

- Principle of 1st floor terrace / balcony extending across entire rear elevation established
- There's a clear demarcation that suggests a flat roof is behind and adjacent to the terrace. By virtue of the approved plans, this terrace shows a balustrade along it's face in plan, but it is not drawn in elevation
- A bathroom was proposed in the roof space to the East boundary, but due to the pitch of the roof, it is not usable, so this was not deliverable without a flat roof infill here.
- Bullet point 23 of the notes on this drawing approve the removal of the staircase at ground floor.



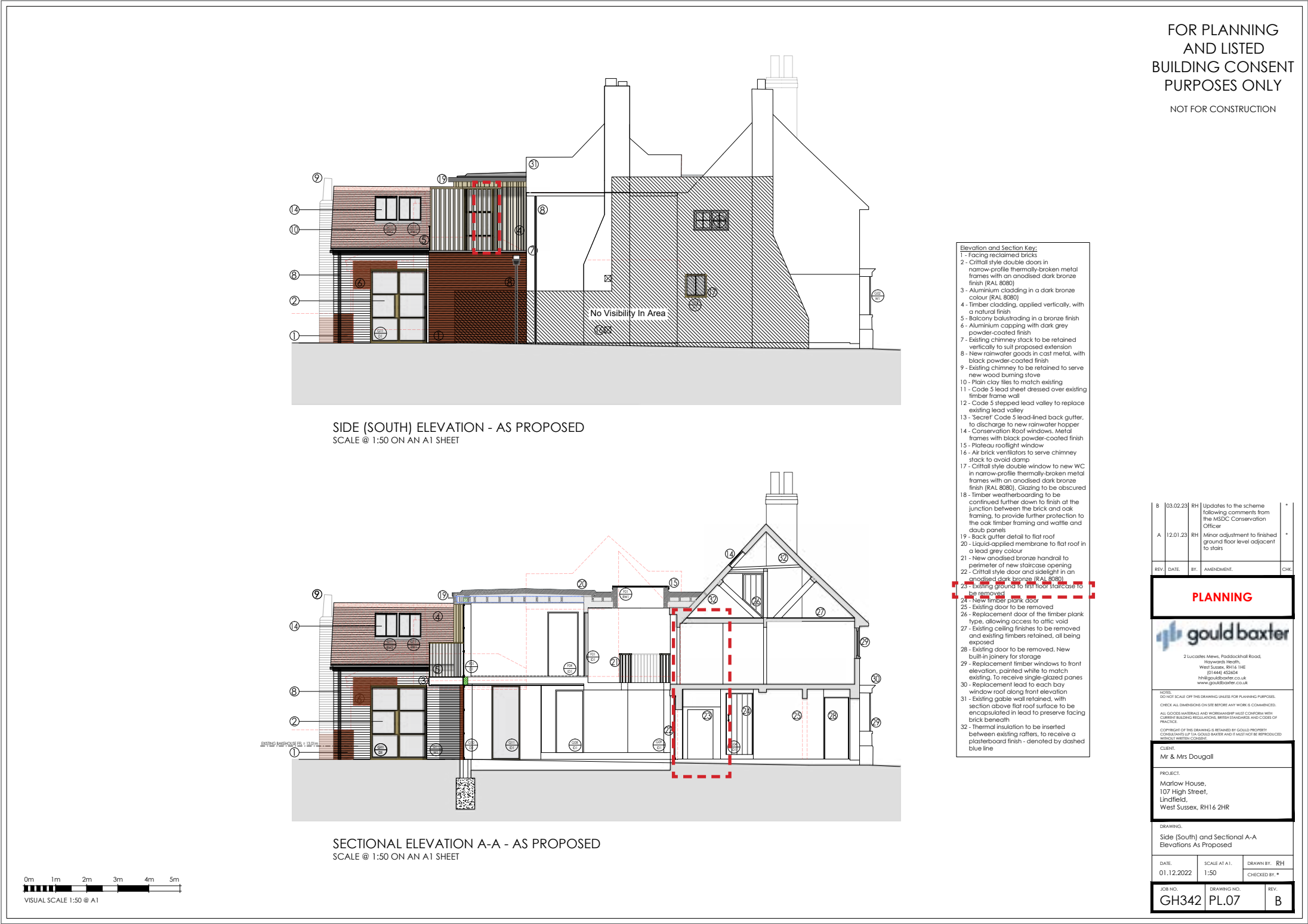


PLANNING HISTORY

DM/22/3694 & DM/22/3695 - APPROVED SCHEME

OBSERVATIONS:

- Principle of ground to first floor spiral stair removal outlined on Section AA
- First floor south elevation bedroom window could cause issue of overlooking neighbouring premises, issue partially mitigated by introduction of timber screening

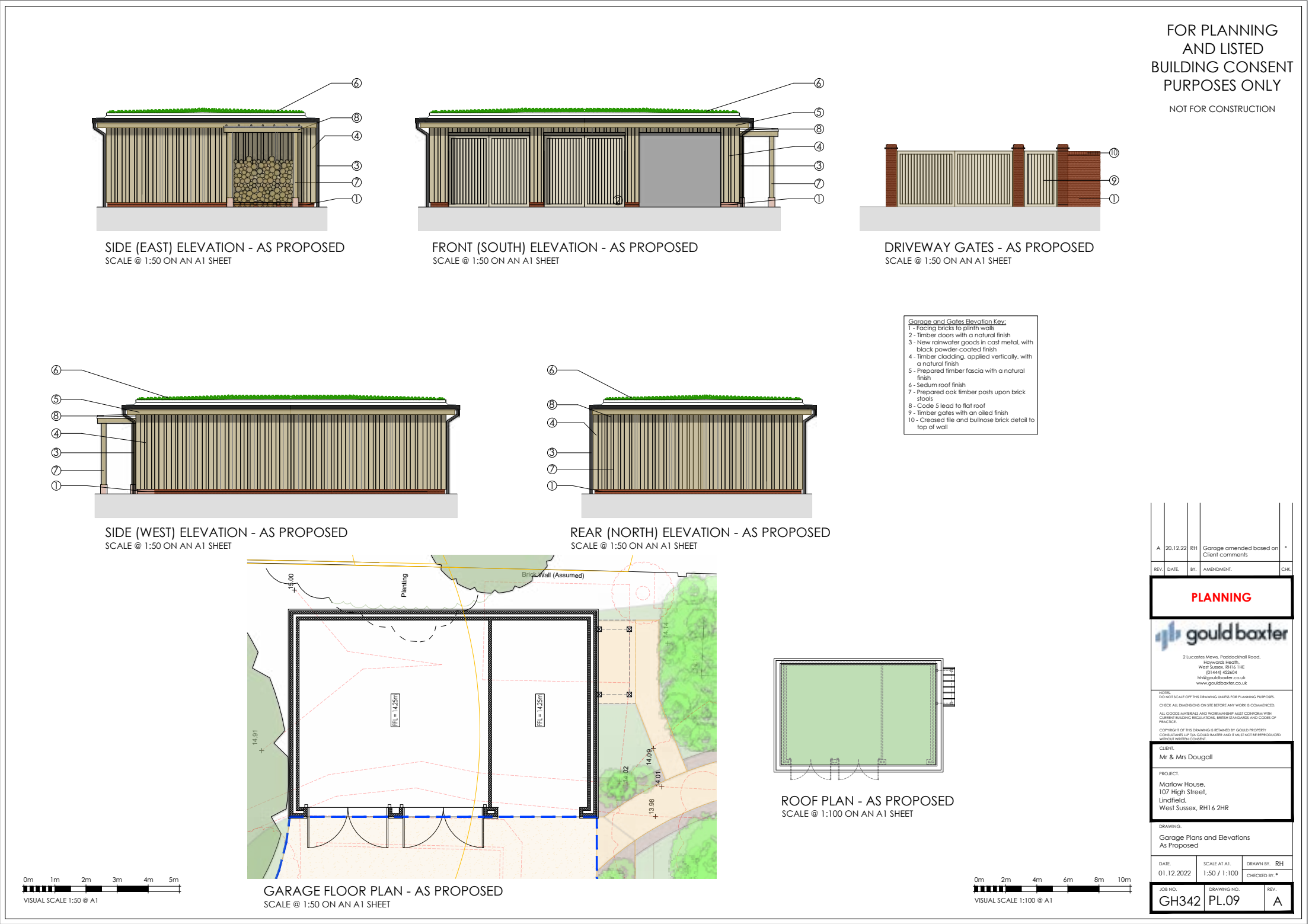


Approved drawings under application DM/22/3694 & DM/22/3695



PLANNING HISTORY

DM/22/3694 & DM/22/3695 - APPROVED SCHEME



PLANNING HISTORY

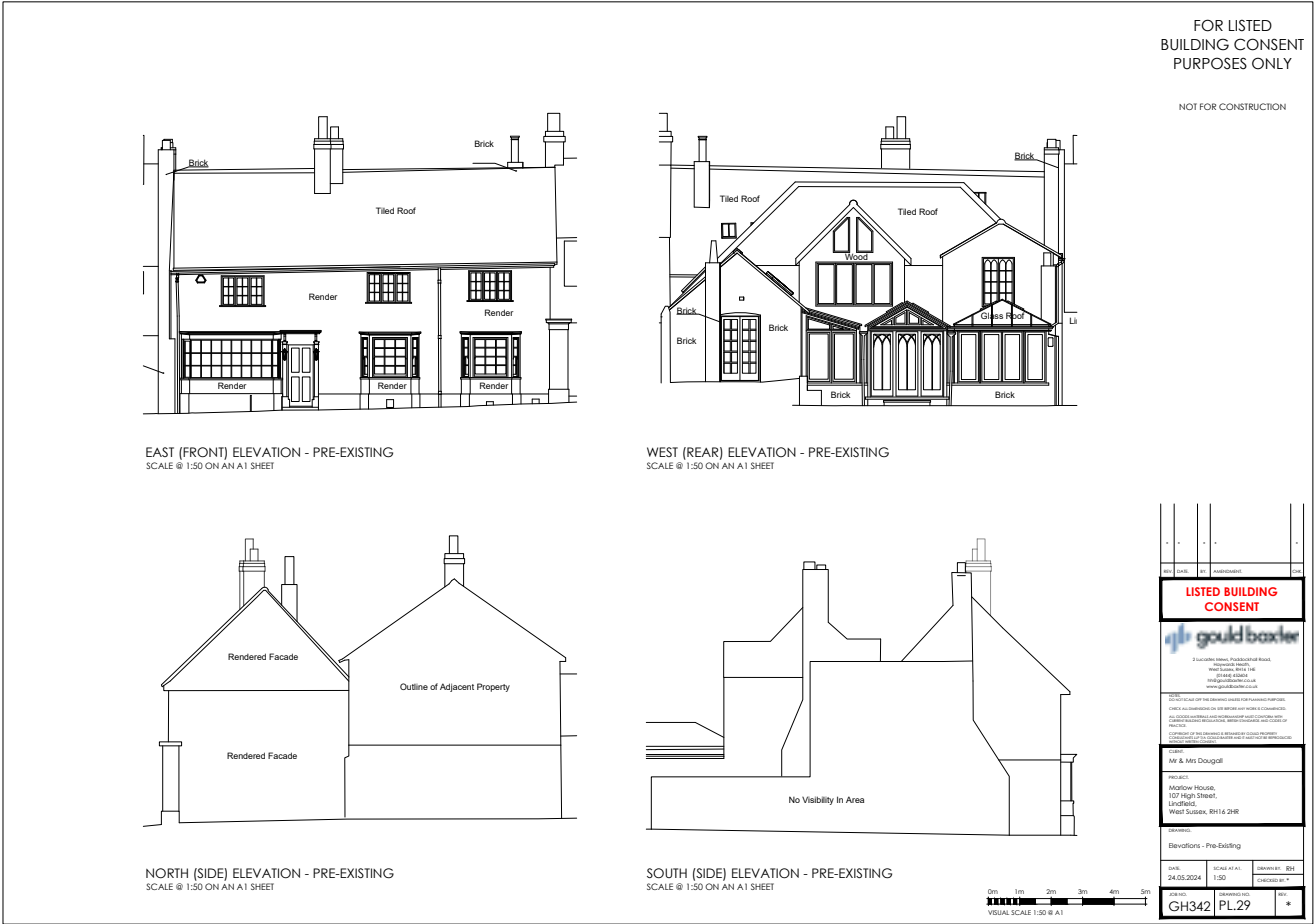
DM/24/0987

DM/24/0987
Granted: 04/10/2024
Description: ‘Retrospective application to re-build the chimney after work commenced on previous application DM/22/3694, where chimney crumbled away.’

OBSERVATIONS:
- The approved chimney treatment is not the same as the original chimney, which was masonry, not lime plaster / render. This non-original treatment to the chimney was requested by Conservation Officer.



Historic photograph showing the original brickwork chimney



Approved drawings under application DM/24/0987



PART III | 'AS BUILT' HOUSE

‘AS BUILT’ HOUSE
TIMELINE SUMMARY

Sequence of events (created with information supplemented by the Applicant):

- Marlow House was purchased by the Applicant in September 2022.
- Gould Baxter Architects were employed by the Applicant for design and obtaining planning permission.
- The scheme was submitted for planning in December 2022. It did not receive support from Planning Officers Emily Wade and Susan Dubberly.
- It was noted by the Applicant that the dialogue with Planning Officer was made impossible and there was no guidance and consideration. All complaints throughout the planning procedure were forwarded to Sally Blomfield Deputy Planning Director clearly recording the Applicant’s concerns with lack of cooperation.

Section 12 of National Planning Policy Framework requires local authorities to collaborate with applicants and other interested parties throughout the process to achieve well-designed places. In this instance, the collaboration was difficult despite Applicant’s attempts, and therefore not met by Mid Sussex District Council.

NPPF
Section 12. Achieving well-designed places:

131. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

- The proposal was revised and scaled down. A revised scheme was submitted on the 17th of March 2023.
- The scheme was granted planning approval and listed building consent in May 2023.
- The works on site began in May 2023. The Architect’s appointment was not continued for construction stage.
- During strip out and construction works in September 2023, the bakehouse collapsed and the chimney over main building crumpled away.
- The are a number of elements that were constructed not in accordance with the approved planning drawings, analysed in detail further into this document
- Throughout the project a photographic evidence was taken and reports were undertaken by relevant specialists before any change to the building was made. These form the reasons for certain areas of work being undertaken.

The Applicant engaged Studio Kyson to regularise the changes to the property, producing a new architectural scheme that is submitted to the Local Authority for a Listed Building Consent.



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

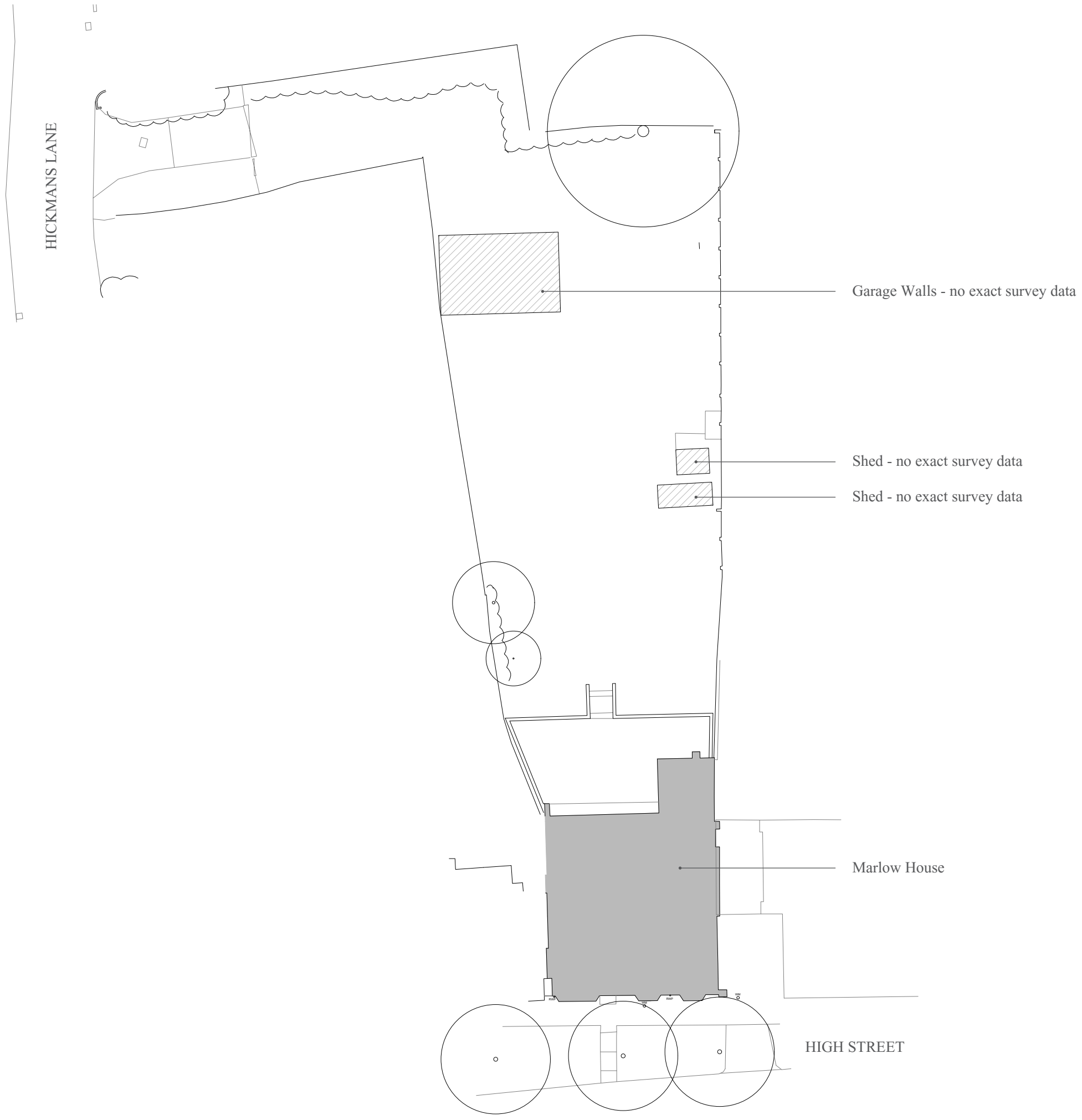


Garage walls constructed

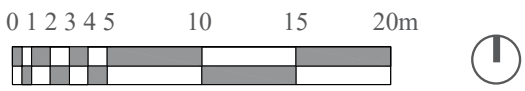


Attic

PRE-CONSTRUCTION DRAWINGS
PLANS



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



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



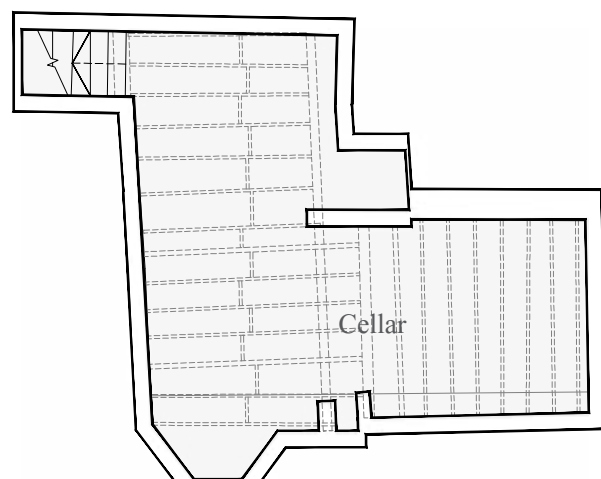
PRE-CONSTRUCTION DRAWINGS (2023)

PLANS

KEY

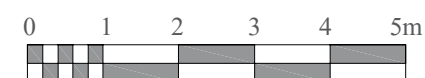
- Historic bake house
- 15th Century timber- framed building
- South gabled bay with vitrified blue headers c.1830
- 3no Conservatories approved under 02/008521
- 1997 Rear additions approved under LF/083/96 & LF/084/96
- Building re-fronted in 19th Century

