

PART VIII | JUSTIFICATION

This section of the document is to be read in conjunction with Heritage Statement prepared by HCUK and detail drawings provided by Studio Kyson.



JUSTIFICATION

BUILDING CONDITION BEFORE WORKS

It is noted that the historic building underwent multiple alterations before it came to the Applicant's possession. During the strip out works and construction, multiple non-original elements were discovered. This includes large areas of breeze block within walls and modern gypsum plaster infill panels to walls and plasterboard ceilings, between the original 15th century timber frame elements. Furthermore, the historic oak frame was covered in many locations underneath plasterboard and/or wallpaper and its beauty, character and historic value were not tangible. Please refer to the adjacent photographs.



Breeze block within external and internal walls



Gypsum plaster infill panels and wallpaper to walls, plastered ceiling hiding timber frame underneath

JUSTIFICATION

FLAT ROOF EXTENSION

The new rear extension includes a flat roof extension above the bathroom at the northern end of the first-floor plan. Clad in the same timber panels as the main rear extension, the dormer stands out clearly from the existing building. This deliberate contrast emphasizes the new construction rather than attempting to blend it with the historic fabric, which is considered the appropriate design approach.

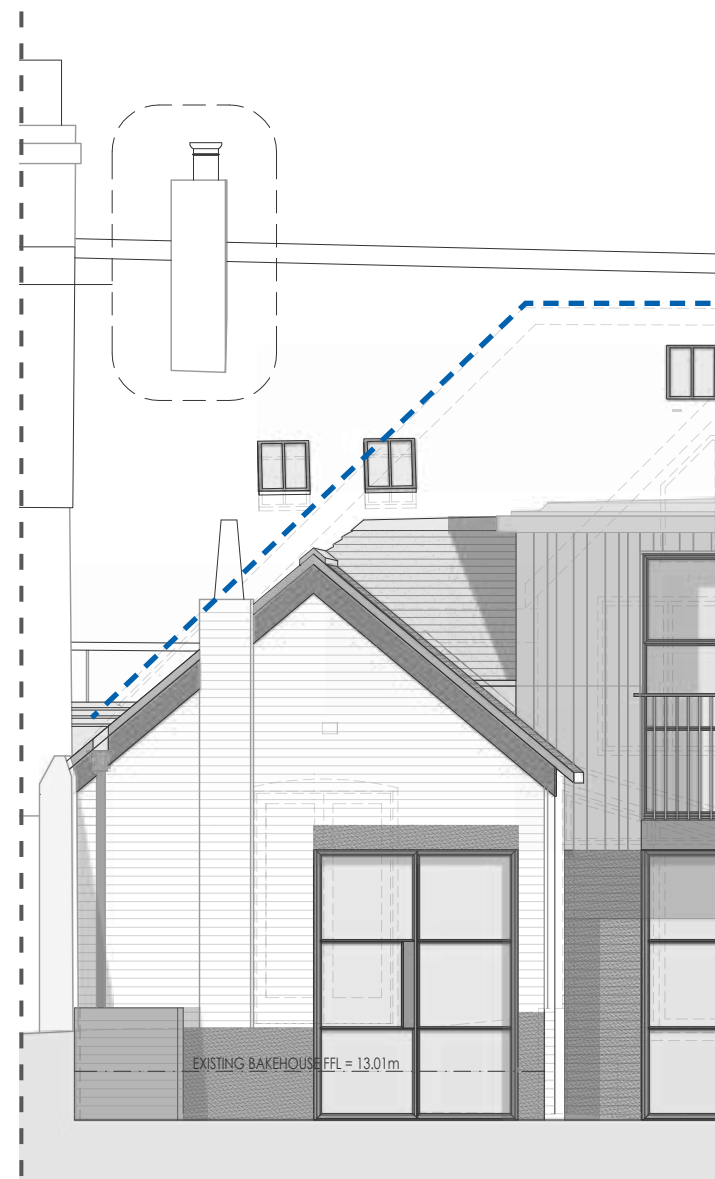
The approved scheme proposed the roof above the bathroom to be pitched, following the angle of the bake house roof. This would result in diluted significance of the bake house roof. In the contrary, the 'as-built' roof infill frames the roof of the bake house and allows it to clearly stand out.

As demonstrated on the adjacent section drawing, the approved scheme pitched roof above bathroom offers limited floor to ceiling height, making the space unusable. The minimum practical height at the lowest point (where the roof meets the wall) is typically around 1.5 meters. The flat roof solution mitigates this issue and improves the quality of space in a sensitive design manner.

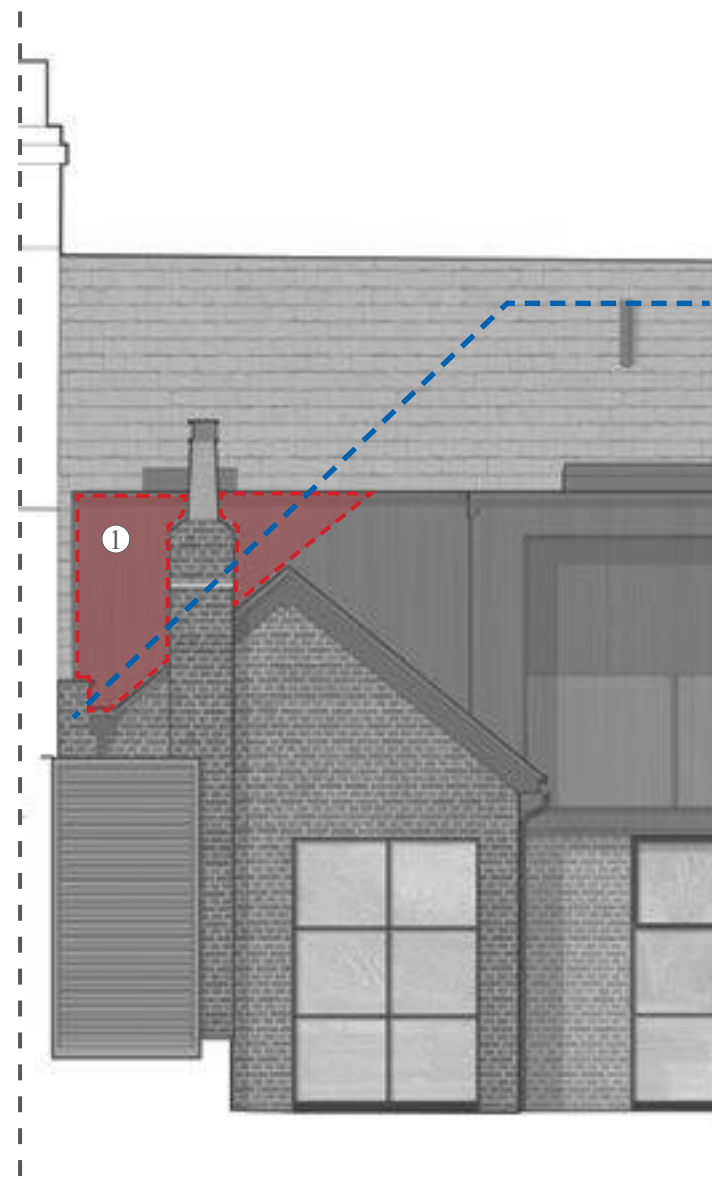
Furthermore, when overlaid with the pre-construction rear elevation roofline, the implemented flat roof extension appears modest in size.

KEY:

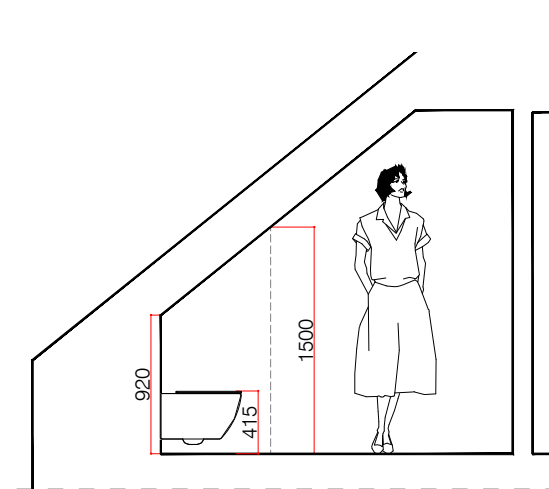
- 1. Flat roof extension above bathroom
- Area of deviation
- Pre-construction rear extension roof line



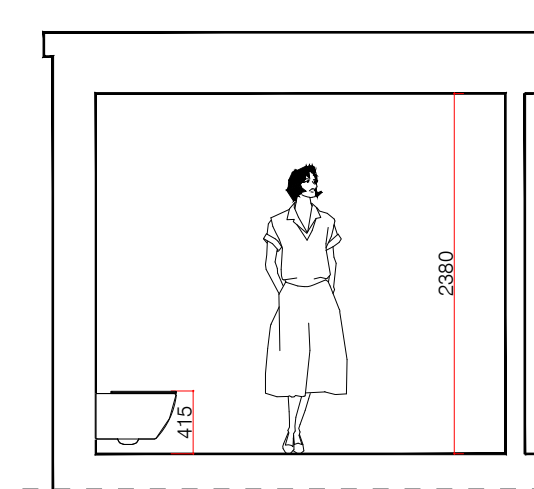
1. Approved rear elevation - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved).



3. Proposed rear elevation - constructed in broad accordance with the originally submitted drawings under application DM/22/3694 & DM/22/3695. Proposed to remain as constructed.



2. Approved unusable first floor bathroom - section



4. 'As-built' first floor bathroom - section

JUSTIFICATION

GABLED OUTRIGGER - HISTORIC WINDOW REINSTATEMENT

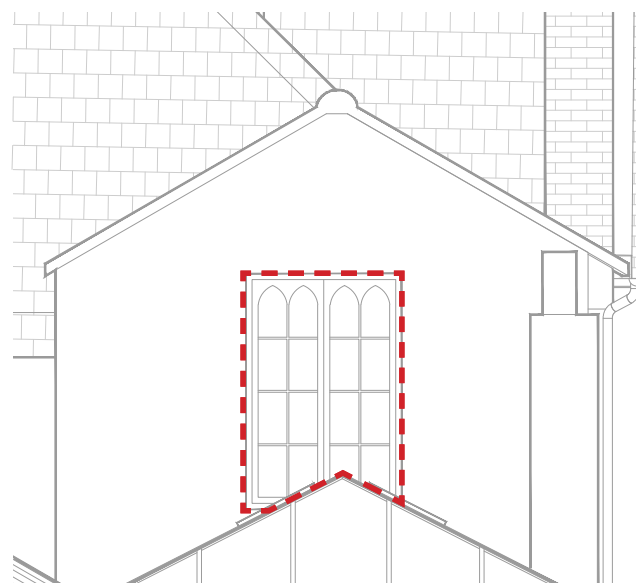
Following discussions with the Local Planning Authority (LPA) and heritage consultants, further assessment confirmed that the existing window aperture holds no heritage significance. The appointed heritage consultant also advised that the pre-construction Victorian window, previously described as Gothic in style, is not historically appropriate to the building and was in such a more modern adaptation to the historic window aperture.

The proposal therefore seeks to replace this later alteration with a bespoke Hardwood window frame with traditional detailing & Integral glazing bar. This 8 pane window reflects the correct historic typology for the building. This reinstatement will enhance the building's authenticity and restore lost heritage value resulting from earlier unsympathetic alterations. As outlined in the heritage assessment submitted with this application.

PRE-CONSTRUCTION (VICTORIAN WINDOW)



Pre-construction photograph - Victorian window, view from bedroom



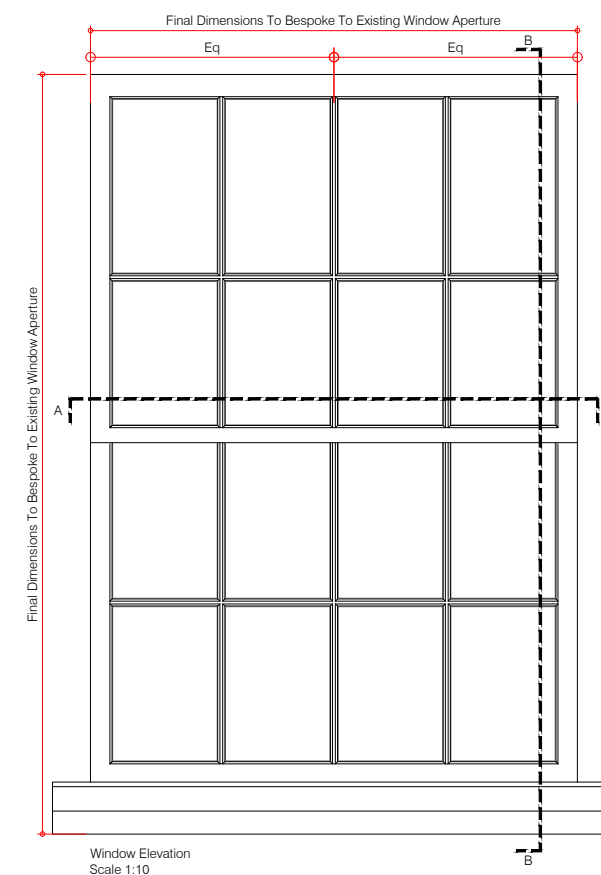
Pre-construction Elevation

PROPOSED (SASH WINDOW)



Proposed internal window replacement (example image) to better reflect the building's historic character, providing a Georgian sash window that aligns with the original architectural intent. The existing window was non-original.

