

JUSTIFICATION

TIMBER FRAME REPAIR TO MAIN PARLOUR

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

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

This repair is of clear heritage benefit.



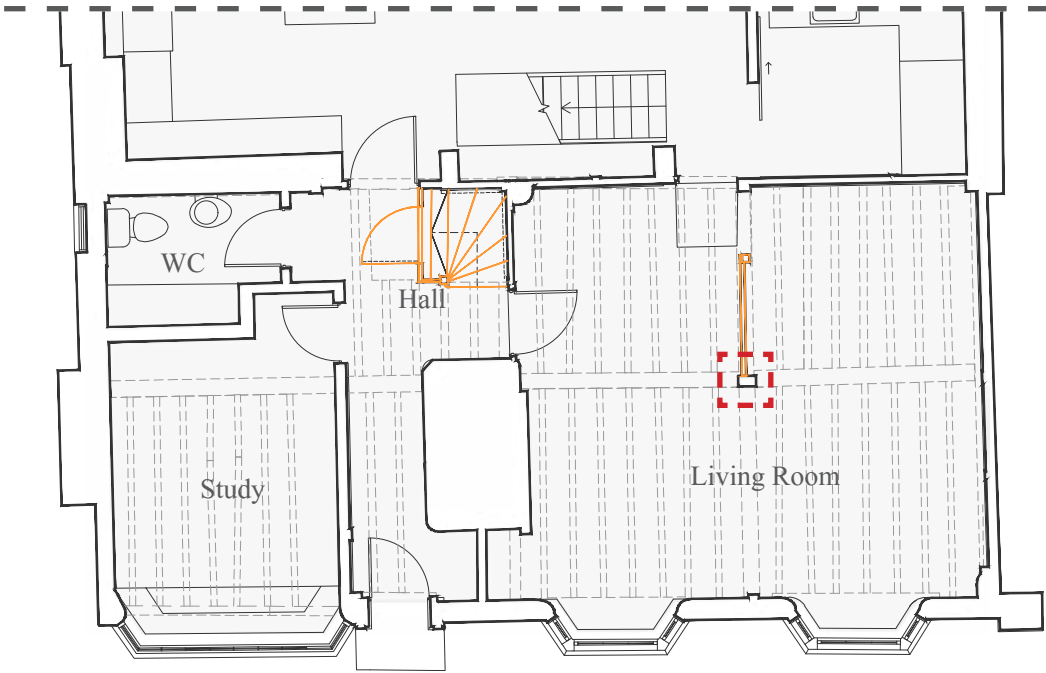
Pre-construction photograph - steel post supporting timber frame



Steel post replaced with traditional gunstock post in seasoned oak



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



Proposed ground floor plan

KEY:

 Highlighted area of deviation



JUSTIFICATION

IMPROVEMENTS TO TIMBER FRAME

In their Heritage Report from December 2022, Desbruslais describe the poor state of the building interior as follows:

‘Surface finishes are a range of materials from older lime based wall plaster, to modern plasterboard infilling. There have been attempts also to re-face older lath wattle with cement based plaster in places, which is heavily deteriorated. Much of the infilling between the various exposed ceiling joists is modern nailed board and Artex. Ground floor nib walls have excessive modern filler in numerous places and older material survival is patchy and inconsistent.’

As part of the restoration works undertaken on the existing house, great care and attention were dedicated to reviving the historic 15th-century oak frame throughout the building. The transformation is remarkable, bringing the oak frame back to its original condition allowing it to be enjoyed for generations to come.

Previously, a substantial amount of the oak was concealed behind cladding, wallpaper, and cosmetic rendering. Now, the beautifully restored frame is proudly on display, allowing it to “breathe” throughout the house, as shown in the accompanying photographs. We estimate that more than 50% of the frame, once hidden, is now exposed, showcasing its craftsmanship and heritage.

This meticulous restoration was carried out by Nick Cain of Cruck Frame Carpentry, a highly skilled heritage carpenter who dedicated an exceptional amount of time and effort to this project. His expertise and dedication have been crucial in reviving the frame’s original beauty, and due recognition must be given for this outstanding achievement. The photographs clearly illustrate the contrast between the frame’s neglected past and its present, restored state.

The Timber frame was carefully cleaned and left untreated. There could have been some damage done by the previous owners as the Heritage Statement by Desbruslais confirms that the frame was cleaned on a regular basis. Additionally, many of the oak joists and bressummers have been oiled, as illustrated on the adjacent photograph.

Black soot can be found in various locations, however it was stated by the Desbruslais report that it must have been lost due to the previously mentioned cleaning. Refer to HCUK Heritage Statement for further information.

The following works have been undertaken to restore timber frame:

- 1. Comprehensive survey of the historic timber elements to assess the condition of the oak. Timbers checked for decay, insect damage, splits, warping, or structural weakness.
- 2. Timber renovated using historically appropriate techniques - gentle clean using soft bristle brush. Timber left are without any coatings. The timber’s patina, age marks, and tool finishes retained.

It was confirmed in the Heritage Report by Desbruslais that: *‘the lower parts of the wall plate and so many other areas being systematically cleaned by previous owners.’* The owner confirmed that no treatment was done to timber frame since the possession.

Before and after photographs are provided for comparison, proving no change in timber appearance.



Photographs of oiled oak joist prior to restoration



Photographs of ground floor study - previously not visible timber frame on ceiling exposed



Photographs of restored historic oak frame



Photographs of historic oak frame prior to restoration



JUSTIFICATION

HISTORIC CONDITION OF THE TIMBER FRAME

This page presents photographic documentation of the building, illustrating its historic condition through images captured prior to 2000. The photos provide visual evidence of the structure, materials, and features before later alterations.



Historic Photo of the Study Space



Historic Photo of the South East Bedroom

JUSTIFICATION

HISTORIC CONDITION OF THE TIMBER FRAME

This page presents photographic documentation of the building, illustrating the building condition prior to the initial works carried out by the client, showcasing the internal finishes within the 15th century timber structure.



JUSTIFICATION

IMPROVEMENTS TO TIMBER FRAME

The adjacent photographs taken in July 2025 illustrate the successful treatment and exposure of the timber frame throughout the building. Approximately 60% of the historic timber framing is now visible throughout the building.



JUSTIFICATION

IMPROVEMENTS TO TIMBER FRAME - TREATMENT

The following provides an assessment of the building's timber-framed structural treatment. This extract demonstrates the approach to repair and conservation works being implemented throughout the property. Existing timber framing to the southern wall within the entrance passage has been further exposed and carefully repaired by heritage carpenter Nick Cain of Cruck Frame Carpentry. The works have been undertaken in a sensitive manner to reveal and conserve the historic fabric of the building, reinforcing the character of the principal part of the house which has been subject to careful restoration. In limited areas, small sections of oak panelling have been introduced to complement the appearance of the timber frame and to provide a coherent and sympathetic finish alongside the retained historic structure.

