

PART VI | COMPARISON DRAWINGS

This section of the document compares the built dwelling to the approved scheme and highlights the differences between the two that form the subject of this regularisation application.

COMPARISON DRAWINGS

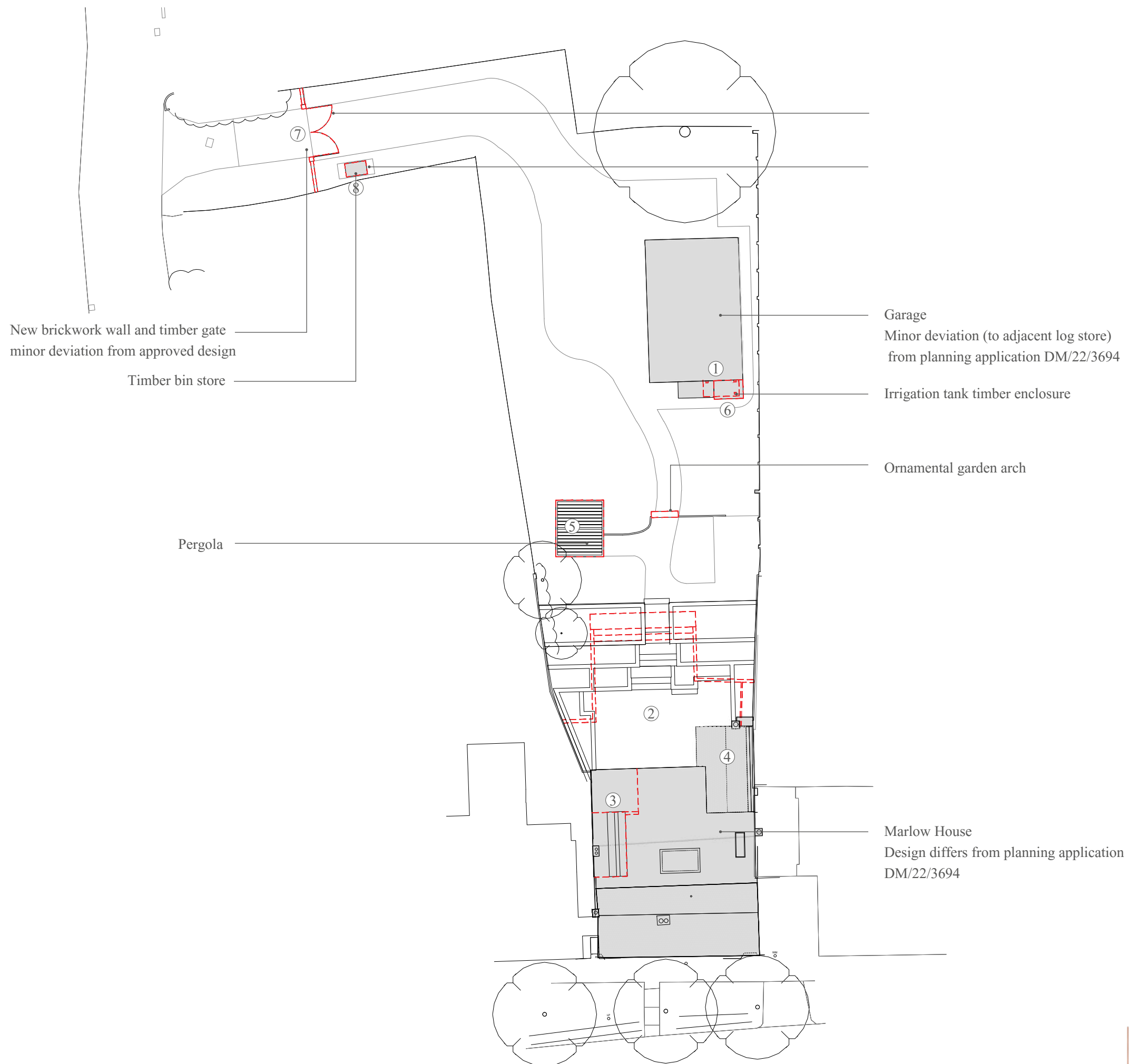
PLANS

LIST OF DIFFERENCES:

1. Garage design deviates from approved design
2. Landscape deviates from approved design
3. Rear extension spans across full width and deviates from approved design
4. Historic bake house re-constructed following its collapse during strip-out.
5. Pergola - no planning permission
6. Irrigation tank timber enclosure, no planning permission
7. Brickwork gate and timber gate deviates from approved design
8. Timber bin store, no planning permission

KEY:

- Outline of the scheme approved under application no. DM/22/3694



COMPARISON - SITE PLAN REV A. 1:300@A3

0 1 2 3 4 5 10 15 20m



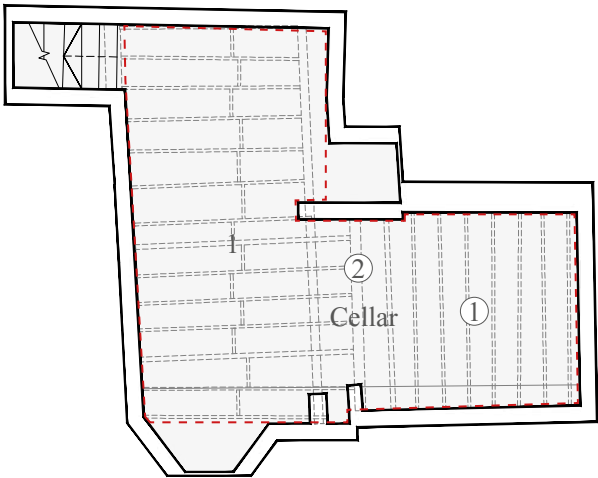
107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR



COMPARISON DRAWINGS
PLANS

LIST OF DIFFERENCES:

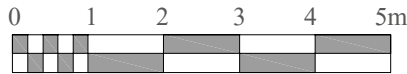
- 1. Existing joists replaced with new
- 2. Steel railway member replaced with steel beam



KEY:

-  Outline of the scheme approved under application no. DM/22/3694

COMPARISON - BASEMENT FLOOR PLAN REV A. 1:100@A3



COMPARISON DRAWINGS
PLANS

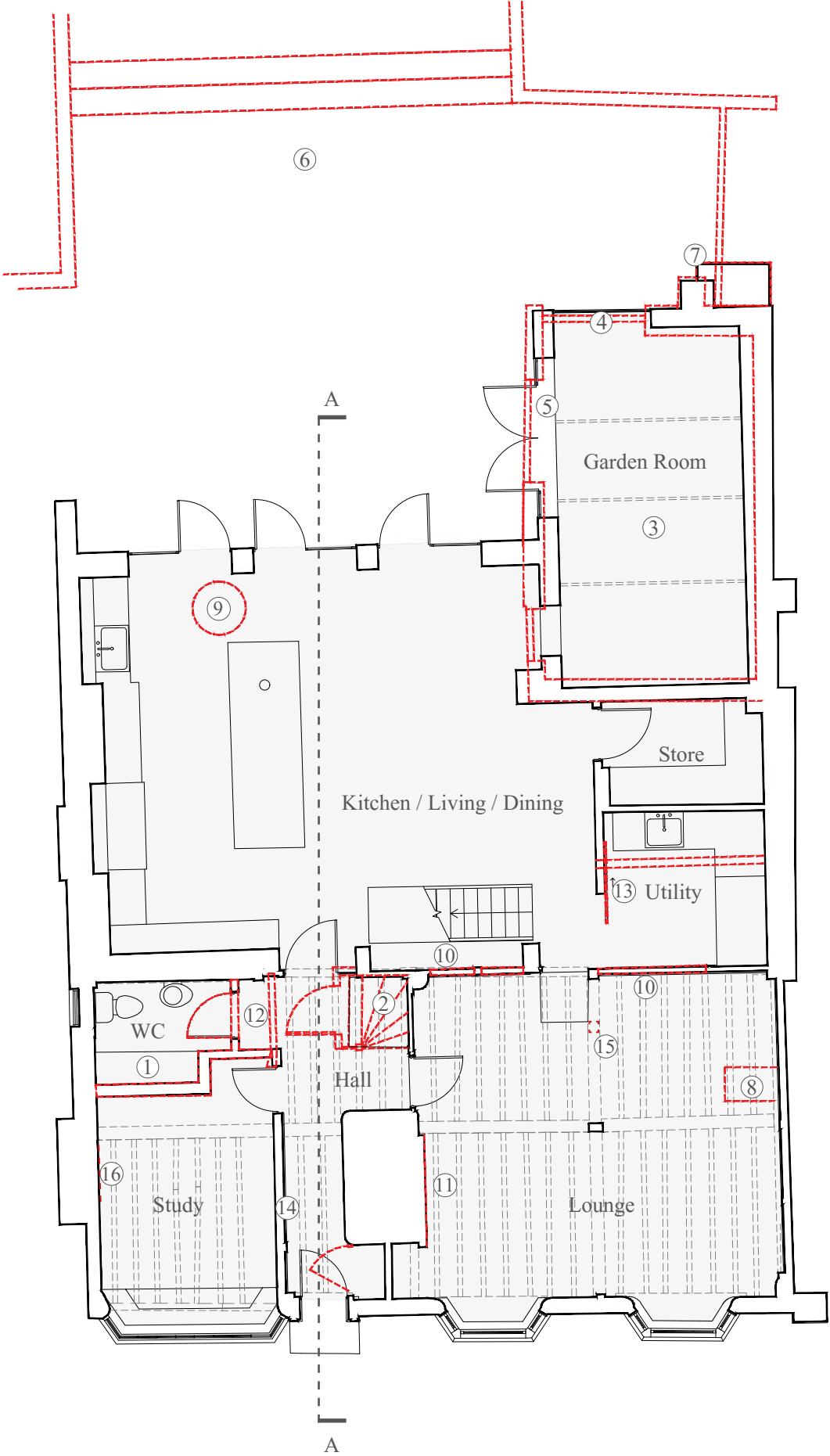
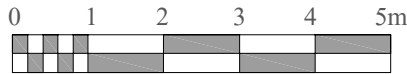
LIST OF DIFFERENCES:

- 1. Change of layout - WC added
- 2. Existing staircase (linking ground, first and second floor) removed
- 3. Historic bake house re-constructed following its collapse during strip-out.
- 4. Window of different design
- 5. Doors of different design
- 6. Landscape of different design
- 7. AC AHU louvred timber enclosure - matching timber of new extension
- 8. Existing chimney stack removed
- 9. Glass covering of historic well (discovered during construction works)
- 10. Removal of 1990s internal casement windows to box framing of 15th century west wall, openings filled in with timber stud framing, wood wool boards and lime plaster
- 11. Re-facing of main chimney breast to ground and first floor rooms in reclaimed brick in hydraulic lime mortar incorporating new hearths
- 12. Removal of timber stud wall with stone veneered nogging at ground level to create a reveal / recessed entrance to WC is proposed as implemented.
- 13. Sliding door partition to wine cellar / utility room,
- 14. Timber cladding to evoke timber framing to main entrance passage on walls
- 15. Historic door jamb removed
- 16. Electric fireplace installed in the existing fireplace opening

KEY:

-  Outline of the scheme approved under application no. DM/22/3694

COMPARISON - GROUND FLOOR PLAN REV A. 1:100@A3



COMPARISON DRAWINGS

PLANS

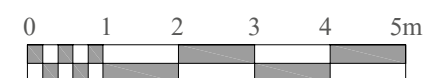
LIST OF DIFFERENCES:

