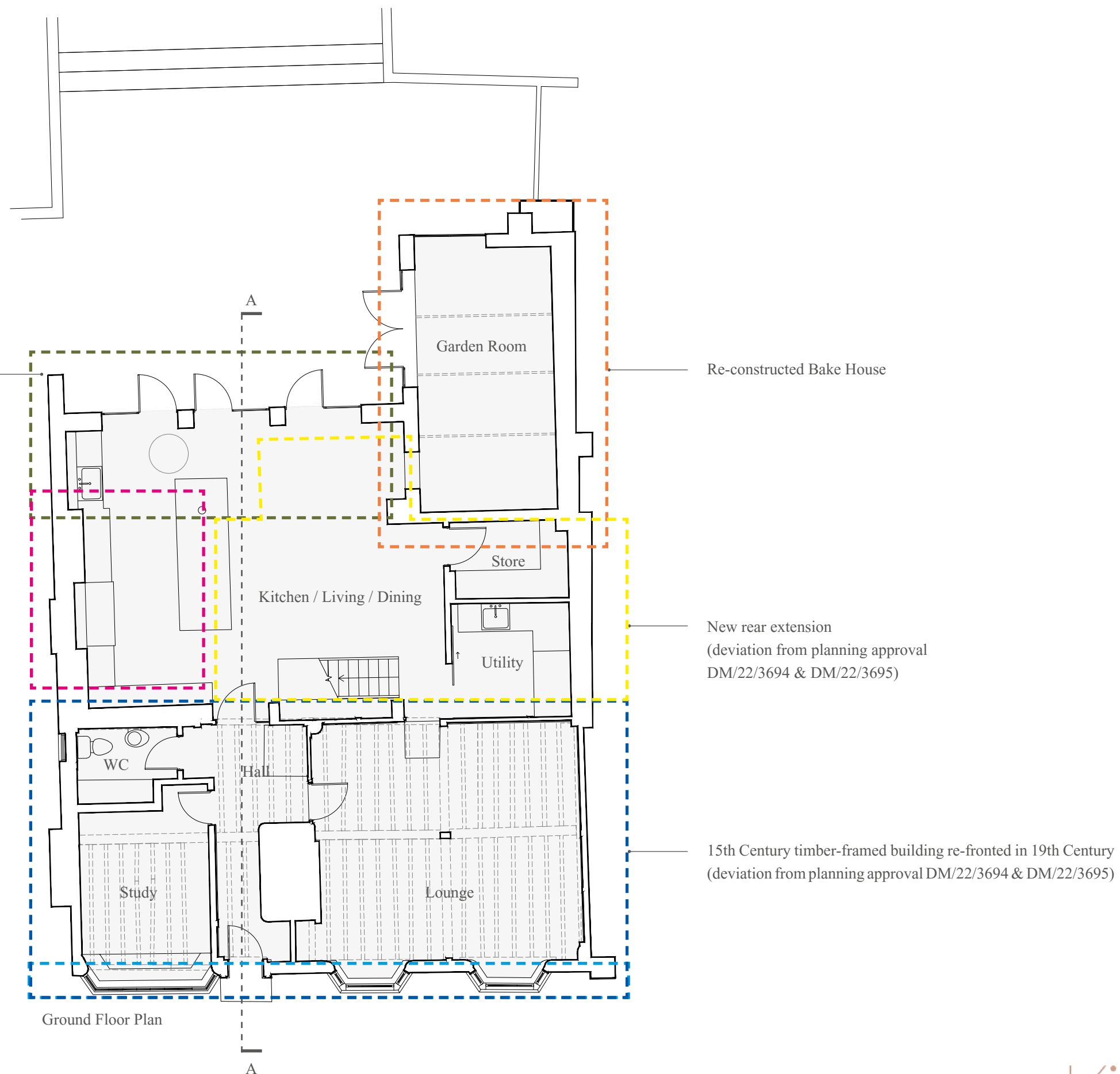


Basement Floor Plan

“AS BUILT BASEMENT & GROUND FLOOR PLAN. Drawing no. 1000. 1:100@A3



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



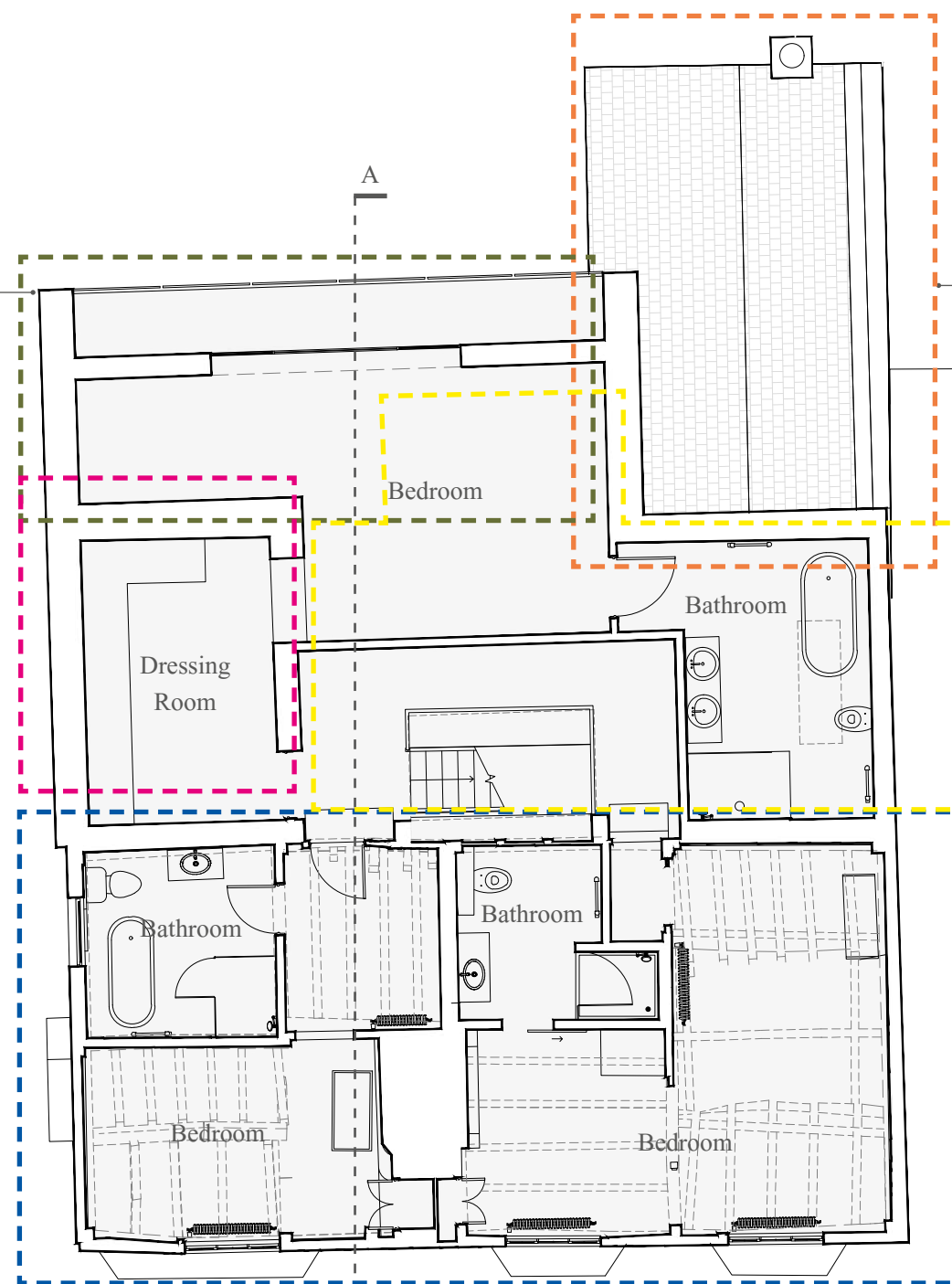
'AS BUILT' DRAWINGS

PLANS

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New rear extension
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DM/22/3694 & DM/22/3695)



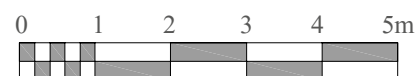
Re-constructed Bake House

New rear extension
(deviation from planning approval
DM/22/3694 & DM/22/3695)

15th Century timber-framed building re-fronted in 19th Century
(deviation from planning approval DM/22/3694 & DM/22/3695)