Conservatories
Approved under 02/008521
2022

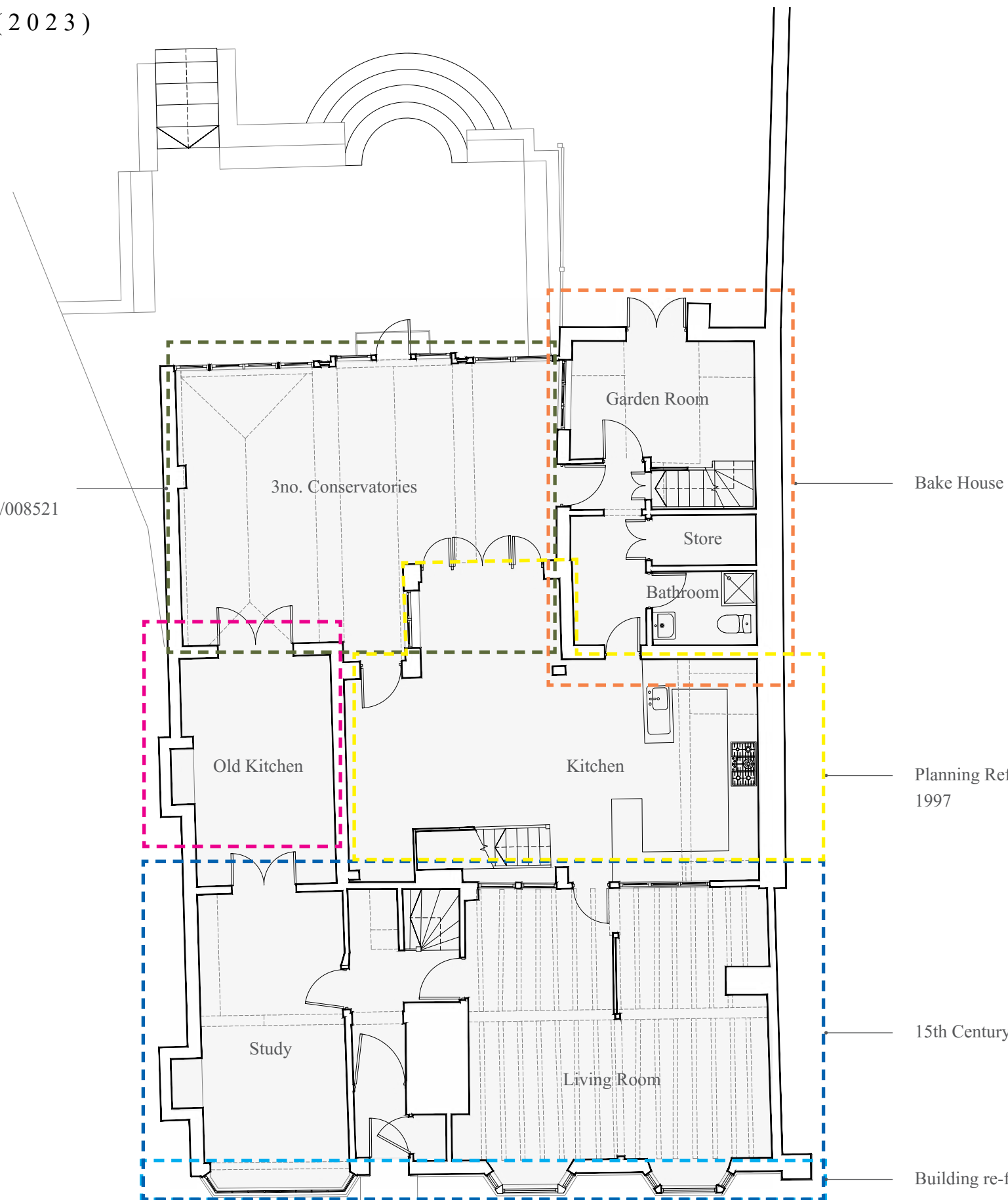


Basement Floor Plan

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



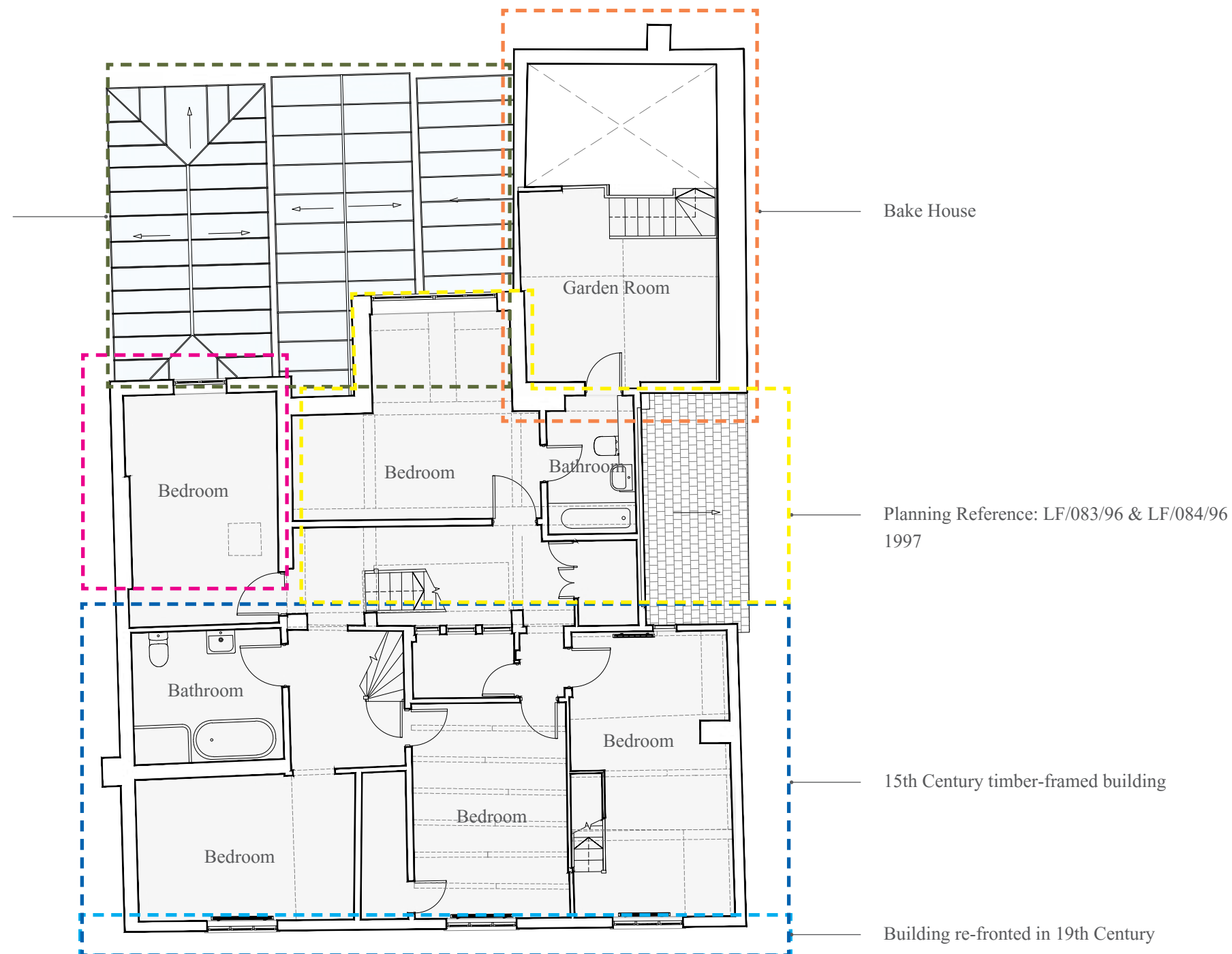
PRE-CONSTRUCTION DRAWINGS (2023)

PLANS

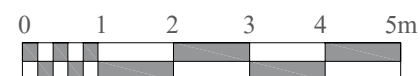
KEY

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- Building re-fronted in 19th Century

Conservatories
Approved under 02/008521
2002



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



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



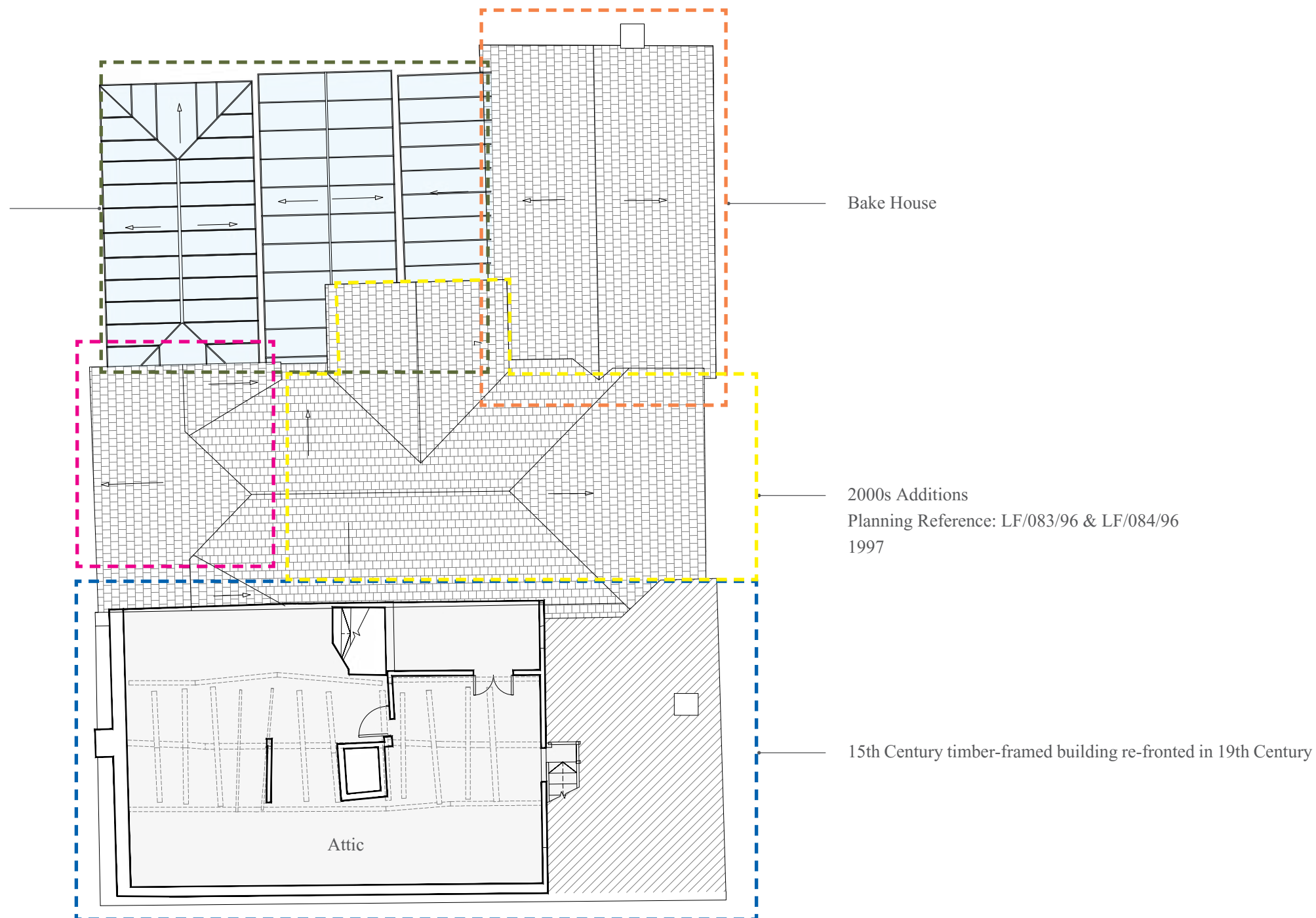
PRE-CONSTRUCTION DRAWINGS (2023)

PLANS

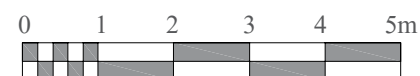
KEY

- 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
2002



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



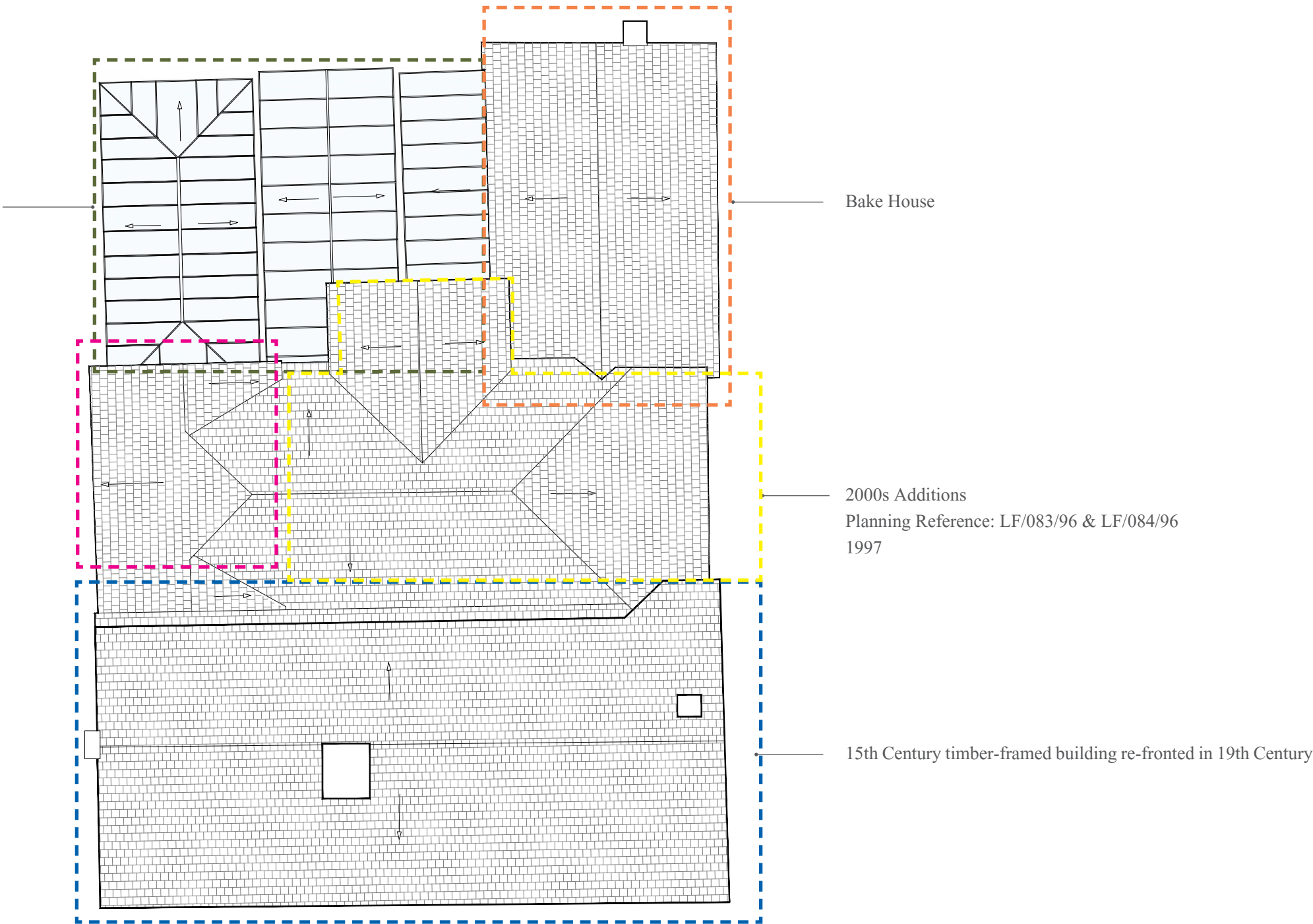
107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR



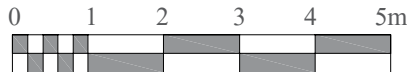
PRE-CONSTRUCTION DRAWINGS (2023) PLANS

- 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
2002



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



PRE-CONSTRUCTION DRAWINGS (2023)

ELEVATIONS

KEY

- Historic bake house
- 15th Century timber- framed building
- South gabled bay with vitrified blue headers c.1830
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- Building re-fronted in 19th Century



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



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

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

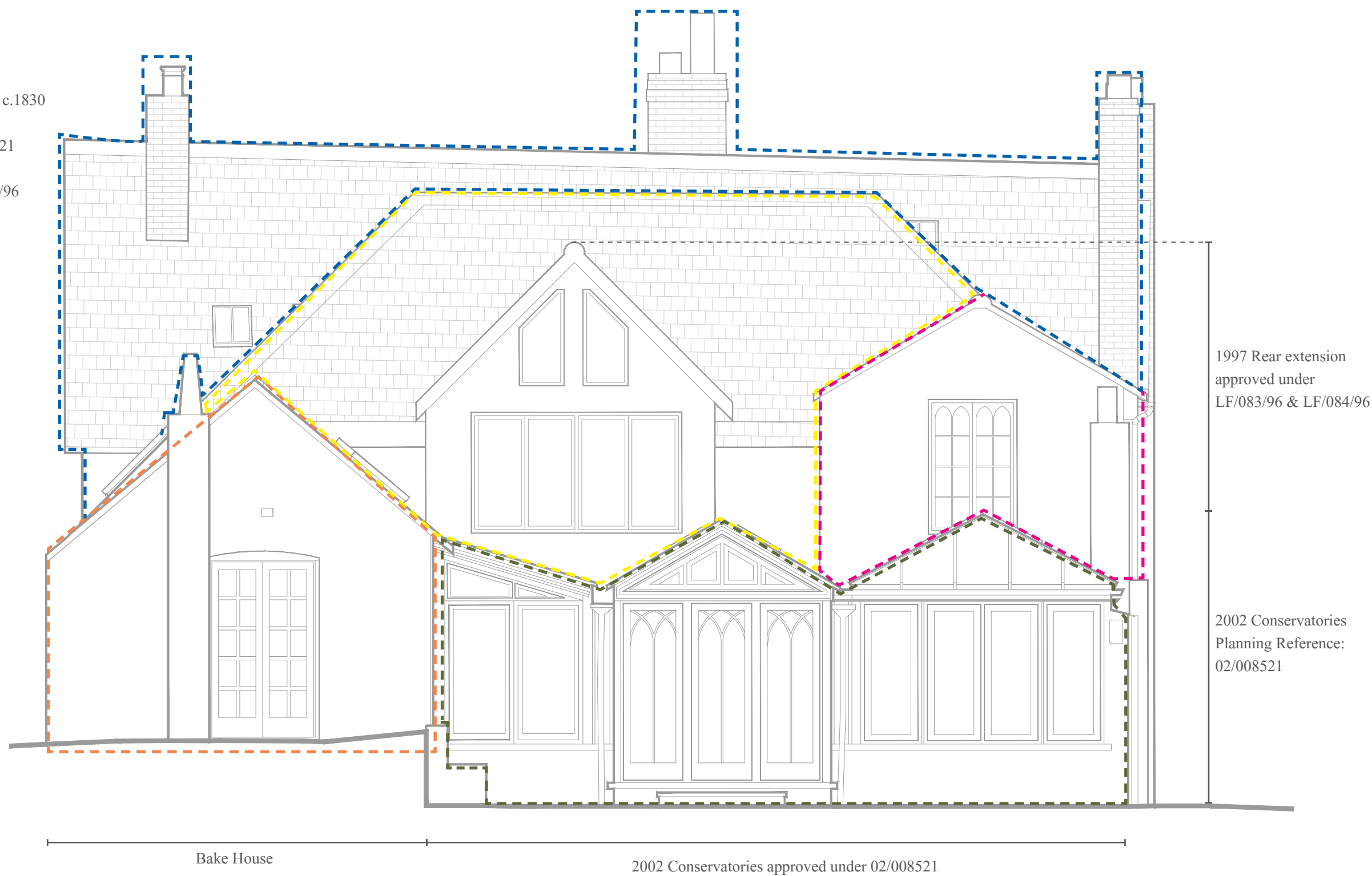


PRE-CONSTRUCTION DRAWINGS (2023)