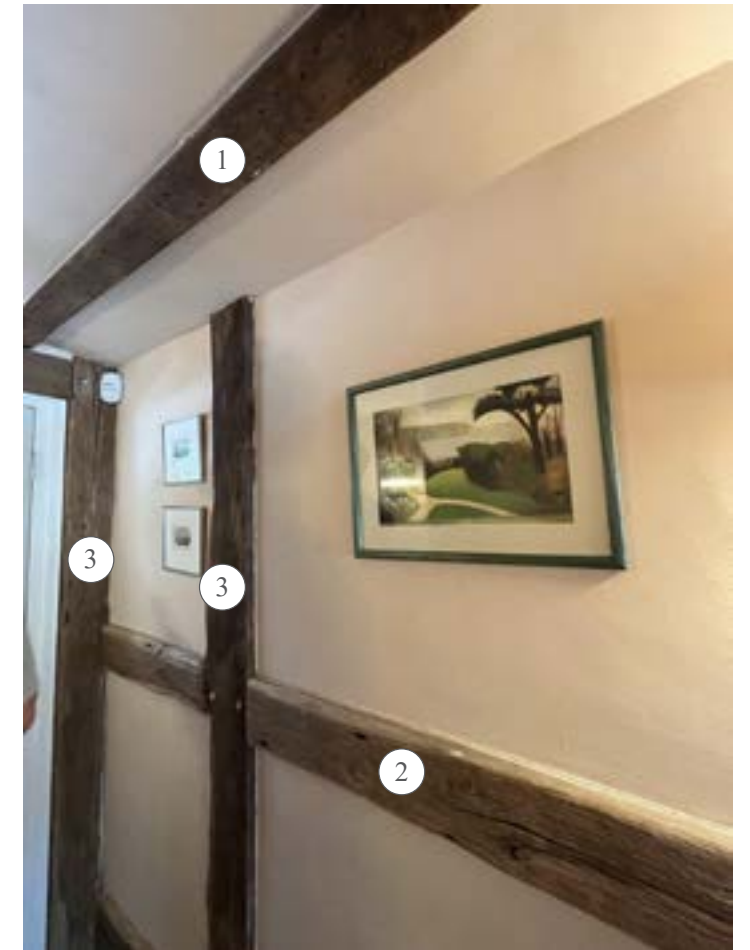
The following works have been undertaken:

1. Comprehensive survey of the historic timber elements to assess the condition of the oak. Timbers checked for decay, insect damage, splits, warping, or structural weakness.
2. Timber renovated using historically appropriate techniques - gentle clean using soft bristle brush. Timber left are without any coatings. The timber's patina, age marks, and tool finishes retained.

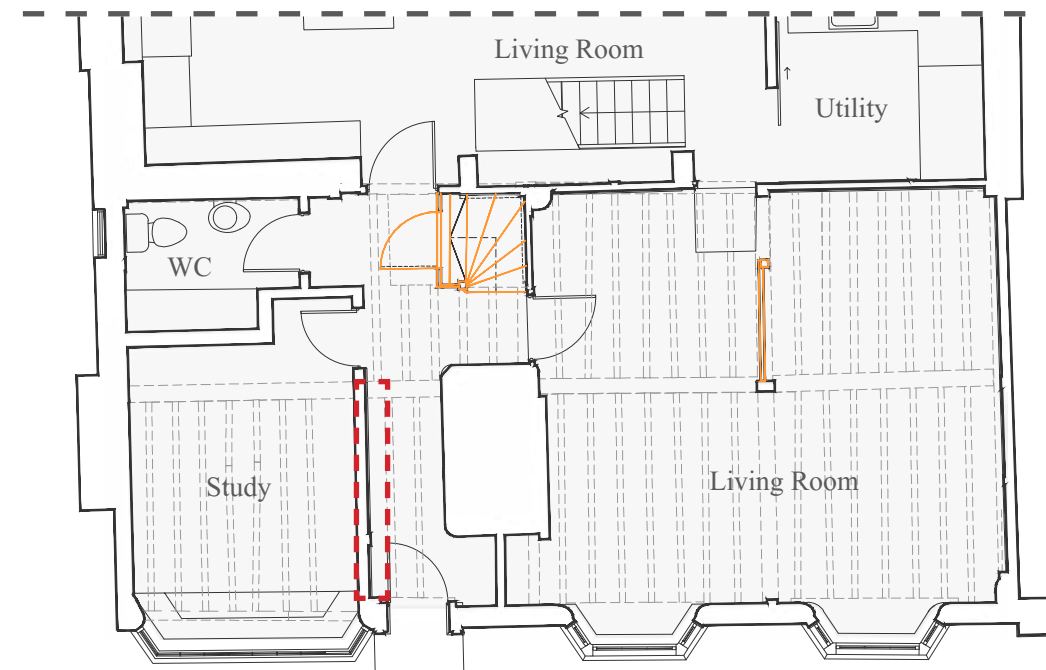
It is considered to have a neutral impact on the listed building's special interest, resulting in no harm in accordance with the supporting HCUK heritage statement.



Recent photograph of the hallway wall



Recent photograph of the hallway wall



Proposed ground floor plan

JUSTIFICATION

EXPOSURE TIMBER FRAMES - GROUND FLOOR - WALLS

GROUND FLOOR - WALLS ASSESSMENT

The following section examines the ground floor and outlines the proposed and implemented wall treatments, focusing on the exposure and conservation of the historic 15th-century timber frame. Works have carefully removed later modern interventions, including plasterboard finishes, to reveal and appropriately treat the underlying historic fabric.

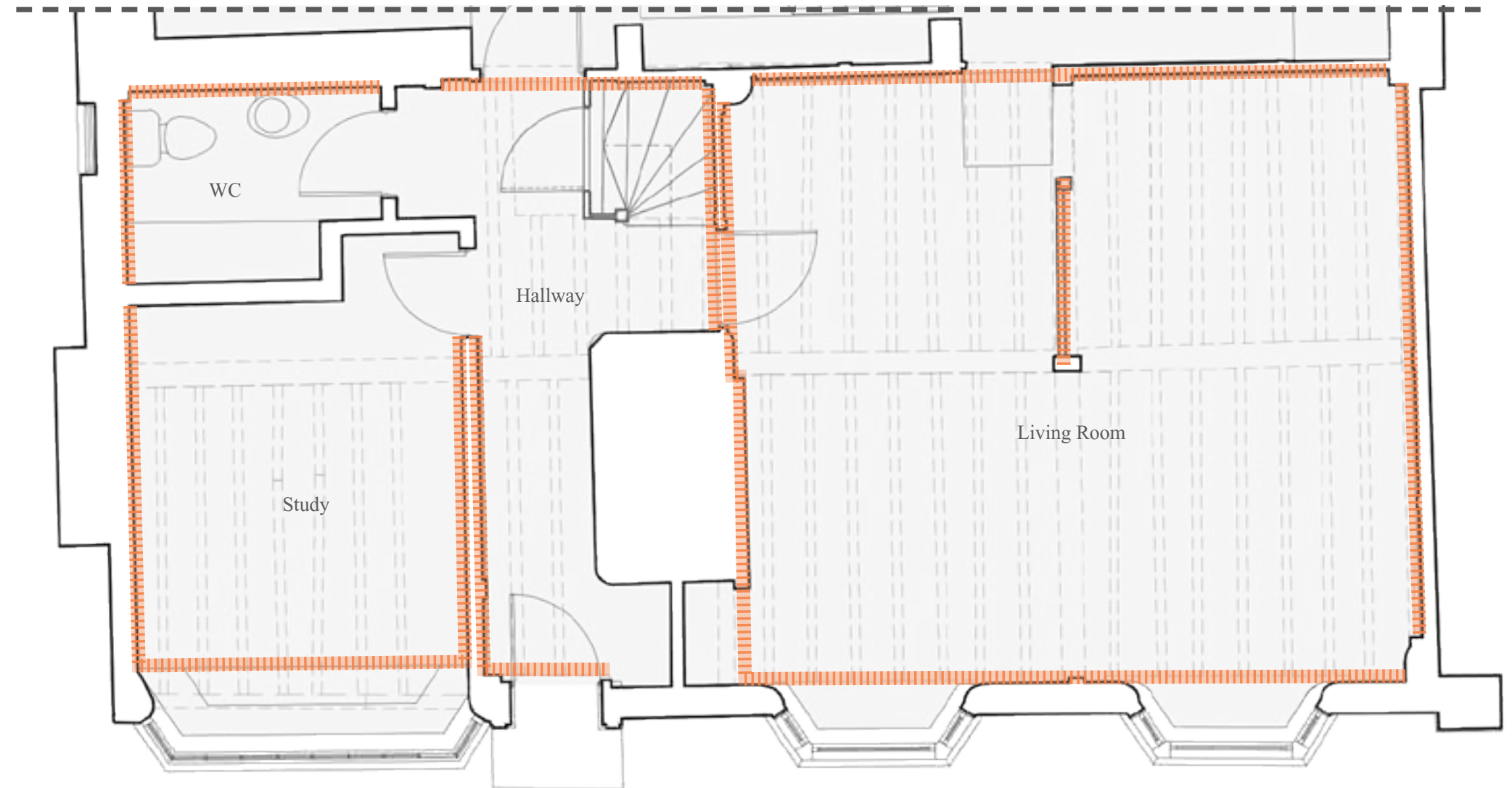
As identified within the ceiling analysis and on the preceding page, a significant proportion of the original timber structure has been retained and exposed. Approximately 60% of the historic timber framing is now visible across both wall and ceiling elements. This level of exposure enhances the legibility of the building's historic construction and contributes positively to its overall heritage benefit/significance of the building.