First Floor Plan

'AS BUILT' FIRST FLOOR PLAN. Drawing no. 1001. 1:100@A3



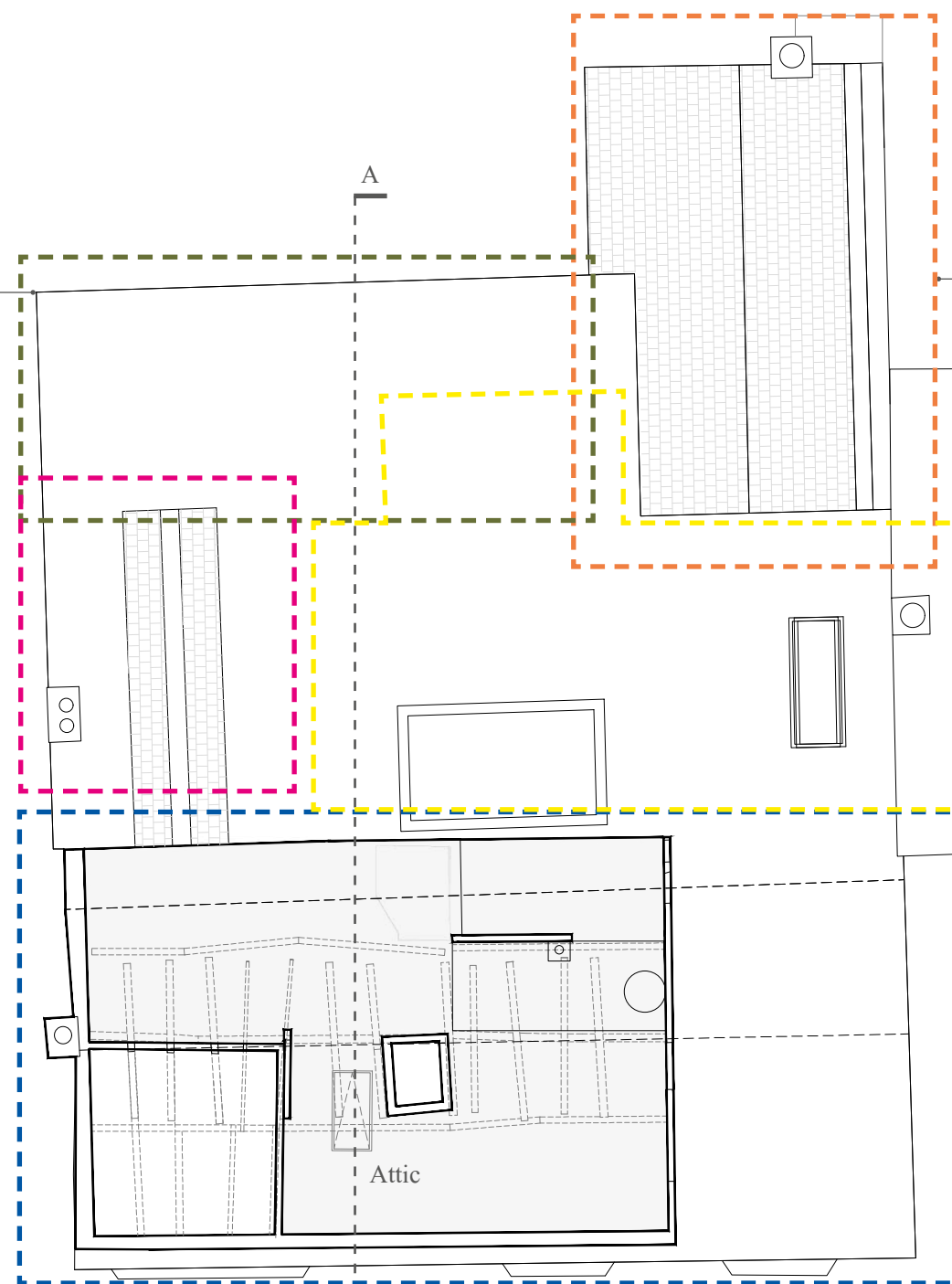
'AS BUILT' DRAWINGS

PLANS

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New rear extension
(deviation from planning approval
DM/22/3694 & DM/22/3695)



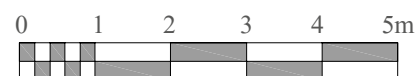
Re-constructed Bake House

New rear extension
(deviation from planning approval
DM/22/3694 & DM/22/3695)

15th Century timber-framed building re-fronted in 19th Century
(deviation from planning approval DM/22/3694 & DM/22/3695)