1. Existing joinery and staircase (linking ground, first and second floor) removed
2. Flat roof extension above bathroom
3. Rear extension extended - spanning full width, concealing the historic gable
4. Historic bake house re-constructed following its collapse during strip-out.
5. Rooflights omitted (2no)
6. Gutter design deviates from approved- parapet wall and secret gutter
7. Existing door opening blocked up
8. Modern plaster infill panel removed, original oak frame retained
9. Existing chimney stack removed
10. AC AHU louvred timber enclosure - matching timber of new extension
11. Fitted back to back wardrobe with new joinery installed within the existing niche
12. Existing doorway blocked up, additional wall build-up
13. New partition and sliding door to create bathroom
14. Removal of 1990s internal casement windows to box framing of 15th century west wall, openings filled in with timber stud framing, wood wool boards and lime plaster
15. Re-facing of main chimney breast to ground and first floor rooms in reclaimed brick in hydraulic lime mortar incorporating new hearths
16. Overlaid seasoned oak flooring to first floor rooms overlaying original floorboards (retained in situ)
17. Timber weatherboarding not continued to ground level*
18. Attic access hatch

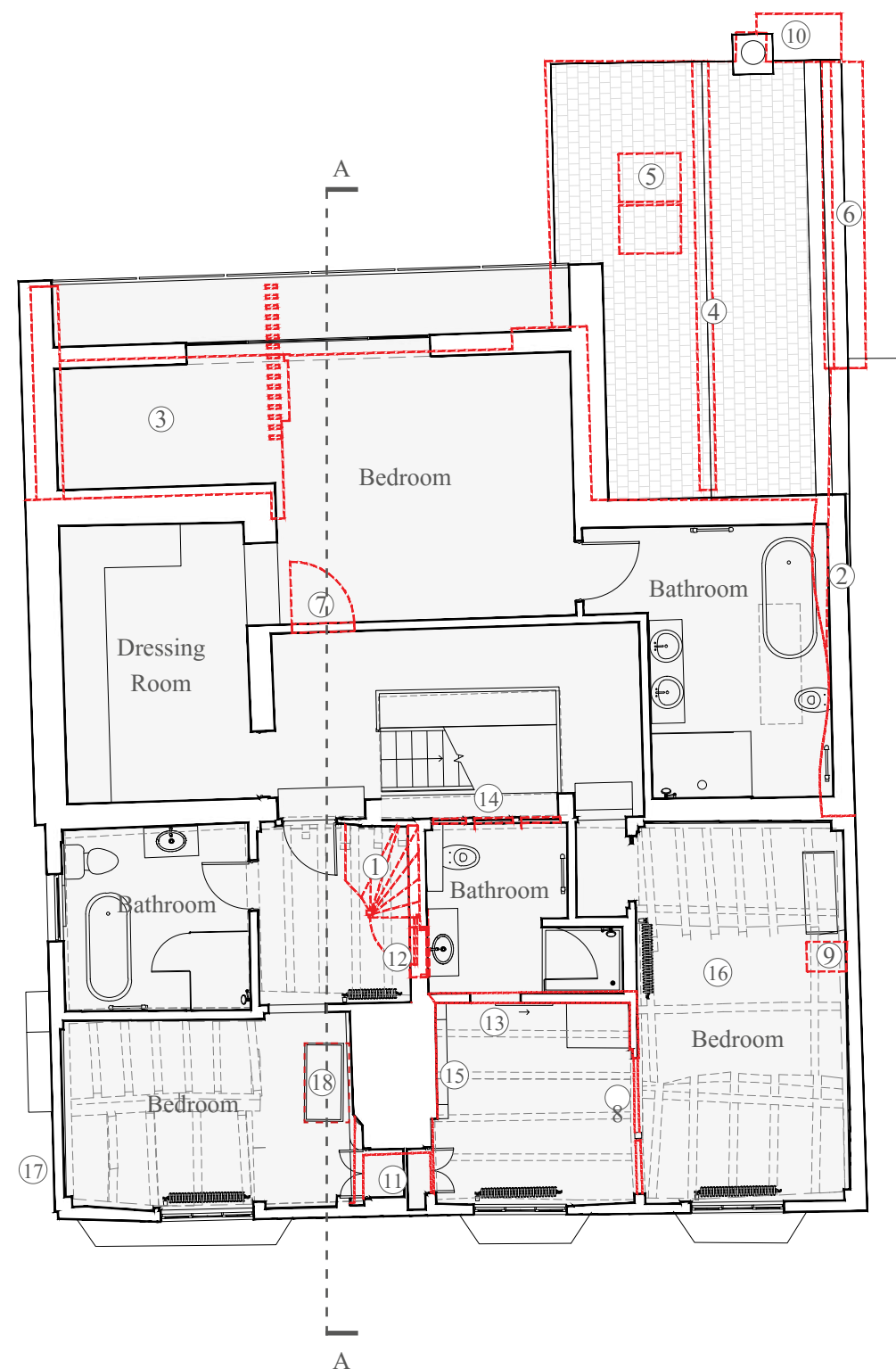
KEY:

- Outline of the scheme approved under application no. DM/22/3694

COMPARISON - FIRST FLOOR PLAN REV A. 1:100@A3



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

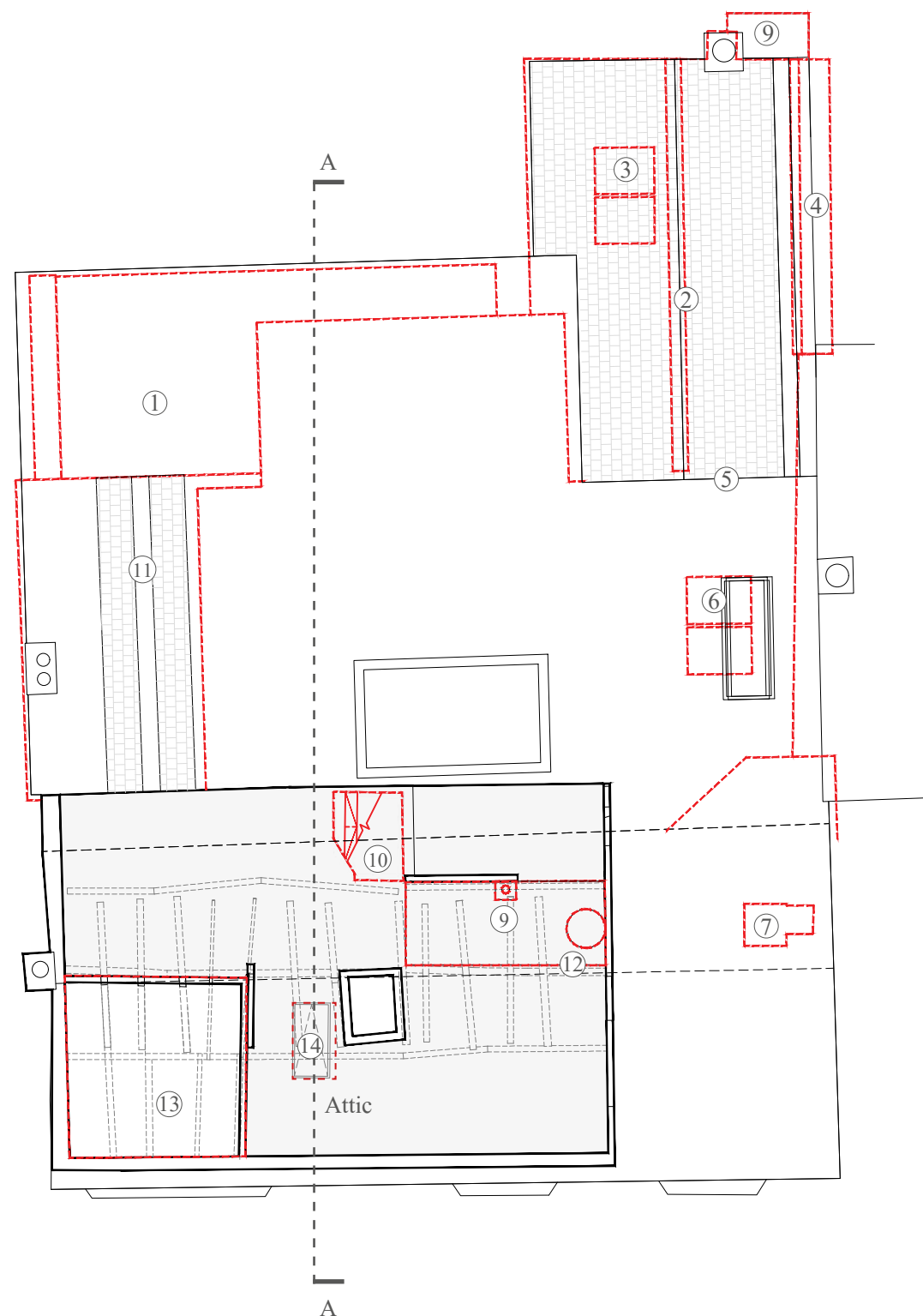


COMPARISON DRAWINGS

PLANS

LIST OF DIFFERENCES:

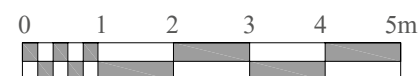
1. Rear extension extended - spanning full width, concealing the historic gable
2. Historic bake house re-constructed following its collapse during strip-out.
3. Rooflights omitted (2no)
4. Gutter design deviates from approved- parapet wall and secret gutter
5. No step between roof planes
6. Single rooflight instead of two
7. Existing chimney removed
8. AC AHU louvred timber enclosure - matching timber of new extension
9. Boiler and flue installed
10. Existing staircase (linking ground, first and second floor) removed
11. Historic gable partially visible above new flat roof
12. Water tank installed
13. Vaulted ceiling above bedroom
14. Attic access hatch



KEY:

- Outline of the scheme approved under application no. DM/22/3694

COMPARISON - SECOND FLOOR PLAN REV A. 1:100@A3

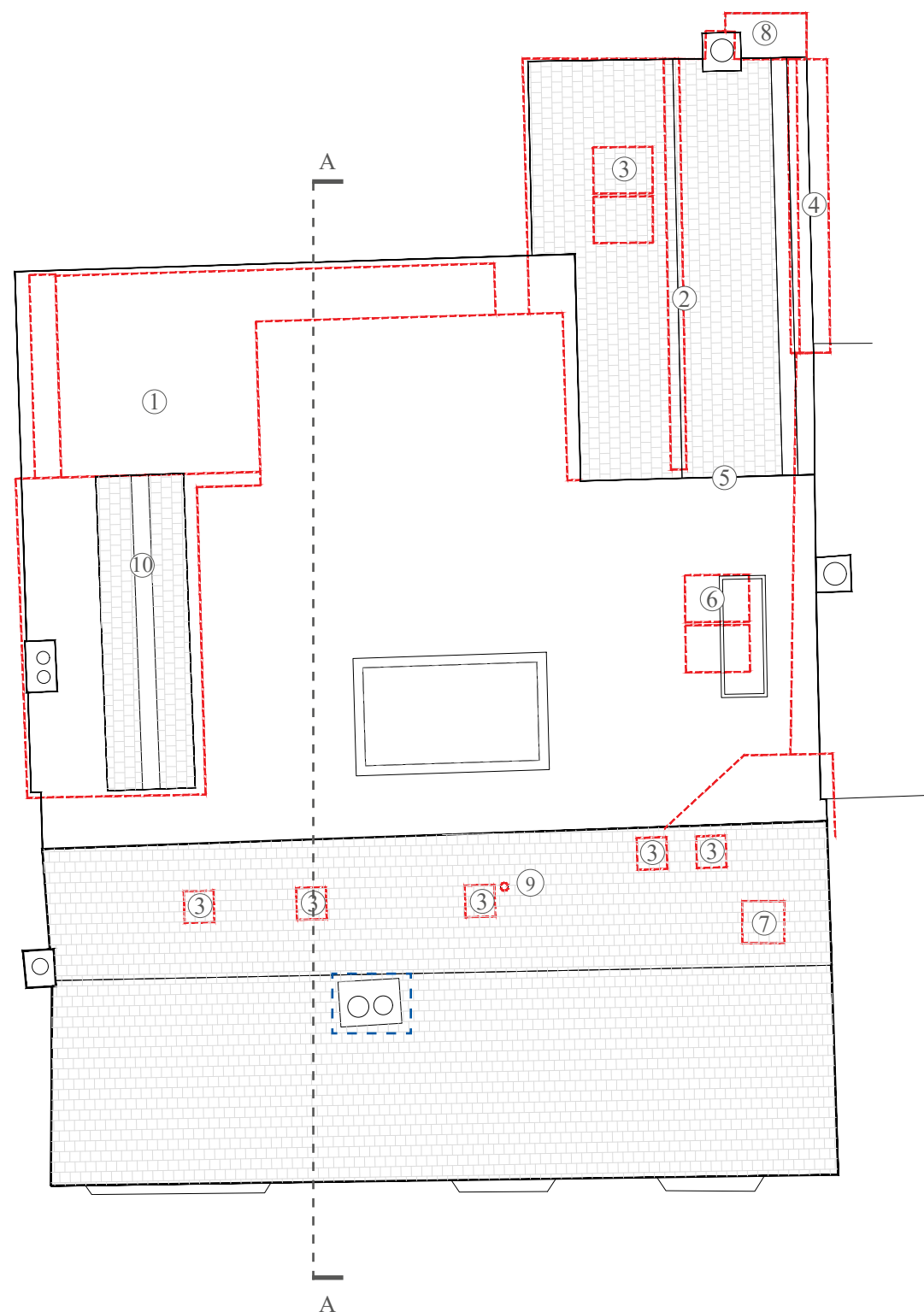


COMPARISON DRAWINGS

PLANS

LIST OF DIFFERENCES:

1. Rear extension extended - spanning full width, concealing the historic gable
2. Historic bake house re-constructed following its collapse during strip-out.
3. Rooflights omitted (7no)
4. Gutter design deviates from approved- parapet wall and secret gutter
5. No step between roof planes
6. Single rooflight instead of two
7. Existing chimney removed
8. AC AHU louvred timber enclosure - matching timber of new extension
9. Boiler flue installed
10. Historic gable partially visible above new flat roof

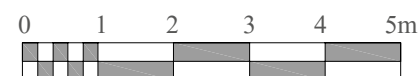


KEY:

Outline of differences to the scheme approved under application no. DM/22/3694

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

COMPARISON - ROOF PLAN. 1:100@A3



COMPARISON DRAWINGS

ELEVATIONS

LIST OF DIFFERENCES:

1. Different door ornamentations introduced
2. Side lamps omitted
3. Vent added
4. Existing chimney removed



KEY:

- Outline of differences to the scheme approved under application no. DM/22/3694
- Implemented re-construction of chimney approved under application DM/24/0987

COMPARISON - EAST ELEVATION. 1:50@A3



COMPARISON DRAWINGS

ELEVATIONS

LIST OF DIFFERENCES:

1. Historic bake house re-constructed following its collapse during strip-out
2. Window of different design
3. Raised planter not constructed
4. Gutter design deviates from approved- parapet wall and secret gutter
5. Additional mass, flat roof
6. Rear extension extended - spanning full width, concealing the historic gable
7. Terrace balustrade glazed instead of metal
8. Historic gabled extension retained but hidden behind new rear extension
9. Gothic window retained but hidden behind new rear extension wall
10. Rooflights omitted
11. Landscape design deviates from approved
12. AC AHU louvred timber enclosure - matching timber of new extension
13. Existing chimney removed
14. Boiler flue

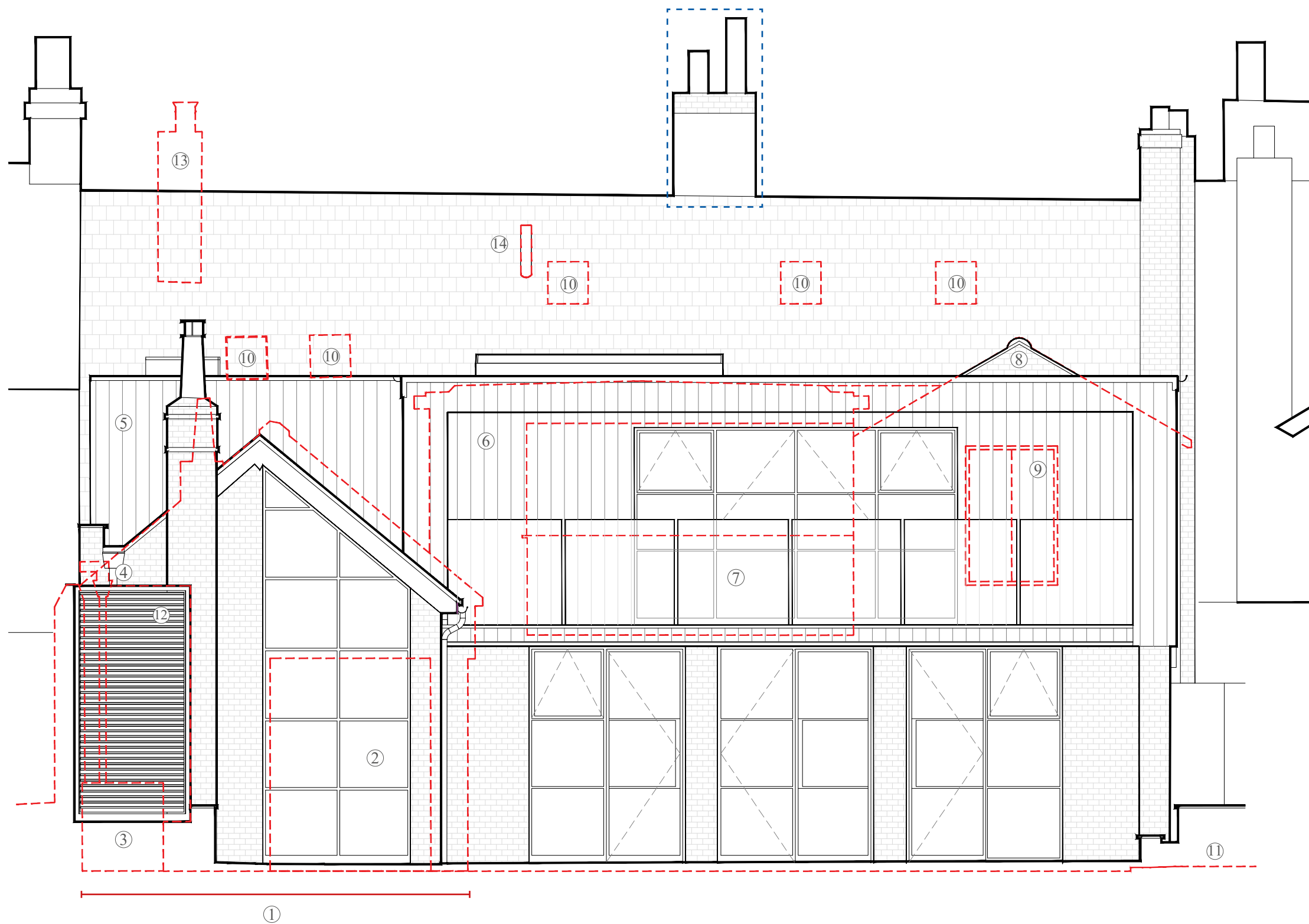
KEY:

- Outline of differences to the scheme approved under application no. DM/22/3694
- Implemented re-construction of chimney approved under application DM/24/0987

COMPARISON - WEST ELEVATION. 1:50@A3



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

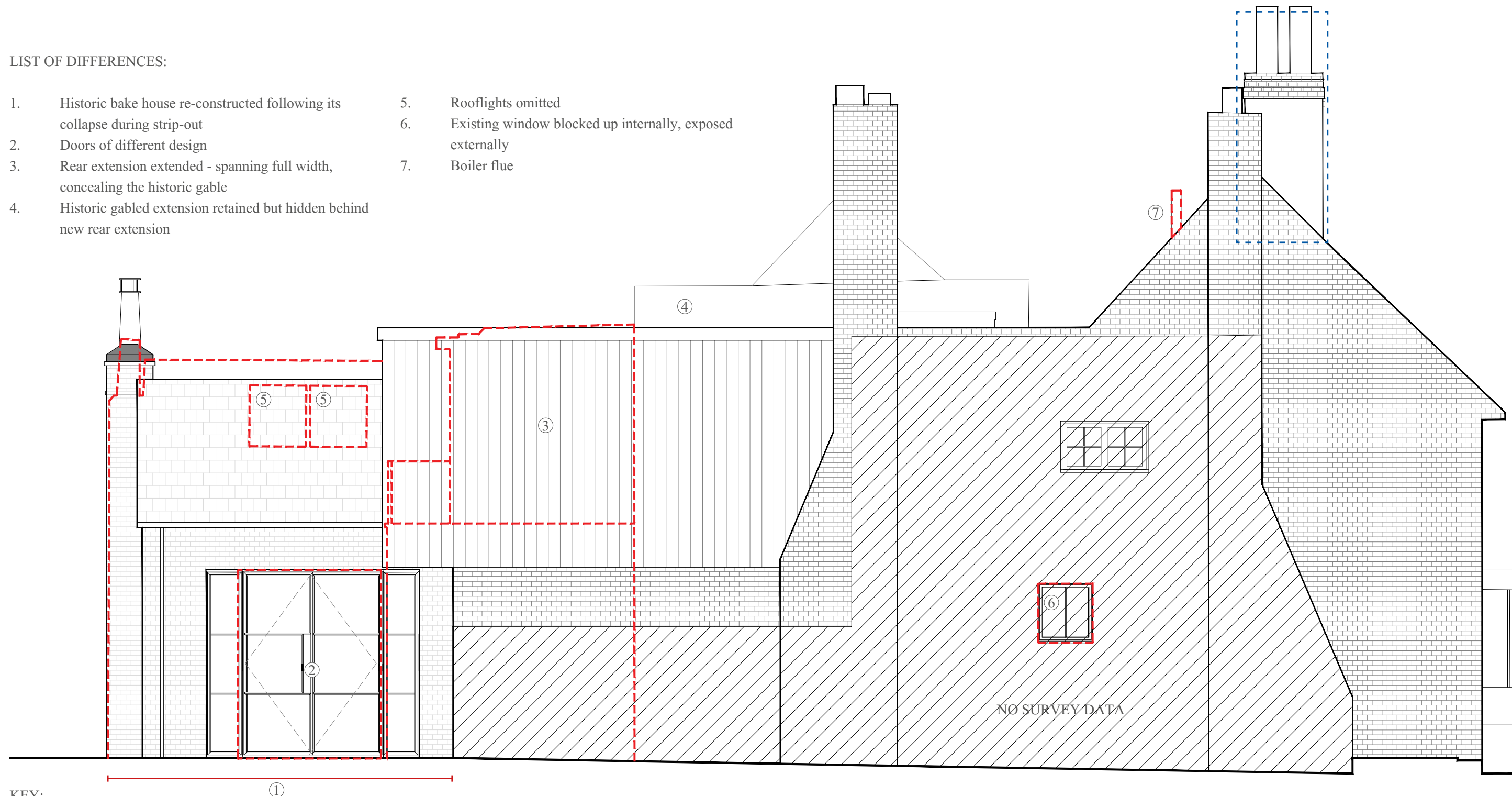


COMPARISON DRAWINGS

ELEVATIONS

LIST OF DIFFERENCES:

- | | |
|---|--|
| 1. Historic bake house re-constructed following its collapse during strip-out | 5. Rooflights omitted |
| 2. Doors of different design | 6. Existing window blocked up internally, exposed externally |
| 3. Rear extension extended - spanning full width, concealing the historic gable | 7. Boiler flue |
| 4. Historic gabled extension retained but hidden behind new rear extension | |



KEY:

- Outline of differences to the scheme approved under application no. DM/22/3694
- Implemented re-construction of chimney approved under application DM/24/0987

COMPARISON - SOUTH ELEVATION. 1:50@A3

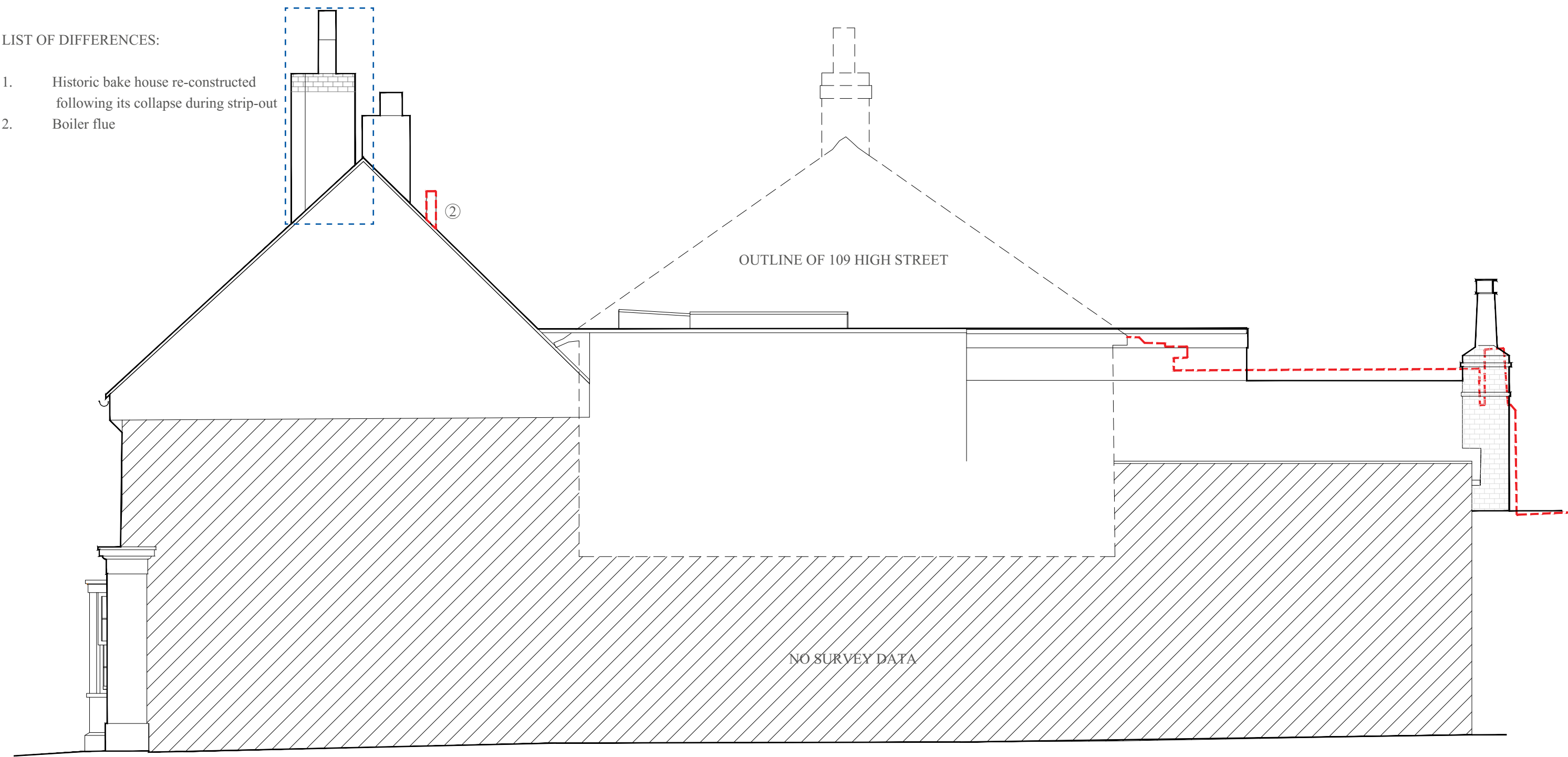


COMPARISON DRAWINGS

ELEVATIONS

LIST OF DIFFERENCES:

1. Historic bake house re-constructed following its collapse during strip-out
2. Boiler flue



KEY:

- Outline of differences to the scheme approved under application no. DM/22/3694
- Implemented re-construction of chimney approved under application DM/24/0987

COMPARISON - NORTH ELEVATION. 1:50@A3



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

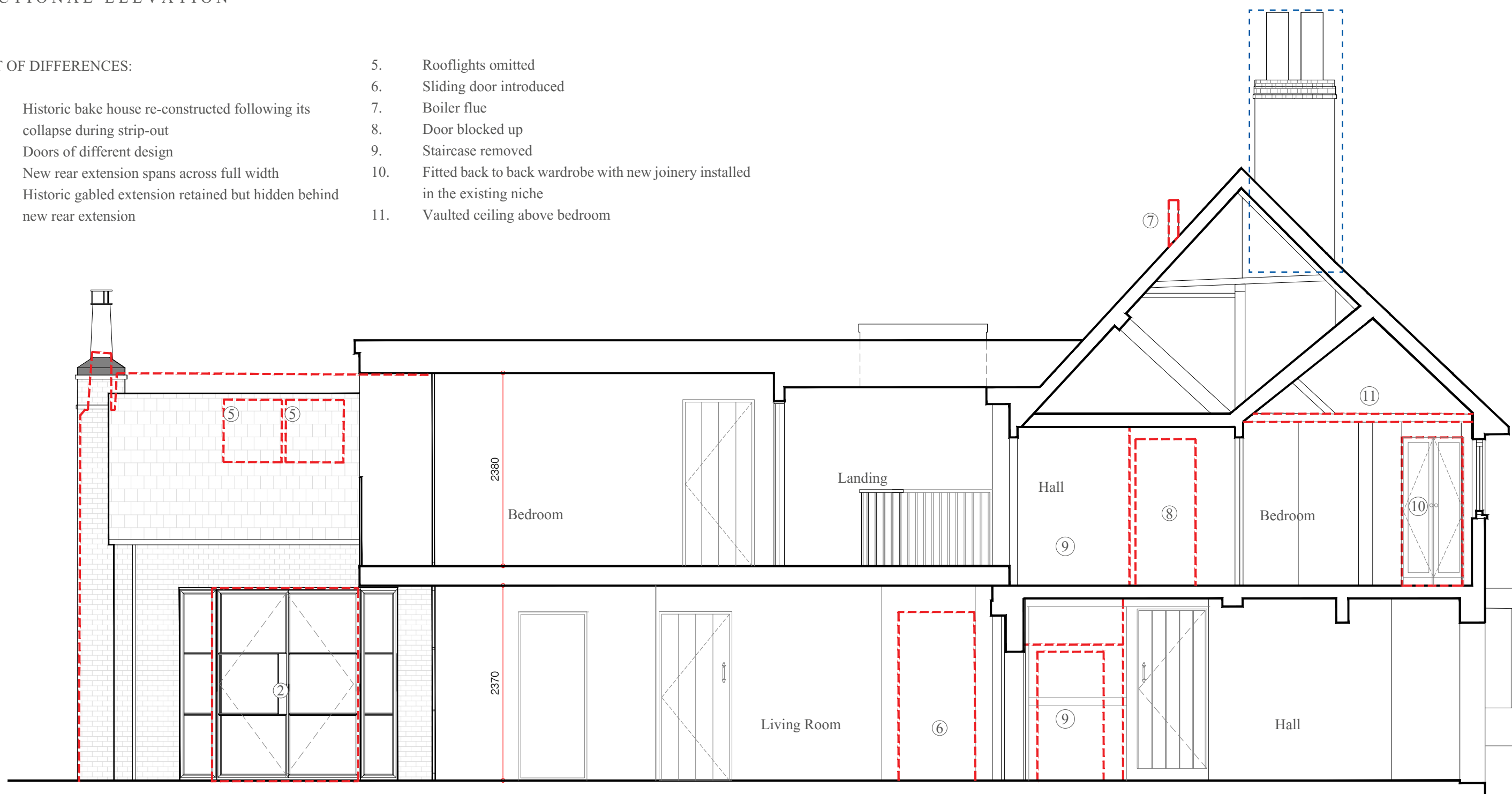


COMPARISON DRAWINGS

SECTIONAL ELEVATION

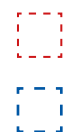
LIST OF DIFFERENCES:

- | | | | |
|----|--|-----|---|
| 1. | Historic bake house re-constructed following its collapse during strip-out | 5. | Rooflights omitted |
| 2. | Doors of different design | 6. | Sliding door introduced |
| 3. | New rear extension spans across full width | 7. | Boiler flue |
| 4. | Historic gabled extension retained but hidden behind new rear extension | 8. | Door blocked up |
| | | 9. | Staircase removed |
| | | 10. | Fitted back to back wardrobe with new joinery installed in the existing niche |
| | | 11. | Vaulted ceiling above bedroom |



KEY:

①



Outline of differences to the scheme approved under application no. DM/22/3694



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

COMPARISON - SECTIONAL ELEVATION AA REV A. 1:50@A3



**PART VII | PROPOSED REGULARISATION
OF SCHEME**

PROPOSED REGULARISATION OF SCHEME
SUMMARY

The proposed scheme hereunder assessed is a variation of the scheme approved under DM/22/3694 and DM/22/3695, combining elements of the scheme as implemented and other elements, as yet not implemented.

