

JUSTIFICATION  
REMOVAL OF INTERNAL CASEMENT WINDOWS

Point 17 of the approved drawing GH342 PL02 Rev B confirms removal of eexisting casement windows.

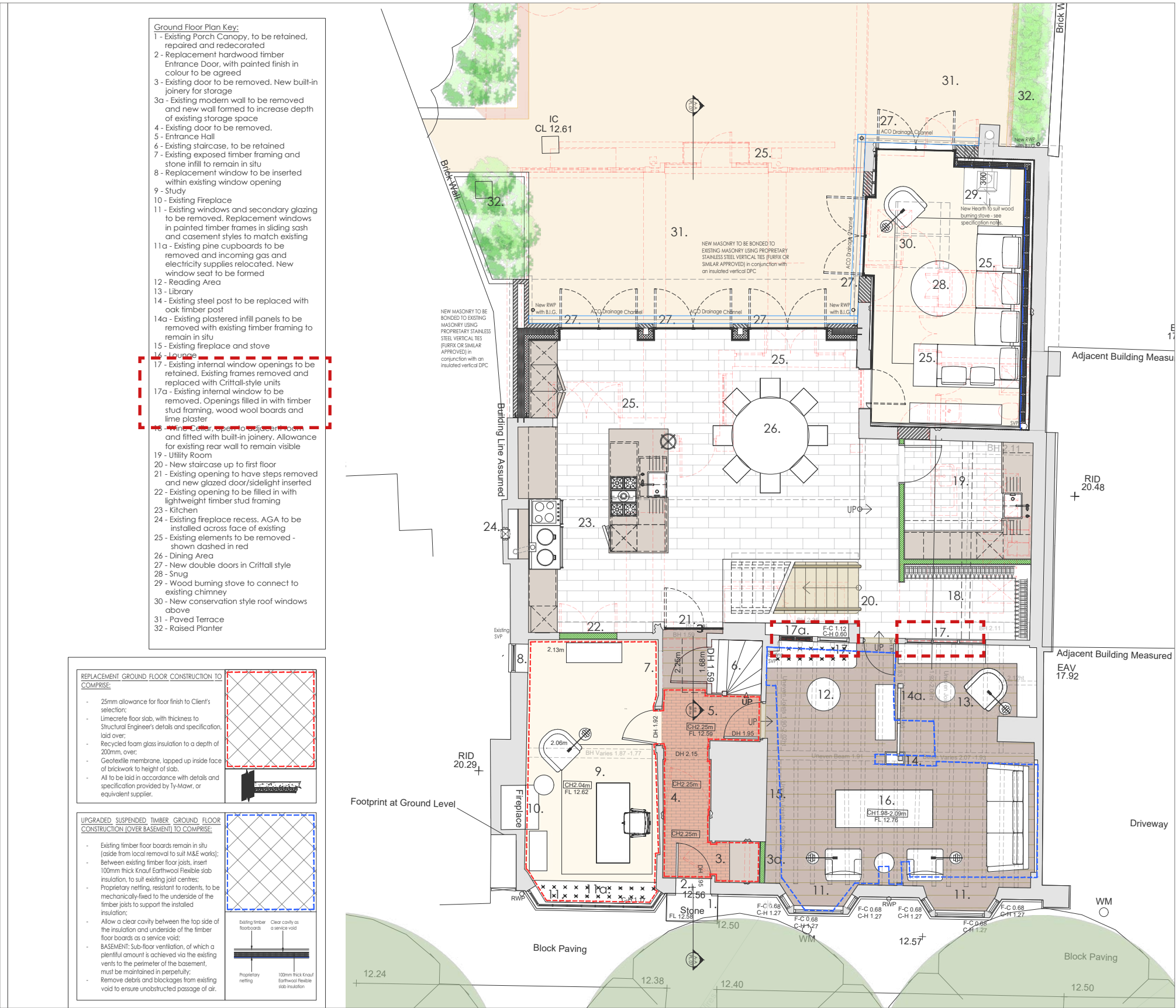
Point 17a, relating to the internal opening adjacent to the corkscrew staircase, confirms filling in of the opening with timber stud framing, wood wool boards and lime plaster.

*‘17 - Existing internal window openings to be retained. Existing frames removed and replaced with Crittall-style units*  
*17a - Existing internal window to be removed. Openings filled in with timber stud framing, wood wool boards and lime plaster.’*



Pre-construction photograph of low quality casement window, west facade (ground floor). Foam around the frame visible.