PROPOSED DETAIL

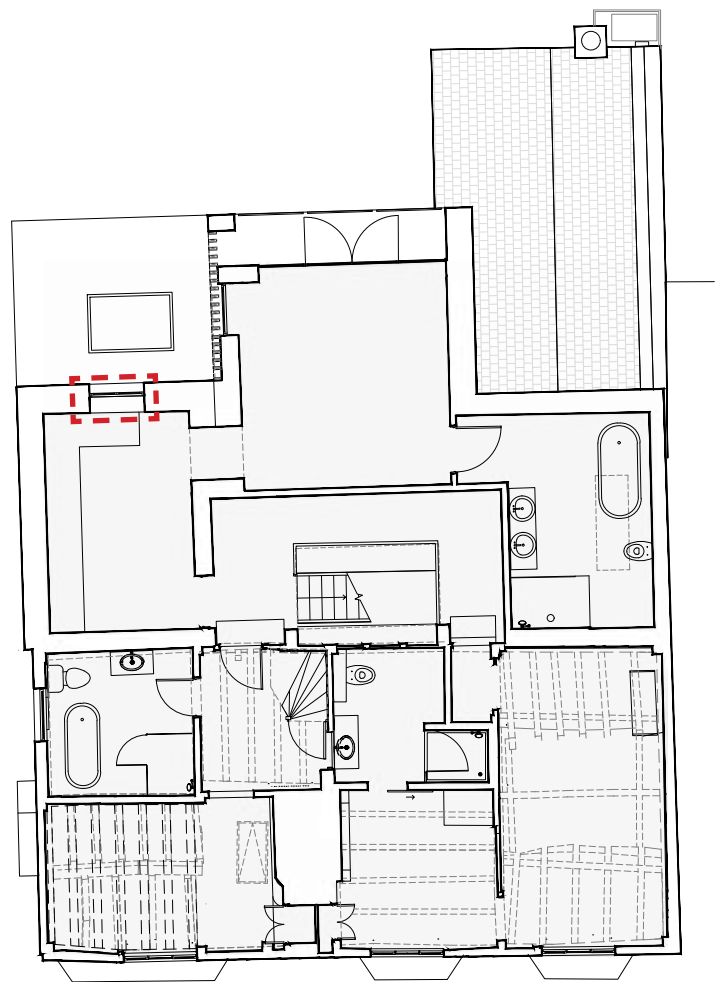


Proposed window replacement (example image) to better reflect the building's historic character, providing a sash window that aligns with the original architectural intent. The existing window was non-original.

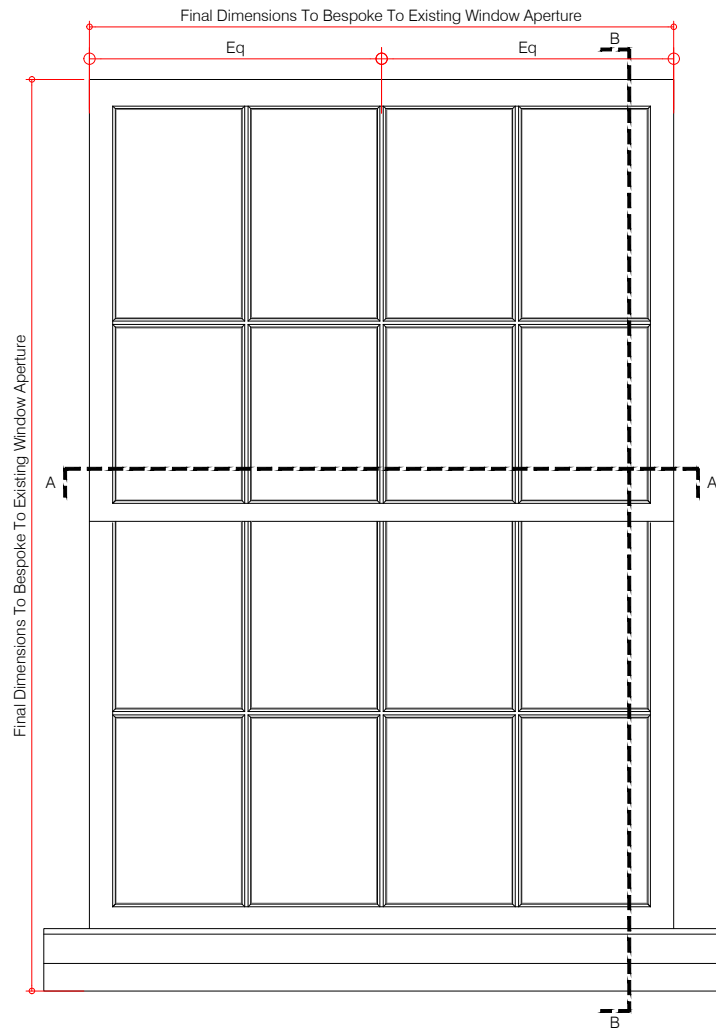
JUSTIFICATION

PROPOSED SASH WINDOWS DESIGN

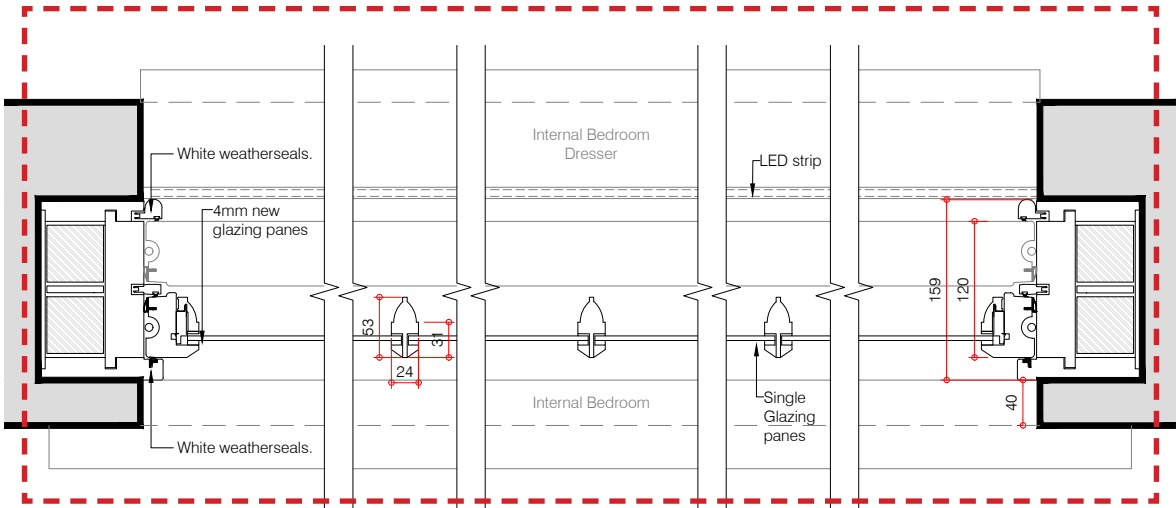
As illustrated within the accompanying formal drawings, the proposal involves the replacement of the existing Victorian window within the original c.1830 window aperture. The historic aperture will be fully retained. The existing window will be carefully removed and replaced with a bespoke hardwood sash window designed to respect and complement the historic character and fabric of the building, resulting in a modest uplift in heritage value. The new window will be installed within the retained opening and positioned in the same location as the existing window. Glazing will comprise of frosted glass. All dimensions will be confirmed on site prior to fabrication to ensure an accurate fit within the existing aperture.



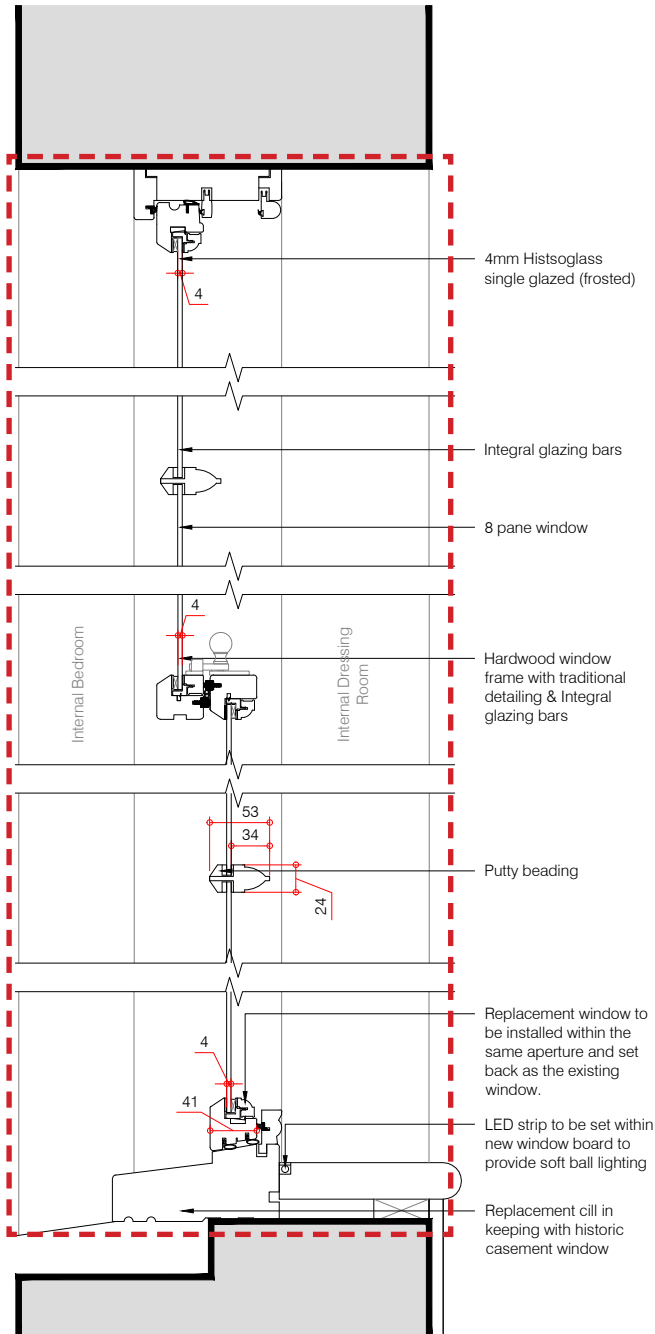
Proposed First Floor Plan



Window Elevation
Scale 1:10



Window Section AA Plan
Scale 1:5



Section BB
Scale 1:5



JUSTIFICATION

BAKE HOUSE RECONSTRUCTION

The following comments regarding bake house were received from the Conservation Officer:

*‘The early 19th century bakehouse, originally detached but now linked to the house via the existing ground floor additions, is also considered as significant to the narrative of the building. Although retaining little in the way of internal features of interest, its form (as an originally detached outbuilding), and external character, although altered, remain clearly discernible. The Heritage Statement again appears to raise concerns regarding the impact of the proposals on this part of the building *, with which I would agree. The significant loss of fabric from the side and rear elevations with the proposed introduction of large window openings will detract from its character, as would the scale and design of the proposed fenestration. This aspect of the proposal is also therefore considered unacceptable.’*

During strip out works in 2023 the historic bake house collapsed and only its northern wall remained. Adjacent photographs from Applicant’s private collection present the bake house externally supported before its fall.

The building has been re-constructed with high quality materials. No planning application or listed building consent was sought. Its current design resembles the original bake house with approved changes to its openings, however it deviates from the approved drawings slightly.

The historic bake house has been assessed prior to the construction by Desbruslais surveyors, as quoted below: ‘A bakehouse was also added to the rear, of which only the outer walls now remain in situ. No internal features remain, and the interior linings and fixtures are wholly modern. Rear fenestration is also modern in this part of the building.’

Extract from ‘Statement of Heritage Significance’ prepared by Desbruslais, Rev. 1.0: 13th December 2022.

It is noted that the historic fabric was limited.