ELEVATIONS

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

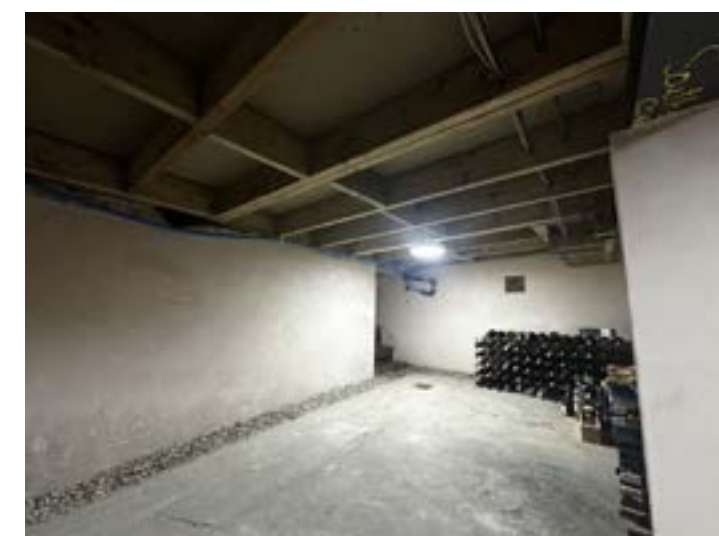
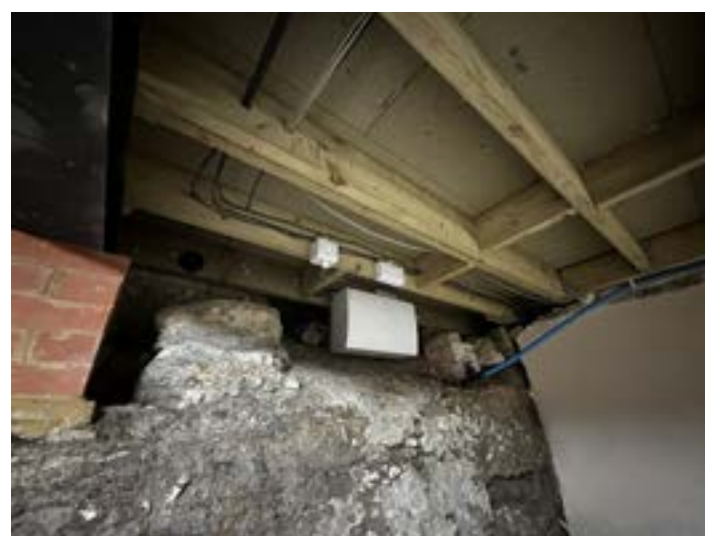


PRE-CONSTRUCTION - WEST (REAR) ELEVATION. 1:50@A3



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



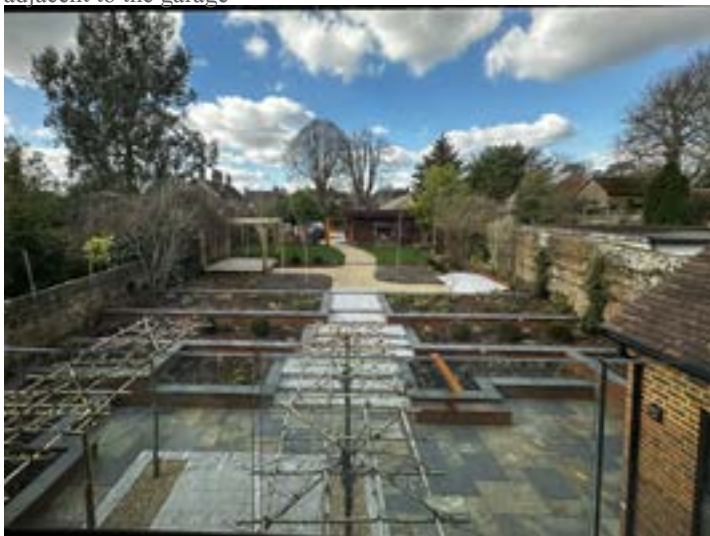
Gravel driveway and new gates



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



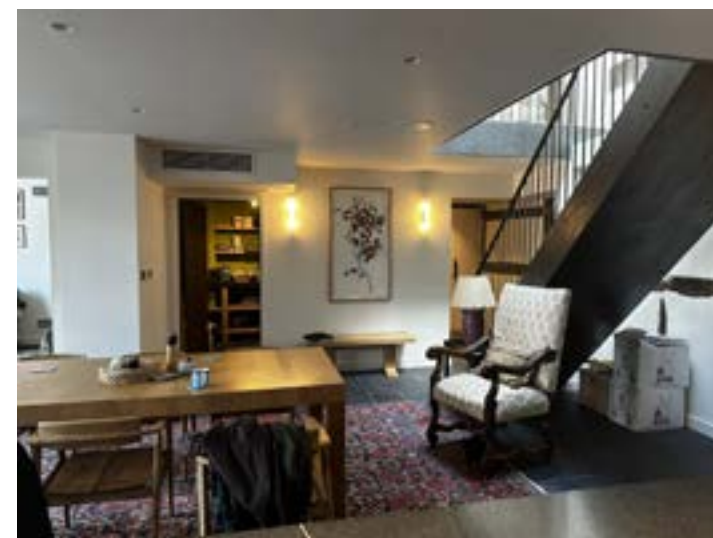
Ground Floor - New fireplace in north-eastern living room with reclaimed bricks from collapsed bake house



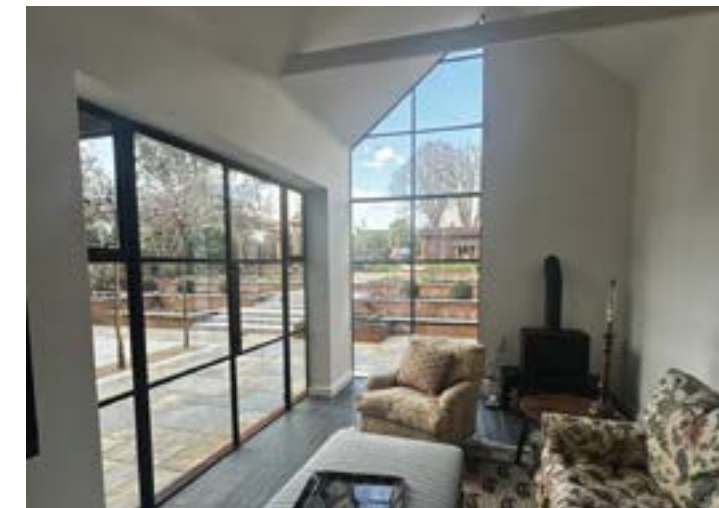
Historic timber frame wall in stairwell



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 (in filled 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



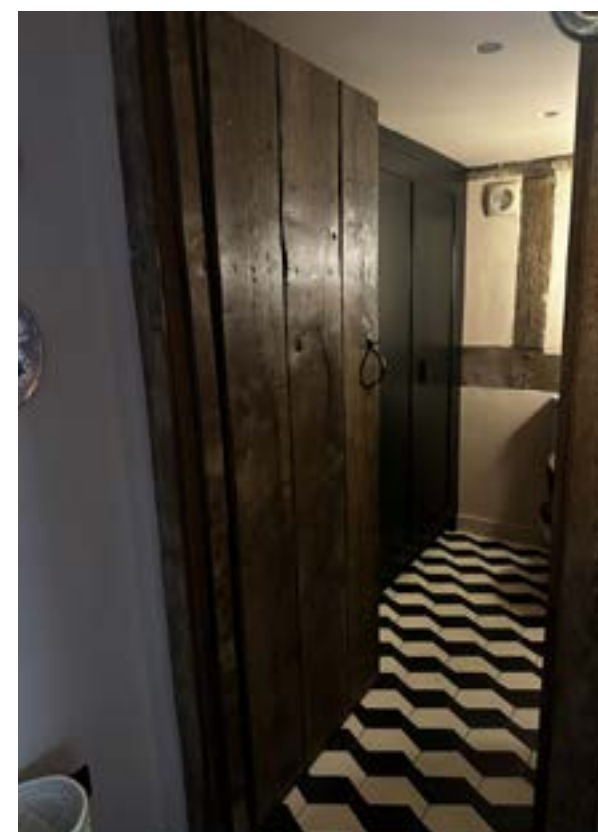
Ground Floor - historic wall



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



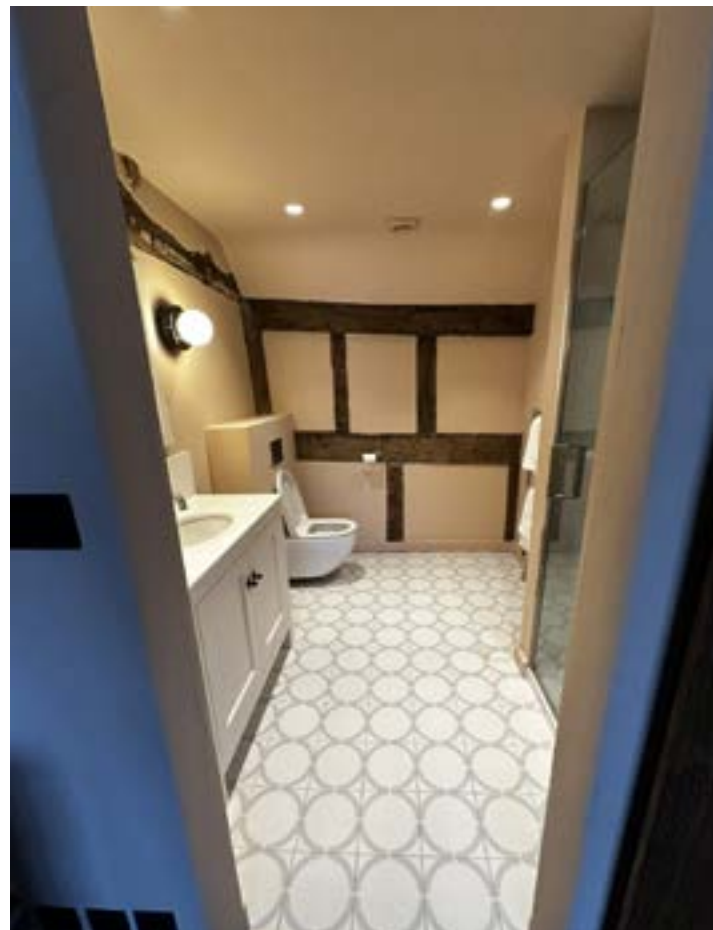
First Floor -step between existing house and extension
(1997 planning approval)



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



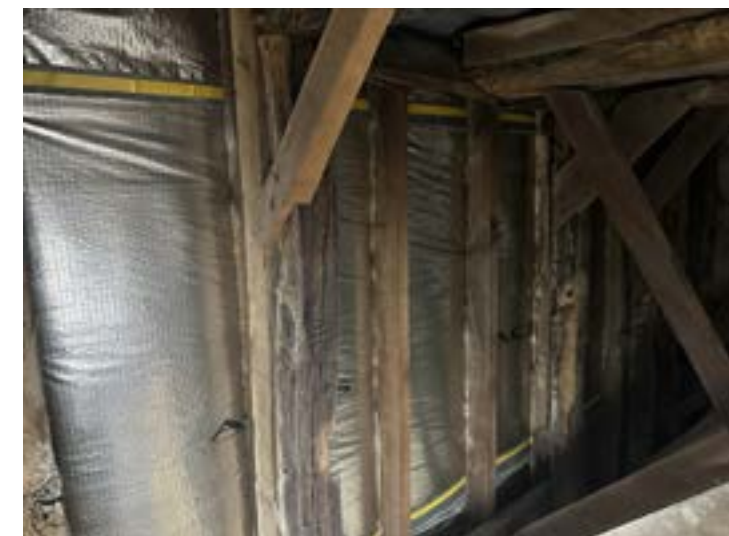
Attic - historic timber frame roof



Attic - historic timber frame roof



Attic - historic timber frame roof



Attic - historic timber frame roof, new insulation

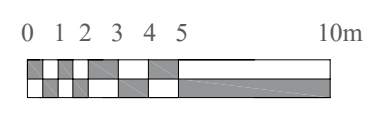
‘AS BUILT’ DRAWINGS
PLANS



KEY

 Site Boundary

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



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



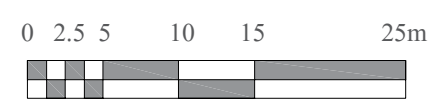
‘AS BUILT’ DRAWINGS
PLANS



KEY

 Site Boundary

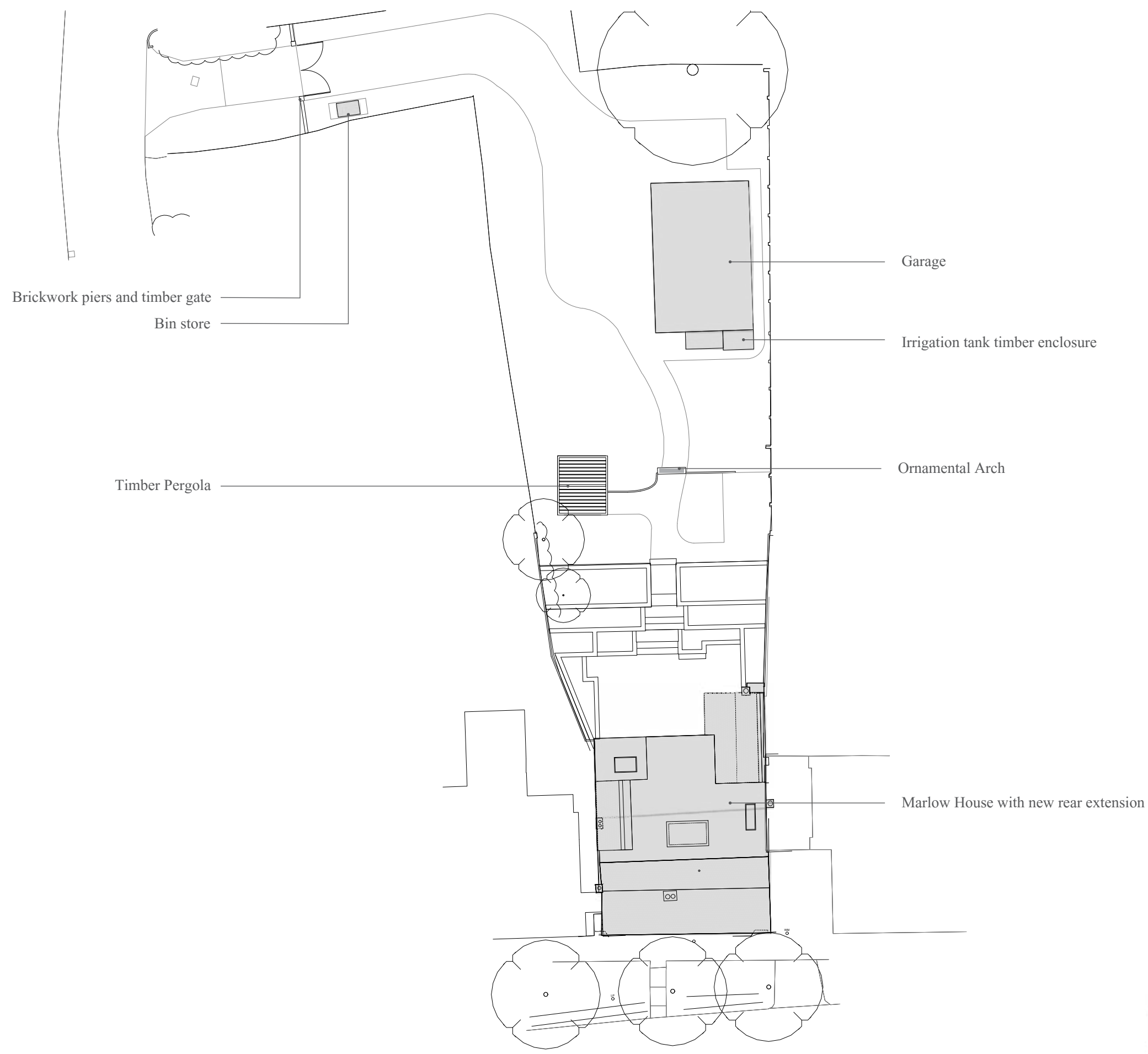
BLOCK PLAN. Drawing no. 0600. 1:500@A3



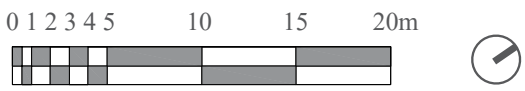
107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR



‘AS BUILT’ DRAWINGS
PLANS



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



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



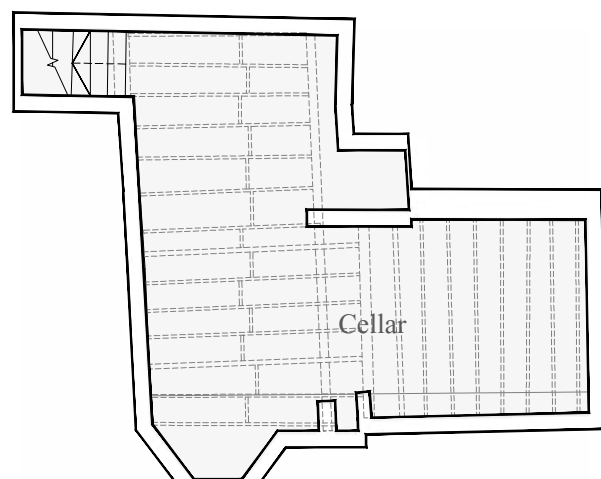
‘AS BUILT’ DRAWINGS

PLANS

KEY

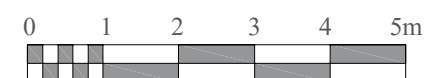
- Historic bake house
- 15th Century timber- framed building
- South gabled bay with vitrified blue headers c.1830
- New rear extension (deviation from planning approval DM/22/3694 & DM/22/3695)
- 1997 Rear additions approved under LF/083/96 & LF/084/96
- Building re-fronted in 19th Century