The application scheme differs from the Approved scheme in the following respects:

1. Full width rear extension at first floor level proposed as implemented.
2. Flat roof ‘dormer’ extension to accommodate master bathroom proposed as implemented.
3. Bake House rebuilt to a slightly different design using handmade clay bricks,10 matching the other masonry elements to the rear elevation proposed as implemented.
4. AC units to Bake House enclosed by timber louvre screening (Siberian larch) to north side of Bake House chimney proposed as implemented.
5. Removal of corkscrew winder staircase (lower flight) at ground to first floor level with retained handrail and upper treads. Staircase to be reinstated in a form close to the original with joinery omitted.
6. Partition to form downstairs WC in southern bay of 15th century house (formerly dining room in previous house), proposed as implemented.
7. Removal of late 19th century chimney stack and making good to floors, ceiling and roof, proposed as implemented.
8. Blocking of door between first floor landing and en-suite bathroom to north bedroom but with exposed timber framing and plank door retained to landing side. Wall finishes proposed as implemented to bathroom side of the wall.
9. Re-use of some attic floorboards to form plank doors throughout the house, proposed as implemented.
10. Removal of timber stud wall with stone veneered nogging at ground level to create a reveal / recessed entrance to WC is proposed as implemented.
11. New back to back fitted wardrobes with new joinery, secured by means of non-intrusive fixings within niches adjacent to main chimney breast or external walls proposed as implemented.
12. First floor partition replacement to create bathroom to N bedroom incorporating a sliding door proposed as implemented.

13. Removal of modern infill panelling to N bedroom but with timber framing retained in situ, proposed as implemented. Removed door jamb to be reinstated.
14. Re-facing of main chimney breast to ground floor living room in reclaimed brick in hydraulic lime mortar incorporating new hearths, proposed as implemented. Amendments and re-facing to chimney breast to firrst floor, proposed as implemented.
15. Sliding door partition to wine cellar / utility room (note 18 on approved plan), proposed as implemented.
16. Timber wall cladding to evoke timber framing to main entrance passage, proposed as implemented
17. Overlaid seasoned oak flooring first floor rooms overlaying original floorboards (retained in situ), proposed as implemented.
18. Removal of internal 1990s casement windows to box framing of 15th century west wall, openings filled in with timber stud framing, wood wool boards and lime plaster – proposed as implemented.
19. Removal of rooflights to west facing historic slate roof and slated over in matching slate – proposed as implemented.
20. Timber weatherboarding not added to south elevation, retained as existing.
21. Water well revealed and re-lined in brick to new kitchen floor and left exposed / visible with structural glazed floor, proposed as implemented.
22. Removal of gypsum plasterboard ceiling to SE bedroom and insertion of vaulted ceiling in reclaimed timber rafters with lime plaster infill. Proposed as implemented.
23. Balustrade to terrace change from metal spindles to planar/ frameless glazing
24. Electric fireplace installed in the existing fireplace opening in ground floor study
25. Removal of historic timber door jamb and modern plaster infill in ground floor lounge. Door jamb to be reinstated.

The proposed scheme differs from the Implemented Scheme in the following respects:

1. West wall of 1830s gabled outrigger to be exposed as an internal brick wall at first floor level with gothic casement revealed in situ.
2. Door between first floor landing and en-suite bathroom to north bedroom to be reinstated within with exposed timber framing and plank door exposed to both sides of the historic partition wall.
3. Ground floor to first and first floor to attic level corkscrew winder staircase reinstated using the original materials recovered from the 17th century historic fabric. Staircase to be in form close to the original. Joinery encasement omitted.
4. Opening above the first floor staircase reinstated to allow for attic access. Access hatch to be introduced.

The Proposed Scheme differs from the scheme approved under DM/22/3694 relating to external works and structures within the rear garden of the listed building in the following respects:

1. Entrance gates to driveway built to different design proposed as implemented
2. Timber pergola to rear garden with concrete base proposed as implemented
3. Ornamental arch in Corten steel at entrance to garden proposed as implemented
4. Log store built to a lower height proposed as implemented
5. General landscaping arrangement, inclusive of irrigation tank.



PROPOSED REGULARISATION OF SCHEME

PLANS

PROPOSED RETENTION & AMENDMENTS:

1. Garage - to remain as implemented
2. Landscaping - to remain as implemented
3. Rear extension spans across full width - to remain as implemented
4. Historic bake house re-constructed following its collapse during strip-out- to remain as implemented
5. Pergola - seeking permission - to remain as implemented
6. New gates - to remain as implemented
7. New bin store - to remain as implemented
8. New ornamental arch - seeking permission to remain as implemented
9. New timber irrigation tank enclosure - seeking permission to remain as implemented

Brick wall, gates, bin store
- to remain as implemented

Garage
Design differs from planning application
DM/22/3694
- to remain as implemented

Ornamental arch
- to remain as implemented

Pergola
- to remain as implemented

Rear extension to Marlow House
Design differs from planning application
DM/22/3694
- to remain as implemented

PROPOSED SITE PLAN. 1:300@A3

0 1 2 3 4 5 10 15 20m



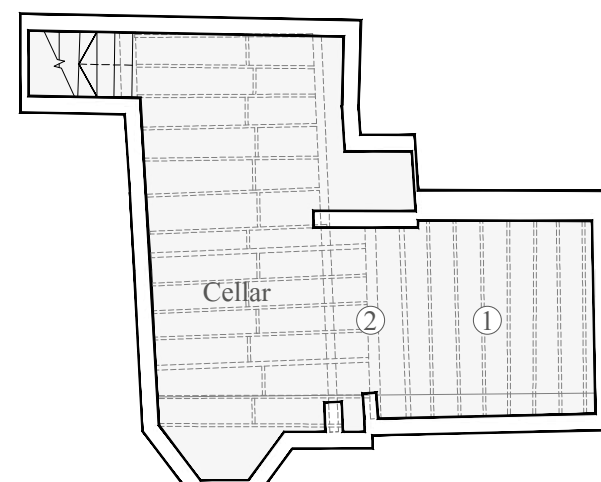
107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR



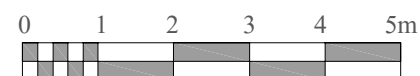
PROPOSED REGULARISATION OF SCHEME PLANS

PROPOSED RETENTION & AMENDMENTS:

1. Existing joists replaced with new
2. Existing rusty supporting steel member (railway rail)
replaced with structural steel fit for intended purpose



PROPOSED GROUND FLOOR PLAN. 1:100@A3



PROPOSED REGULARISATION OF SCHEME PLANS

PROPOSED RETENTION & AMENDMENTS:

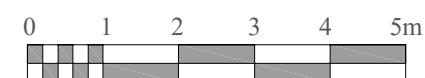
1. Change of layout - WC added *
2. Existing joinery and staircase: non-original joinery omitted, staircase to be reinstated in a form close to the original
3. Historic bake house re-constructed following its collapse during strip-out. *
4. Window of different design *
5. Doors of different design *
6. Landscape of different design *
7. AC AHU louvred timber enclosure - matching timber of new extension *
8. Existing chimney stack removed *
9. Glass covering of historic well (discovered during construction works) *
10. Removal of internal 1990s casement windows to box framing of 15th century west wall, openings filled in with timber stud framing, wood wool boards and lime plaster *
11. Re-facing of main chimney breast to ground and first floor rooms in reclaimed brick in hydraulic lime mortar incorporating new hearths *
12. Removal of timber stud wall with stone veneered nogging at ground level to create a reveal / recessed entrance to WC is proposed as implemented. *
13. Sliding door partition to wine cellar / utility room, partition wall in different location *
14. New timber walling *
15. Re-discovered well *
16. Timber weatherboarding not continued to ground level*
17. Existing basement access hatch modified to allow for opening underneath the reinstated steps
18. Plaster infill wall removed, door jamb to ground floor northern room reinstated to make legible an original stud partition but which was heavily altered in the 20th century

KEY:

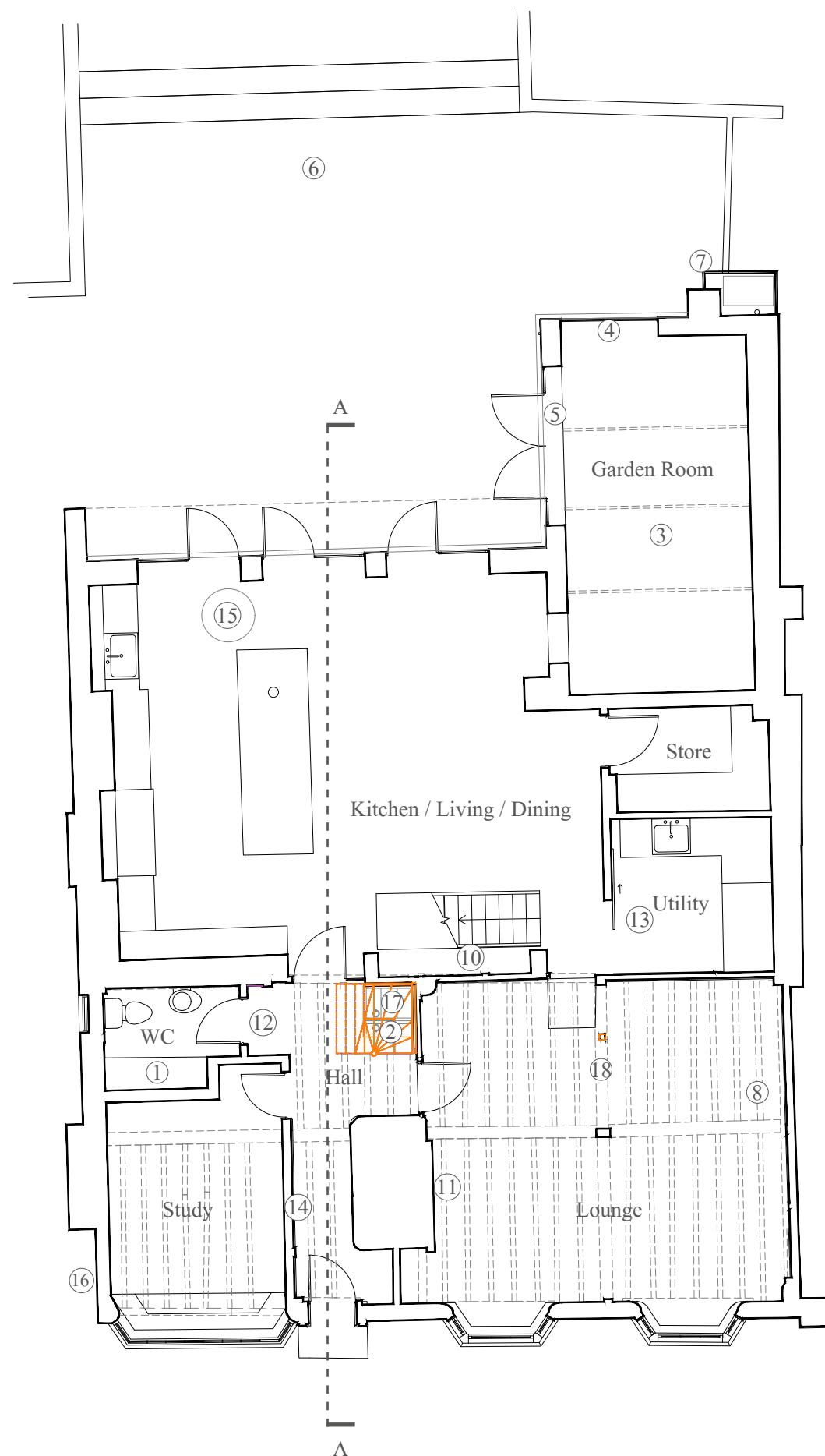
 Outline of proposed amendments to the as-built house

* To remain as implemented

PROPOSED GROUND FLOOR PLAN REV A. 1:100@A3



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



PROPOSED REGULARISATION OF SCHEME PLANS

PROPOSED RETENTION & AMENDMENTS:

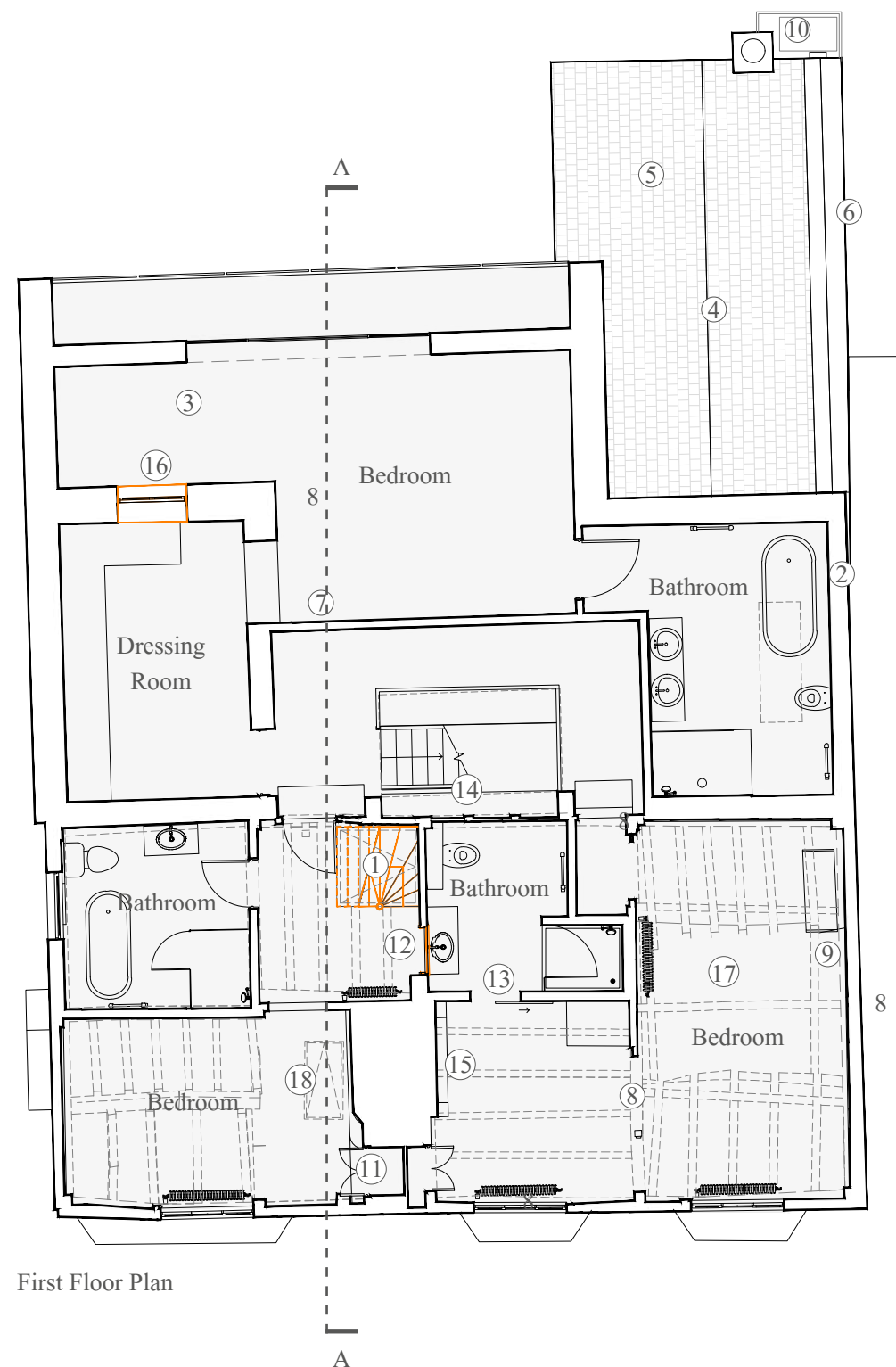
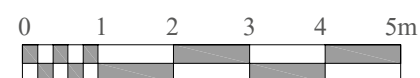
1. Existing joinery and staircase: non-original joinery omitted, staircase to be reinstated in a form close to the original
2. Flat roof extension above bathroom *
3. Rear extension extended - spanning full width, concealing the historic gable - extension to remain, brickwork gable and gothic window to be internally revealed
4. Historic bake house re-constructed following its collapse during strip-out. *
5. Rooflights omitted *
6. Gutter design deviates from approved- parapet wall and secret gutter to enhance rainwater and surface water run off management *
7. Existing door opening blocked up *
8. Plaster infill wall removed, oak frame retained *
9. Existing chimney stack removed *
10. AC AHU louvred timber enclosure - matching timber of new extension *
11. Back to back fitted wardrobes with new joinery installed within the niche*
12. Existing doorway blocked up - opening and door (fixed shut) reinstated. To be exposed on both sides. Vanity unit and sink is freestanding on bathroom side and removable
13. New partition and sliding door to create bathroom*
14. Removal of internal casement windows to box framing of 15th century west wall, openings filled in with timber stud framing, wood wool boards and lime plaster *
15. Re-facing of main chimney breast to ground and first floor rooms in reclaimed brick in hydraulic lime mortar incorporating new hearths *
16. Victorian window and gable wall exposed internally
17. Overlaid seasoned oak flooring to first floor rooms overlaying original floorboards (retained in situ)
18. Attic access hatch *

KEY:

Outline of proposed amendments to the as-built house

* To remain as implemented

PROPOSED FIRST FLOOR PLAN REV A. 1:100@A3



First Floor Plan

PROPOSED REGULARISATION OF SCHEME PLANS

PROPOSED RETENTION & AMENDMENTS:

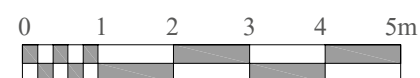
1. Rear extension extended - spanning full width, concealing the historic gable *
2. Historic bake house re-constructed following its collapse during strip-out. *
3. Rooflights omitted *
4. Gutter design deviates from approved- parapet wall and secret gutter to enhance rainwater and surface water run off management *
5. No step between roof planes *
6. Single rooflight instead of two *
7. Existing chimney removed *
8. AC AHU louvred timber enclosure - matching timber of new extension *
9. Boiler and flue installed on rear slope of roof *
10. Historic gable partially visible above new flat roof
11. Staircase linking ground to attic reinstated, access hatch introduced
12. Vaulted ceiling introduced above bedroom *
13. Reinstatement of floorboards in southern part of loft to match historic boards laid loose
14. Water tank on it's own supported base of timbers spreading the weight over the historic rafters below *
15. Attic access hatch *

KEY:

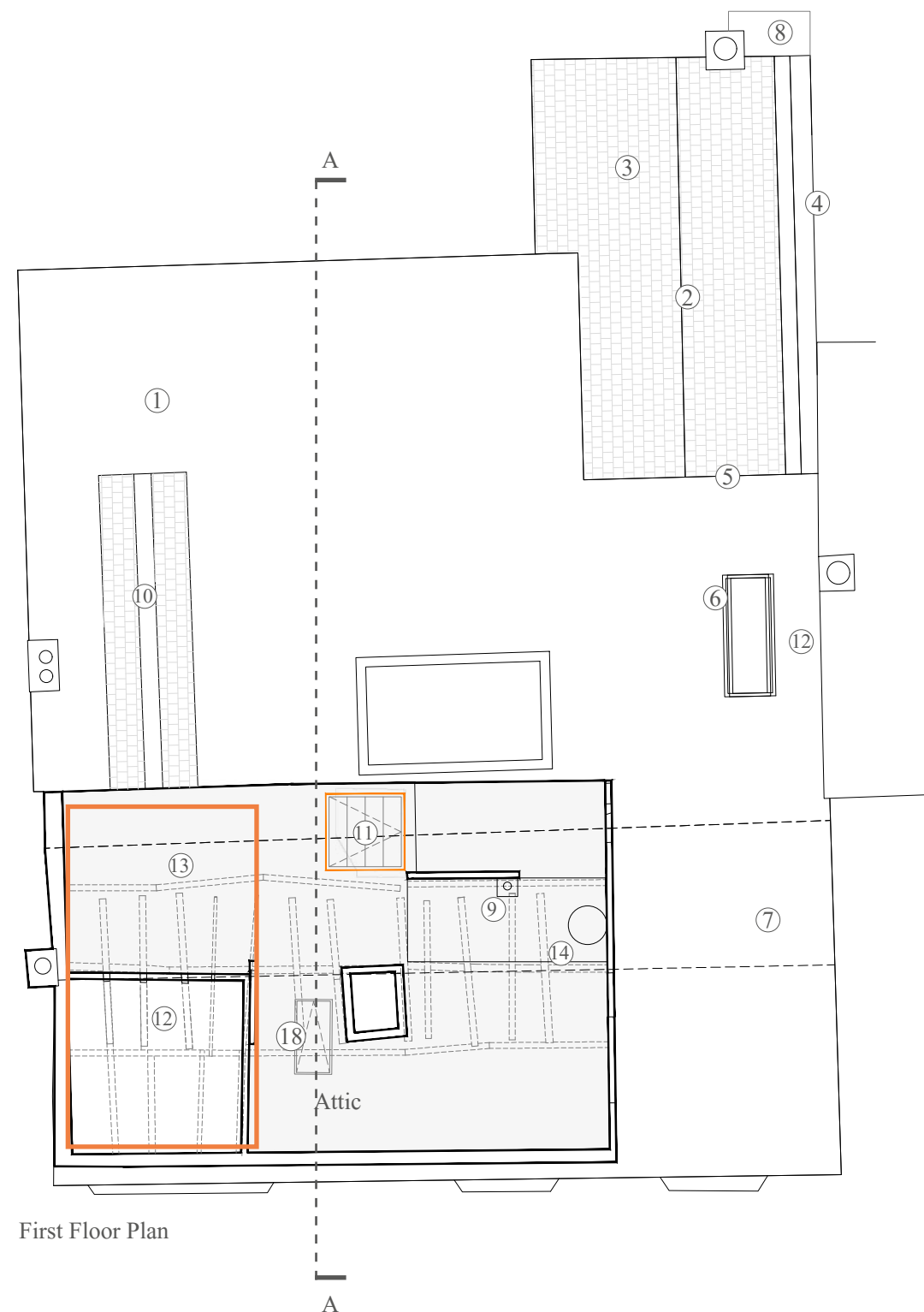
Outline of proposed amendments to the as-built house

* To remain as implemented

PROPOSED SECOND FLOOR PLAN REV A. 1:100@A3



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



PROPOSED REGULARISATION OF SCHEME PLANS

PROPOSED RETENTION & AMENDMENTS:

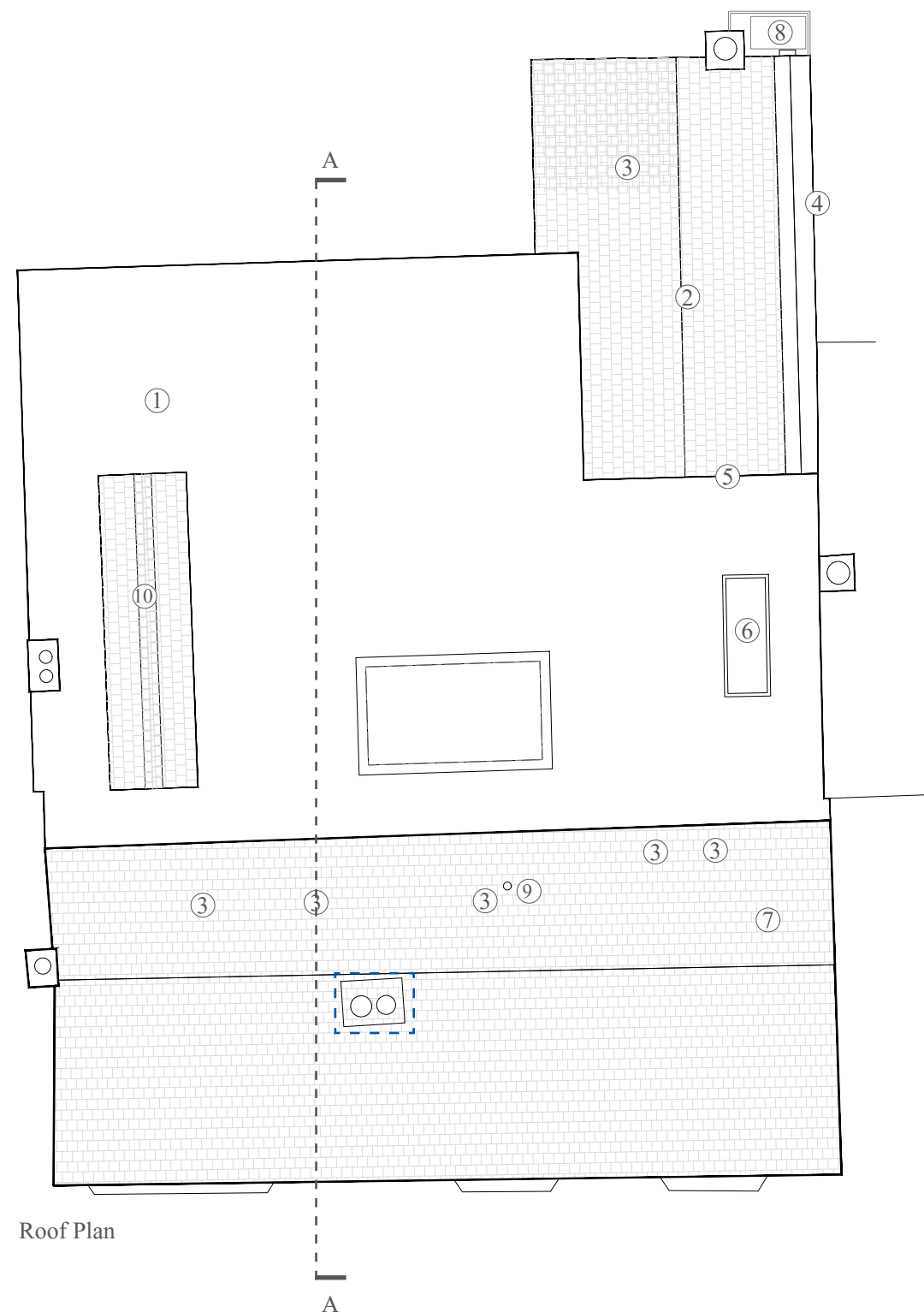
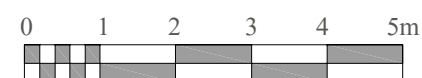
1. Rear extension extended - spanning full width, concealing the historic gable *
2. Historic bake house re-constructed following its collapse during strip-out *
3. Rooflights omitted *
4. Gutter design deviates from approved- parapet wall and secret gutter *
5. No step between roof planes *
6. Single flat rooflight instead of two pitched roof windows*
7. Existing chimney removed *
8. AC AHU louvred timber enclosure - matching timber of new extension *
9. Boiler flue on rear slope roof *
10. Historic gable partially visible above new flat roof

KEY:

- Outline of proposed amendments to the as-built house
- Implemented re-construction of chimney approved under application DM/24/0987

* To remain as implemented

PROPOSED ROOF PLAN. 1:100@A3



PROPOSED REGULARISATION OF SCHEME ELEVATIONS

PROPOSED RETENTION & AMENDMENTS:

1. Different door ornamentations introduced *
2. Side lamps omitted *
3. Vent added *
4. Existing chimney removed *



KEY:

- Implemented re-construction of chimney approved under application DM/24/0987
- * To remain as implemented

PROPOSED EAST ELEVATION. 1:50@A3

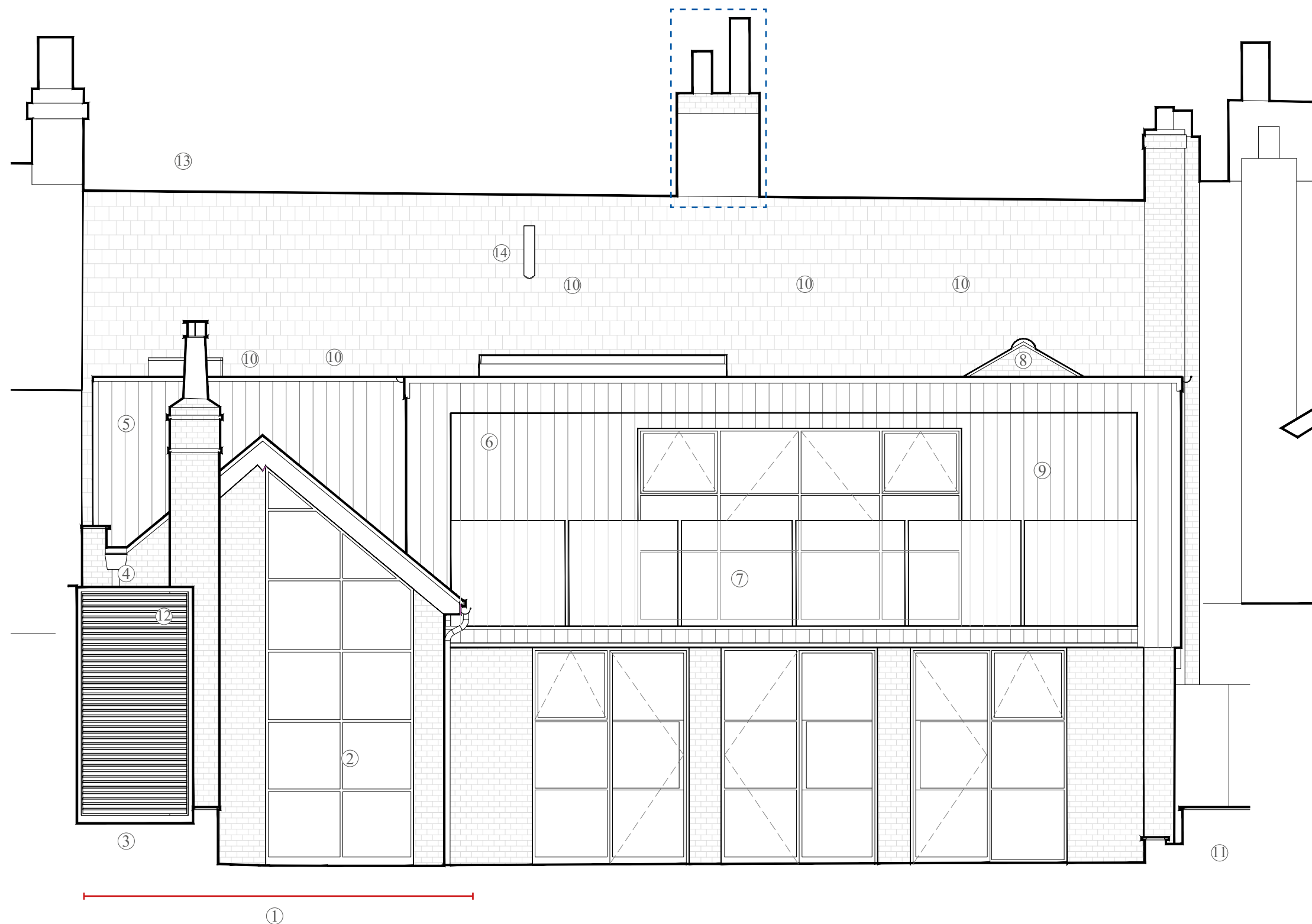


PROPOSED REGULARISATION OF SCHEME

ELEVATIONS

PROPOSED RETENTION & AMENDMENTS:

1. Historic bake house re-constructed following its collapse during strip-out *
2. Window of different design *
3. Raised planter not constructed *
4. Gutter design deviates from approved- parapet wall and secret gutter *
5. Flat roof infill*
6. Rear extension extended - spanning full width, concealing the historic gable *
7. Terrace balustrade glazed instead of metal *
8. Historic gabled extension retained but hidden behind new rear extension
9. Gothic window retained but hidden behind new rear extension wall
10. Rooflights omitted *
11. Landscape design deviates from approved *
12. AC AHU louvred timber enclosure - matching timber of new extension *
13. Existing chimney removed *
14. Boiler flue on rear slope roof *



KEY:

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

* To remain as implemented

PROPOSED WEST ELEVATION. 1:50@A3



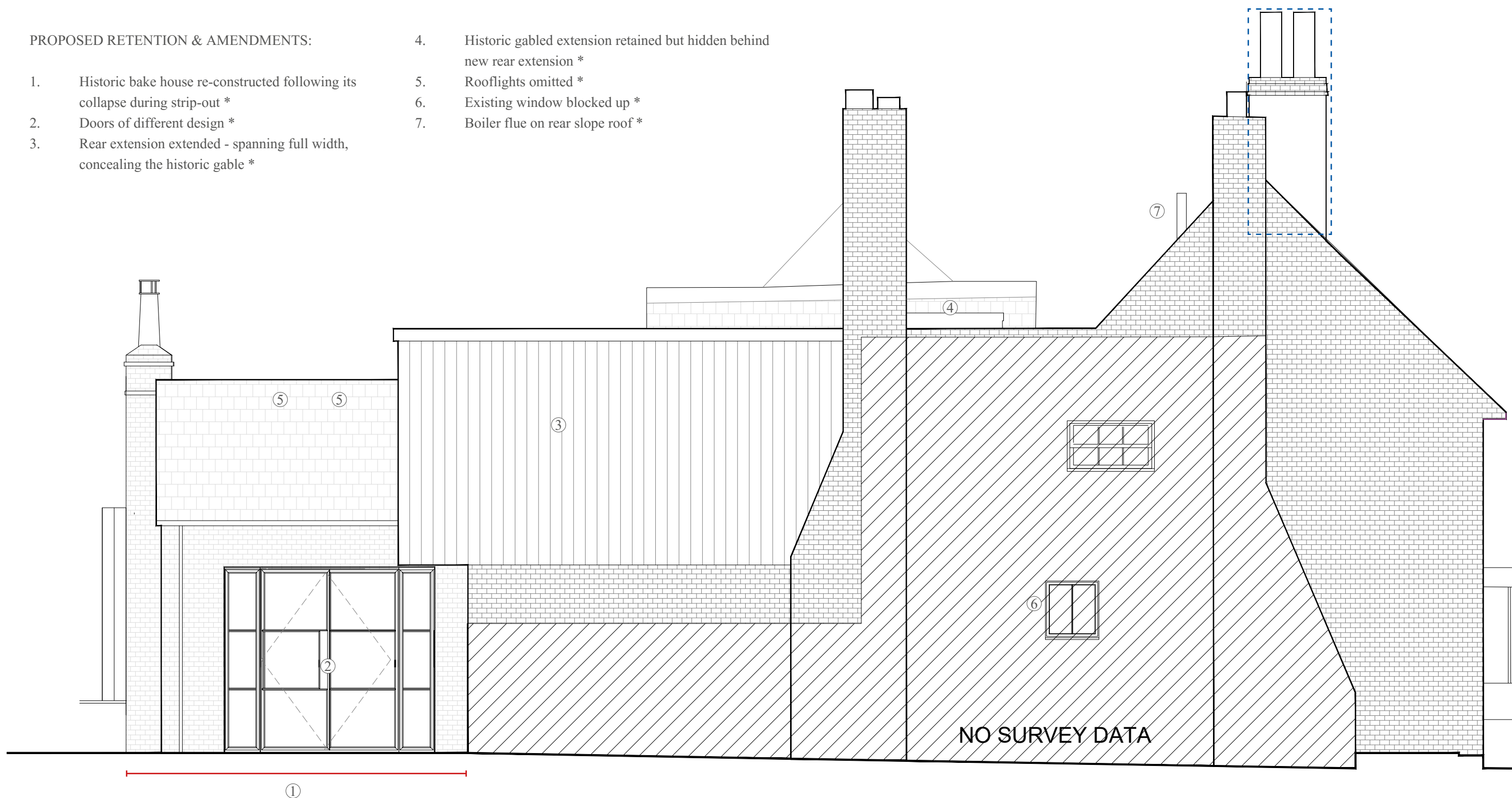
PROPOSED REGULARISATION OF SCHEME

ELEVATIONS

PROPOSED RETENTION & AMENDMENTS:

1. Historic bake house re-constructed following its collapse during strip-out *
2. Doors of different design *
3. Rear extension extended - spanning full width, concealing the historic gable *

4. Historic gabled extension retained but hidden behind new rear extension *
5. Rooflights omitted *
6. Existing window blocked up *
7. Boiler flue on rear slope roof *



KEY:

- Implemented re-construction of chimney approved under application DM/24/0987
- * To remain as implemented

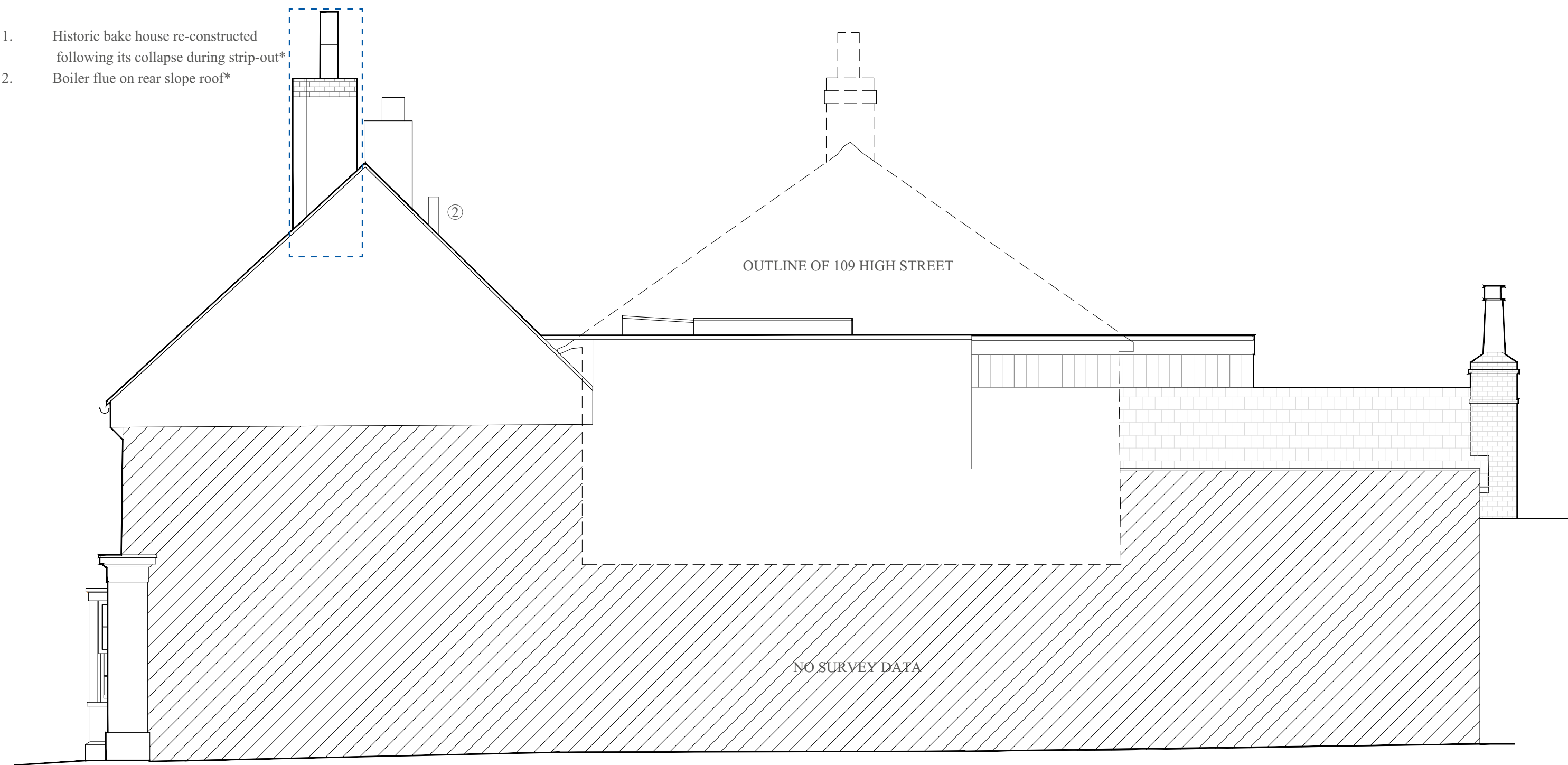
PROPOSED SOUTH ELEVATION. 1:50@A3



PROPOSED REGULARISATION OF SCHEME ELEVATIONS

LIST OF DIFFERENCES:

1. Historic bake house re-constructed following its collapse during strip-out*
2. Boiler flue on rear slope roof*



KEY:

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

* To remain as implemented

PROPOSED NORTH ELEVATION. 1:50@A3

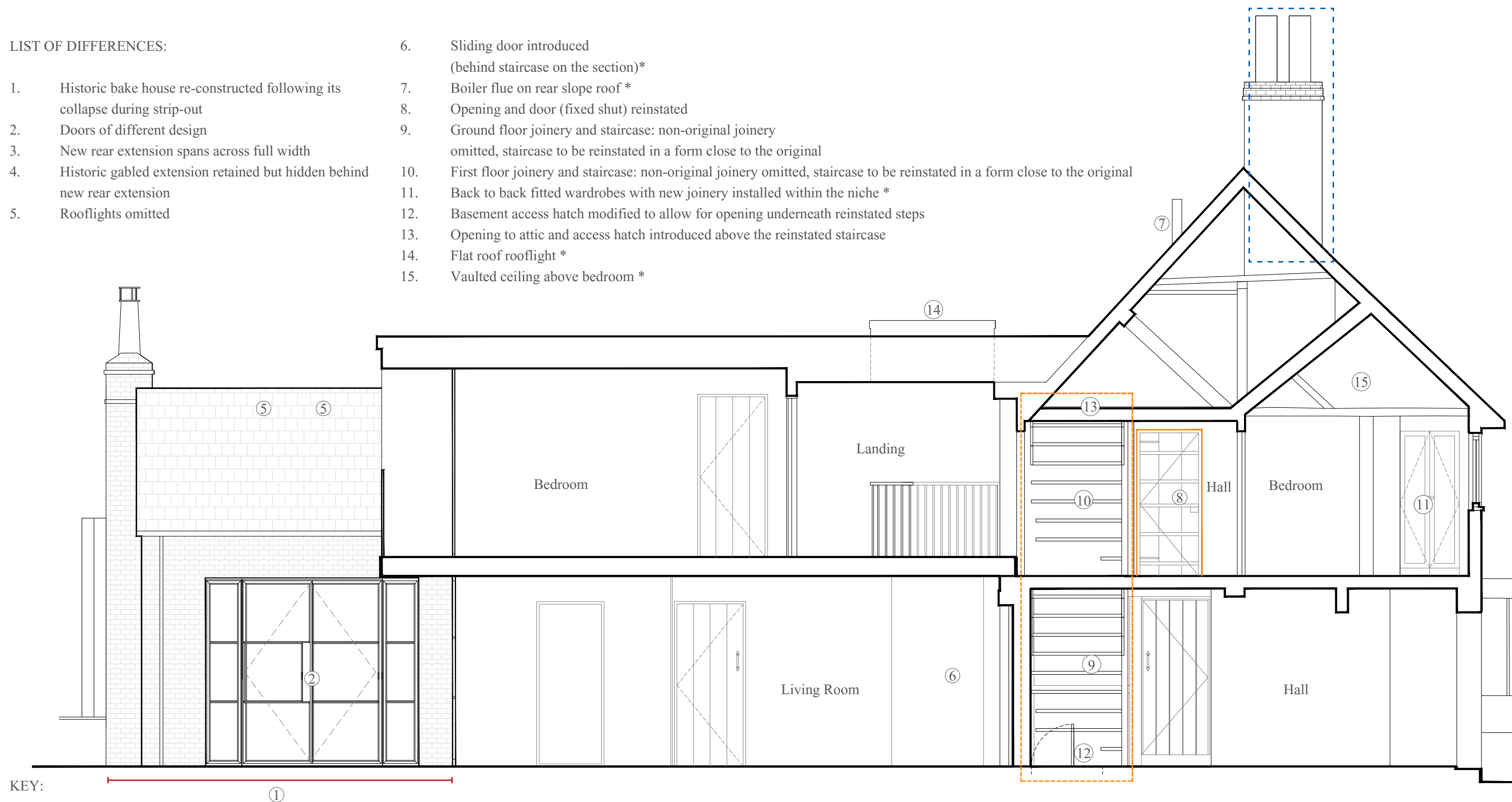


PROPOSED REGULARISATION OF SCHEME

SECTIONAL ELEVATION

LIST OF DIFFERENCES:

- | | |
|---|---|
| 1. Historic bake house re-constructed following its collapse during strip-out | 6. Sliding door introduced (behind staircase on the section)* |
| 2. Doors of different design | 7. Boiler flue on rear slope roof * |
| 3. New rear extension spans across full width | 8. Opening and door (fixed shut) reinstated |
| 4. Historic gabled extension retained but hidden behind new rear extension | 9. Ground floor joinery and staircase: non-original joinery omitted, staircase to be reinstated in a form close to the original |
| 5. Rooflights omitted | 10. First floor joinery and staircase: non-original joinery omitted, staircase to be reinstated in a form close to the original |
| | 11. Back to back fitted wardrobes with new joinery installed within the niche * |
| | 12. Basement access hatch modified to allow for opening underneath reinstated steps |
| | 13. Opening to attic and access hatch introduced above the reinstated staircase |
| | 14. Flat roof rooflight * |
| | 15. Vaulted ceiling above bedroom * |



KEY:

- Outline of proposed amendments to the as-built house
- Implemented re-construction of chimney approved under application DM/24/0987
- * To remain as implemented

PROPOSED SECTIONAL ELEVATION AA REV A. 1:50@A3