* Extract from the supporting Heritage Statement prepared by Desbruslais for reference:

‘Whilst the bakehouse is perhaps not the most aesthetic of buildings, its associative value is reasonable and in context with the surrounding village setting and the semi-commercial context of the immediate area and the subject building’s development, then its value could be considered to rise – notwithstanding the lack of any internal elements surviving. [...] Furthermore, the design as it stands, does not seek to particularly differentiate the Bake House element and subsumes what is left of it into the whole. The Bake House has been a semi-detached unit since built and the present rear extension still denotes this separation and allows one to appreciate it as a structure. This presently would be lost within the feasibility design.’

MATERIALS

The bake house was reconstructed using salvaged bricks and Hamsey Mixed Stock brickwork (refer to Appendices for product data sheet) - the same brickwork type used for the rear extension. The few salvaged bricks from the original building were used internally on the fireplaces.

It was proposed by Gould Baxter Architects proposal, and approved at planning, for the bake house roof tiles to be replaced with ‘plain clay tiles to match existing’. This was achieved in the rebuild.



Bake house falling down during strip-out.
Photograph provided by the Applicant.



Bake house falling down during strip-out.
Photograph provided by the Applicant.



Bake house falling down during strip-out.
Photograph provided by the Applicant.



Bake house after its collapse during strip-out.
Photograph provided by the Applicant.



JUSTIFICATION

BAKE HOUSE RECONSTRUCTION

Part of the proposals of the approved scheme was ‘*retention of the existing Bakehouse building, with internal alterations to remove the existing ground floor partitions and mezzanine floor. The ground floor level of the Bakehouse is to be reduced to match the proposed rear extension, and the roof tiles stripped off to allow them to be re-laid with new membrane and insulation applied. Pair of conservation roof windows to be inserted within the south-facing pitched roof slope*’.

To achieve the new lower floor level the existing walls had to be extended downwards to meet the ground level, specified for construction to be of reclaimed brickwork. This required an intrusive construction work increasing the risk of wall collapsing.

- KEY:
- Previous bake house floor level
 - Proposed bake house floor level
 - Proposed new reclaimed brickwork wall



1. Rear elevation of the building prior to any works.

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

3. Proposed rear elevation



JUSTIFICATION

BAKE HOUSE RECONSTRUCTION

The adjacent image is a fragment of the Bill of Quantities dated 04th of September 2023 provided by Gould Baxter Architects as part of the tender package. The scope of work confirms partial removal of bakehouse walls and introduction of new brickwork.

6.11	Bakehouse walls (G11 Snug)					
	To Bakehouse, allow to remove external walls where indicated and form new solid brick walls to west and south elevations.					
	a) Allow to prop Bakehouse roof as required.	1	Item		350.00	
	b) West elevation – remove brickwork from line of chimney stack to corner and rebuild solid external wall with lime mortar to suit proposed elevation. Tooth in new brickwork to existing. For pricing purposes allow £700 + VAT per pack of bricks = 3m2.	3	M2		1,140.00	
	c) South elevation + remove brickwork from full elevation and rebuild solid external wall with lime mortar to suit proposed elevation. For pricing purposes allow £700 + VAT per pack of bricks = 4.5m2	4.5	M2		1,710.00	

Fragment of the Bill of Quantities dated 04th of September 2023 provided by Gould Baxter Architects as part of the tender package

Just like the brickwork of the original bake house, the Hamsey Mixed Stock brickwork used for re-construction of the bake house is mixed-colour. The adjacent images serve as a comparison of brickwork.

The bake house was reconstructed with reclaimed brickwork from the collapsed building. Where new brickwork was required, the Hamsey Mixed Stock was used, visually blending with the existing.



Comparison of brickwork used on the original (left) and re-constructed (right) bake house.



JUSTIFICATION

BAKE HOUSE RECONSTRUCTION

In addition to the previous and historic approval for the rebuilding of the bake house, poor structural condition of the bake house was recorded by McCarey Simmonds Structural Engineers prior to commencement of works.

As presented on the document attached, the risk of the bake house collapsing was assessed and deemed to be of high level during works to it.



Photograph provided by Gina Nichols- previous owner.

Condition of Bakehouse around 1990 - damaged brickwork and holes in the walls, partially demolished chimney stack and missing chimney pot. The photograph demonstrates historically poor condition of the building.



Photograph of the South wall of the original bake house shows sand and cement mortar and partially painted black brickwork not suitable for reuse.

Job Title: Marlow House, High Street, Lindfield			
Job No.: MS06470	Date: Sept 2023	Prepared by: SA	Checked: DS

The following definitions apply:

Hazards	The potential to cause harm.
Risk	The likelihood that harm will occur.
1st Entry	Refers to 'likely severity of harm'
	High - Fatality, major injury or illness causing long term disability.
	Medium – Injury or illness causing short term disability.
	Low - Other injury or illness.
2nd Entry	Refers to 'likelihood that harm will occur'
	High - Certain or near certain to occur.
	Medium – Reasonably likely to occur.
	Low - Very Seldom or never occurs.

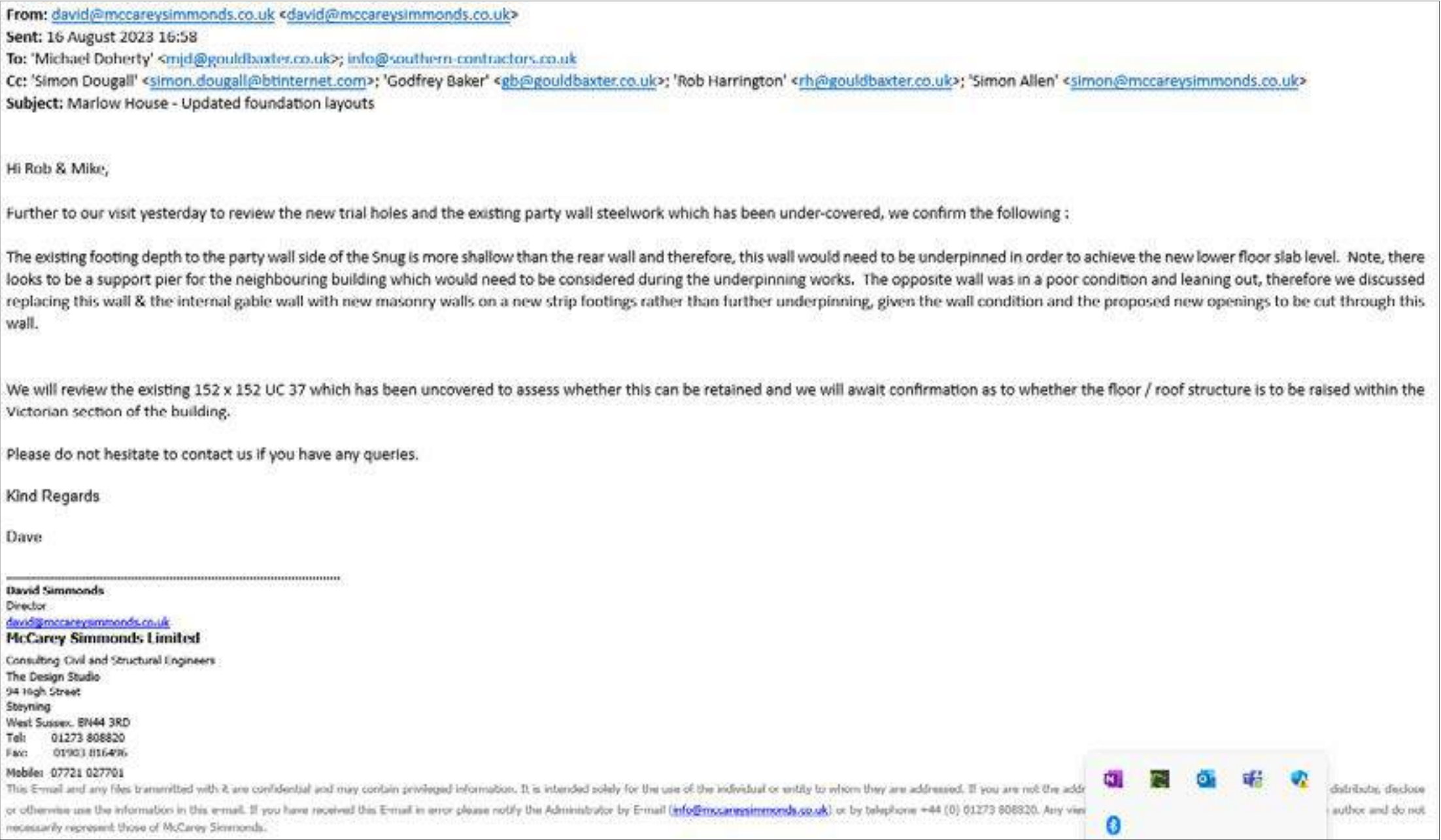
CONSTRUCTION METHODS	Risk	Precautions or Actions	Residual Risk
Risk of collapse of existing Bake House (Snug) roof.	H/H	Existing roof to have adequate temporary support with suitable bracing to provide stability in both orthogonal directions. Existing rafters to be robustly tied/fixed to new structure. New masonry to be fully bonded into existing.	H/M
Damage and reduced capacity to existing 152 x 152 UC columns from site welding to thin gauge web and flanges.	H/H	Site welding to be undertaken only with approval of Engineer. Provide bolted and site-drilled connections only.	H/L
Movement or collapse of existing 152 x 152 UC columns due to poor seating/bearing.	H/H	Base of existing columns to be exposed before loaded by new structure. Ensure robust seating onto existing basement walls or provide remedial works to Engineer's approval.	H/L
Risk of collapse of existing first floor and roof area over Kitchen during installation of steel frame.	H/H	Existing walls and floor to have adequate temporary support with suitable bracing to provide stability in both orthogonal directions. Walls to be needled above first floor, design of temporary works by Contractor.	H/L
General stability of new ground floor steel frame.	H/M	Frame to be fully lined, levelled and grouted, along with being fully integrated into ground floor masonry with frame cramps, before works continue above first floor.	H/L



JUSTIFICATION

BAKE HOUSE RECONSTRUCTION

The adjacent image is an email from McCarey Simmonds Structural Engineers received by the Applicant on the 16th of August 2023 regarding the poor condition of the bake house. It was reported that one of the walls was in poor condition and leaning out.



Correspondance between Structural Engineer McCarey Simmonds and the Applicant regarding bake house



JUSTIFICATION

BAKE HOUSE RECONSTRUCTION

Reconstruction of the bake house has been historically approved under planning application LF84/96/LB dated 15th September 1999. It was noted by the Architectural Consultant (agent of the applicant at time) that the bake house was in a very poor state of repair and that its structural stability was questionable. During this application, it was proposed for the building to be reconstructed using the existing materials and a more suitable structure, which is what was done during the reconstruction.

The adjacent letter has the corresponding section highlighted to confirm this, a document stamped with approval by the Local Authority, thus creating an audit trail of previous approval for the reconstruction of this aspect of the property.

S.K. JD

ANDREW PARKER. SW
ARCHITECTURAL CONSULTANT.

Unit 19, Turner+ Dumbrell Workshop,
North End, DITCHLING
Sussex BN6 8TD
Tel: 01273 846576-Fax: 01273 846607

MID-SUSSEX DISTRICT COUNCIL
PLANNING DEPARTMENT
OAKLANDS,
OAKLANDS ROAD,
HAYWARDS HEATH,
RH16 1SS.

15 FEBRUARY 1999.

DEAR MR HARRIS.

REF: 107 HIGH STREET : LINDFIELD.
YOUR REF: SH/LR . LF/83/96 . LF/84/96/LB

Thankyou for your letter dated 9/2/1999 , relating to my various queries concerning the above approved applications. Since that time a further site investigation has been carried out and the following points have arisen , which also require clarification / local authority input.

These are as follows , the existing out-house which will form an integral part of the proposals , is in a very poor state of repair and the structural stability of the building is somewhat in question with regard to new loadings which will be imposed when the approved proposals are carried out.

It is therefore suggested the outhouse is reconstructed using the existing materials , this would probably involve taking the structure down to ground level and rebuilding with suitable structural piers internally .

The second point relates to the existing roof to the main body of the house , it has been pointed out that it leaks in many places and allows the ingress of water to penetrate into the existing roof void , causing staining internally.

On site inspection it can be noted that there is no sheathing felt protection under the roofing battens , thus allowing the water into the structure , it is therefore our proposal to strip the existing roof and provide a roofing membrane and retile the roof with the existing tiles.

Finally confirmation as to the type of roof material that the planning authority had envisaged for the main roof over the infill extension as currently the main roof has plain tiles on two elevations and slate roofing on the others.