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



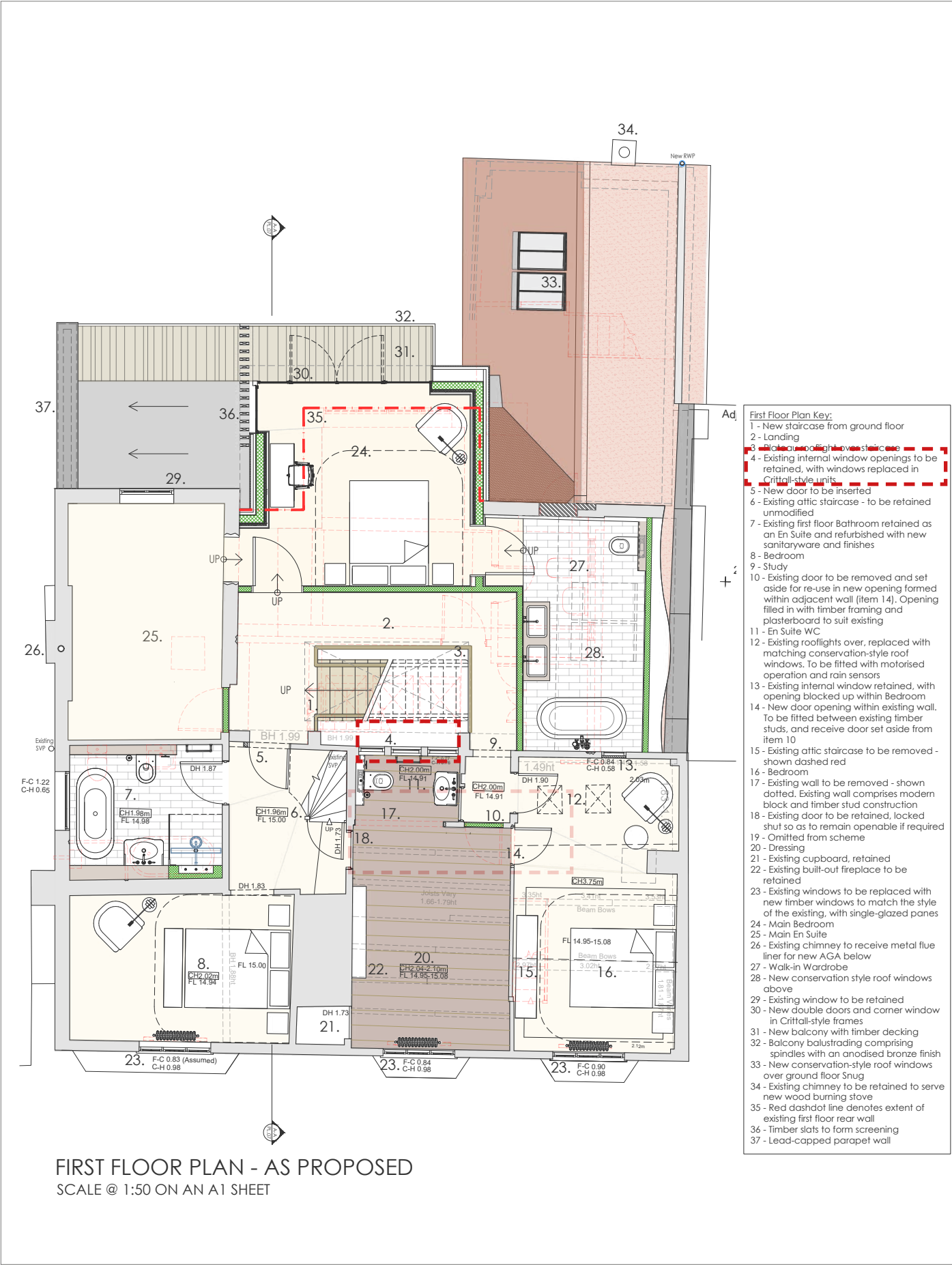
Drawing GH342 PL02 Rev B approved drawings under application DM/22/3694 & DM/22/3695



JUSTIFICATION  
REMOVAL OF INTERNAL CASEMENT WINDOWS

Point 4 of approved drawing GH342 PL03 Rev C confirms removal of existing windows and replacement with crittall-style units. This has been partially implemented by removal of windows. The openings were blocked up with wood wool and lime plaster, which was a more in-keeping solution.