The reinstatement works have prioritised the use of traditional materials, with inappropriate modern finishes replaced by breathable lime plaster. This ensures compatibility with the historic fabric while allowing the timber frame to remain visible and properly conserved. Previously concealed elements - covered by unsympathetic alterations - have been uncovered, repaired, and integrated into the internal spaces in a manner that better reflects the building's historic character.

These interventions provide improved understanding of the timber frame's composition, layout, and method of construction, offering valuable insight into the evolution of the building. Historic photographs and recent planning records confirm that many of these features were previously obscured, and their re-exposure represents a considered enhancement of the building's heritage value.

As illustrated on the adjacent ground floor plan, a majority of walls at this level now incorporate visible sections of the timber framework. This allows the structural form of the building to be appreciated throughout the internal spaces. Overall, the works represent a sensitive approach to repair and reinstatement, revealing previously hidden historic elements while addressing later unsympathetic alterations, resulting in a clear heritage benefit.

The following pages provide a room-by-room assessment of the ground floor, examining the extent of timber frame exposure and associated wall treatments in each space.



As Implemented ground floor plan showing areas within the ground floor where the walls have been exposed to showcase the historic timber framing.



Timber framing to be exposed

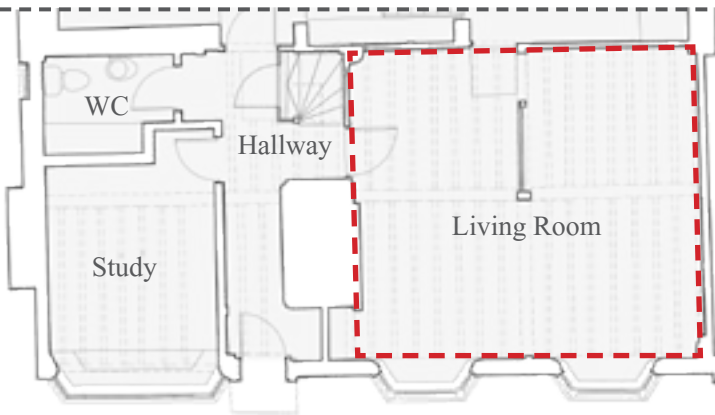
JUSTIFICATION

EXPOSURE TIMBER FRAMES - GROUND FLOOR - WALLS - LOUNGE/LIVING ROOM

LOUNGE/ LIVING ROOM

This room is located to the front (north-east) of the building and forms part of the original 15th-century construction of the listed building. Prior to the works, the space exhibited a lack of careful preservation, with modern finishes obscuring and, in some cases, detracting from the legibility of the historic timber frame. In particular, later interventions to the ground floor partition resulted in the removal of a central gunstock post, replaced with an exposed steel column. This element appeared visually incongruous and did not positively contribute to the understanding or integrity of the historic structure.

As part of the implemented works, the timber gunstock post has been reinstated using materials and detailing appropriate to the historic fabric. This approach ensures that the structural expression of the frame remains consistent with traditional construction, limiting the use of steel only where strictly necessary for structural stability and long-term preservation. In addition, modern plasterboard finishes have been removed and replaced with lime plaster applied in a more considered and sympathetic manner. The reinstated lime plaster allows the timber framework to be clearly expressed as the primary structural and visual element of the wall, while maintaining a breathable and compatible finish. The improved quality and finish of the plasterwork, alongside the careful cleaning and treatment of the exposed timber, enhances both the clarity and presentation of the historic fabric. The lounge now reveals a comprehensive extent of the timber framing, allowing the structure to be fully appreciated within the space. These works collectively represent a sensitive enhancement of the room, improving its relationship with the building’s historic character and resulting in a clear heritage benefit when compared to the previous condition.



As Implemented Ground Floor Plan

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

AS IMPLEMENTED PHOTOGRAPHIC DOCUMENTATION



1.



2.



3.



4.



5.

- Key
- Figure 1. East wall
 - Figure 2. Gunstock post
 - Figure 3. South wall
 - Figure 4. West and North wall
 - Figure 5. North and West wall



JUSTIFICATION

EXPOSURE TIMBER FRAMES - GROUND FLOOR - WALLS - WC

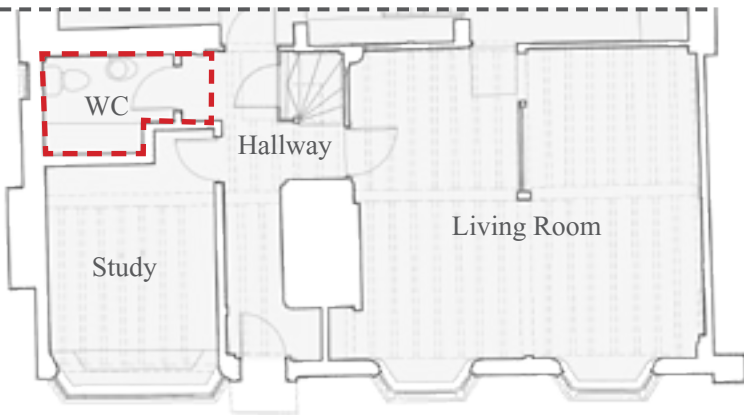
WC

The WC is located adjacent to the study/office space. Within this room, the design approach has avoided the use of tiled finishes in favour of exposing and expressing the historic timber frame. This ensures continuity with the wider treatment of the building and allows the historic fabric to remain the defining element of the space.

The joinery to the east wall has been carefully integrated within the wall build-up, with timber selected to match the character and appearance of the historic fabric. As a result, timber remains the primary visual and structural element within the WC, reinforcing the coherence of the internal treatment.

The positioning of sanitary fittings, including the toilet and sink, has been thoughtfully arranged to maximise the visibility and legibility of the timber framing. These elements are located to avoid key structural junctions, ensuring that significant sections of the frame remain unobscured.

The combination of exposed timber framing and lime plaster finishes creates a simple yet historically responsive space. Overall, the approach preserves and highlights the historic fabric while accommodating modern use, resulting in a considered intervention that contributes positively to the building’s heritage significance.



As Implemented Ground Floor Plan

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

AS IMPLEMENTED PHOTOGRAPHIC DOCUMENTATION



1.
Key
Figure 1. West and South wall
Figure 2. West wall



2.

JUSTIFICATION

EXPOSURE TIMBER FRAMES - GROUND FLOOR - WALLS - STUDY

STUDY / OFFICE

As evidenced within historic photographs, this area of timber framing was previously visible and formed an important part of the building’s internal character. The implemented works respond to this by re-establishing and celebrating the exposed timber framework, ensuring its continued prominence within the space.

The current arrangement retains and enhances the visibility of the timber structure, with furnishings and layout carefully considered to complement rather than obscure the historic fabric. This approach maintains the functional use of the room, including storage, while respecting its historic form and spatial character. Lime plaster has been reintroduced in a controlled and sympathetic manner, allowing the timber frame to remain the dominant visual element. The contrast between the plaster infill and exposed timber provides clarity to the structural composition, reinforcing an understanding of the building’s construction.

In addition, the formation and refinement of the chimney breast contributes positively to the space, providing a focal point that is consistent with the building’s historic arrangement. This intervention enhances both the legibility and usability of the room. Overall, the study achieves a balanced integration of historic character and modern use. The works represent a clear enhancement over the previous condition, resulting in a space that better reflects and supports the building’s heritage significance.