Should you require any further information or wish to discuss the above please do not hesitate to contact the writer .

I await your response in due course , and confirm that a construction commencement date of 5/4/1999 .

ALL ARCHITECTURAL WORK UNDERTAKEN INCLUDES BUILDING REGULATION AND TOWN PLANNING APPLICATION, LAND AND BUILDING SURVEYS, FEASIBILITY STUDIES.

JUSTIFICATION
BAKE HOUSE RECONSTRUCTION

The drawings below serve as a comparison between the original bake house rear elevation, the approved scheme and the re-constructed building.

Reconstructed to imitate the historic building in its size, mass, and overall appearance, the bakehouse features openings and a chimney height that vary from the approved scheme.

Located at the rear elevation of the bakehouse the original chimney comprised of brickwork with a single terracotta chimney pot. This character has been retained in the ‘as-built’ house. The ‘as-built’ chimney stack deviates from the approved scheme in height. The clay chimney pot is capped.
It was noted in the ‘*Statement of Heritage Significance*’ prepared by Desbruslais that:
3. The junction between the chimney stack and bakehouse roof is not weathered with a lead flashing. Ideally this would be provided.
4. The flaunching is cracked and should be replaced.

Following the collapse of the original bake house, the newly constructed chimney was suitably weathered. The clay pot cover that stops nature and wildlife from getting in the chimney while still allowing ventilation to prevent damp.

The opening on the eastern elevation follows the approved design with a Crittall-style frame and partitioning. It is taller than the approved version, extending to floor-to-ceiling height, while maintaining the original datum, as shown in the adjacent drawing. The proposed opening features a more refined, contemporary design compared to the approved version. This design decision was inspired by local precedence of similar bake house conversion with large glazing additions - refer to Doodie Start photograph on the right.

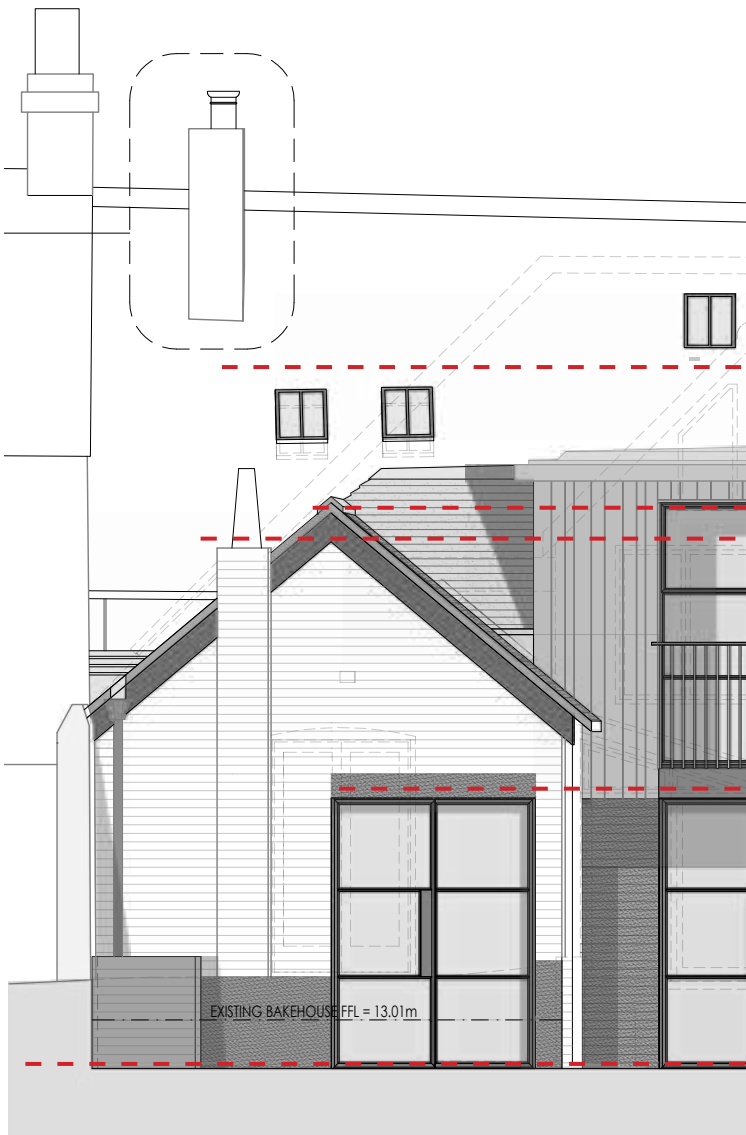
- KEY:
- 1. Datum of the approved scheme opening apparent
 - 2. Height of the building matches the approved scheme
 - 3. Chimney height and design deviates from approved scheme
 - 4. Non-original opening
 - 5. Ground level of the original bake house higher, approval was given for the ground level to be lowered, undermining structural stability of the existing building
 - 6. Ground level in accordance with the approved scheme
 - 7. New chimney lead waterproofing dressing references previous height and relationship of chimney to roof pitch



1. West (rear) elevation prior to Applicant’s occupation and any construction works



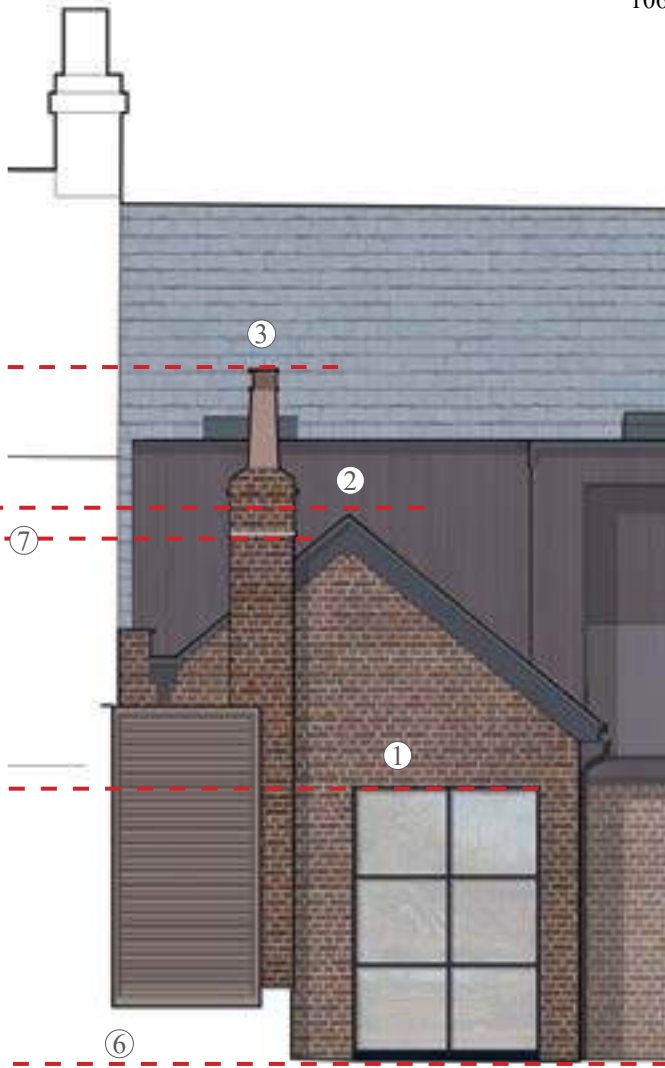
Original bake house chimney



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



‘As-built’ bake house chimney with lead waterproofing dressing



3. Proposed West (rear) elevation - constructed in broad accordance with the originally submitted drawings under application DM/22/3694 & DM/22/3695. Proposed to remain as constructed.



Local precedent: Doodie Stark shop, 66 High Street Lindfield (Listed Building) also historically a bake house



JUSTIFICATION

BAKE HOUSE RECONSTRUCTION

It is noted that partial reconstruction of the bake house was approved under planning application DM/22/3694. The areas of reconstruction are highlighted on south and west elevations and consist of window blockage and brickwork building plinth, following the drop of landscape around the building.

The Hamsey Mixed Stock brickwork by Ibstock, used for construction, was confirmed as an appropriate material to be used for rear extension and alterations to the bakehouse under discharge of condition 3 application ref. DM231565.

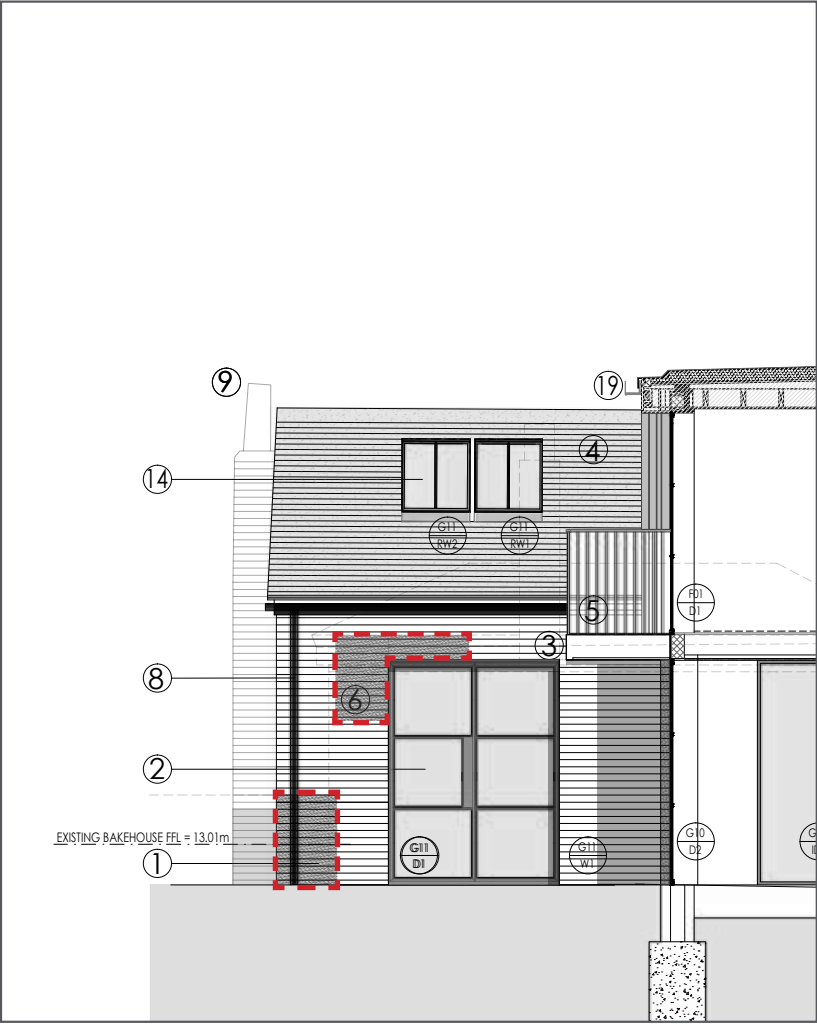
Condition 3: No development shall be carried out above ground slab level unless and until there has been submitted to and approved in writing by the Local Planning Authority:

- Details including samples of roofing and facing materials to replacement rear extension and alterations to existing rear addition.
- Details of brick, mortar mix and pointing style to be used for brickwork repairs.
- Details of replacement ridge tiles where required.

The submitted samples/details of materials including, brick, mortar mix, pointing styles and replacment ridge tiles are agreed and condition 3 is discharged.

Approval: Granted 11 October 2023

The submitted samples/details of materials including, brick, mortar mix, pointing styles and replacment ridge tiles are agreed and condition 3 is discharged.



Approved drawing GH342 PL.07 Rev B - Section AA.



Approved drawing GH342 PL.06 Rev B - Section AA.



Extract from Planning Statement by Gould Baxter Architects

Extract from Decision Letter

JUSTIFICATION

BAKE HOUSE - PARAPET AND SECRET GUTTER

Another difference between the approved and constructed bake house is introduction of parapet wall and secret gutter to the northern side of the building, applied for retrospective planning permission under this application.