Second Floor Plan

'AS BUILT' SECOND FLOOR PLAN. 1:Drawing no. 1002. 1:100@A3



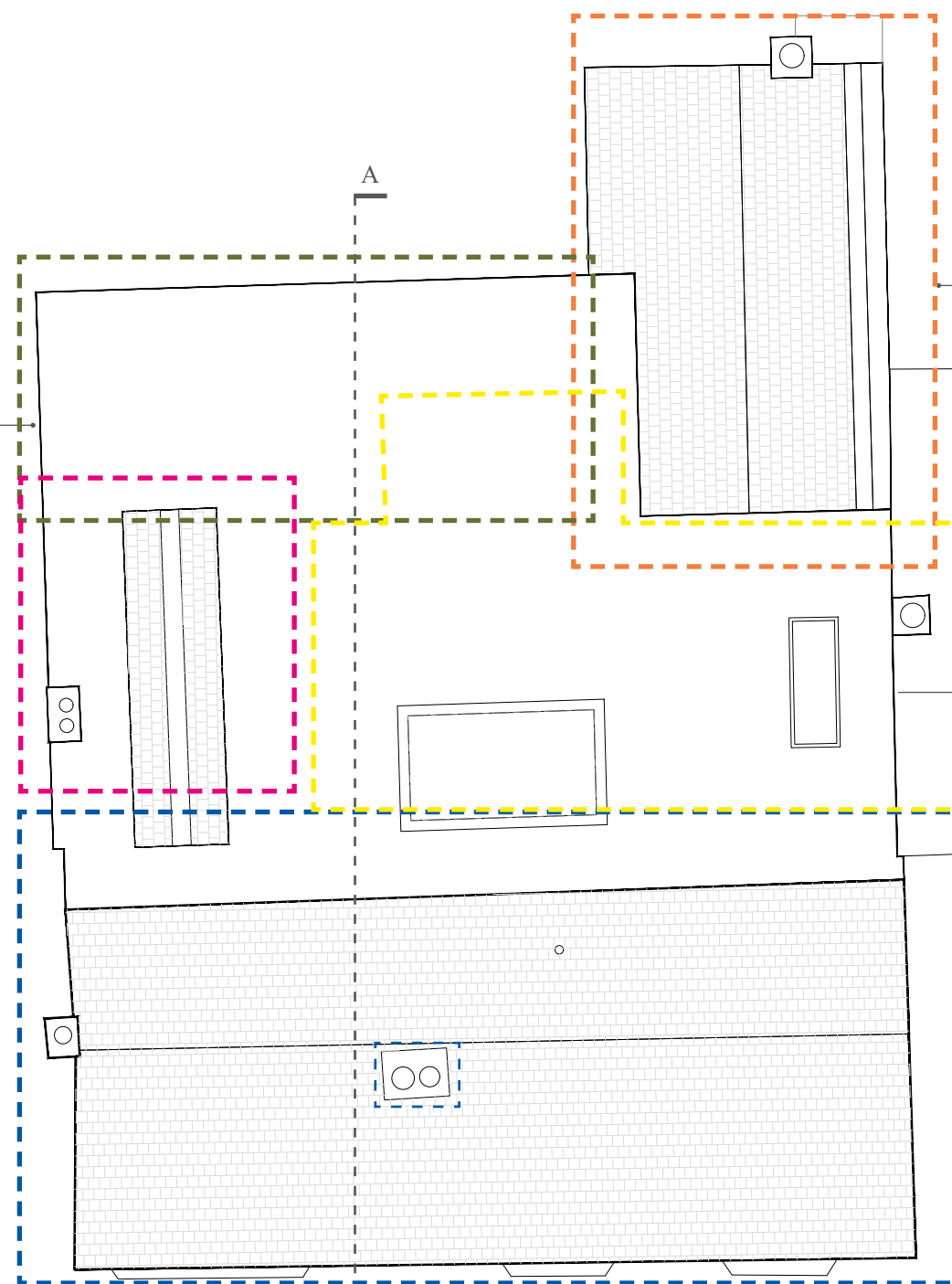
'AS BUILT' DRAWINGS

PLANS

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- Building re-fronted in 19th Century
- Implemented re-construction of chimney approved under application DM/24/0987

New rear extension
(deviation from planning approval
DM/22/3694 & DM/22/3695)



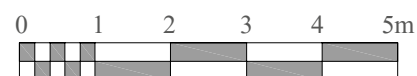
Re-constructed Bake House

New rear extension
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DM/22/3694 & DM/22/3695)

15th Century timber-framed building re-fronted in 19th Century
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Roof Plan