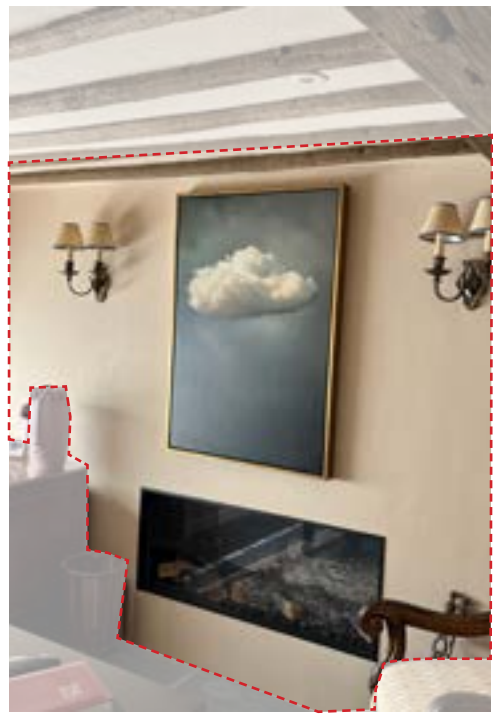
AS IMPLEMENTED PHOTOGRAPHIC DOCUMENTATION



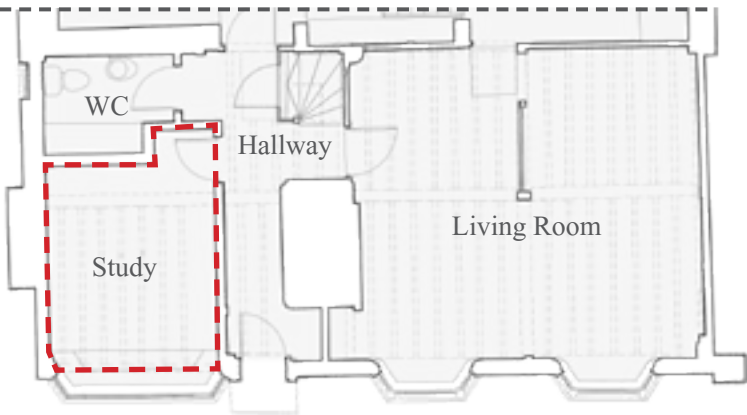
1.
Key
Figure 1. South and West wall
Figure 2. East wall
Figure 3. South



3.



4.



As Implemented Ground Floor Plan



JUSTIFICATION

EXPOSURE TIMBER FRAMES - GROUND FLOOR - WALLS - HALLWAY

HALLWAY

The entrance hallway forms the primary point of arrival and is the first internal space encountered upon entering the building. The treatment of this area has been considered in further detail elsewhere within this document; however, this section provides a general overview of the wall treatments as experienced throughout the hallway.

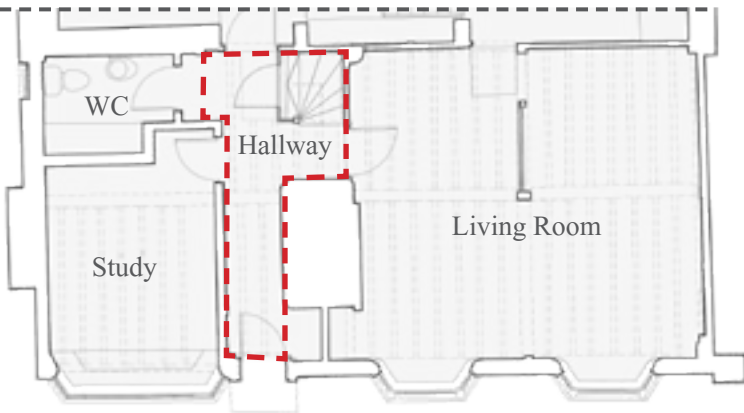
As illustrated in the adjacent photographs, the implemented works have resulted in a notable improvement in the preservation and visibility of the historic timber framing when compared to the previous condition. Historic records indicate that prior to the works, the space was characterised by poor-quality finishes and inconsistent material applications, which detracted from the legibility of the original structure - particularly along the south wall. The current scheme has carefully addressed these issues, reinstating appropriate materials and finishes that better preserve the original structural composition and historic fabric of the building. The exposed timber framing is now clearly visible upon entry, allowing the construction and character of the building to be immediately understood and appreciated.

This enhanced visibility provides a strong initial impression, reinforcing the building’s historic significance from the point of arrival. The retention and exposure of key elements within the wall build-up, as outlined in previous sections, ensures that the hallway acts as a coherent example of the overall approach taken throughout the scheme. Overall, the treatment of the entrance hallway represents a significant improvement on the previous condition, delivering a clear enhancement in both the presentation and understanding of the building’s historic fabric, and contributing positively to its overall heritage significance.

AS IMPLEMENTED PHOTOGRAPHIC DOCUMENTATION



1.
Key
Figure 1. West wall
Figure 2. East wall
Figure 3. South wall



As Implemented Ground Floor Plan



JUSTIFICATION

EXPOSURE TIMBER FRAMES WALLS - FIRST FLOOR

FIRST FLOOR - WALLS ASSESSMENT

The following section examines the timber framework present at first floor level. This storey is of particular importance in understanding the building's historic structure, as it contains some of the most extensive and visible areas of exposed timber framing within the building.

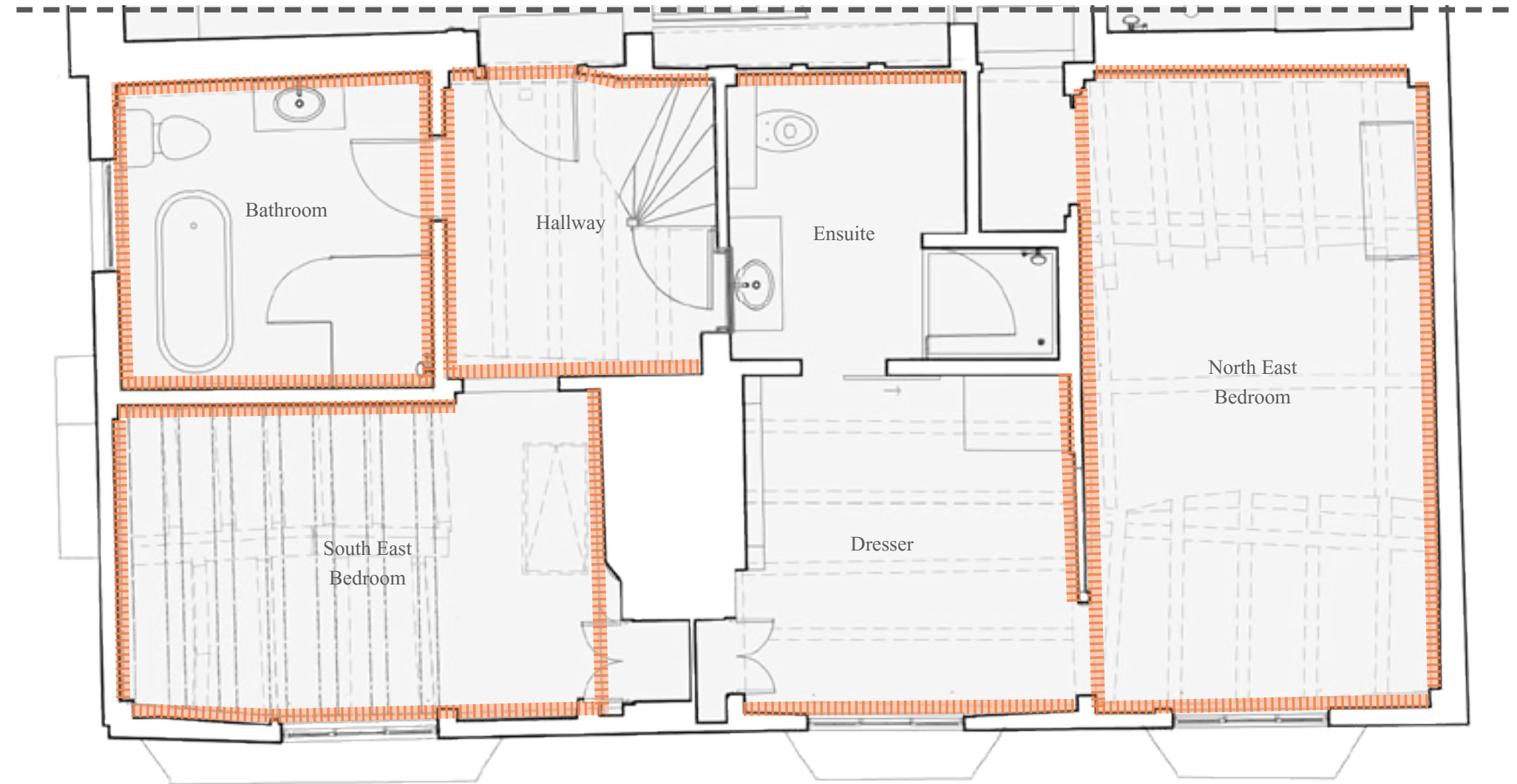
Due to the nature of the upper floor construction, including the open and varied ceiling arrangements, this level provides a clear expression of the original structural framework. In several rooms, the timber frame is extensively exposed, with entire wall sections - and in some cases near-complete enclosures- defined by visible historic timbers.