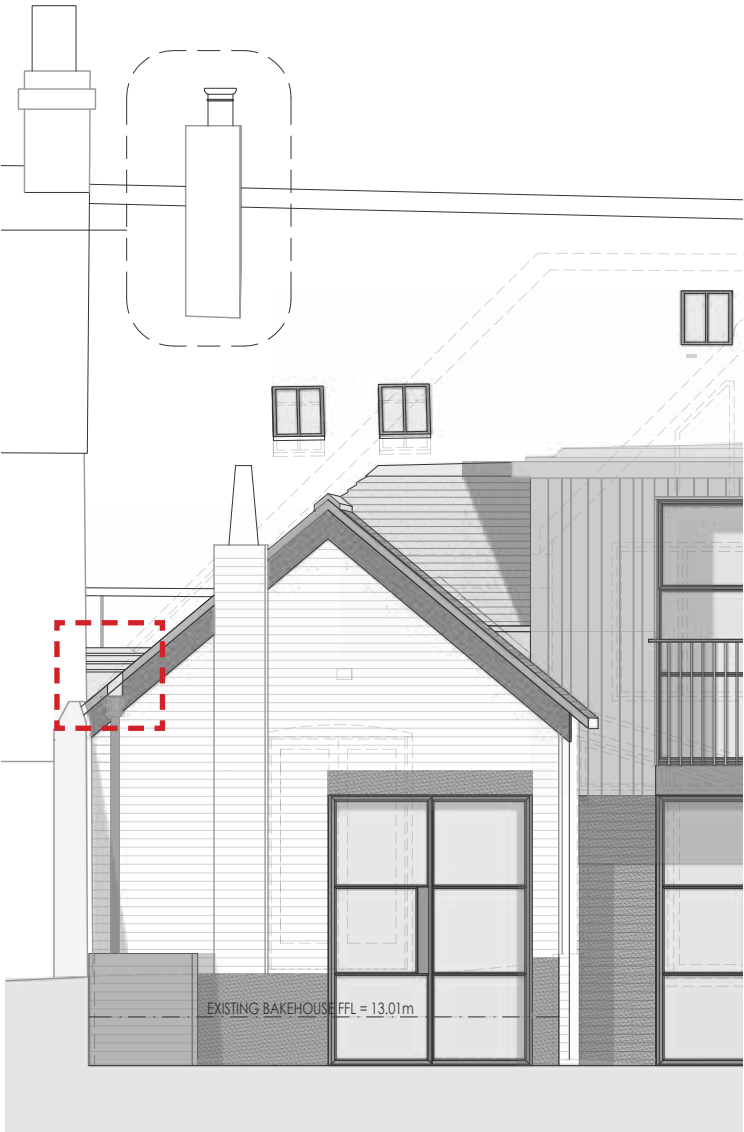
Previous drainage solution included a plastic half round gutter located on the bake house Northern wall and discharging rain water into the neighbouring property courtyard. This solution was not suitable for the occasional heavy rain fall and was an ongoing issue with the owner of the property at 109 High Street. This has now been resolved with a far more practical solution of the secret gutter. Additionally, the raised roof of the bake house also benefits from the secret gutter detail as the rain flow on this elevation is now designed to cope with the volume of rain being dispersed and not contribute the overflow of water into neighbouring premises.

A parapet gutter, situated behind parapet walls, offers several benefits, as expanded on below:

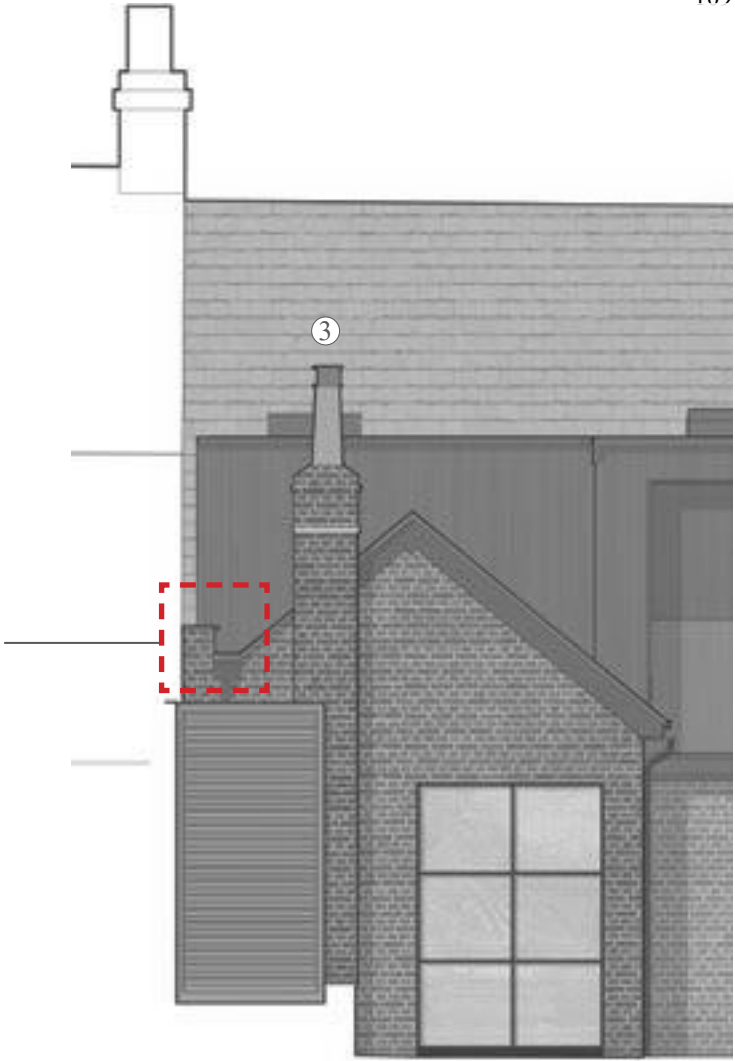
- Fall Protection:**
Parapet wall act as guardrail, reducing the risk of falls from the roof, especially during maintenance or repairs.
- Wind Protection:**
Parapet wall help to reduce wind uplift forces on the roof, preventing damage from strong winds and potentially preventing objects from being swept off the roof.
- Enhanced Appearance:**
Parapet wall improves the overall aesthetic appeal of a building, adding architectural detail and a more finished look
- Water Management:**
Parapet gutters effectively channel rainwater away from the building, preventing water damage to the roof, walls, and foundation.
- Reduced Maintenance:**
By protecting the roof edges from wind and water damage, parapet wall can reduce the need for costly repairs and maintenance.

KEY:

 Area of deviation



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



3. Proposed rear elevation - constructed in broad accordance with the originally submitted drawings under application DM/22/3694 & DM/22/3695. Proposed to remain as constructed.



Recent photograph of parapet wall detail



JUSTIFICATION

CORKSCREW WINDER STAIRCASE

The historic, 17th century timber corkscrew winder staircase of historic value has been removed due to confusion arising in the approved drawings and conflicting information contained within them.

It is therefore proposed that the staircase will be reinstated on ground and first floor, as follows:

1. Ground to first floor staircase - staircase to be reinstated, oak timber steps to closely resemble original, stringer to be reinstated. Refer to the proposed drawings for further details. Timber joinery enclosure and basement access door to be reinstated.

2. First to second floor staircase - staircase and door to be reinstated. Some sections of salvaged timber to be used. The plans show this removed and there is no condition requiring retention and as a measure of good faith it is proposed to be reinstated together with opening above allowing for attic access - to be enclosed with access hatch. Refer to the proposed drawings for further details.

The proposed reinstated staircase is to be reconstructed as close to the original as possible, given the limited information of the historic condition. As the staircase is to take form of the original one, it will not be suitable for regular use due to its steepness and limited step depth. Instead, it will most likely serve as a decorative feature that acknowledges the historic fabric of the building, while a new staircase in the living room, compliant with current building regulations, will provide the functional connection between levels.

Whilst there is a degree of ambiguity regarding whether approved drawings provide permission for the removal of the first floor stairs, it has been widely accepted by all that the ground floor element of the stairs was at some point changed as it was found to be constructed of modern materials. However, we now understand the heritage value being placed on this element and the reasons why a staircase in this location is of historic importance. As such, the stairs will be reinstated at ground floor and first floor with access being created into the cellar and attic. The as-built basement access hatch is to be removed and the original door access to be reinstated. Expert, award winning industry leading craftsman will be used to reinstate the corkscrew stairs and associated features, in accordance with the historic photos, plans and documents available. Removed original remaining elements will be refitted. In the spirit of re-establishing the original 15th century circulation, access will be provided from ground to first and from first to the attic space above.



Staircase during demolition works



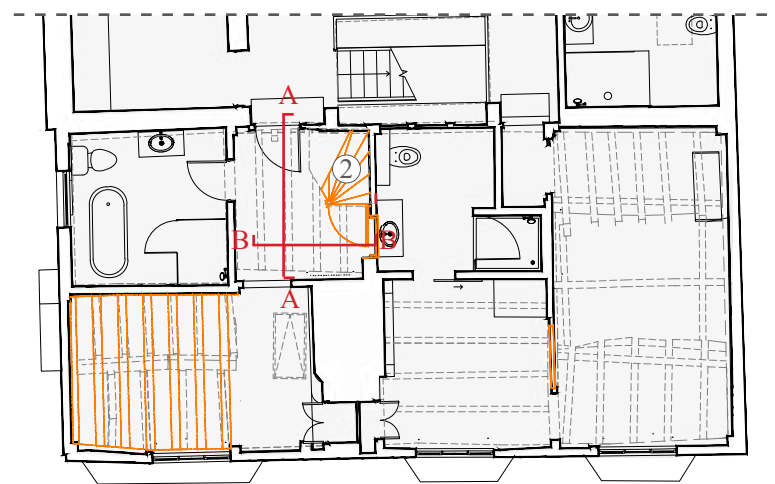
Staircase during demolition works



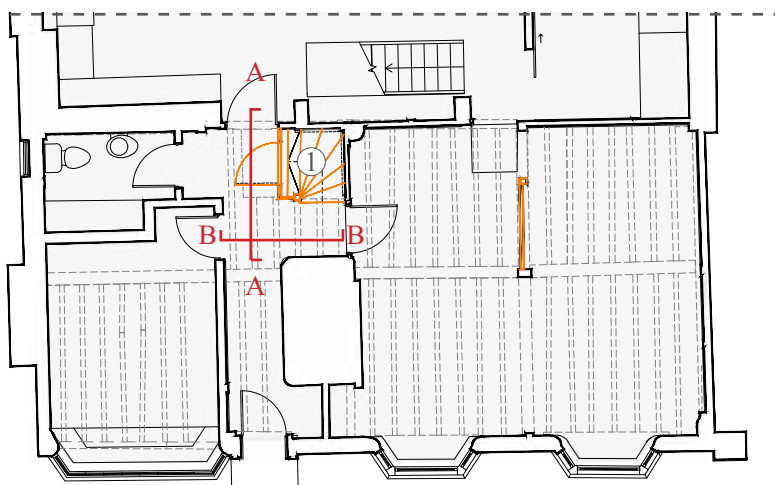
Current photograph- staircase removed, trap door to basement access made out of historic floorboards and installed



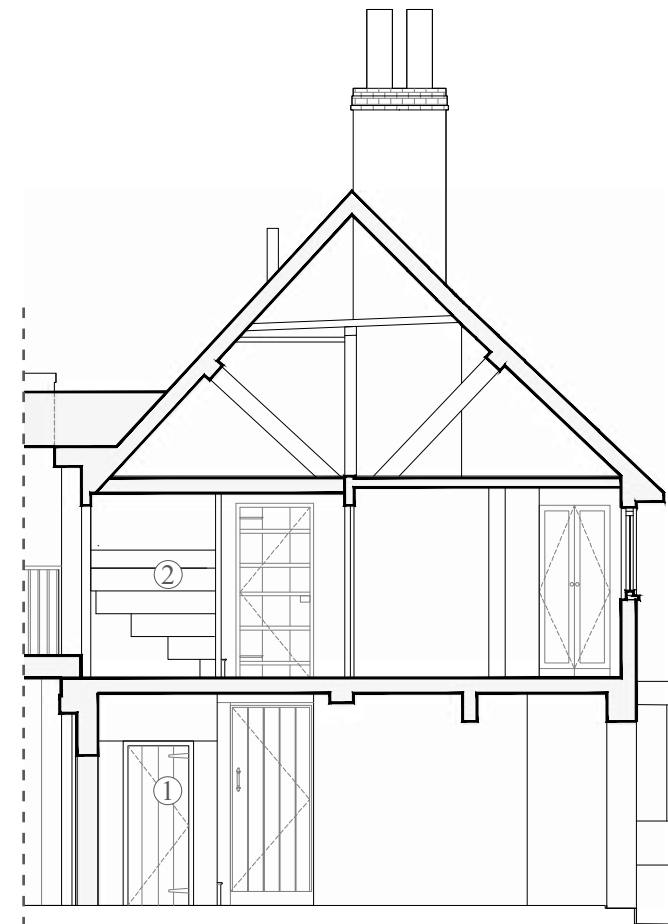
EXTRACTS OF DRAWINGS



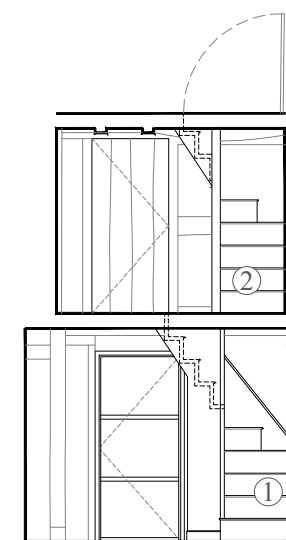
Proposed First Floor Plan



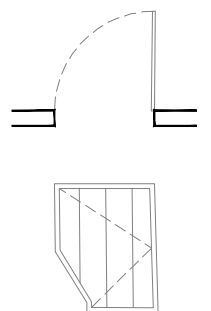
Proposed Ground Floor Plan



Section AA - proposed reinstatement of staircase on ground and first floor



Section BB - proposed reinstatement of staircase on ground and first floor



Proposed attic access hatch

JUSTIFICATION

CORKSCREW WINDER STAIRCASE

The approval documents and drawings have conflicting information within them relating to this particular aspect of the scheme and drawing PL.07 Rev B clearly states the proposal for removal of the historic staircase, the drawing annotation reads: ‘23 - Existing ground to first floor staircase to be removed’.