'AS BUILT' ROOF PLAN. Drawing no. 1003. 1:100@A3



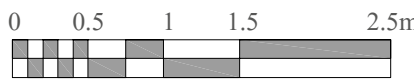
‘AS BUILT’
ELEVATIONS



KEY:

 Implemented re-construction of chimney approved under application DM/24/0987

‘AS BUILT’ EAST ELEVATION. Drawing no. 1100. 1:50@A3



‘AS BUILT’ DRAWINGS
ELEVATIONS



‘AS BUILT’ WEST ELEVATION. Drawing no. 1101. 1:50@A3



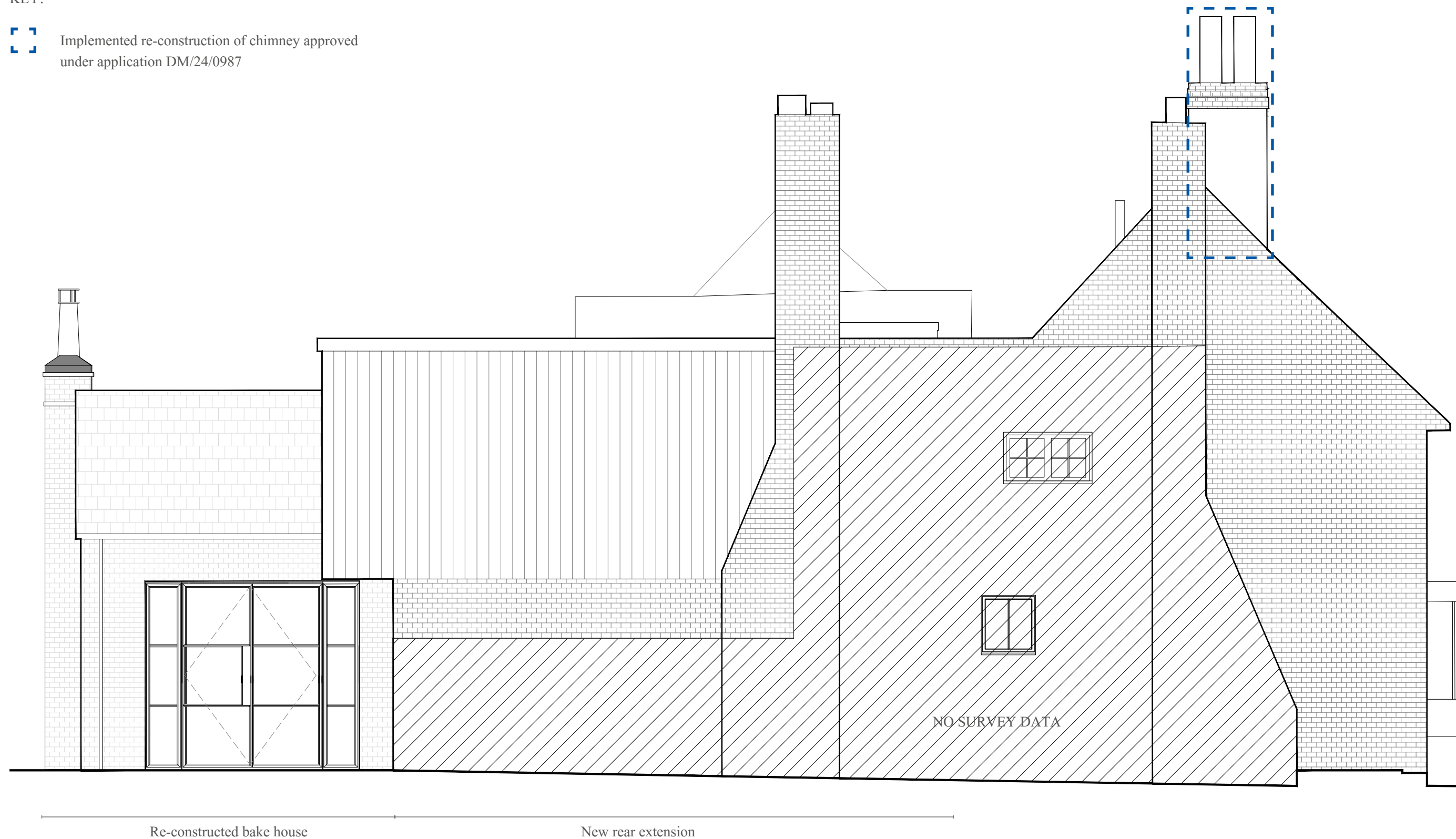
‘AS BUILT’ DRAWINGS

ELEVATIONS

KEY:



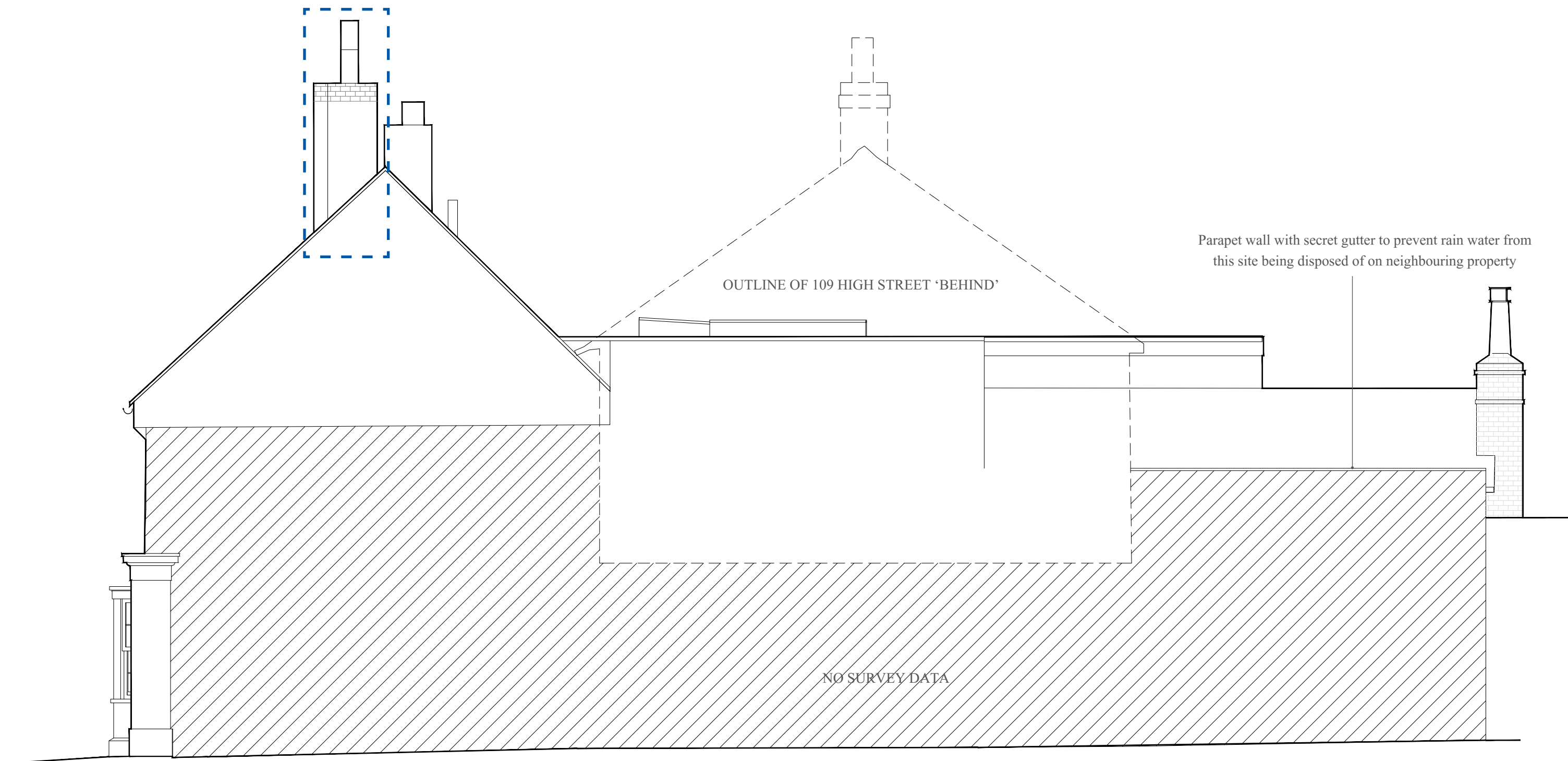
Implemented re-construction of chimney approved
under application DM/24/0987



‘AS BUILT’ SOUTH ELEVATION. Drawing no. 1102. 1:50@A3



‘AS BUILT’ DRAWINGS
ELEVATIONS



KEY:



Implemented re-construction of chimney approved
under application DM/24/0987

‘AS BUILT’ NORTH ELEVATION. Drawing no. 1103. 1:50@A3



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

New rear extension

Re-constructed bake house



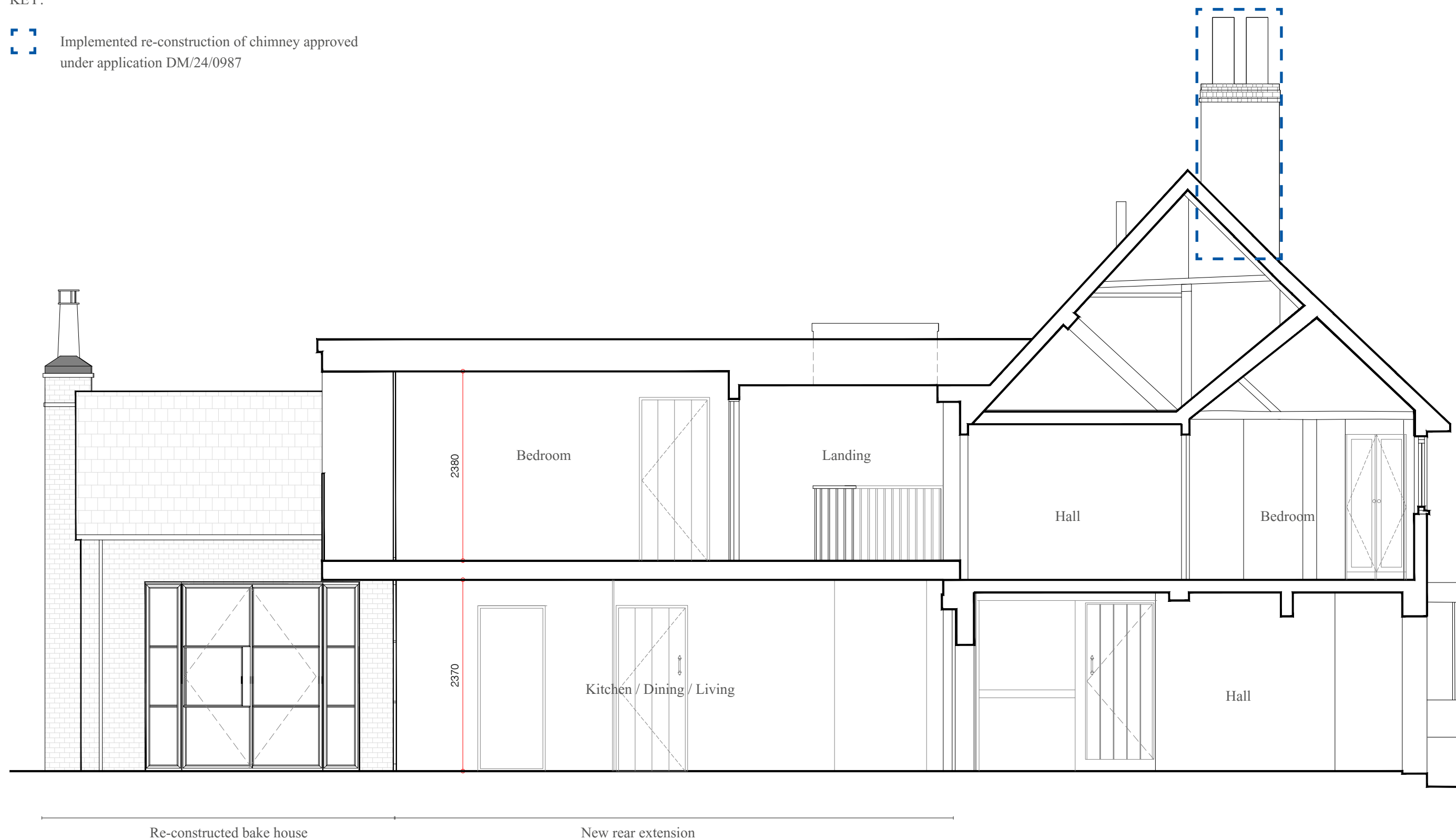
‘AS BUILT’ DRAWINGS

SECTIONAL ELEVATION

KEY:



Implemented re-construction of chimney approved
under application DM/24/0987



‘AS BUILT’ SECTIONAL ELEVATION A-A. Drawing no. 1200. 1:50@A3