As illustrated on the adjacent first floor plan, the extent of exposed timber framing is highlighted throughout, demonstrating that each principal room incorporates elements of the historic structure. This section focuses specifically on wall treatments, while the exposed ceiling structures and roof framing are examined separately in the ceiling analysis.

Prior to the current ownership, this floor had undergone a number of unsympathetic alterations, which were detrimental to both the legibility of the timber frame and the overall heritage value of the building. These interventions included the concealment and disruption of original fabric through inappropriate materials and poorly considered modifications.

The implemented works have carefully addressed these issues, reinstating a more appropriate and coherent treatment that reveals and preserves the historic timber framework. As a result, the first floor now provides a significantly improved understanding of the building's construction and spatial character.

Overall, the works undertaken at this level represent a considered and sensitive enhancement, reinforcing the visibility and appreciation of the historic fabric and contributing positively to the building's overall heritage significance.



As Implemented ground floor plan showing areas within the first floor where the walls have been exposed to showcase the historic timber framing.



Timber framing to be exposed

JUSTIFICATION

EXPOSURE TIMBER FRAMES - FIRST FLOOR - WALLS - NORTH EAST BEDROOM

NORTH EAST BEDROOM

The north-east bedroom is the largest within the 15th-century part of the listed building. While the vaulted ceiling and exposed rafters and braces are addressed separately, this section focuses on the wall treatments and the enhanced visibility of the historic fabric.

The works have removed later plaster finishes that previously concealed sections of the timber frame, allowing the walls to be read more clearly in their original construction. A significant improvement includes the removal of a modern window opening on the east wall, reinstating the historic wall build-up and improving the overall coherence of the space. The original layout, including door positions and retained hinge evidence, has been preserved, reinforcing the historic plan form.

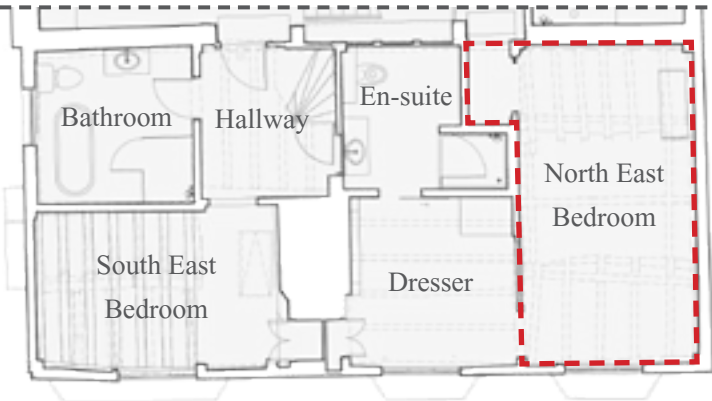
The partition wall to the adjoining dressing area has been opened up to fully expose the timber framing, enabling a continuous reading of the structure across the space. New interventions have been carefully positioned to avoid obscuring key elements, ensuring the timber frame remains the dominant feature. Lime plaster has been reinstated in a consistent and sympathetic manner, providing a clear contrast to the exposed timber and improving the overall legibility of the wall construction.

Overall, the walls within this room now present a far more coherent and legible expression of the historic timber frame, representing a clear enhancement and contributing positively to the building’s heritage significance.

AS IMPLEMENTED PHOTOGRAPHIC DOCUMENTATION



1.
Key
Figure 1. South wall
Figure 2. North wall
Figure 3. East and North wall
Figure 4. South, West and North Walls



As Implemented First Floor Plan

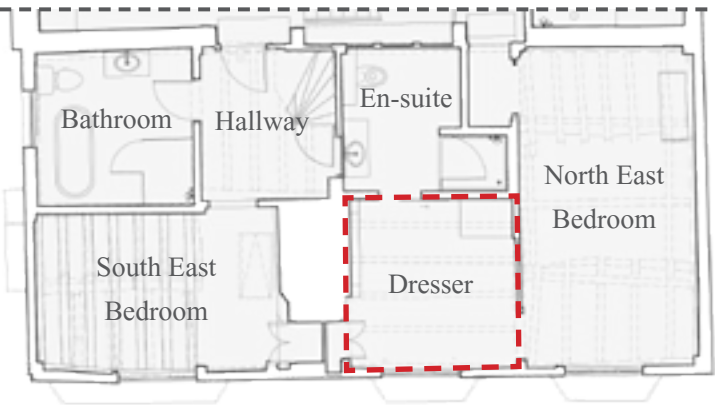
JUSTIFICATION

EXPOSURE TIMBER FRAMES - FIRST FLOOR - WALLS - DRESSER

DRESSER

This section assesses the dressing room, where the extent of exposed timber framing is more limited due to the presence of the existing chimney stack, which continues from the ground floor through this space. The chimney breast has been incorporated into the room layout and utilised to accommodate built-in storage, allowing for efficient use of space while minimising the need for additional partitioning. The wall construction adjacent to the chimney has been carefully treated, with joinery integrated in a manner that avoids unnecessary intervention into the historic fabric. This approach reduces the need for more dominant partition walls, maintaining a lighter and less intrusive division between the north-east and south bedrooms.

As with other areas, modern finishes have been removed and replaced with lime plaster, applied in a consistent and sympathetic manner. The exposed timber elements have been cleaned and treated, ensuring that where visible, they remain legible within the overall wall composition. The partition wall between the bedroom and dressing room includes retained historic detailing, such as hinge evidence referenced elsewhere in this document, which further contributes to the understanding of the building’s historic layout. Overall, the dressing room represents a restrained and considered intervention, balancing functional requirements with the preservation and subtle expression of the historic timber framework, contributing positively to the building’s heritage significance.



As Implemented First Floor Plan

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

AS IMPLEMENTED PHOTOGRAPHIC DOCUMENTATION



1.

Key

Figure 1. East wall

Figure 2. South wall

Figure 3. North wall

Figure 4. East, South and West Walls



2.



3.



4.



JUSTIFICATION

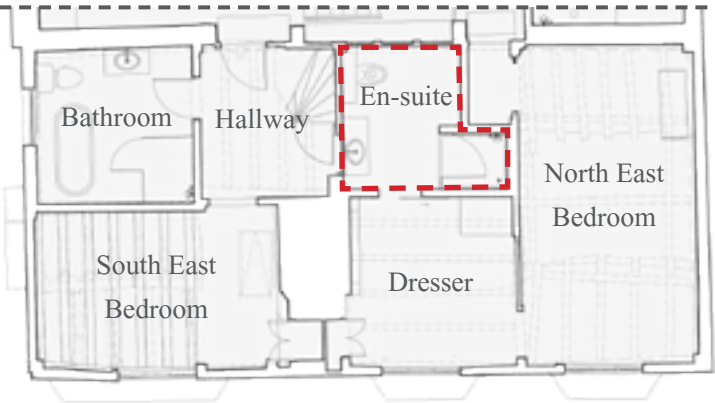
EXPOSURE TIMBER FRAMES - FIRST FLOOR - WALLS - EN-SUITE

EN-SUITE

The en-suite within the north-east bedroom has been designed to ensure that the historic timber framework remains visible and legible. Rather than introducing modern tiled finishes, lime plaster has been consistently applied, maintaining a breathable and sympathetic wall treatment in keeping with the wider scheme.