Planning Statement by Gould Baxter confirms the removal of staircase under section 3, as follows:

‘The proposals comprise the following works:
[...]
- Removal of the existing staircases from ground to first floor, and removal of the existing staircase from first floor to attic level’ This is also reflected on the section drawing GH342 PL.07 Rev B clearly showing both flights of stair removed. Key note 23 ‘Existing ground floor staircase to be removed’ also appears on drawings GH342 PL.08 B and GH342 PL.06 B.

The decision letter for application DM/22/3695 from 12/05/2023 states that: ‘...no consent is given for the removal of original ground to first floor staircase in the historic core’. There is however no mention of the first to second floor staircase and there is no condition in the planning notice decision requiring retention of the upper staircase. Its reinstatement is offered as a measure of good faith.

Furthermore, it is also noted that in their Heritage Report prepared in December 2022, Desbruslais describes the ground to first floor staircase as follows:

‘The lower part of the stair to the ground floor is mostly replaced in modern timber and little of the historic material remains in situ’.

In their assessment and Heritage Report, HCUK confirmed this, as quoted below:

‘3.28 The lower part of the stair to the ground floor is mostly replaced in modern timber and little of the historic material remains in situ. Historic planning drawings included at Appendix 3 provide a string indication that the lower flight of the stair was removed and replaced around 1999.’

Furthermore, given the access hatch location underneath the staircase, removal of the staircase was necessary to allow for tanking works in the basement and is captured in the scope of works by Gould Baxter Architects: ‘allow to carefully remove existing timber staircase to facilitate tanking works before reinstating’ (refer to image 2).



1. Approved drawing GH342 PL.07 Rev B - Section AA.

It was noted by the Applicant that the staircase was not being used by the previous owners due to the several accidents that occurred in the past. The staircase was steep and steps not deep enough for safe usage. The opening between ground and first floor were blocked up. Additionally, the Applicant confirmed that the removal of staircase was verbally approved by Conservation Officer during site visit.

Basement			
7.49.	To the basement, overlay new Delta membrane tanking system by others, with new drylining as follows: a) treated timber battens or metal tracking system fixed to 3rd party supplied plugs b) 37.5mm moisture resistant insulated c) Plaster skim as detailed elsewhere.	45	M2
7.50	Allow for liaison with specialist company Dryside on fixing requirements to new Delta membrane system to walls and floor and forming floor channels along perimeter of room and to pump.		
7.51	Allow to carefully remove existing timber staircase to facilitate tanking works before reinstating.		Item
7.51	Allow a Provisional sum to form new stairs if existing are not suitable for reinstatement.		£s

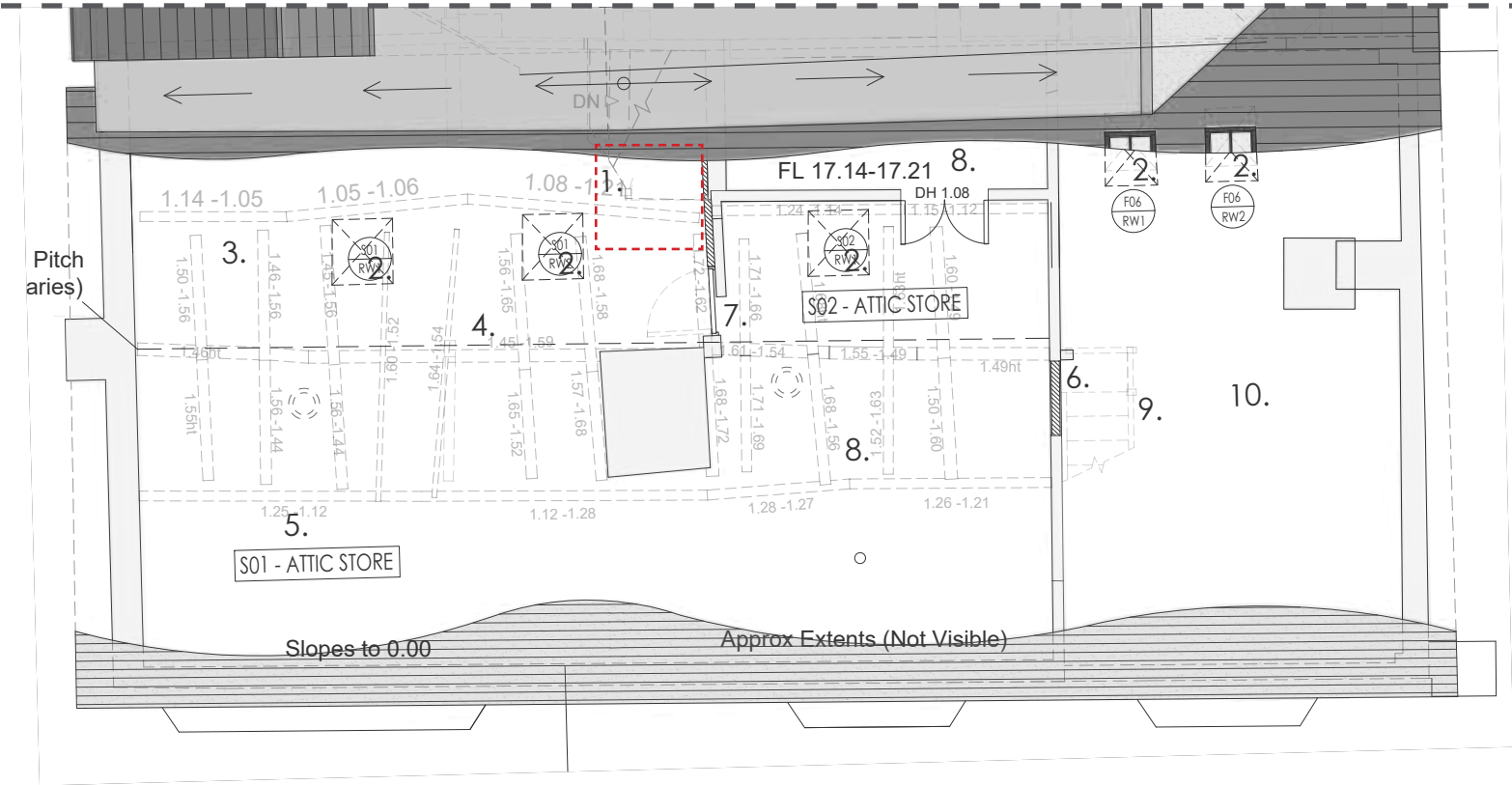
2. Extract from scope of works document by Gould Baxter Architects



JUSTIFICATION
REMOVAL OF ATTIC STAIRCASE

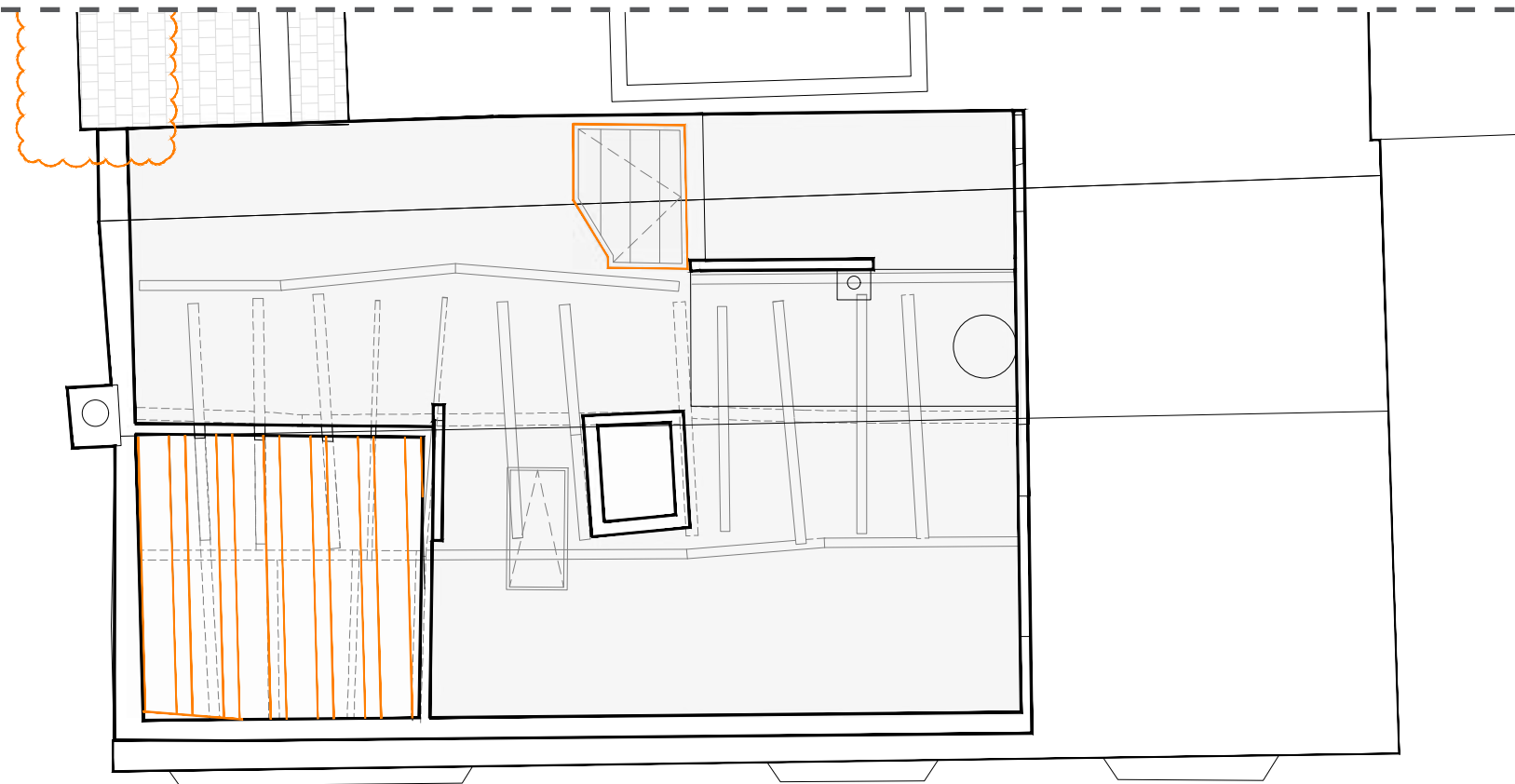
The staircase connecting first floor with the attic has been removed. Its removal was approved under planning application DM/22/3694. Approved attic plan GH342 PL.04A clearly states its removal. Refer to the adjacent drawing and key.

As previously discussed, as a measure of good will the staircase linking first floor with attic will be reinstated and a new access hatch will be introduced on attic level. Oak timber planks to be used for its construction on the floor finish level. Refer to the proposed drawings for further details.



- Attic Plan Key:
- 1 - Existing attic staircase to be removed - shown dashed red
 - 2 - Existing rooflights over, replaced with matching conservation-style roof windows. To be fitted with motorised operation and rain sensors
 - 3 - En Suite below
 - 4 - Top of walls below
 - 5 - Bedroom below
 - 6 - New internal wall to separate vaulted ceiling from Attic space
 - 7 - New door within existing opening
 - 8 - Attic storage space
 - 9 - Red dashdot line denotes extent of existing first floor rear wall
 - 10 - Existing modern staircase to be removed
 - 11 - Bedroom below
 - 12 - Plateau rooflight over staircase
 - 13 - Existing chimney to receive metal flue liner for new AGA below
 - 14 - New conservation-style roof windows over ground floor Snug
 - 15 - Existing chimney to be retained to serve new wood burning stove

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



2. Proposed attic plan

3. Proposed attic access hatch



JUSTIFICATION
REMOVAL OF ATTIC STAIRCASE

Quotation was obtained by the Applicant for manufacturing of a new staircase re-using reclaimed oak timber from removed staircase.