*‘4 - Existing internal window openings to be retained, with windows replaced in Crittall-style units’*



Drawing GH342 PL03 Rev C approved drawings under application DM/22/3694 & DM/22/3695

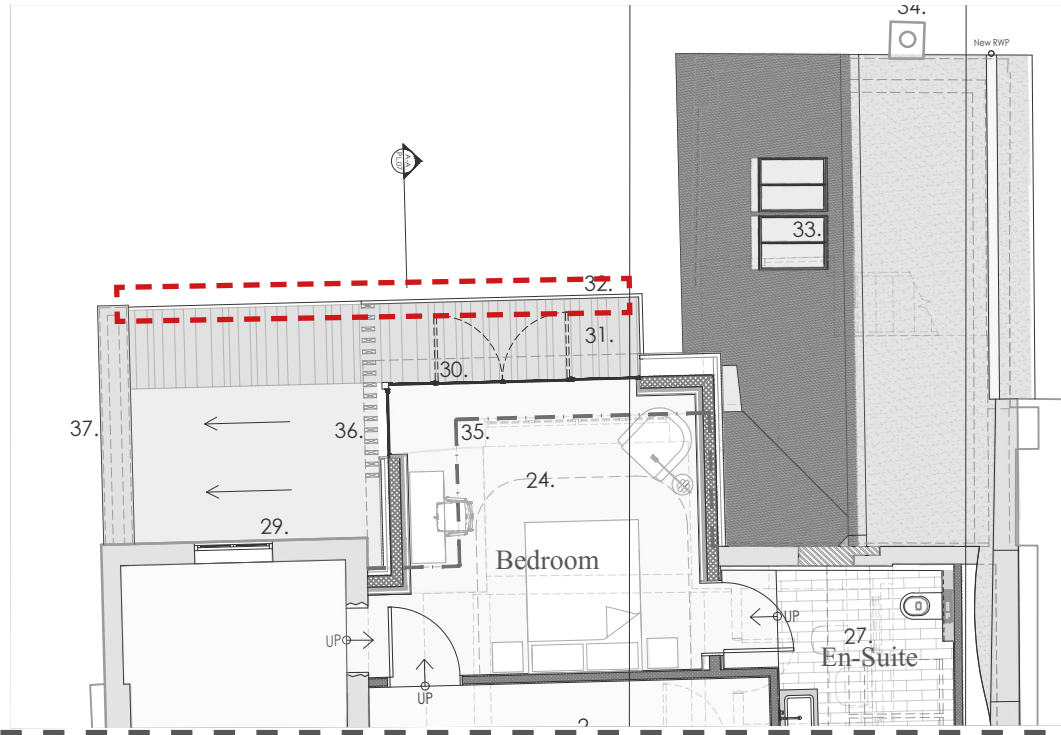


JUSTIFICATION  
TERRACE BALUSTRADE

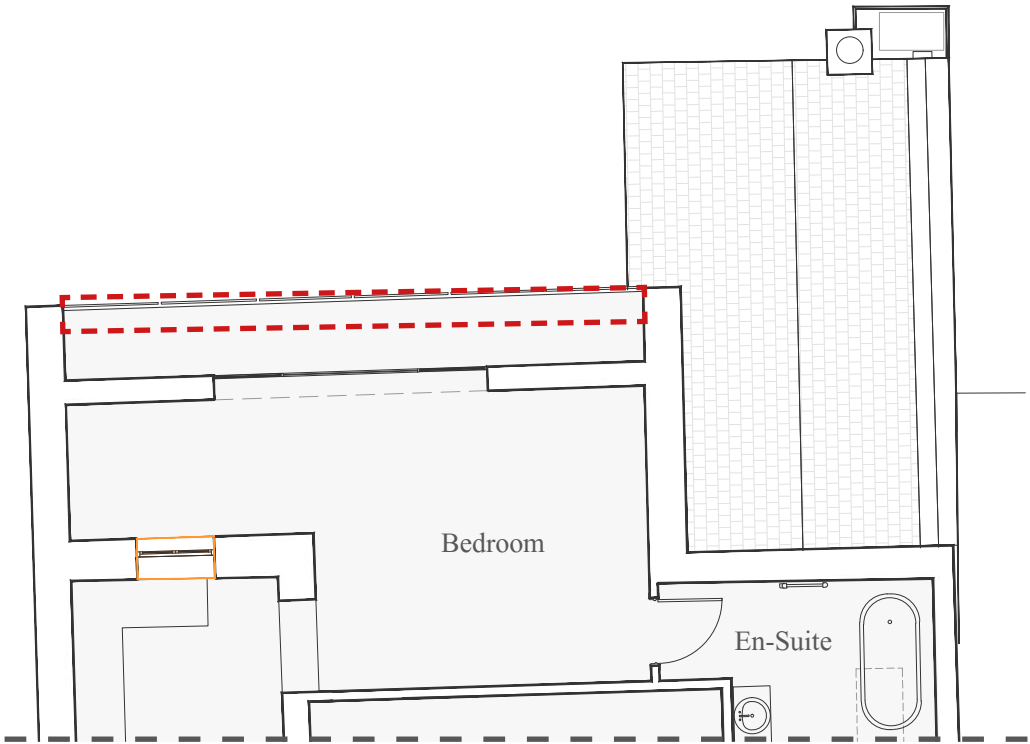
The constructed balustrade to the rear elevation is a deviation  
The balustrade to rear terrace has been constructed in deviation to the approved scheme. Due to the increased width of the ‘as-built’ extension the current balustrade has more length. Its design has been changed from metal rail with balusters to a frameless glazing system.