The layout of the bathroom has been carefully arranged so that sanitary fittings, including the toilet and shower, do not obscure key structural elements or visually prominent sections of the timber frame. As a result, the primary wall composition -comprising exposed timber and lime plaster infill -remains clearly expressed throughout the space.

As illustrated in the adjacent images, the enclosure of the bathroom has been handled in a way that avoids interrupting the continuity of the timber framework, allowing larger sections of the structure to remain unobstructed and readable. Overall, the en-suite provides a strong example of how modern servicing can be integrated within a historic setting, maintaining the clarity of the wall construction while supporting the continued appreciation of the building’s heritage significance.



AS IMPLEMENTED PHOTOGRAPHIC DOCUMENTATION



1.
Key
Figure 1. West wall
Figure 2. South wall



2.



JUSTIFICATION

EXPOSURE TIMBER FRAMES - FIRST FLOOR - WALLS - HALLWAY

HALLWAY

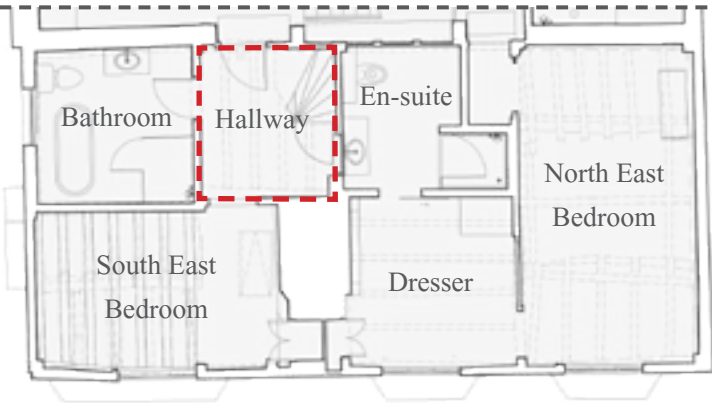
While photographic evidence for the hallway is limited, the available images demonstrate that the treatment of walls within this space remains consistent with the wider approach adopted throughout the building. The east wall retains exposed elements of the timber framework, incorporated within the wall build-up and contributing to the legibility of the historic structure.

The remaining walls are finished in lime plaster, providing a simple and cohesive backdrop that allows key structural features to remain prominent. Each of the connecting doorways within the hallway reveals exposed timber framing, clearly expressing the construction and junctions between spaces. Overall, the hallway maintains a restrained and coherent treatment, ensuring that circulation areas continue to reflect and support the visibility of the historic fabric, contributing positively to the building’s overall heritage significance.

AS IMPLEMENTED PHOTOGRAPHIC DOCUMENTATION



Figure 1. East wall



As Implemented First Floor Plan



JUSTIFICATION

EXPOSURE TIMBER FRAMES - FIRST FLOOR - WALLS - BATHROOM

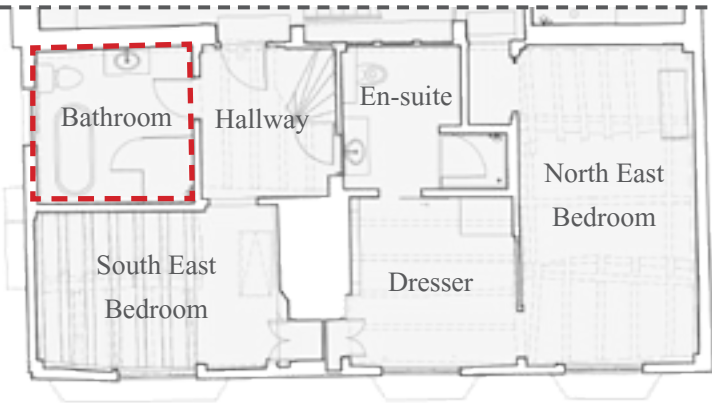
BATHROOM

This section examines the shared bathroom located off the first floor hallway. The space accommodates a bath and shower, with the layout carefully arranged to respond to the historic fabric.

As shown in the adjacent photographs, the walls within this room fully expose the historic timber framing, complemented by lime render finishes consistent with other serviced spaces within the building. This approach avoids the use of modern tiled finishes, ensuring a cohesive and breathable treatment throughout.

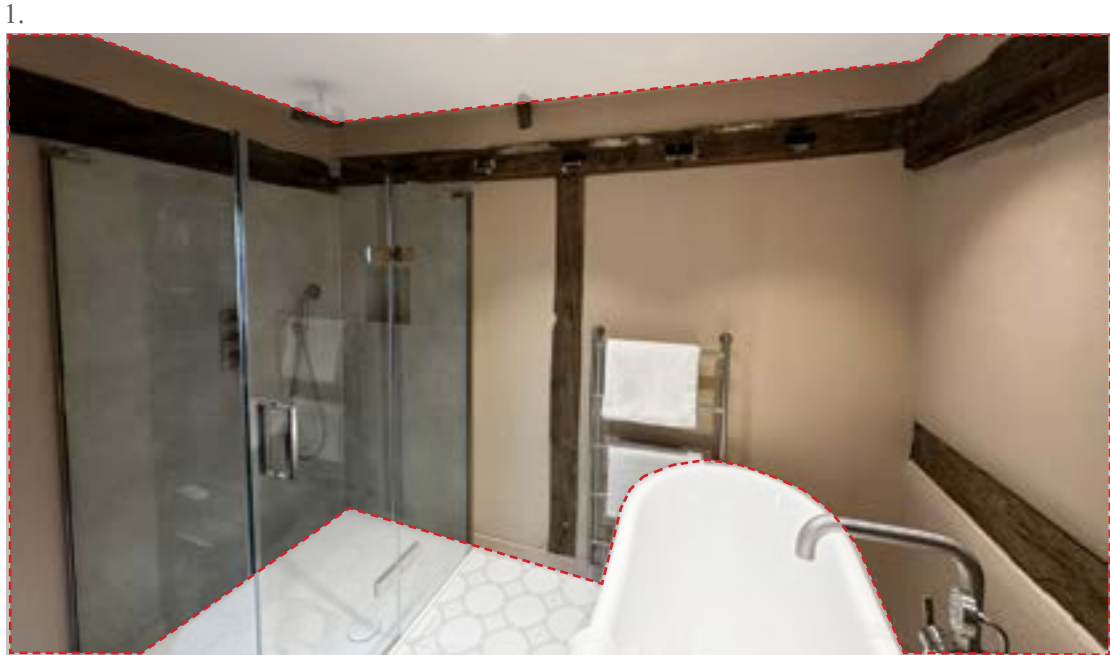
Sanitary fittings have been strategically positioned to maximise the visibility of the timber framework, avoiding obstruction of key structural elements. Interventions within the space have been kept to a minimum, ensuring that the wall construction remains clearly legible and that the historic fabric is both preserved and appropriately presented.

Overall, the shared bathroom demonstrates a consistent and sensitive approach to integrating modern servicing within a historic context, allowing the timber frame to remain the dominant feature of the space and resulting in a clear heritage benefit and notable enhancement over the previous condition.