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

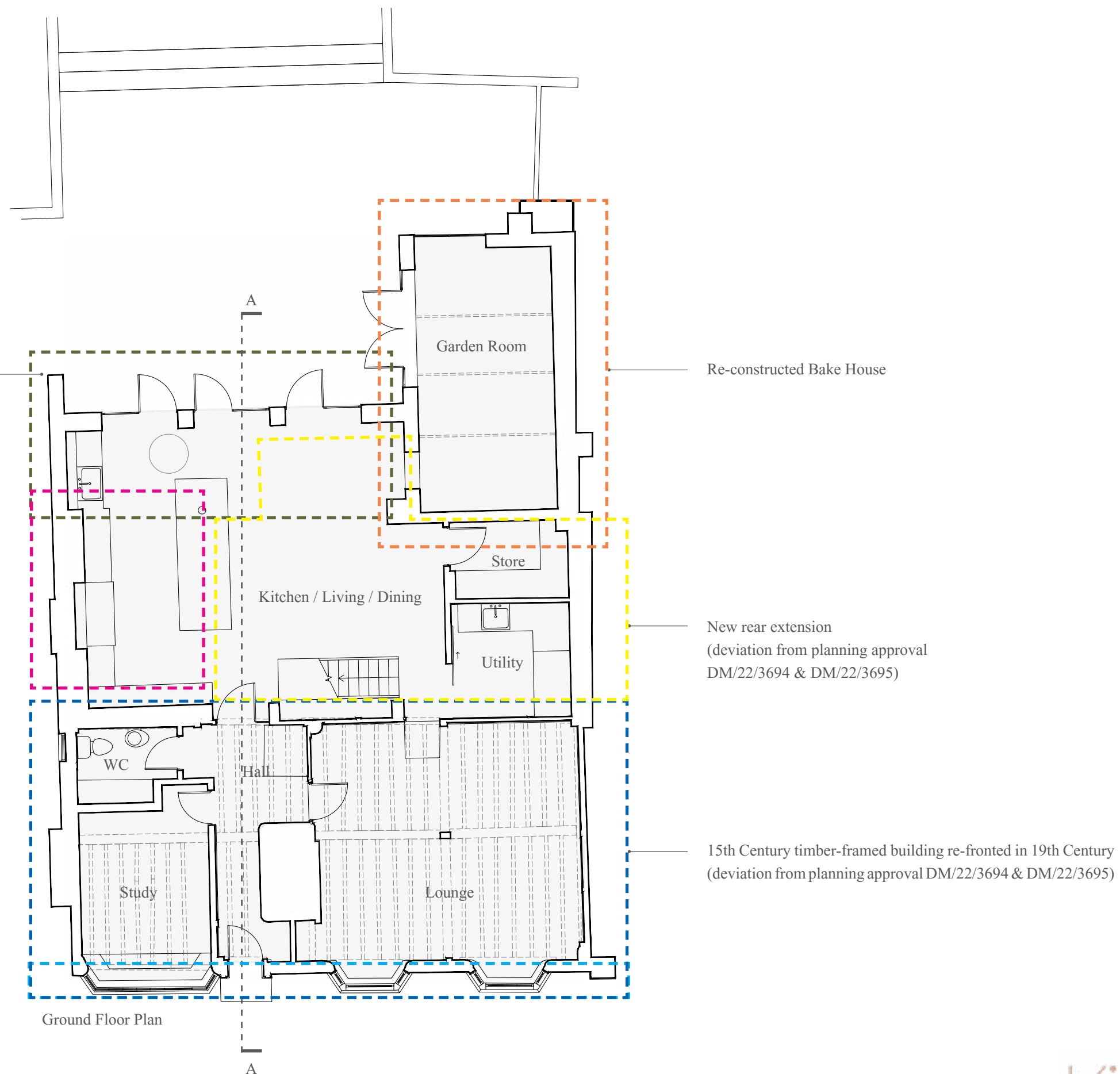


Basement Floor Plan

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



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



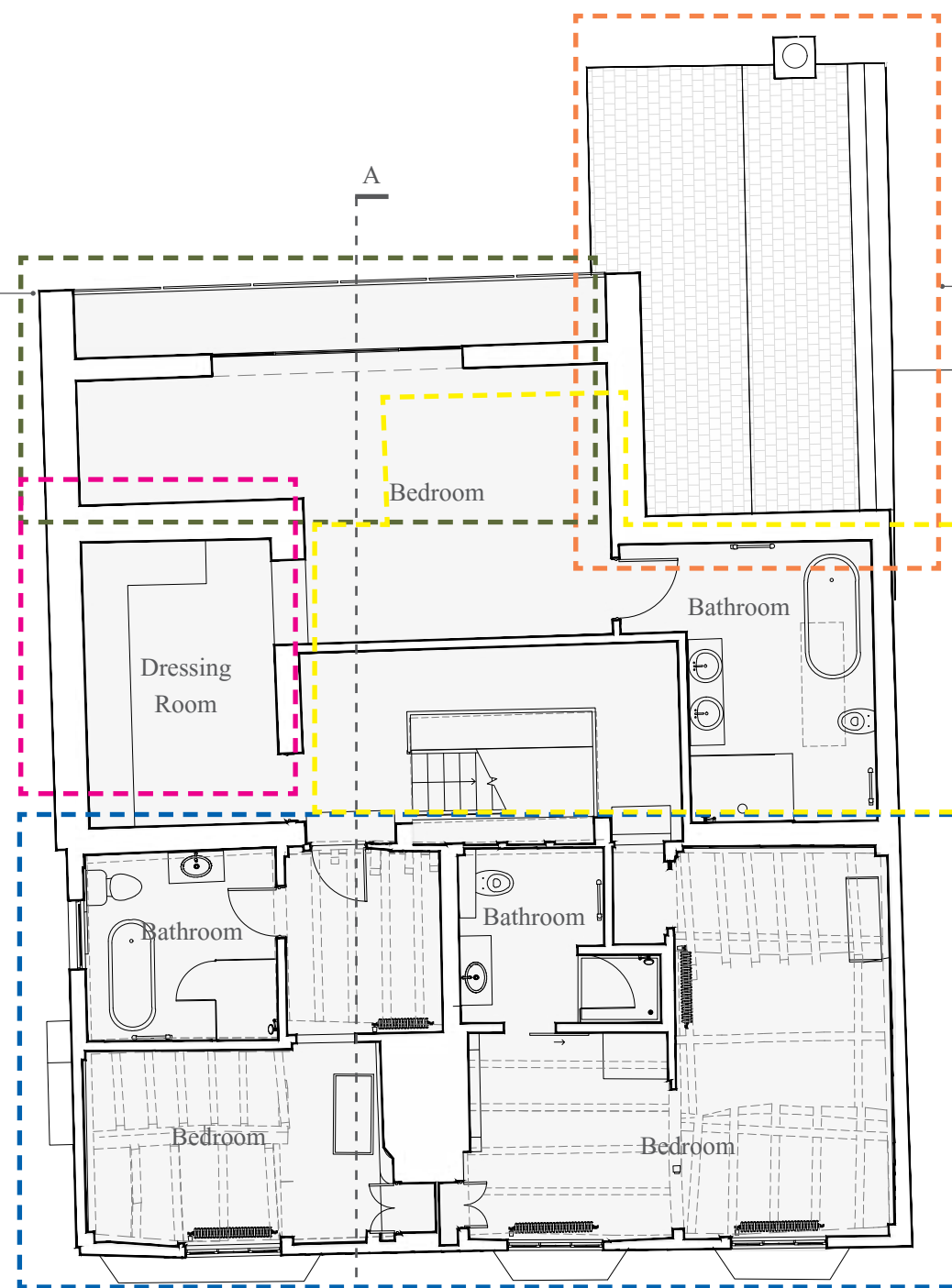
'AS BUILT' DRAWINGS

PLANS

KEY

- Historic bake house
- 15th Century timber- framed building
- South gabled bay with vitrified blue headers c.1830
- New rear extension (deviation from planning approval DM/22/3694 & DM/22/3695)
- 1997 Rear additions approved under LF/083/96 & LF/084/96
- Building re-fronted in 19th Century

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



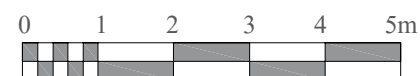
Re-constructed Bake House

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)

First Floor Plan

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



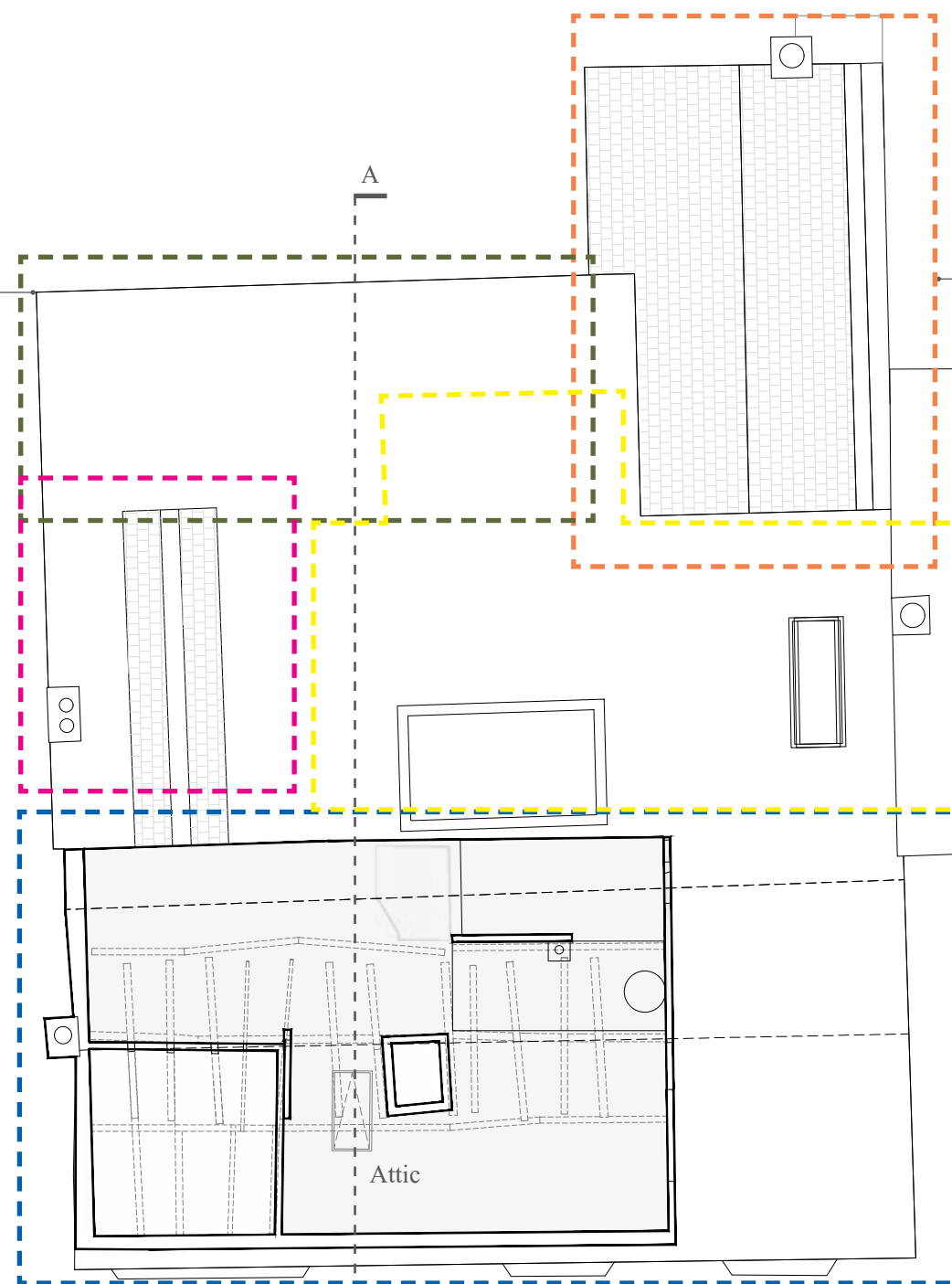
'AS BUILT' DRAWINGS

PLANS

KEY

- Historic bake house
- 15th Century timber- framed building
- South gabled bay with vitrified blue headers c.1830
- New rear extension (deviation from planning approval DM/22/3694 & DM/22/3695)
- 1997 Rear additions approved under LF/083/96 & LF/084/96
- Building re-fronted in 19th Century

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



Re-constructed Bake House

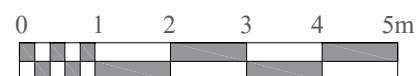
New rear extension
(deviation from planning approval
DM/22/3694 & DM/22/3695)

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

Second Floor Plan

Attic

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



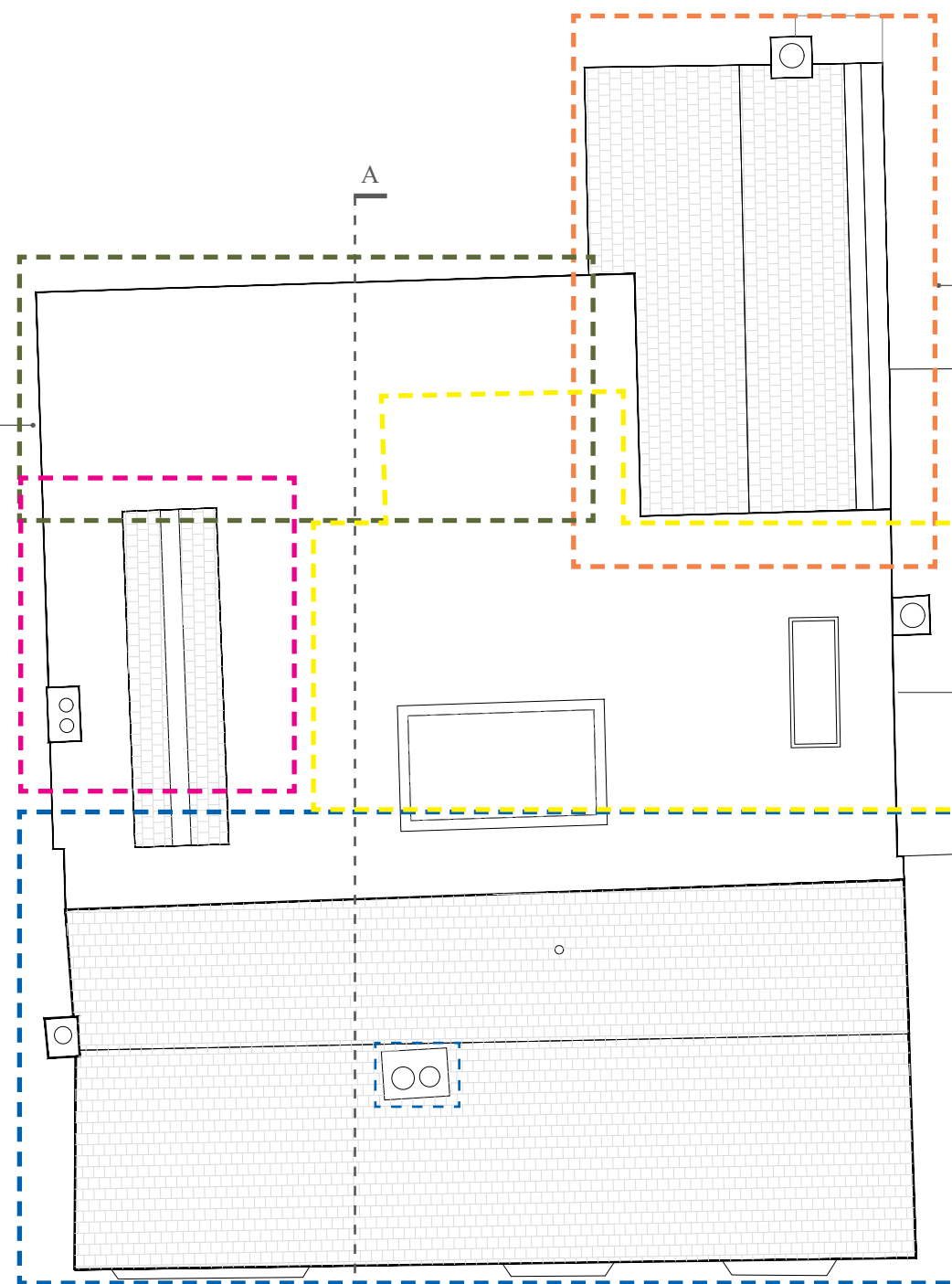
'AS BUILT' DRAWINGS

PLANS

KEY

- Historic bake house
- 15th Century timber- framed building
- South gabled bay with vitrified blue headers c.1830
- New rear extension (deviation from planning approval DM/22/3694 & DM/22/3695)
- 1997 Rear additions approved under LF/083/96 & LF/084/96
- 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)



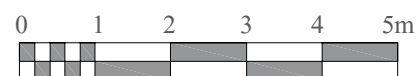
Re-constructed Bake House

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

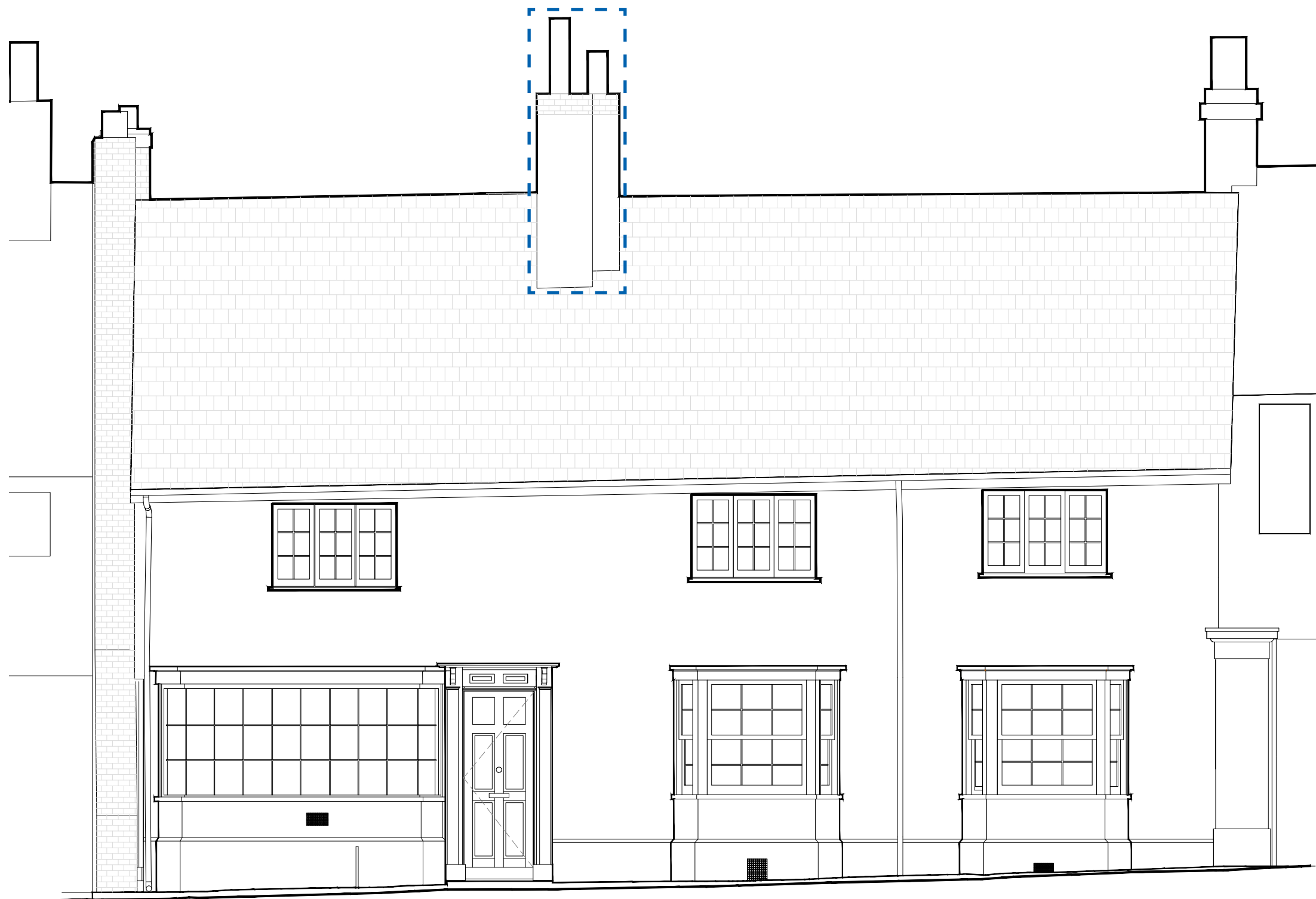
15th Century timber-framed building re-fronted in 19th Century
(deviation from planning approval DM/22/3694 & DM/22/3695)

Roof Plan

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



‘AS BUILT’
ELEVATIONS

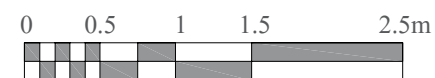


KEY:



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



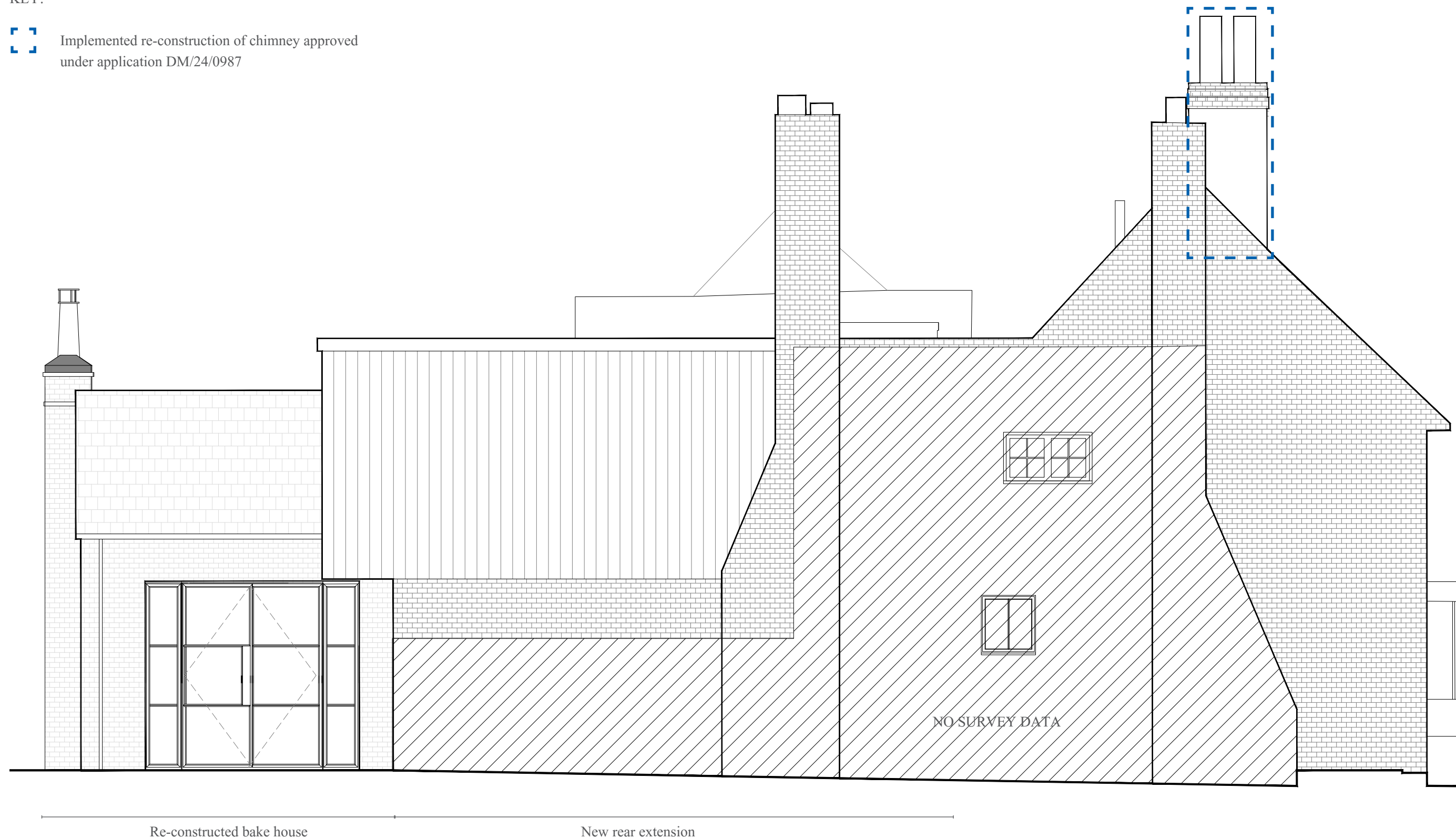
‘AS BUILT’ DRAWINGS

ELEVATIONS

KEY:



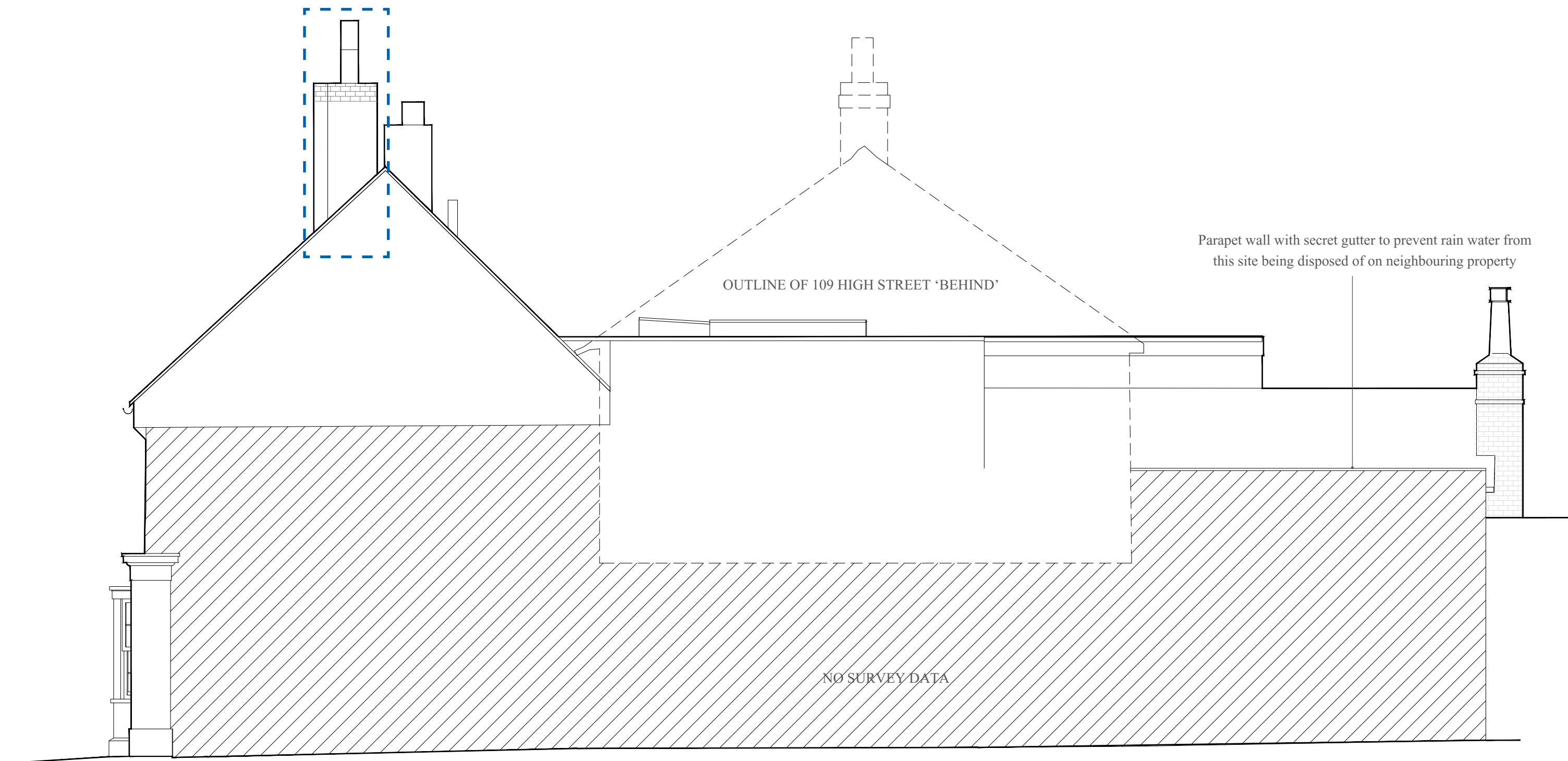
Implemented re-construction of chimney approved
under application DM/24/0987



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



‘AS BUILT’ DRAWINGS
ELEVATIONS



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



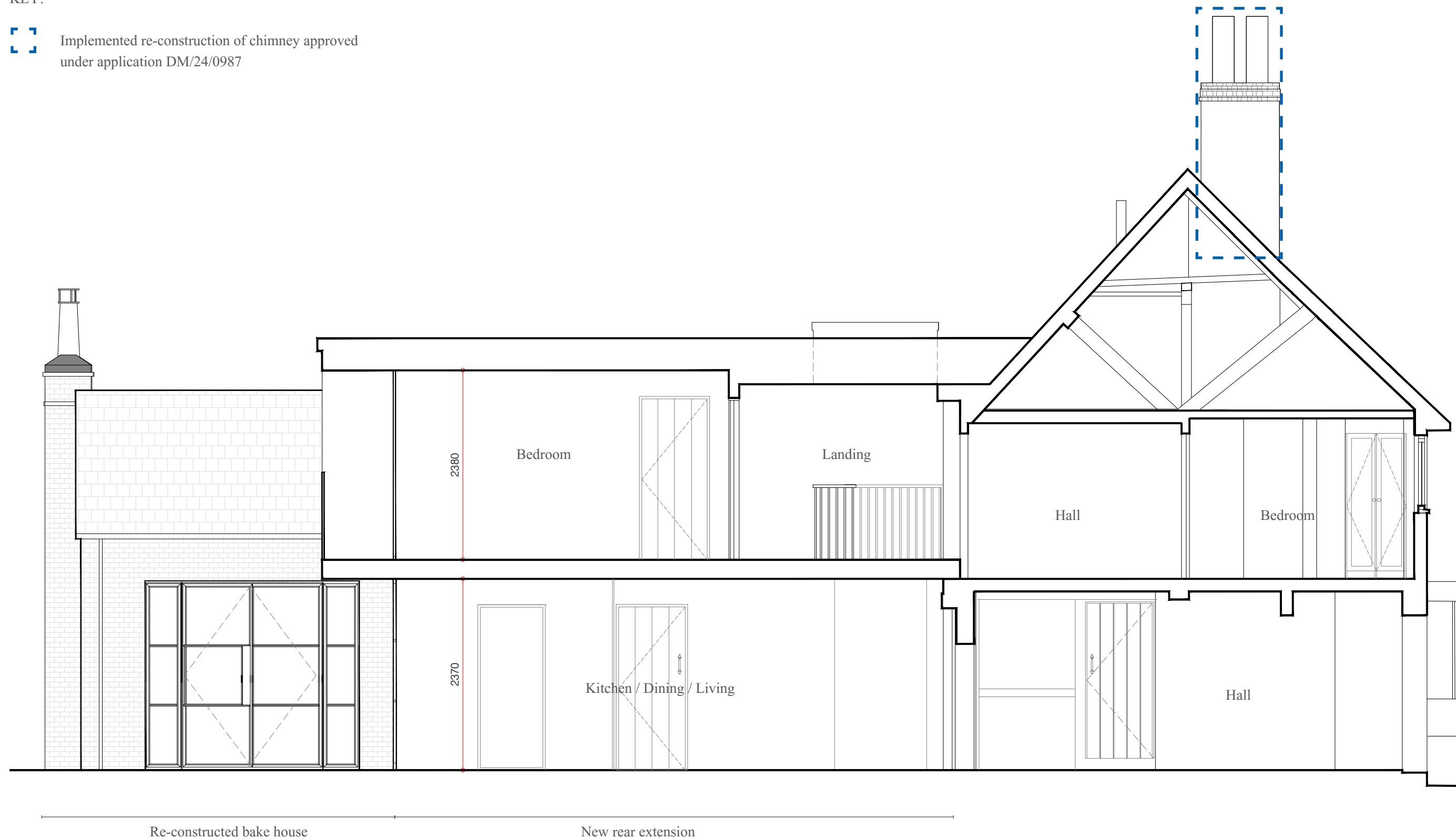
‘AS BUILT’ DRAWINGS

SECTIONAL ELEVATION

KEY:



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



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



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

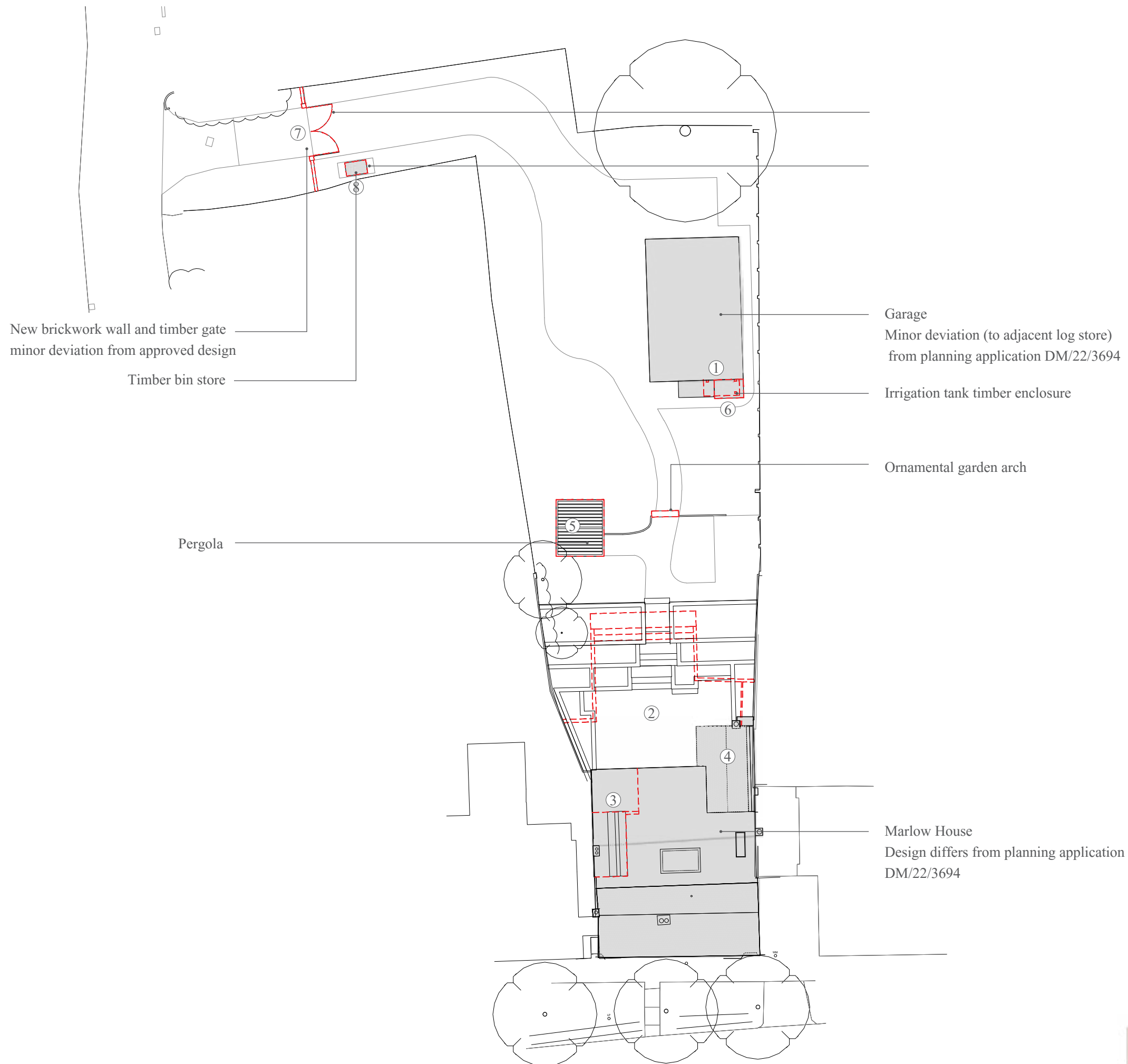
PLANS

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



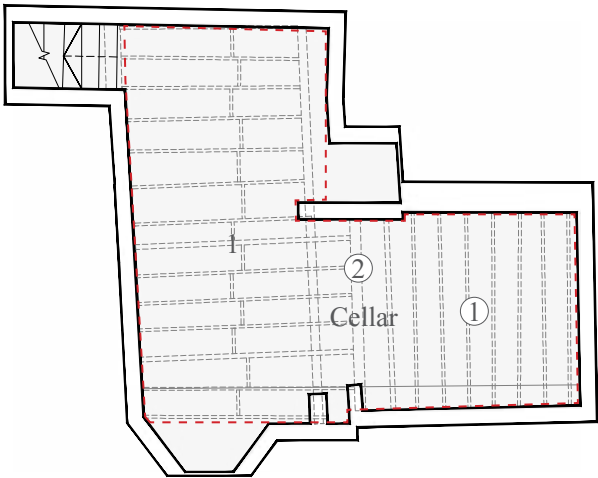
107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR



COMPARISON DRAWINGS
PLANS

LIST OF DIFFERENCES:

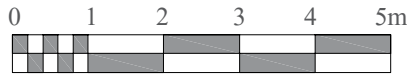
- 1. Existing joists replaced with new
- 2. Steel railway member replaced with steel beam



KEY:

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

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



COMPARISON DRAWINGS

PLANS

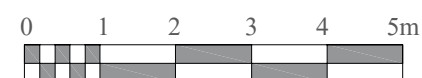
LIST OF DIFFERENCES:

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

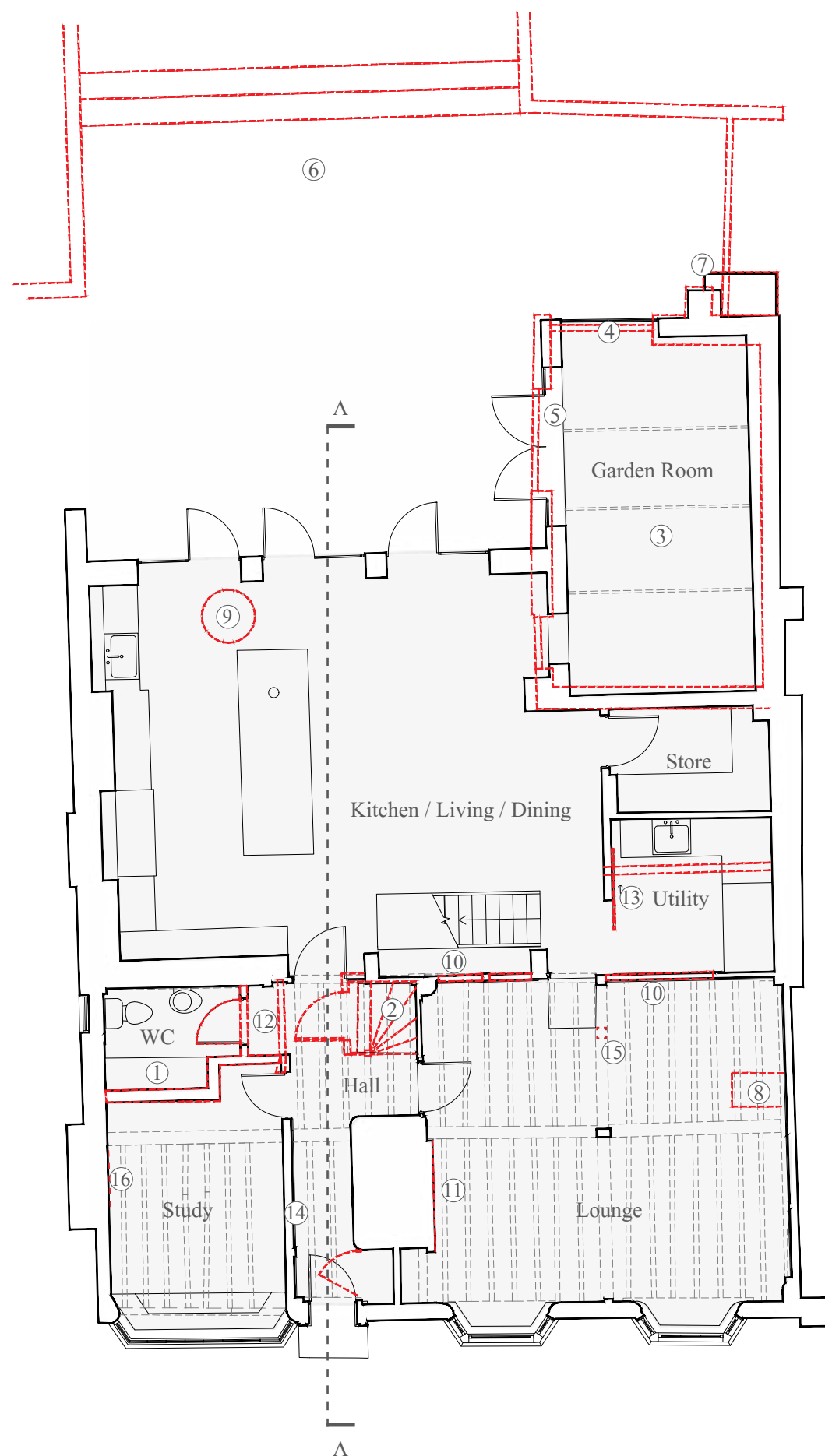
KEY:

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

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



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



COMPARISON DRAWINGS

PLANS

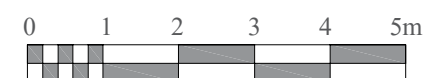
LIST OF DIFFERENCES:

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

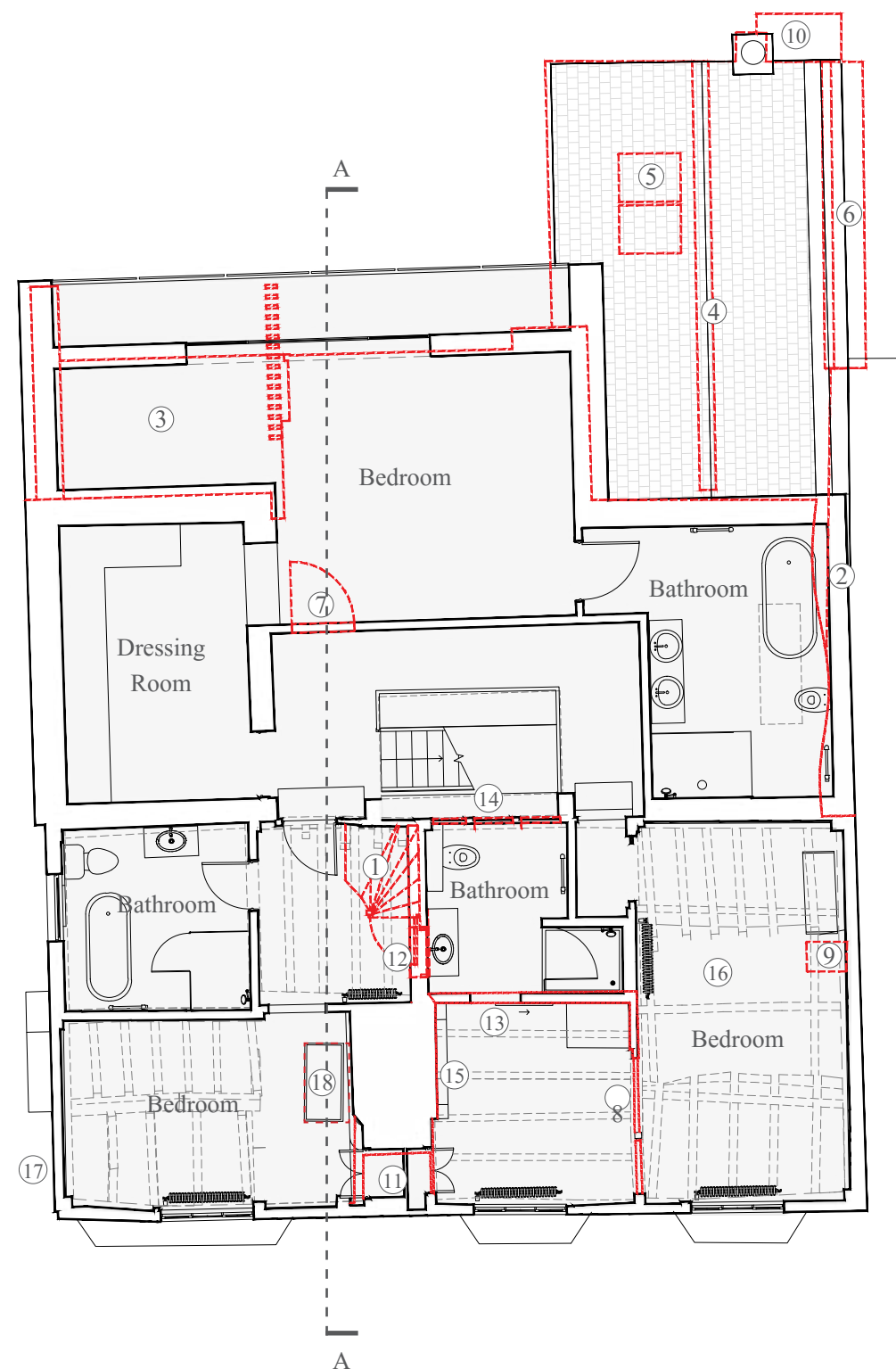
KEY:

- 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

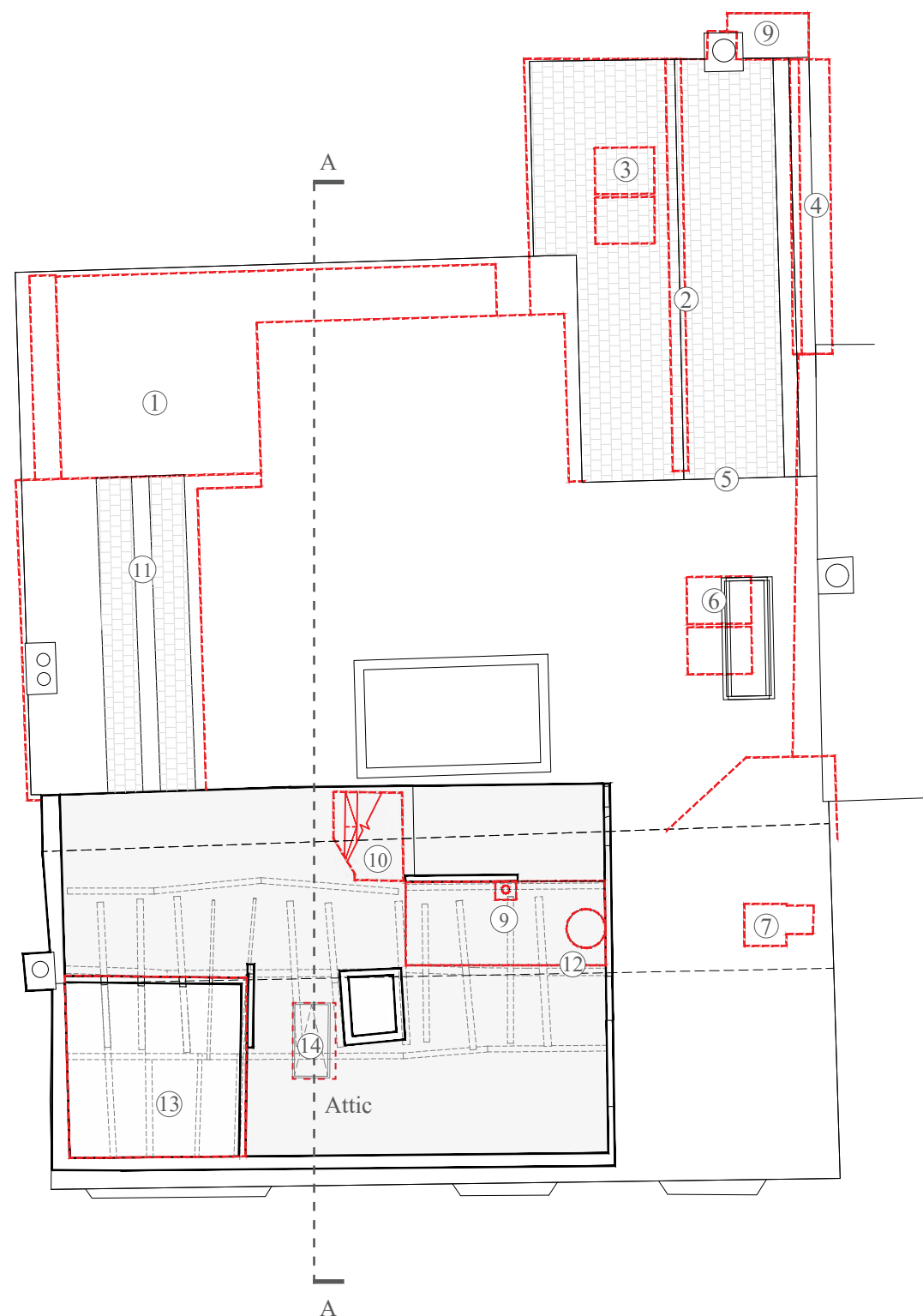


COMPARISON DRAWINGS

PLANS

LIST OF DIFFERENCES:

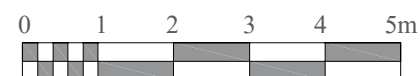
1. Rear extension extended - spanning full width, concealing the historic gable
2. Historic bake house re-constructed following its collapse during strip-out.
3. Rooflights omitted (2no)
4. Gutter design deviates from approved- parapet wall and secret gutter
5. No step between roof planes
6. Single rooflight 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

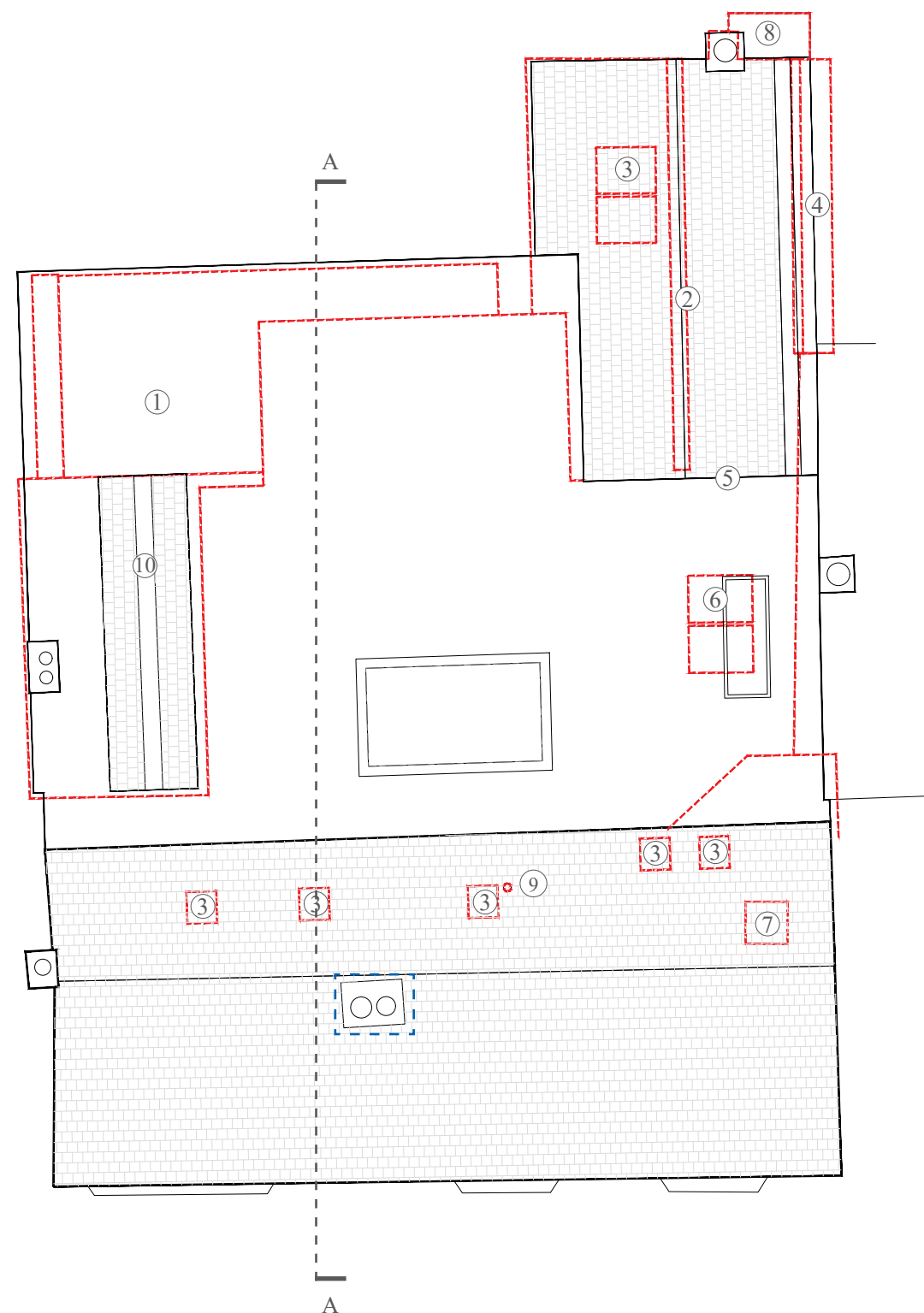


COMPARISON DRAWINGS

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

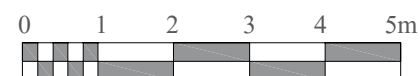


KEY:

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

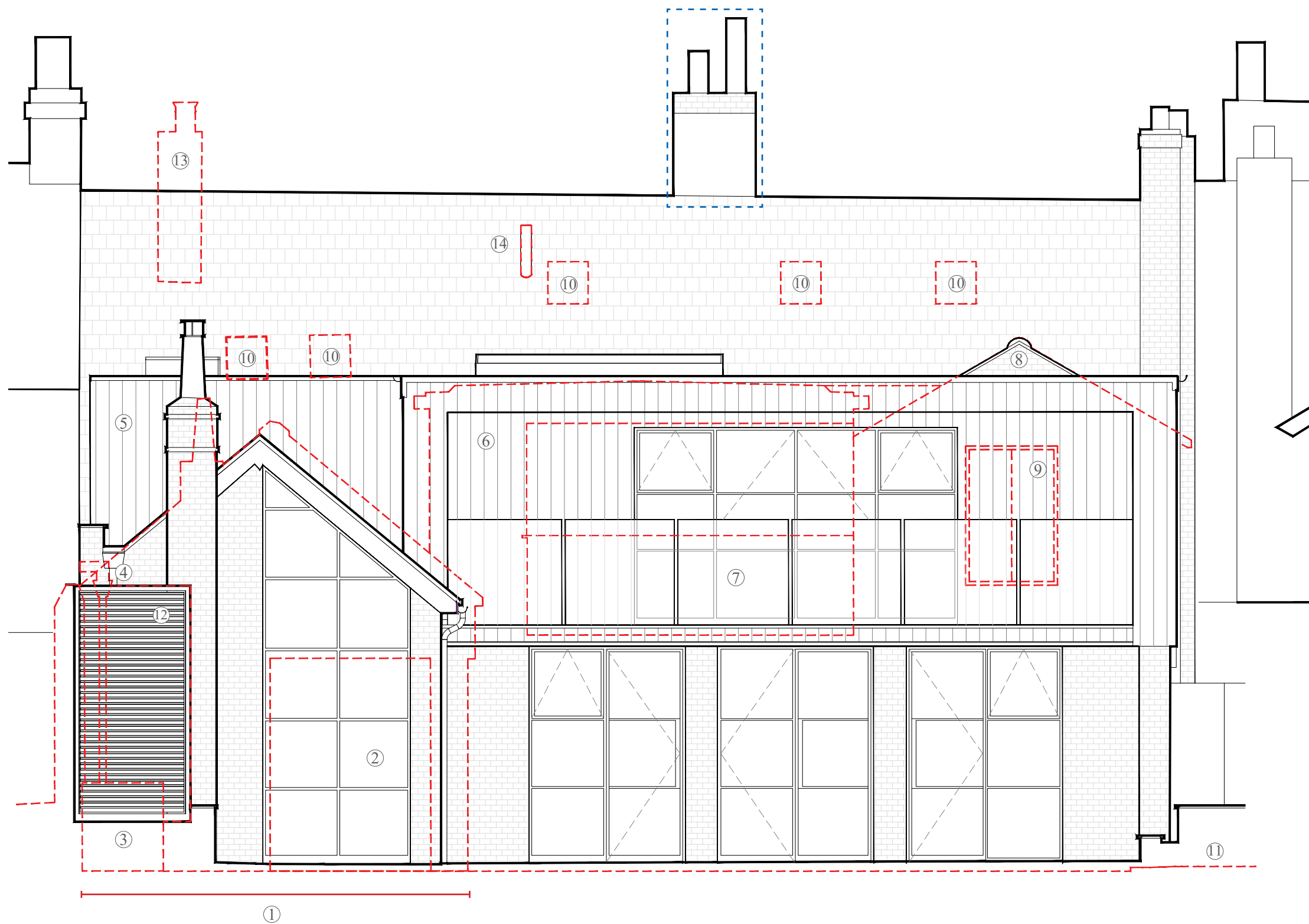
KEY:

- 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

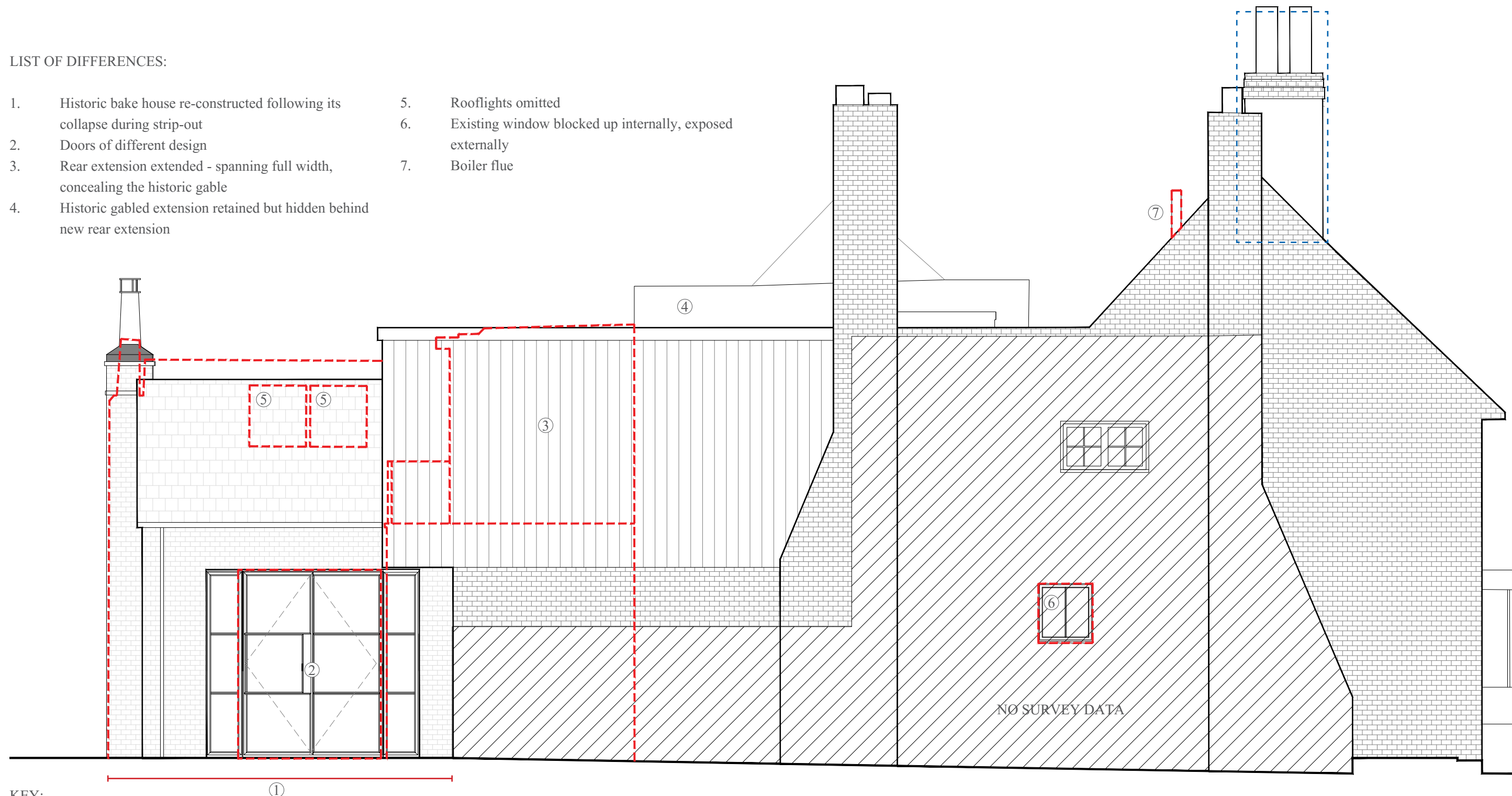


COMPARISON DRAWINGS

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

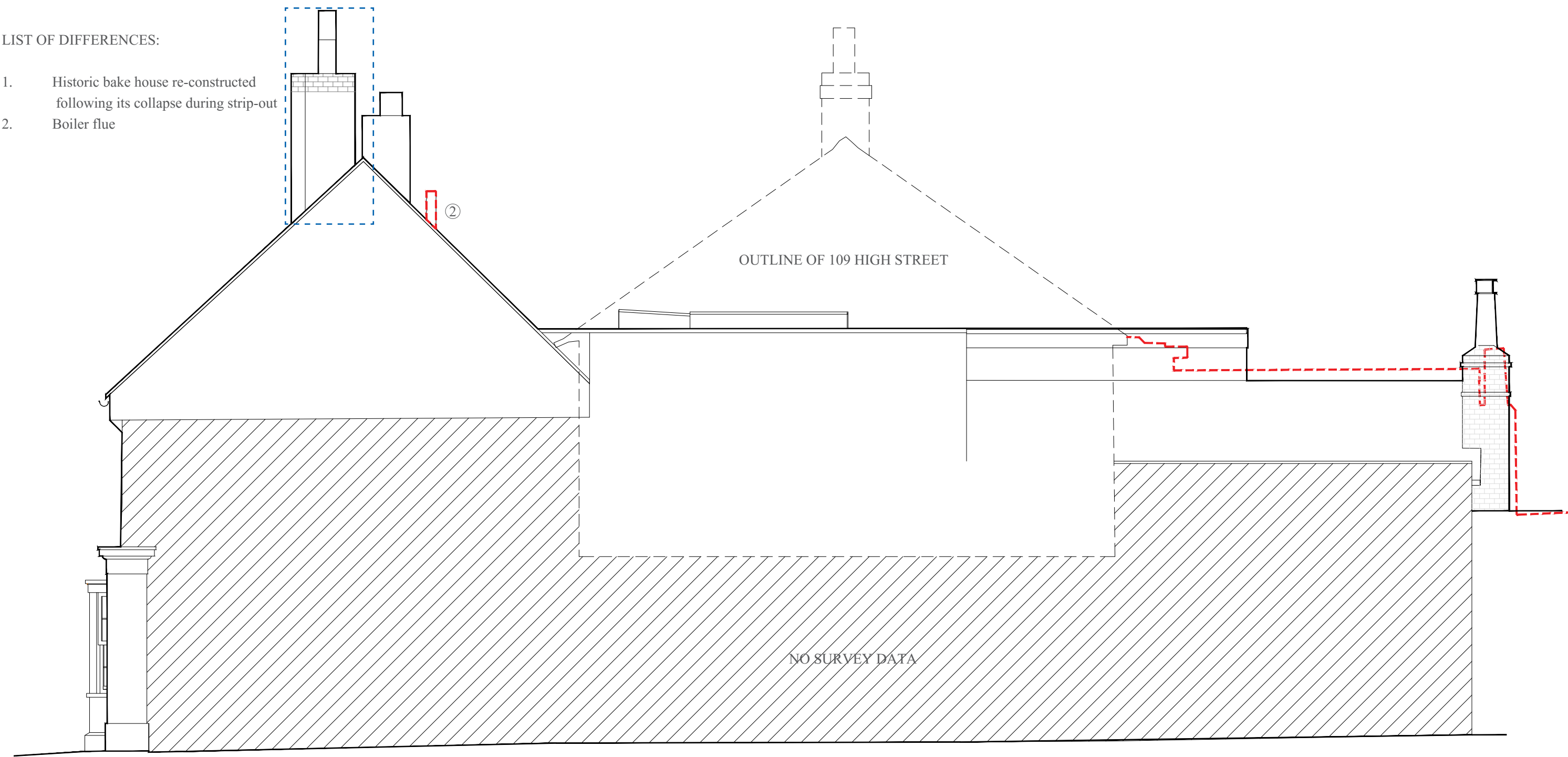


COMPARISON DRAWINGS

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

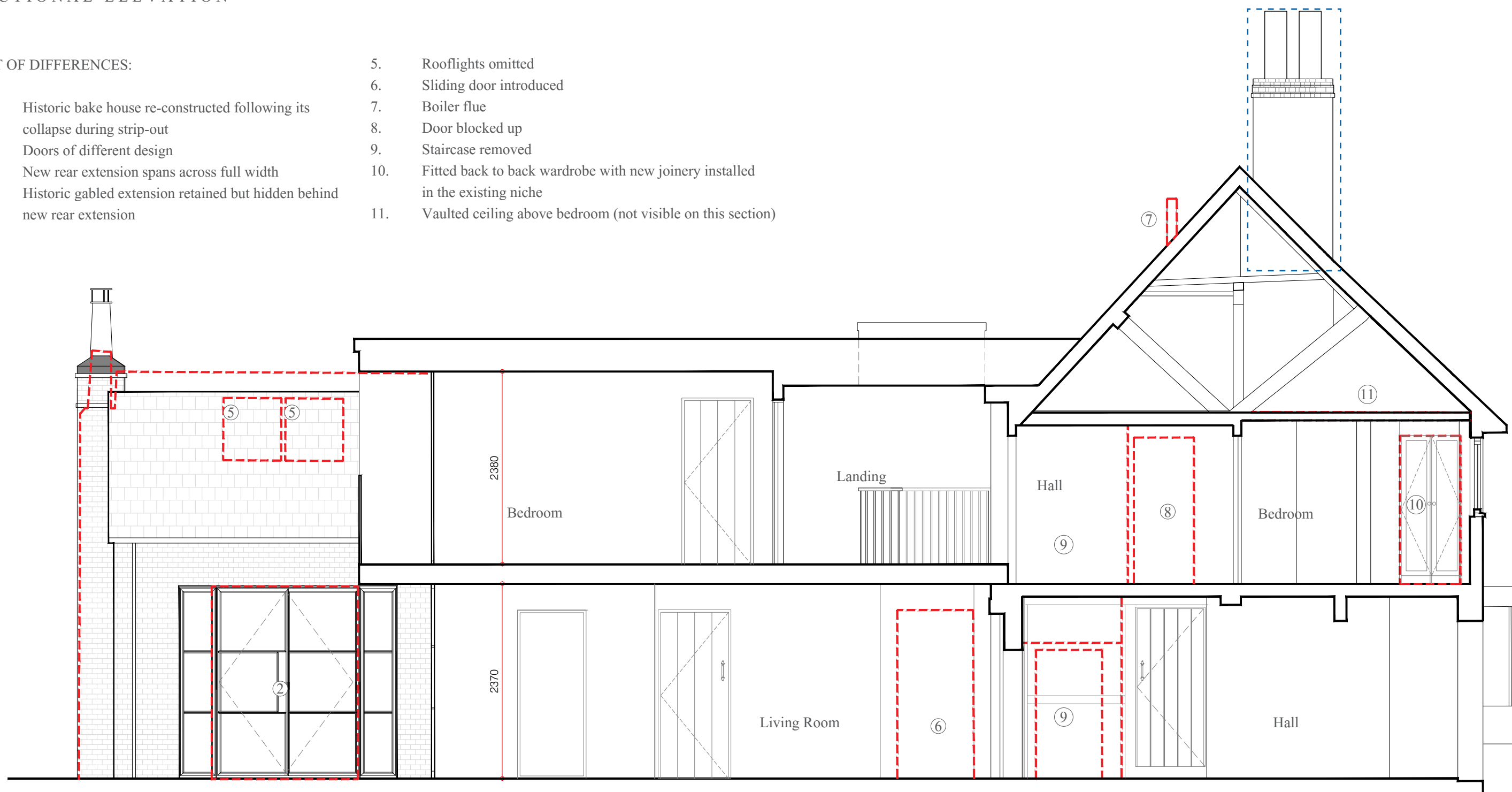


COMPARISON DRAWINGS

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 (not visible on this section) |



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.

Further amendments were undertaken following submission of application DM/25/1104.

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

1. Rear extension at first floor level to be reconstructed to closely resemble the approved extension with minor differences.
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.
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. Removed infill panels 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 first 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 and historic timber joists 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 frame and door jamb and modern plaster infill in ground floor lounge. Door jamb and timber frame to be reinstated.
26. Attic floorboards reinstated in the southern part of attic

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

27. Rear extension at first floor level to be reconstructed to closely resemble the approved extension with minor differences.
28. 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.
29. Ground floor to first and first floor to attic level corkscrew winder staircase to be reinstated using the original materials recovered from the 17th century historic fabric. Joinery encasement implemented on ground floor. Access door to first floor–attic stair flight reinstated, including the reinstatement of access through the first floor as part of the winder staircase, which had previously been sealed over.
30. Basement access hatch removed, historic timber door within joinery encasement to be reinstated
31. Opening above the first floor staircase reinstated to allow for attic access. Access hatch to be introduced.
32. Reception partition wall- Oak door jamb and oak framework to be reinstated
33. Partition wall infill panels to be reinstated in the first floor bedroom
34. Bakehouse west elevation - tall window replaced with one of the same height as other openings on GF. Top section to be filled in with brickwork wall (previously approved brick type).
35. Lime plaster to be removed from old western basement wall

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. Full width rear extension reconstructed to expose the historic gable, as approved
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

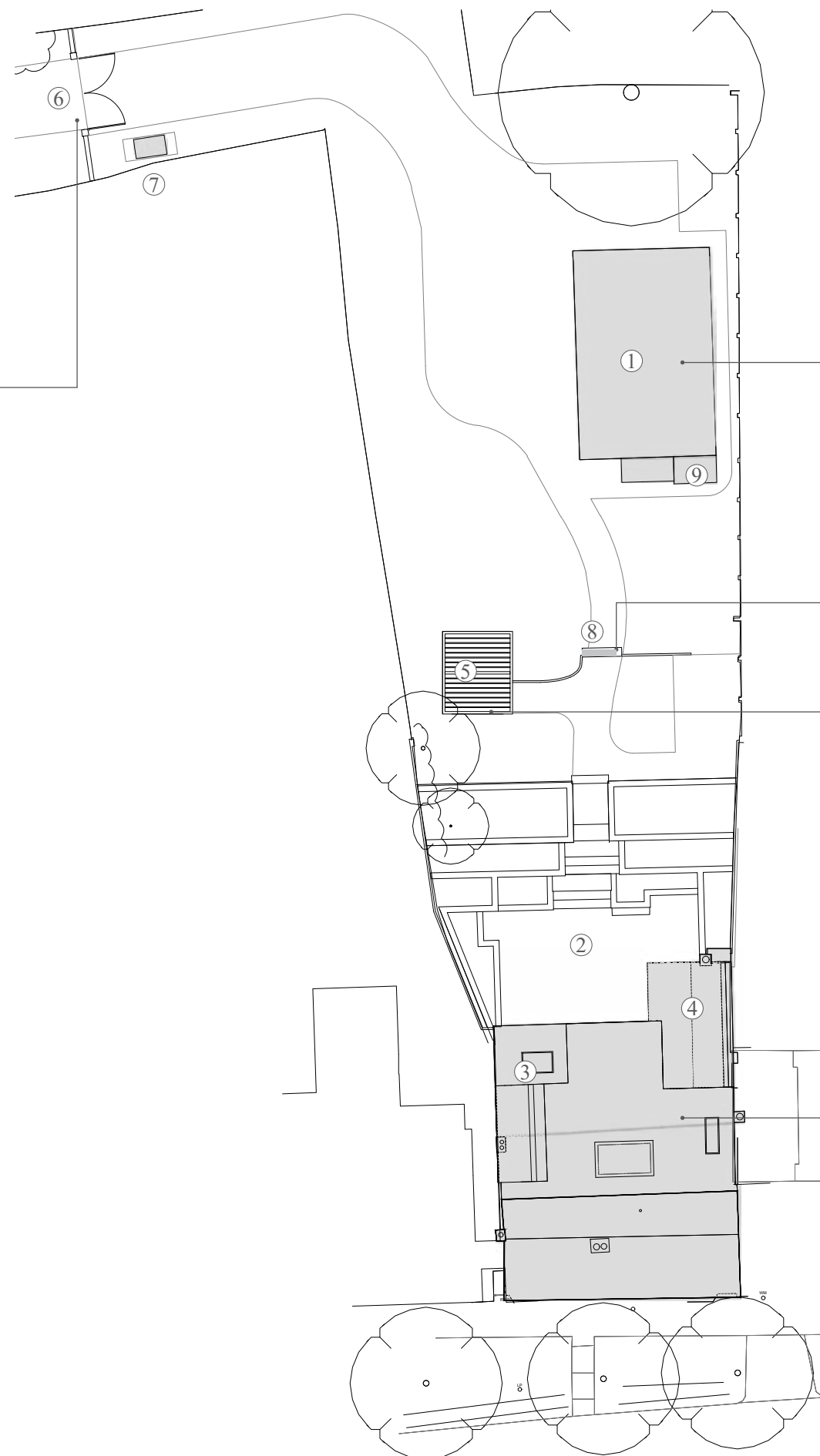
Rear extension to Marlow House
Design differs from planning application
DM/22/3694
- to remain as implemented

PROPOSED SITE PLAN_REV A. 1:300@A3

0 1 2 3 4 5 10 15 20m



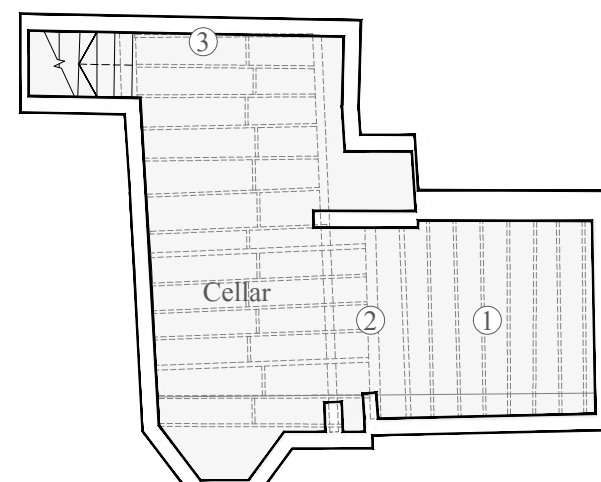
107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR



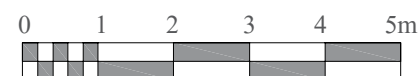
PROPOSED REGULARISATION OF SCHEME PLANS

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
3. Lime plaster to be removed from western wall



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



PROPOSED REGULARISATION OF SCHEME

PLANS

PROPOSED RETENTION & AMENDMENTS:

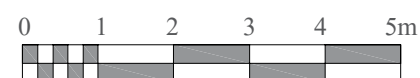
1. Change of layout - WC added *
2. Existing joinery and staircase: non-original joinery and historic staircase to be reinstated
3. Historic bake house re-constructed following its collapse during strip-out. *
4. Window of different design to be replaced with 6 pane crittle window
5. Doors of different 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 to be removed, original basement access door reinstated
18. Historic door jamb and timber frame member to ground floor northern room reinstated to make the original stud partition legible (it was heavily altered in the 20th century)
19. Rooflight above

KEY:

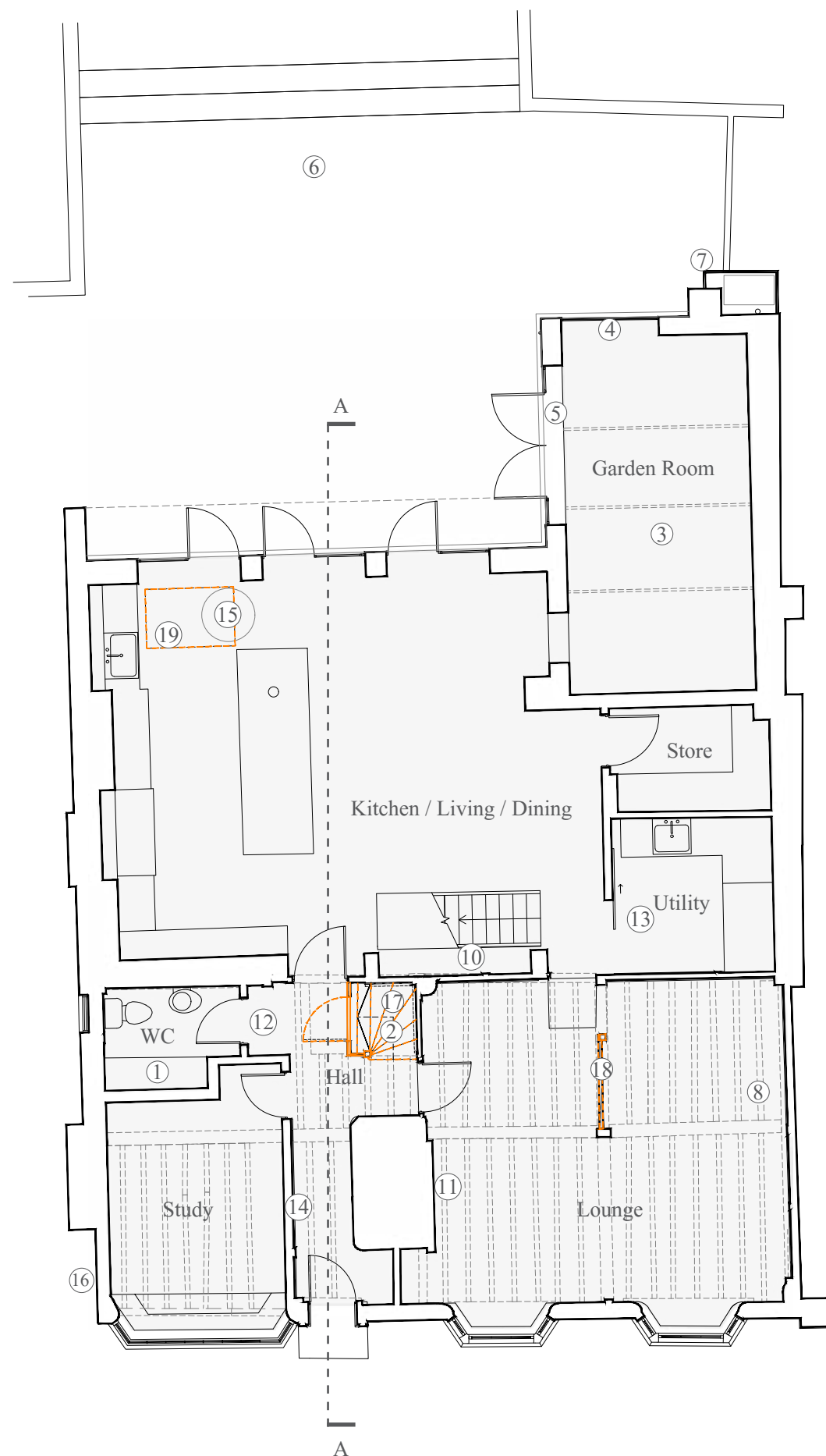
Outline of proposed amendments to the as-built house

* To remain as implemented

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



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



PROPOSED REGULARISATION OF SCHEME PLANS

PROPOSED RETENTION & AMENDMENTS:

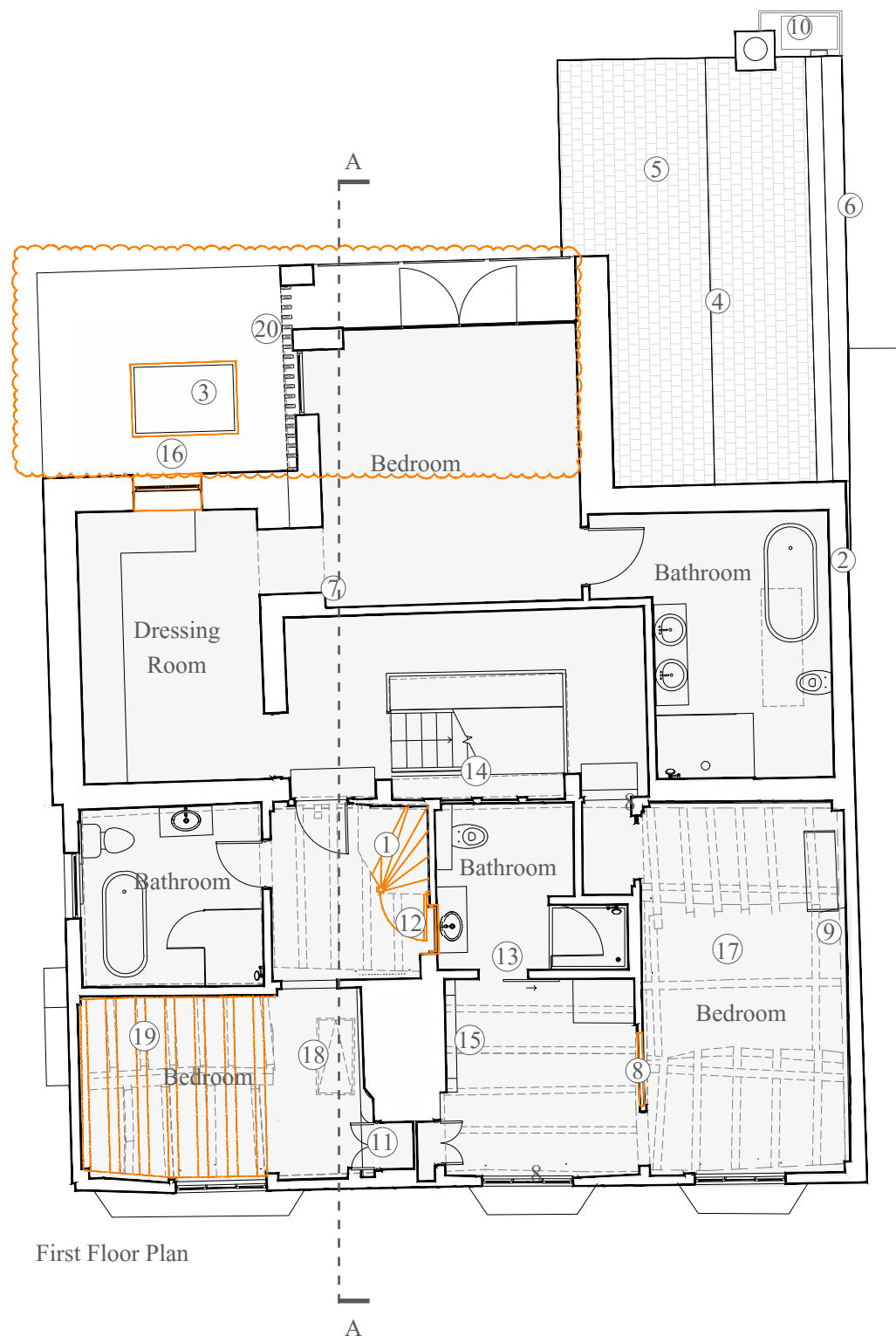
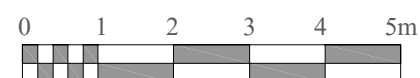
1. Joinery and staircase: non-original door reinstated, staircase to be reinstated using some sections of salvaged timber
2. Flat roof extension above bathroom *
3. Full width flat roof rear extension reconstructed to expose the historic gable, as approved
4. Historic bake house re-constructed following 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. Lime plaster infill to be reinstated
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. New sash window and historic gable wall exposed
17. Overlaid seasoned oak flooring to first floor rooms overlaying original floorboards (retained in situ)
18. Attic access hatch *
19. Historic timber ceiling joists above bedroom to be removed
20. Vertical timber cladding with natural finish