The change to a frameless glazing system is more discreet and visually seamless, reducing the visual obstruction of the overall appearance of the facade, creating less distraction and visual clutter. According to the supporting HCUK Heritage Statement, it is considered to have neutral impact on the significance of the listed building.

As noted previously, the approved drawings of application DM/22/3694 & DM/22/3695 are not consistent. The balustrade appears to span full length of the rear extension on the plan, which is what was implemented.



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



3 Proposed first floor plan



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



4. Proposed rear elevation.

KEY:  
Highlighted area of deviation



JUSTIFICATION

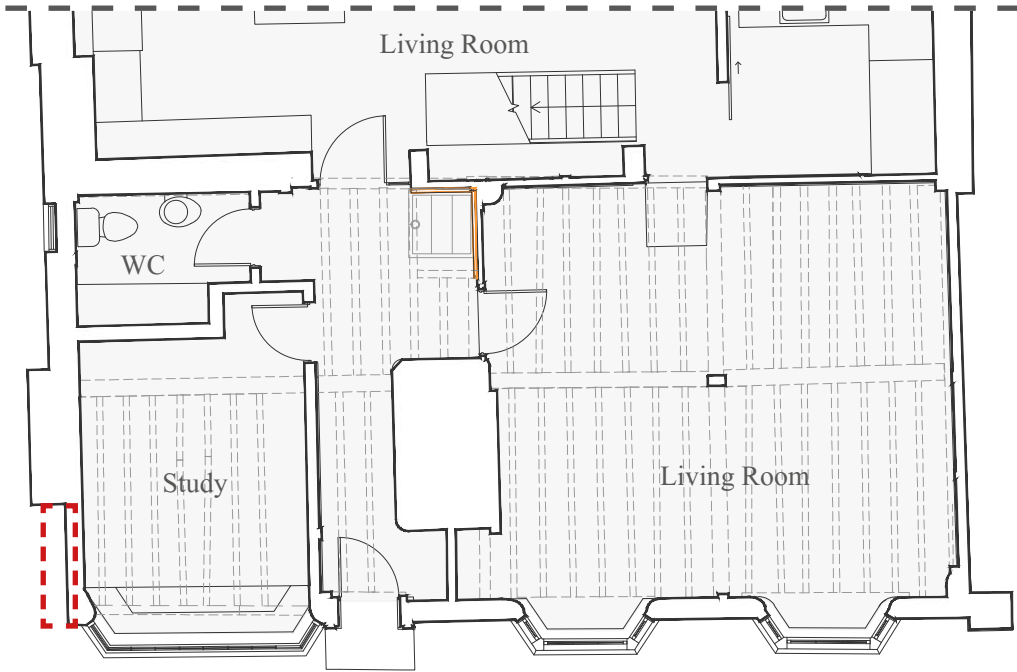
TIMBER WEATHERBOARDING

It was approved for the existing timber weatherboarding to the return corner of the front (East) and side (South) elevation to be extended down to ground level.

Leaving it as it is retains the legibility of a possibly truncated timber jetty as well as the exposed timber framing and brick nogging to this return elevation. Under-implementation of this change is preferable in heritage terms.