As Implemented First Floor Plan

AS IMPLEMENTED PHOTOGRAPHIC DOCUMENTATION



1.
Key
Figure 1. South West & North walls
Figure 2. North, East & South walls
Figure 3. West Wall



JUSTIFICATION

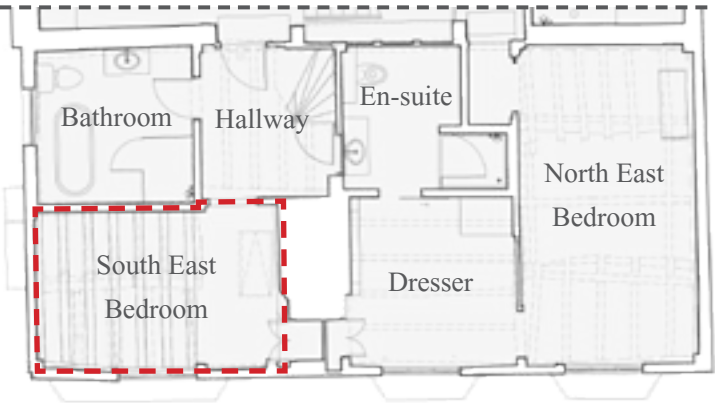
EXPOSURE TIMBER FRAME - FIRST FLOOR - WALLS - SOUTH EAST BEDROOM

SOUTH EAST BEDROOM

As illustrated in the adjacent images, and supported by historic photographs, the south-east bedroom has undergone a significant enhancement. While the vaulted ceilings and rafters and braces are addressed within the ceiling section, this assessment focuses on the treatment of the walls.

The walls have been carefully repaired and re-plastered using lime, applied with a higher level of craftsmanship and sensitivity than previously evident. Earlier finishes lacked regard for the historic fabric; the current approach ensures improved durability, breathability, and long-term compatibility with the timber structure. Each wall within the room now reveals elements of the timber framework, allowing the structural composition to be clearly understood. The original wall layout has been preserved, including door openings and frames, maintaining the historic plan form. Integrated storage, as referenced in Figure 4, has been designed to sit within the space efficiently, maximising floor area while fixing back to the wall in a manner that avoids unnecessary removal or alteration of the historic fabric. This ensures that the integrity of the wall construction is retained.

Overall, the room presents a coherent and legible expression of the timber-framed structure, with the improved wall treatment and exposure of historic elements representing a clear heritage benefit and a notable uplift from the previous condition.



As Implemented First Floor Plan

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

AS IMPLEMENTED PHOTOGRAPHIC DOCUMENTATION

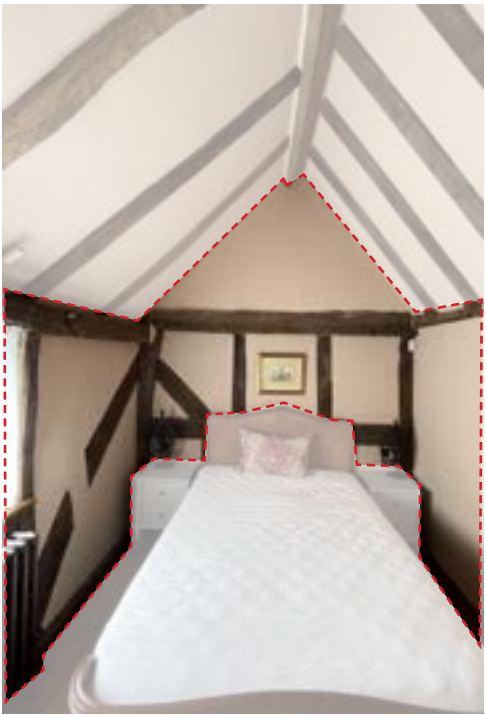


1.

- Key
- Figure 1. East, South and West walls
- Figure 2. South and West walls
- Figure 3. East, South and West walls
- Figure 4. North Wall
- Figure 5. West Wall



2.



3.



4.



5.



JUSTIFICATION

EXPOSURE TIMBER FRAMES - GROUND FLOOR - CEILINGS

APPROVED GROUND FLOOR

The following section assesses the approved scheme specifically in relation to the ground floor footprint of the 15th- century timber-framed structure, as outlined both bellow and within this document initial building historical analysis. An extract of the approved ground floor has been included to highlight the extend of the historical framework within the building.

As showcased the approved scheme the exposure of the historic timber framing at ground level was limited to the living room only. In contract, the remaining ground floor rooms were proposed to retain their exiting finishes with the historical timber framework remaining concealed behind lime plaster, consistent with the pre consulting condition for the building.

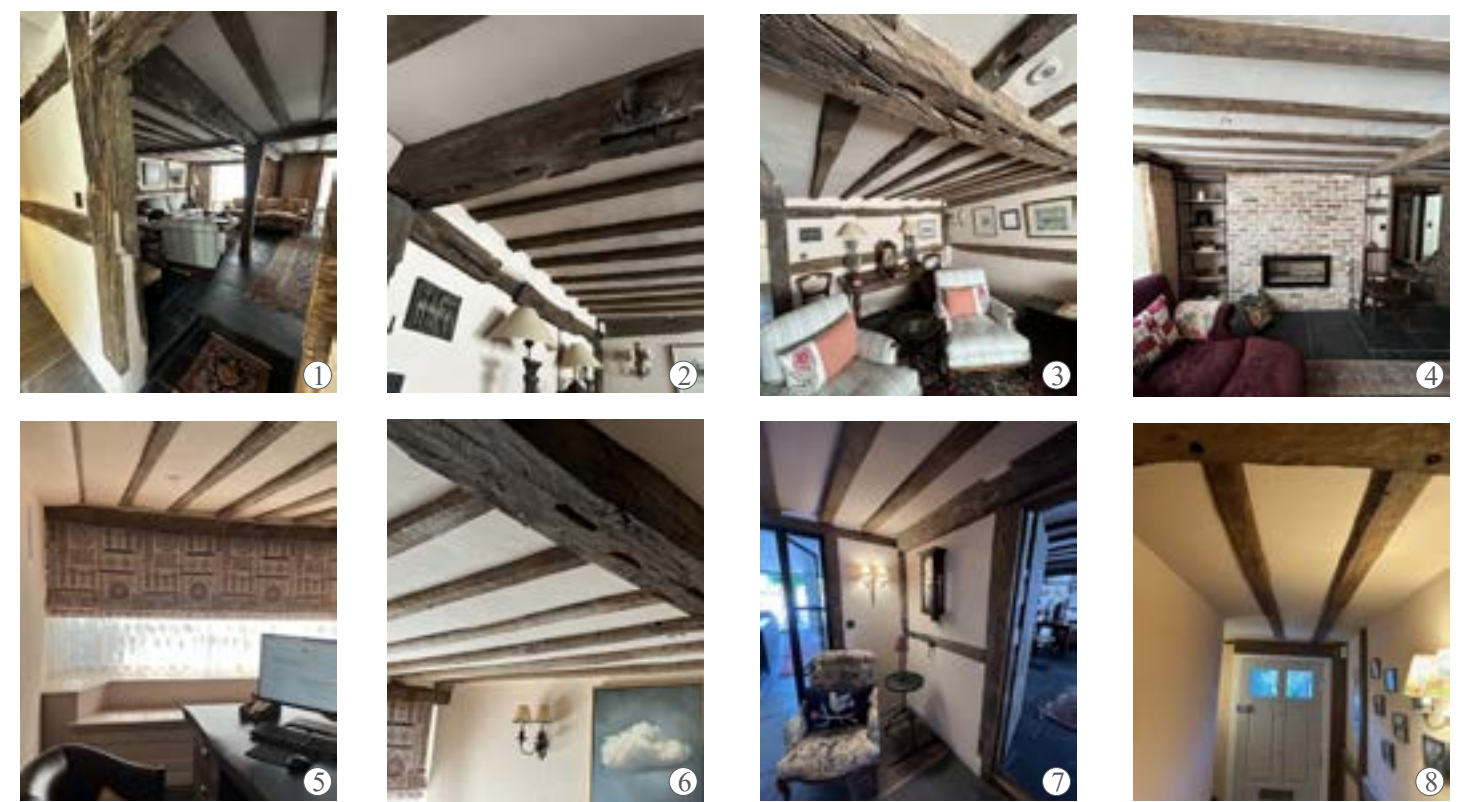
- KEY
- 15th Century timber-framed building
 - Approved areas of Exposed Timber Framing (Ceiling)
 - Ceiling Areas Adjusted to Expose the Timber Framing