While the fabric was removed it was not discarded and still forms part of the building.

Mr S. Dougall
Marlow House
107 High Street
Lindfield
West Sussex
RH16 2HR

28th January 2025

Dear Simon,

Further to your enquiry I have pleasure in submitting the following quotation:

Old Oak Staircase:

To manufacture and fit a reclaimed oak staircase reusing existing oak from the original staircase where possible. The staircase will comprise of 7 no treads and risers and a newel post fixed with traditional hand cut nails - £ 7250.00

All prices quoted are subject to VAT @ 20% and availability of old oak materials.

Please note the reclaimed old oak will contain a mixture of natural grain and colour variations with varying degrees of knots, shakes and patination.

I hope this is of interest and look forward to hearing from you.

Yours sincerely

Katy Saunders

Quotation from West Sussex Antique Company for new staircase reusing oak from the removed staircase.

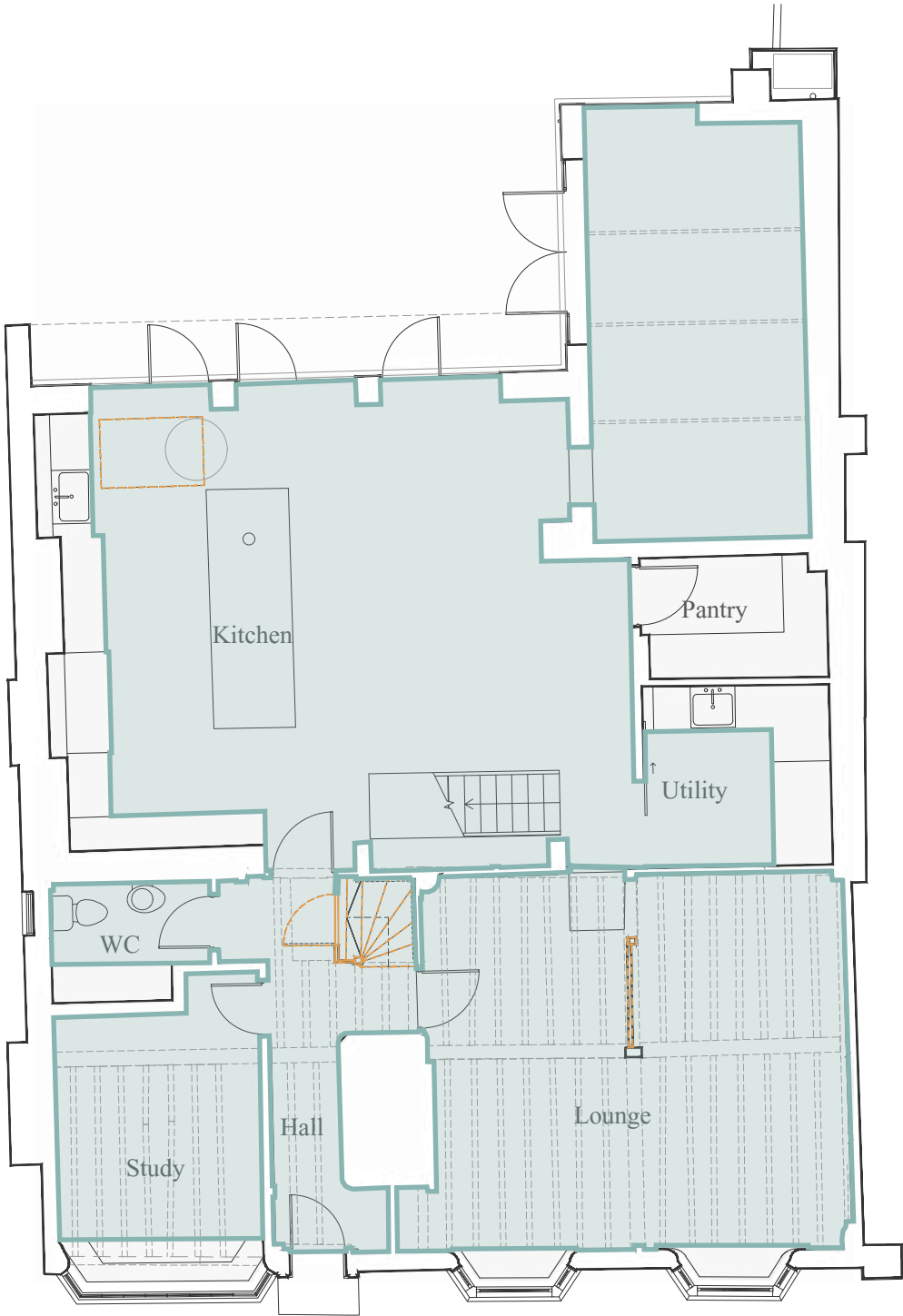


JUSTIFICATION

PROPOSED UNDERFLOOR HEATING - GROUND FLOOR

The ground floor will feature a fully zoned underfloor heating system. This system is controlled by Heatmiser, a leading manufacturer of underfloor heating thermostats and control systems, ensuring efficient, programmable, and user-friendly temperature management throughout the space.

All areas (excluding the pantry) on the ground floor plan will incorporate this system, providing consistent thermal comfort while preserving the integrity of the historic timber ceiling and floor finishes as such this provides a heritage benefit to the building.



Proposed ground floor plan

 Proposed under floor heating coverage



JUSTIFICATION
GROUND FLOOR WC

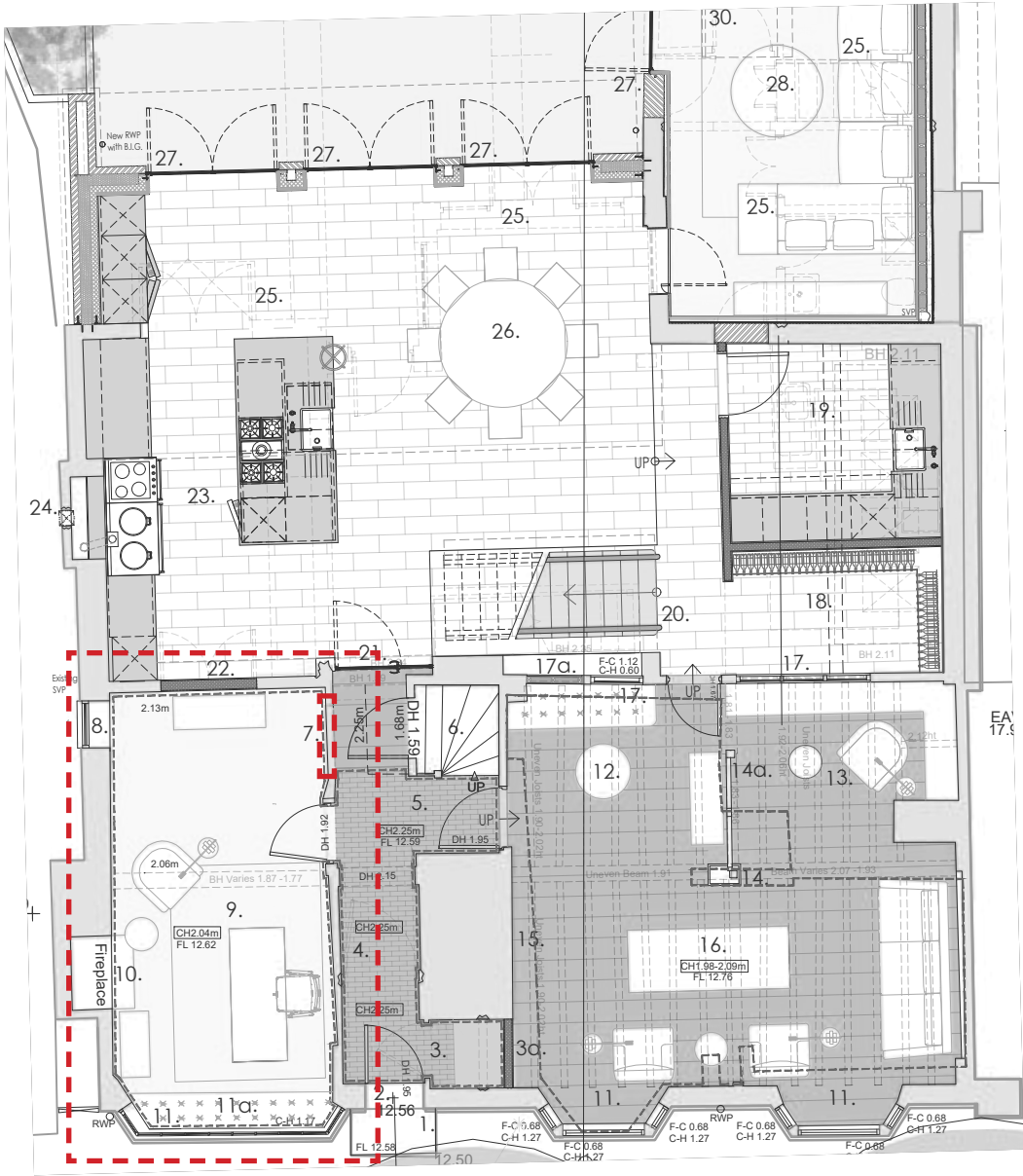
The approved documents and drawings contain conflicting information relating to this aspect of the scheme; the approval notice makes written reference to the inclusion of a ground floor WC, whilst the drawings do not. The introduction of ground floor WC is listed within the proposed works in the Planning and Heritage Statement by Gould Baxter Architects as quoted: *‘The insertion of a ground floor WC with associated window opening created to the south elevation’.*

A partition wall was constructed in the southern part of the ground floor plan to accommodate a new ground floor WC. Furthermore, a timber stud wall with stone veneered nogging at ground level was removed to create a reveal / recessed entrance to WC. This part of the wall was not original and consisted of breeze blocks and modern stone nogging (refer to photograph below and HCUK Heritage Report). In their report HCUK assessed this as follows: *‘It appears not to have been an original wall or historical feature, as demonstrated by the presence of concrete blockwork within the wall uncovered during its removal. The demolition of this partition to create a reveal / recessed cloakroom at the entrance to the ground floor WC improves circulation and layout without harming significance. The impact of this change on the listed building’s significance would be a minor heritage benefit as the wall was misleading and interruptive of historic plan form.’*

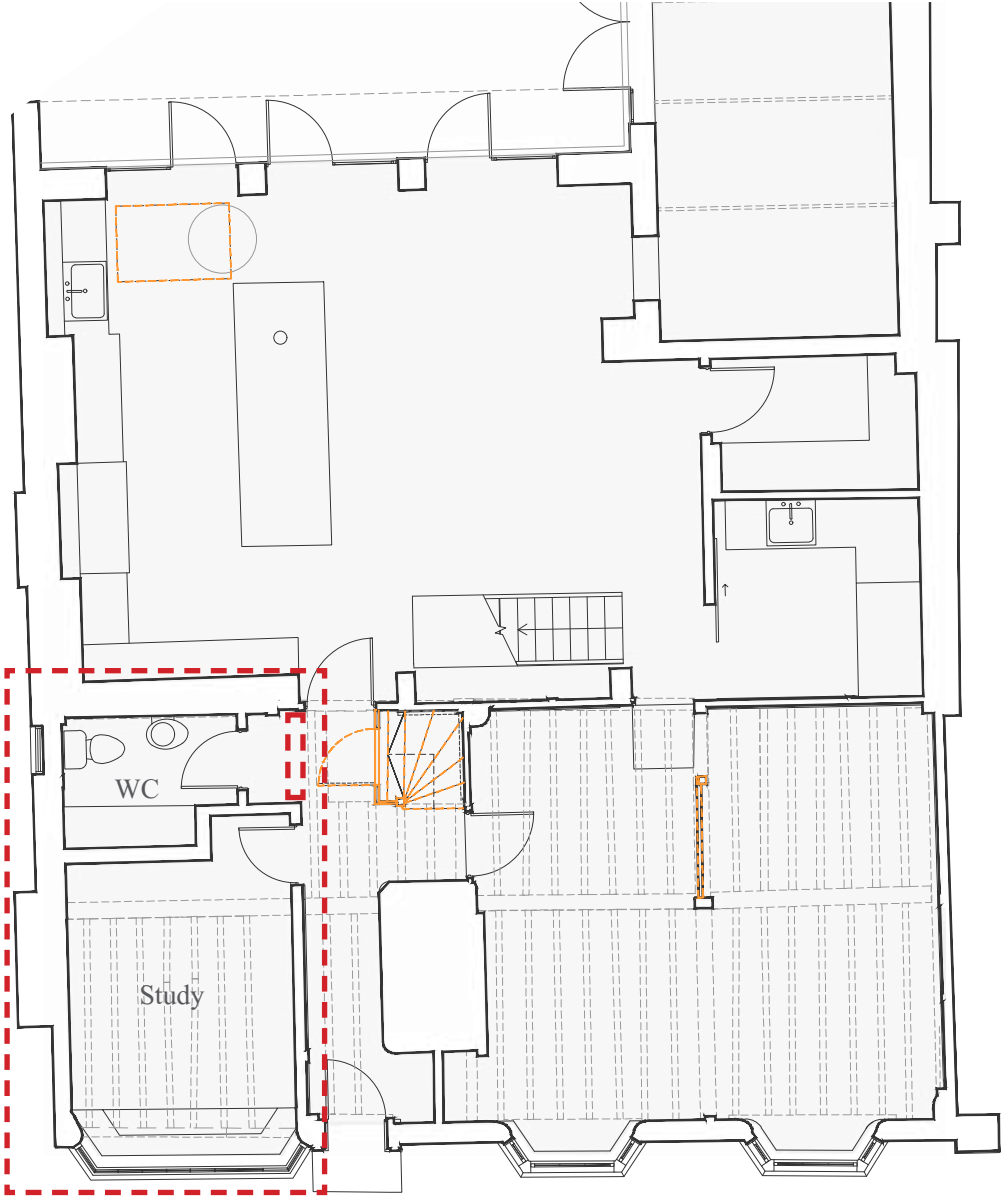
The location of the study door is in the historic position and the legibility of this opening has therefore been retained. Within the study, there is evidence in the oak frame overhead that there used to be a lateral partition (that has since been removed unlawfully by previous tenants). Whilst the new partition has been located away from this location, it is still suggestive of the historic and secular plan form of the historic core of the house and should be regarded as acceptable.