Recent photographs of timber weatherboarding



Proposed ground floor plan

KEY:

 Highlighted area of deviation



JUSTIFICATION

REMOVAL OF GYPSUM PLASTERBOARD CEILING TO 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 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 rafters with lime plaster infill. It is proposed to retain these works.

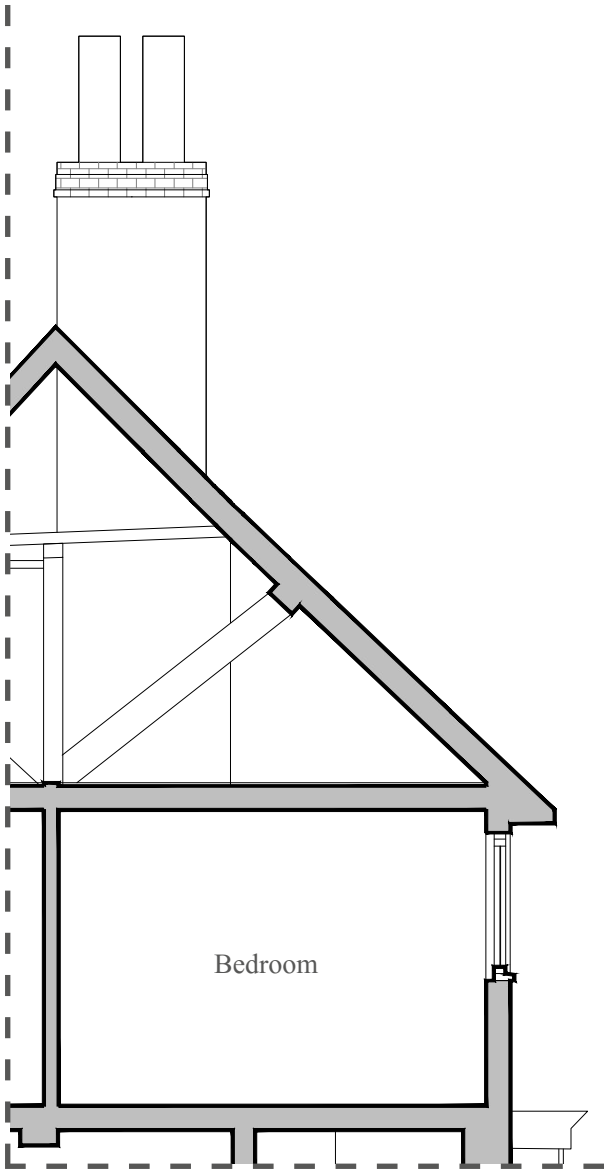
According tot the supporting HCUK heritage statement, this change has an ostensibly neutral impact on the listed building’s significance but is undoubtedly an improvement on the approved scheme which reinforces historic character and quality of the bedroom space.