KEY:

Outline of proposed amendments to the as-built house

* To remain as implemented

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



PROPOSED REGULARISATION OF SCHEME PLANS

PROPOSED RETENTION & AMENDMENTS:

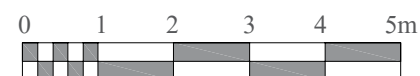
1. Full width flat roof rear extension reconstructed to expose the historic gable, as approved
2. Historic bake house re-constructed following its collapse during strip-out. *
3. Rooflights omitted *
4. Gutter design deviates from approved- parapet wall and secret gutter to enhance rainwater and surface 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. Rooflight above the kitchen for visual connection with the historic gable
11. Attic access reinstated, new access hatch introduced
12. Vaulted ceiling introduced above south east 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 *
16. Historic timber joists removed above bedroom, as approved.
17. Flat roof above outrigger removed

KEY:

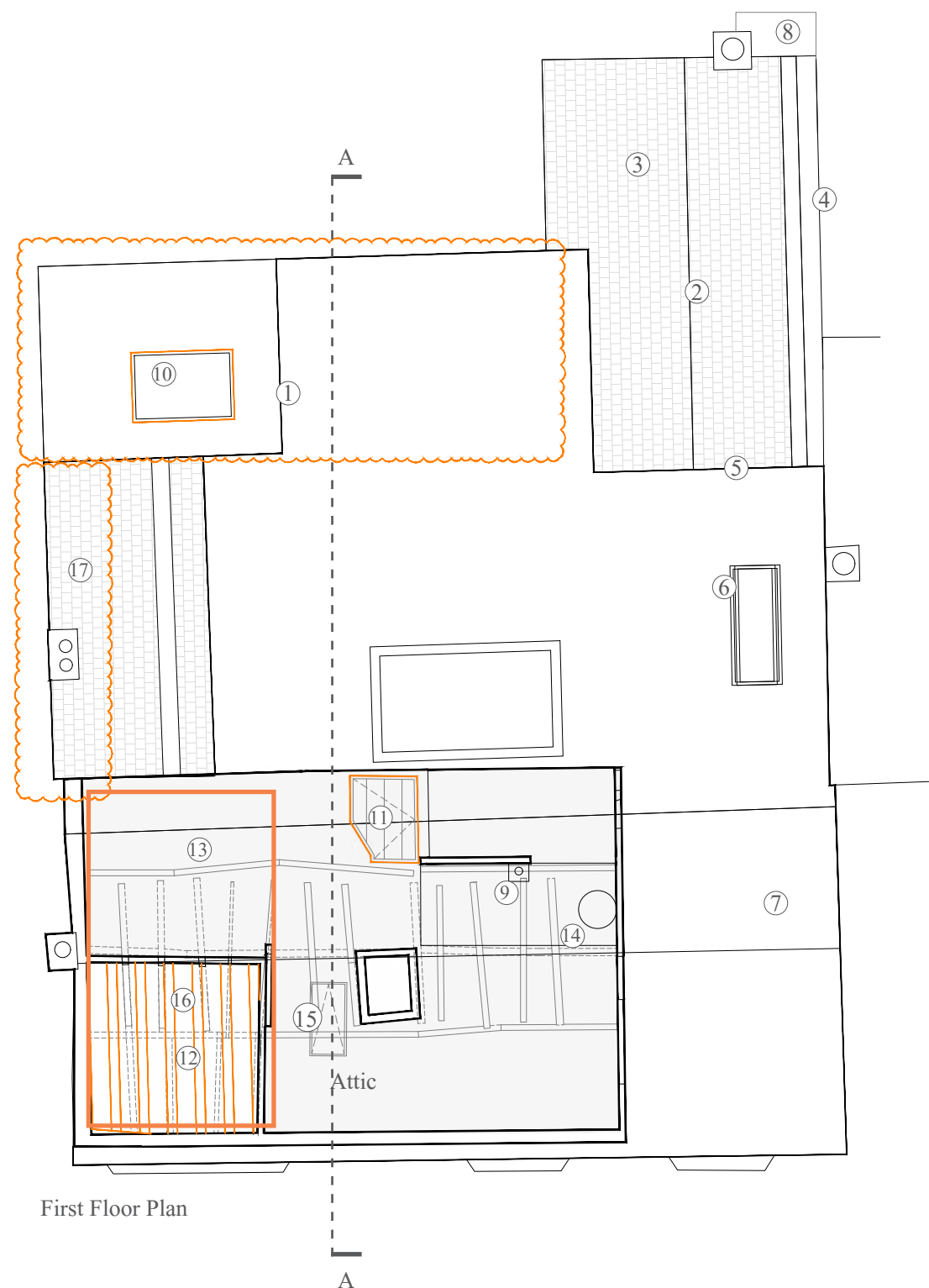
Outline of proposed amendments to the as-built house

* To remain as implemented

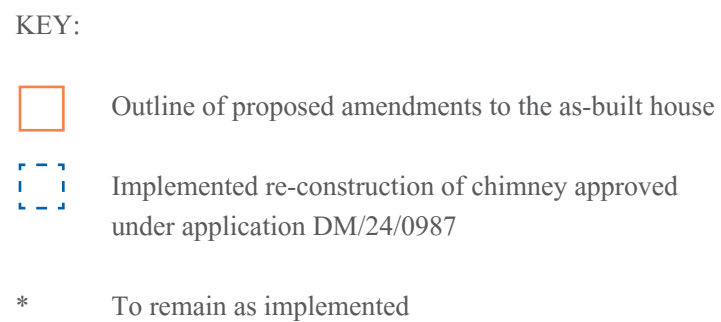
PROPOSED SECOND FLOOR PLAN REV C. 1:100@A3



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



1. Full width flat roof rear extension reconstructed to expose the historic gable, as approved
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. Rooflight above the kitchen for visual connection with the historic gable
11. Flat roof above outrigger removed



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. New crittle window of the same specification but lower (6 panes, lining up with top of other windows and doors on ground floor) to be installed, opening above to be infilled with brickwork to match
3. Raised planter not constructed *
4. Gutter design deviates from approved- parapet wall and secret gutter *
5. Flat roof infill*
6. Rear extension reconstructed - historic gable exposed as approved
7. Terrace balustrade glazed instead of metal *
8. Historic gable exposed
9. New timber sash window
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 REV B. 1:50@A3

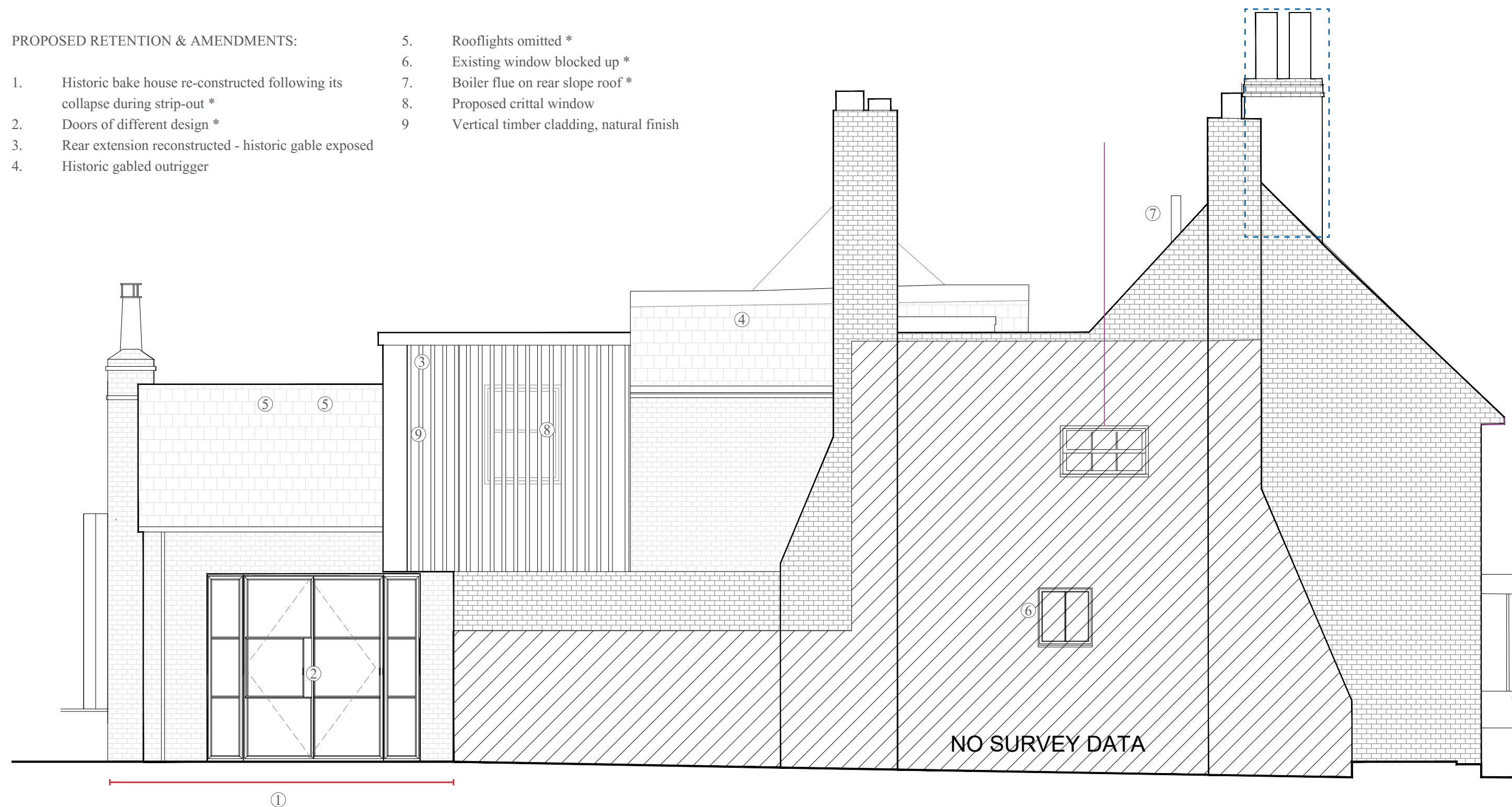


PROPOSED REGULARISATION OF SCHEME

ELEVATIONS

PROPOSED RETENTION & AMENDMENTS:

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. Historic bake house re-constructed following its collapse during strip-out * 2. Doors of different design * 3. Rear extension reconstructed - historic gable exposed 4. Historic gabled outrigger | <ol style="list-style-type: none"> 5. Rooflights omitted * 6. Existing window blocked up * 7. Boiler flue on rear slope roof * 8. Proposed crittal window 9. Vertical timber cladding, natural finish |
|---|--|



KEY:

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

PROPOSED SOUTH ELEVATION_REV A. 1:50@A3

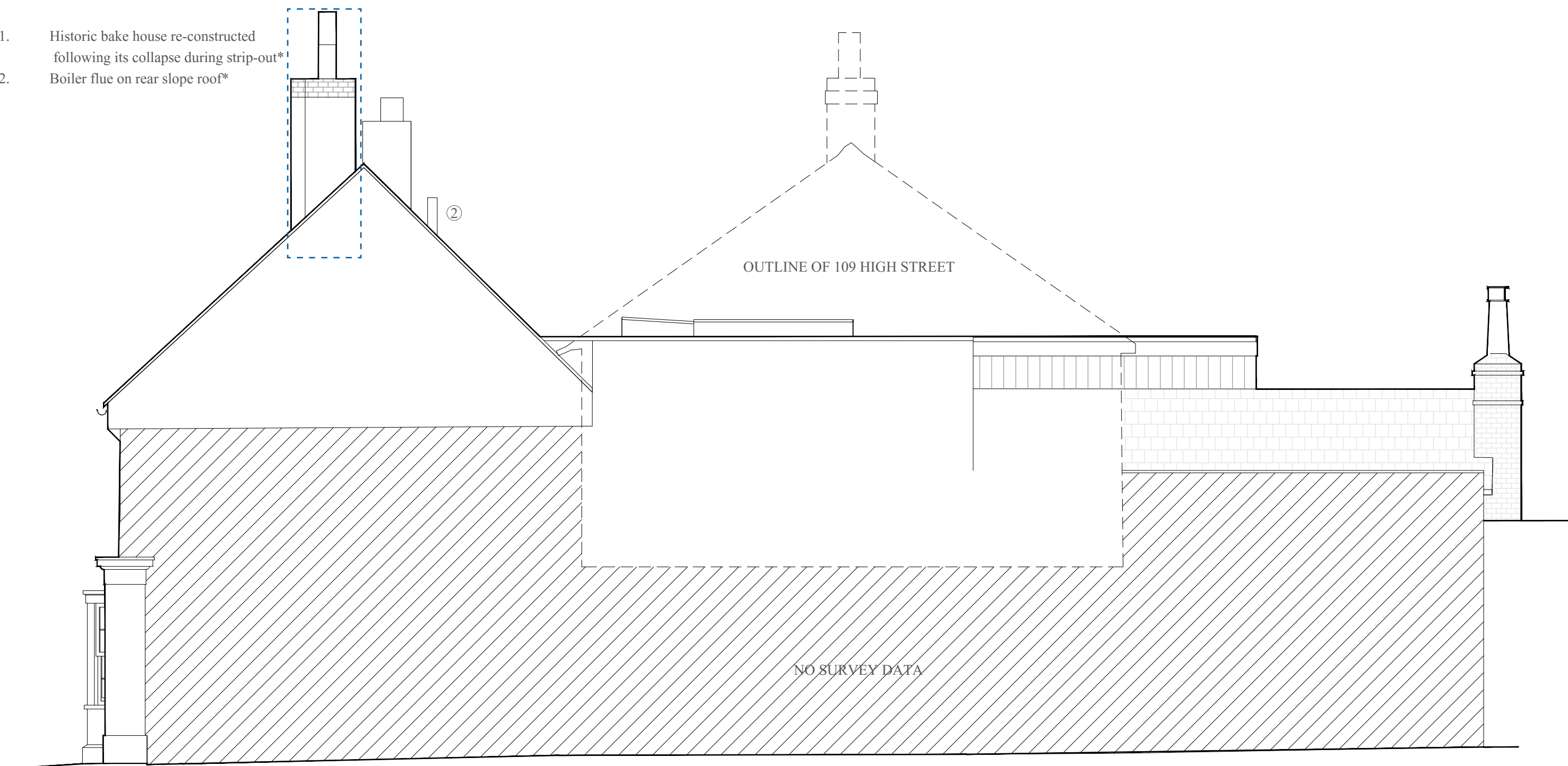


PROPOSED REGULARISATION OF SCHEME

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

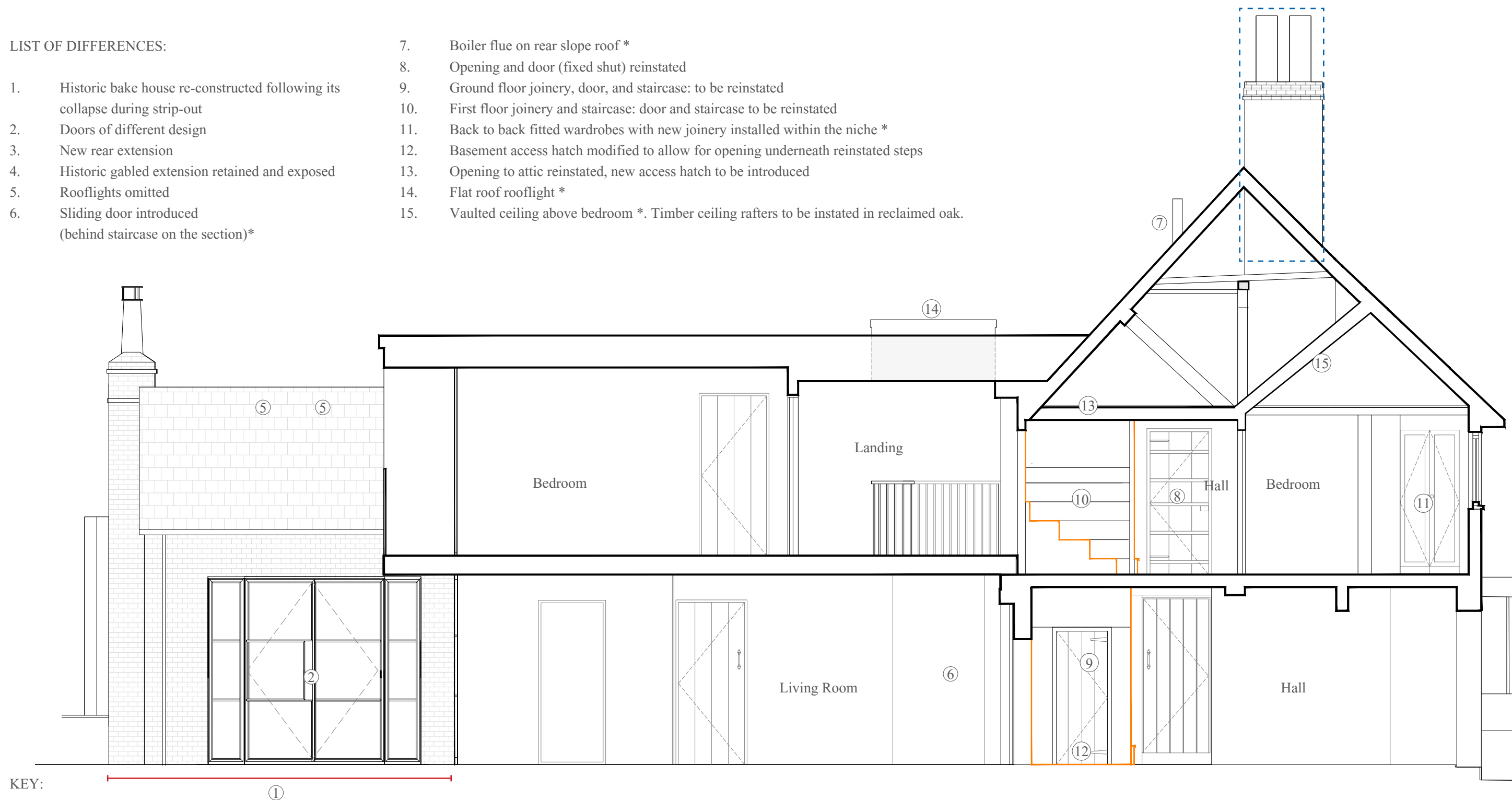


PROPOSED REGULARISATION OF SCHEME

SECTIONAL ELEVATION

LIST OF DIFFERENCES:

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



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