As can be intimated from the photos of the modern windows in the rear of the 15th century element of the house, there was a WC previously installed (assumed unlawfully) within the historic element of the house – there is also an existing soil stack in the corner of the main living space to the Southeast. This location was indeed considered to be at odds with the historic plan form of the building, and relocating the WC To the central circulation space makes perfect sense and is a clear demonstration of how historic buildings are experiencing change to reflect the current social and domestic trends of placing a WC in the main entrance hallway of a dwelling. The element of wall in question was in fact a wall constructed of modern blockwork, plastered with gypsum plaster, so the perceived heritage impact and perceived loss of historic fabric has been mitigated with the removal of these modern construction materials and a doorway installed to further emphasise and make reference to the historic horizontal circulation across the ground floor.

This is a deviation from the approved scheme and is part of the retrospective works that this application applies for.



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



2. Proposed ground floor plan



Blockwork construction underlying the exposed timber stud wall with stonework nogging



Evidence in the oak frame overhead that there used to be a lateral partition in the current study room

KEY:

 Highlighted area of deviation



JUSTIFICATION

GROUND FLOOR- REMOVED WALL TO LOUNGE

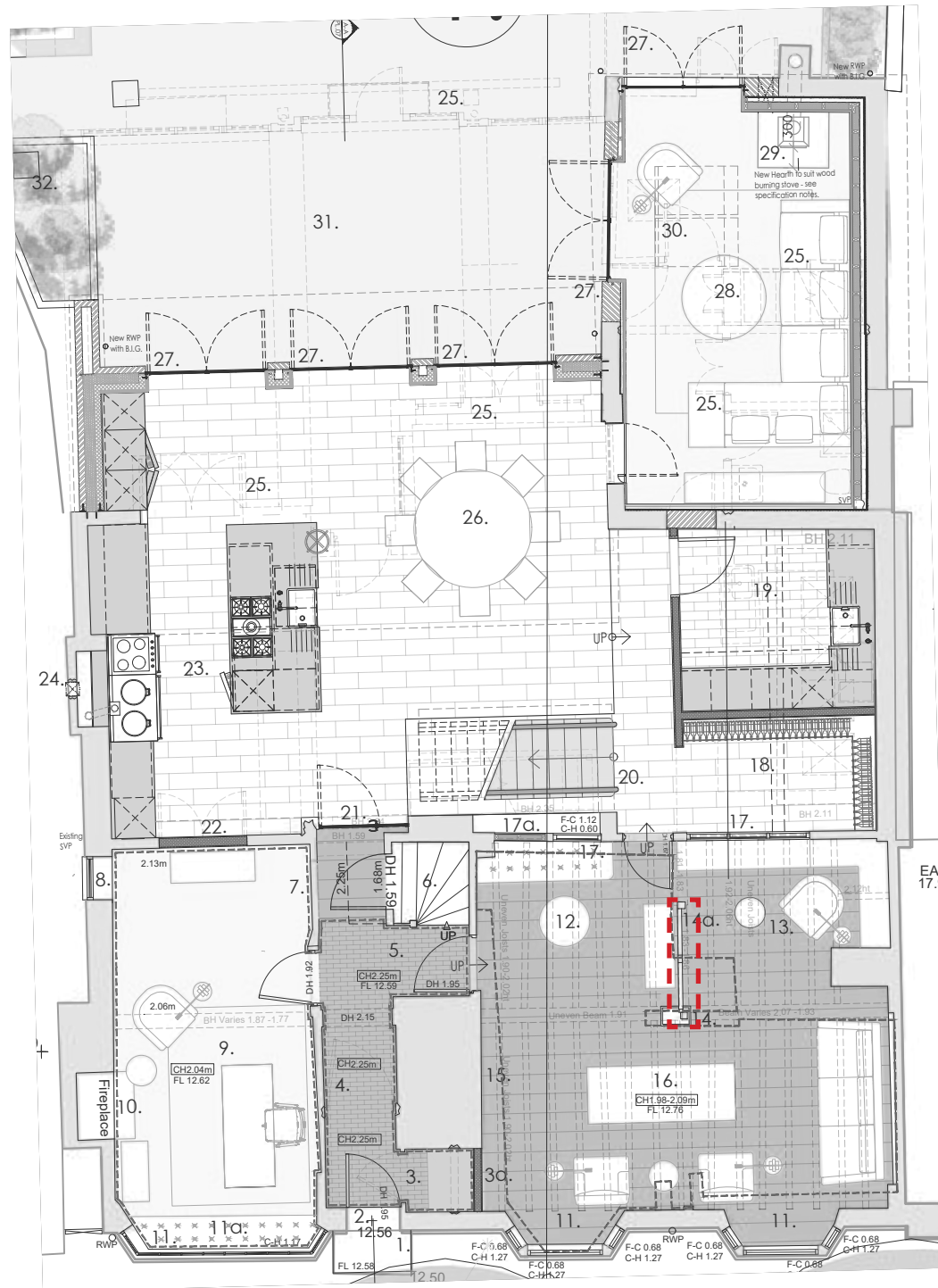
A small section of wall, found to have modern infill, but with references to a historic door opening was removed from the lounge. Whilst the removal of the modern materials is a helpful step in retaining the character of the property, the owner is willing to install a new high quality hand carved oak post, to be dowelled into the original oak frame in the position of the doorway in question, and associated horizontal timber member. Please refer to the following page for detailed justification.



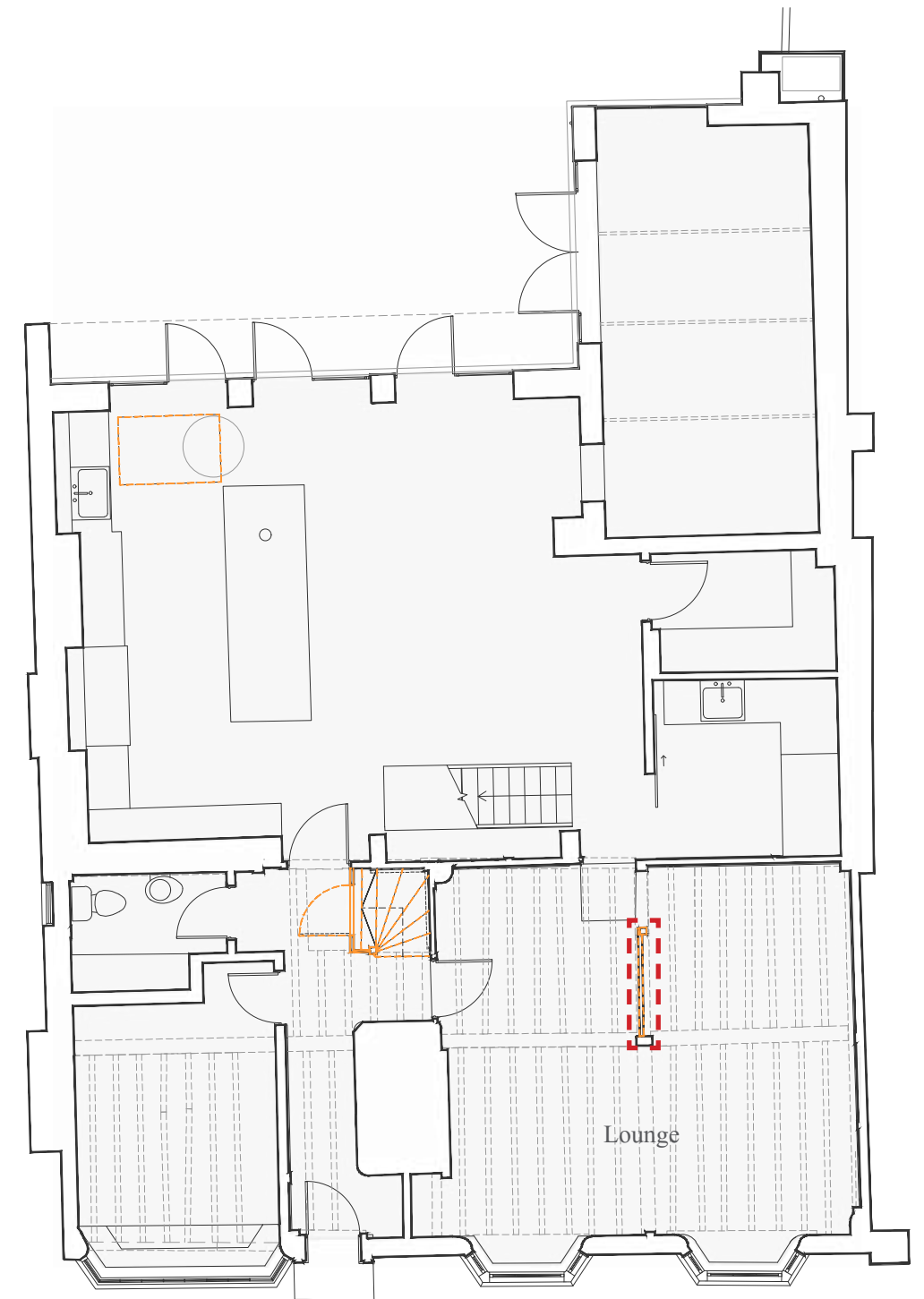
Internal wall and steel beam before removal



New oak gun stock post and improved internal space



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



2. Proposed ground floor plan

JUSTIFICATION

GROUND FLOOR- REMOVED WALL TO LOUNGE

The diagram below illustrates the changes undertaken to the internal wall.

- The existing timber beam and part of timber frame on western wall retained
- Modern infill panels removed (approved and implemented)
- Steel column removed, replaced with the new oak post (approved, heritage benefit) - due to its size, the gun stock post encroached onto the existing wall. To allow for the structural works of the new gun stock post a short section of the partition wall had to be removed.
- Small remaining section of poor quality existing timber frame / door jamb removed, facilitating a plan form more conducive to modern living.
- Central timber element - discovered to be a decorative timber fillet element, not forming part of wall frame. Removed together with infill panels.

The undertaken study demonstrates that only a small amount of the remaining historic fabric was removed. Furthermore, the removal of the partition does facilitate a plan form that is more conducive to modern living. Its removal is also justified to facilitate a traditional conservation repair of the central post in seasoned oak, which is a substantive heritage benefit. The impact of wall removal is neutral given the heritage benefit of the timber post repair and improved quality of the living space. Despite of the neutral impact of its removal, it is proposed that the removed horizontal timber frame element and door jamb will be reinstated. This measure should help to retain the legibility of historic door and the dividing screen and to further create a secularised plan that will relate to the historic plan form of the 15th century building. It should therefore be received positively as a mitigating factor.

Please refer to HCUK Heritage Statement for further information.



Photographs July 2025: historic evidence of a partition being installed in this location along with a door - the door hooks are still in place.