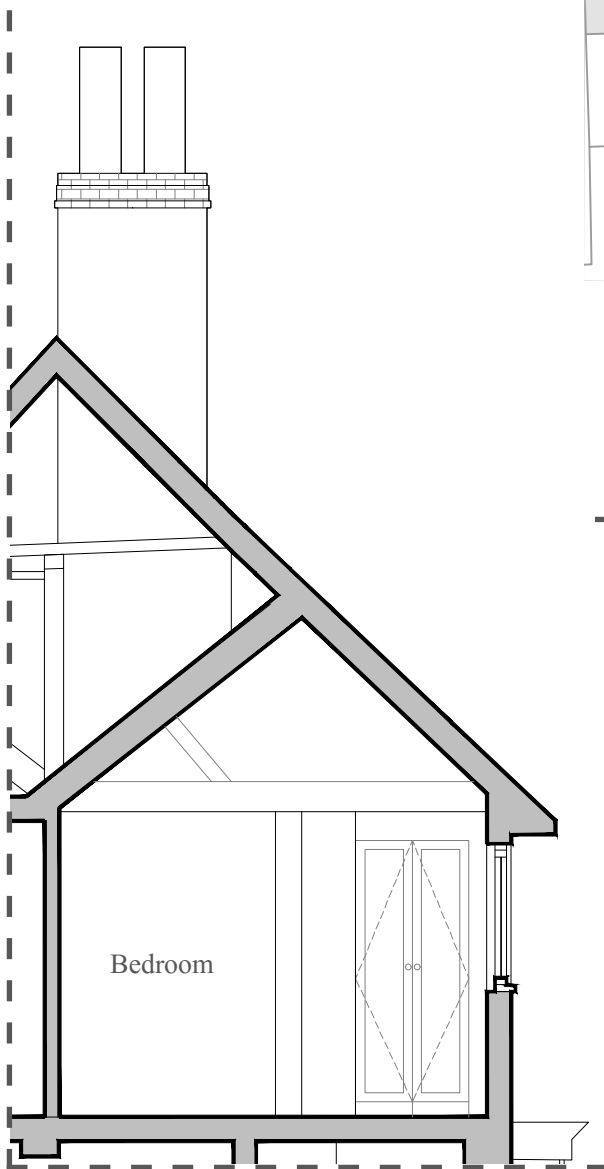
Vaulted Ceiling in SE Bedroom

KEY:

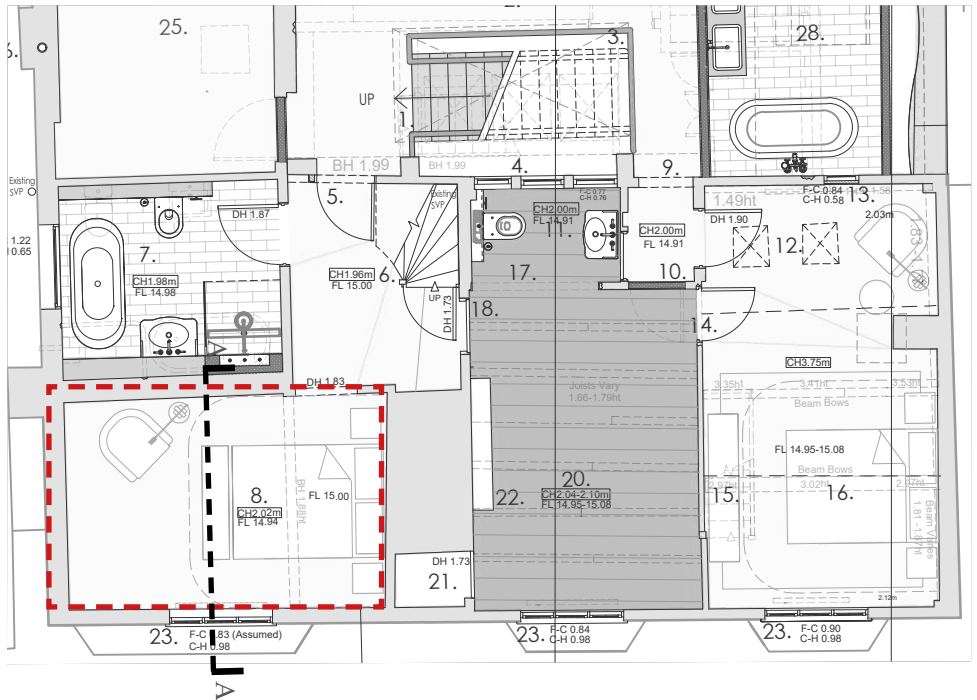
 Highlighted area of deviation



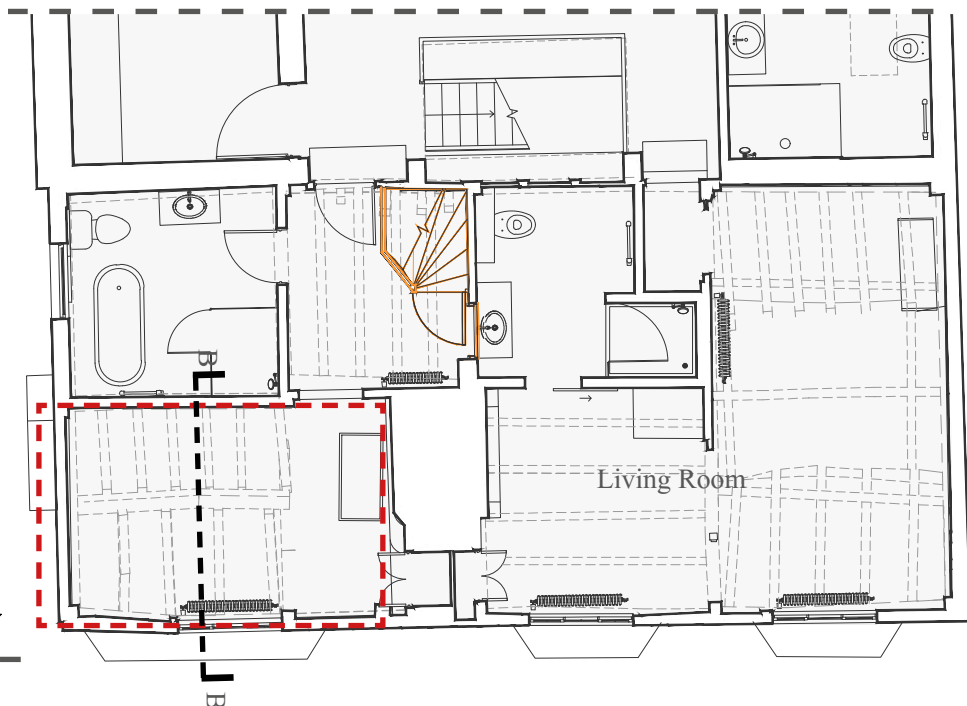
Approved Scheme  
Section AA



Proposed Scheme  
Section BB



KEY PLAN  
Approved First Floor



KEY PLAN  
Proposed First Floor

JUSTIFICATION

TIMBER FRAME REPAIR TO MAIN PARLOUR

The replacement of the steel post propping the building’s timber frame has been approved at planning. This has been implemented and the steel post was replaced with a traditional gun stock post in seasoned oak. HCUK Heritage Report notes that:

*‘this intervention represents a significant improvement on the improvised steel post and Acro-prop arrangement which it replaced. The Oak post is of a traditional design, with tapering ‘gunstock’ jowls. It is a credible and archaeologically accurate form of repair which nonetheless reads as honest and new.’*

This repair is of clear heritage benefit.



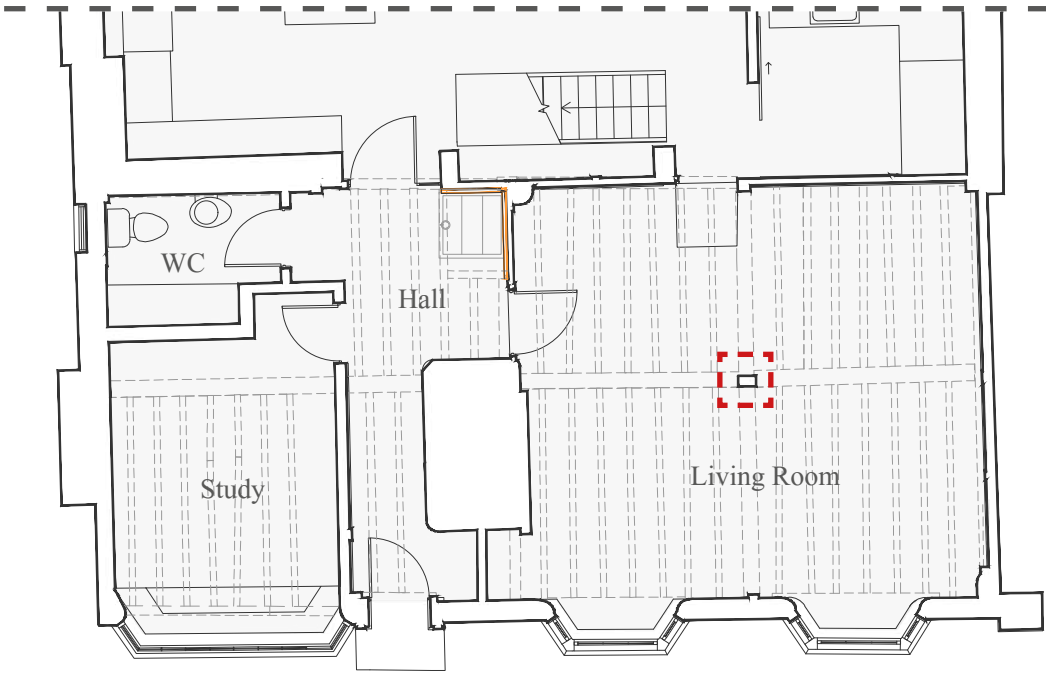
Pre-construction photograph - steel post supporting timber frame



Steel post replaced with traditional gunstock post in seasoned oak



Junction of the traditional gunstock post in seasoned oak to existing ceiling beams



Proposed ground floor plan

KEY:

 Highlighted area of deviation