AS IMPLEMENTED GROUND FLOOR

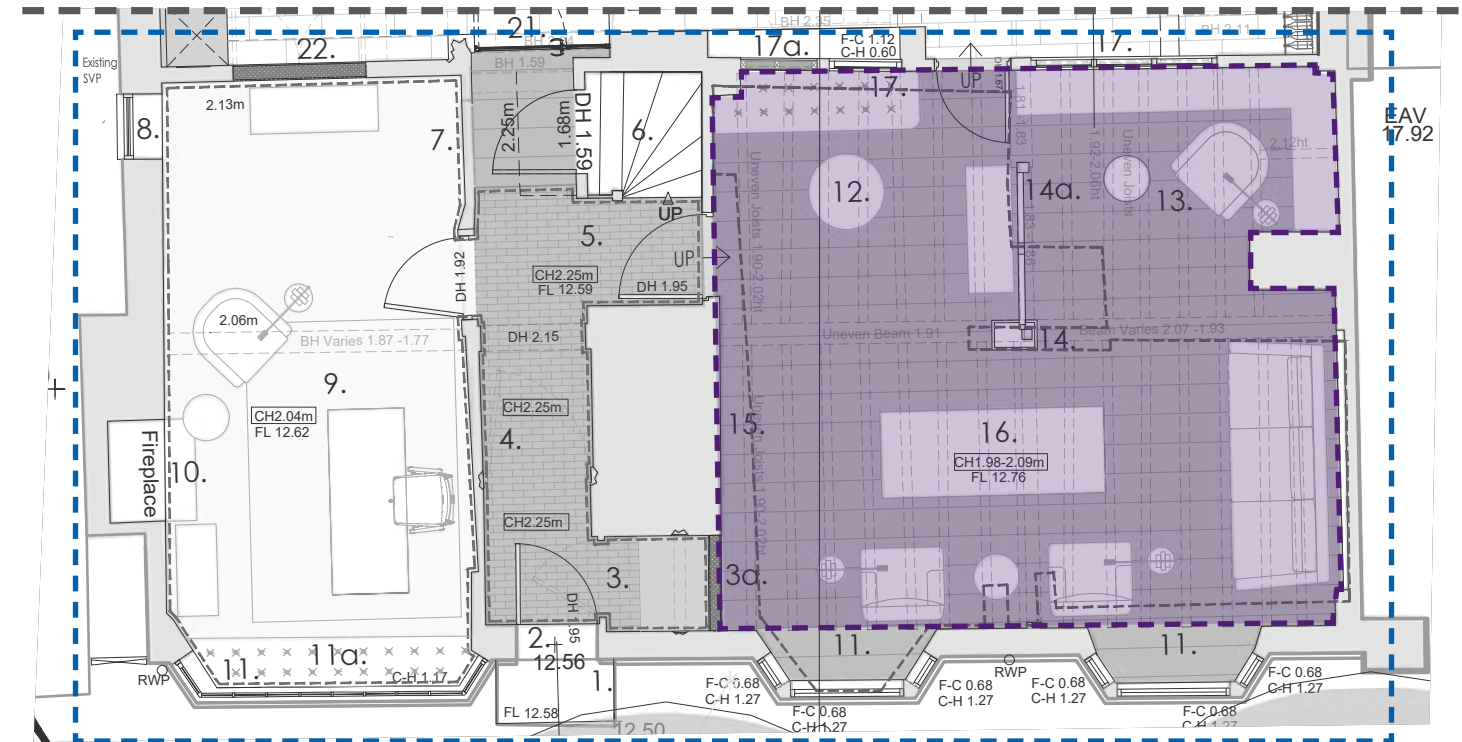
The proposal provides for the repair and conservation of the historic oak frame throughout the property by a heritage craftsman. Under the approved scheme, exposure of the timber structure was limited primarily to the living room, with the majority of the frame remaining concealed behind later finishes. During construction it became evident that a substantial proportion of the historic timber framework remained intact but covered.

The proposal therefore seeks to reveal in excess of 60% of the historic timber frame across the building, including ceiling joists and structural beams. This represents a clear heritage benefit, as exposing the structural oak frame assists its long-term preservation by allowing the timber to breathe, while also reinforcing the historic character of the building and improving the legibility and understanding of the original 15th-century structural framework. Areas of previously approved exposure and the additional proposed areas are identified on the plans below.

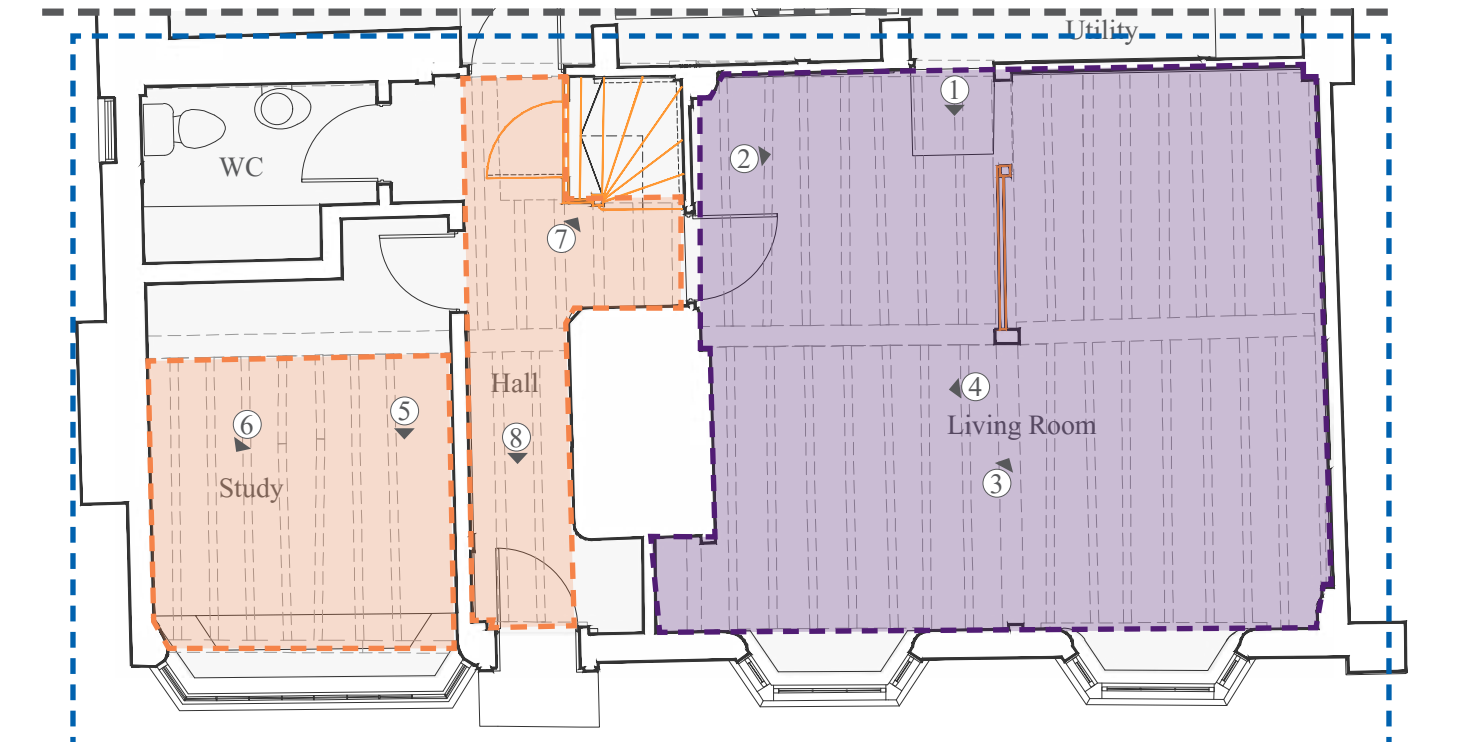
AS IMPLEMENTED PHOTOGRAPHIC DOCUMENTATION



1. Living room South facing
2. Living Room East facing
3. Living Room North facing
4. Living Room West facing
5. Office South facing
6. Office exposed ceiling
7. Hallway North Facing
8. Entrance Hall South Facing



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



2. As Implemented ground floor plan showing areas within the ground floor where the ceiling has been exposed to showcase the historic timber framing.

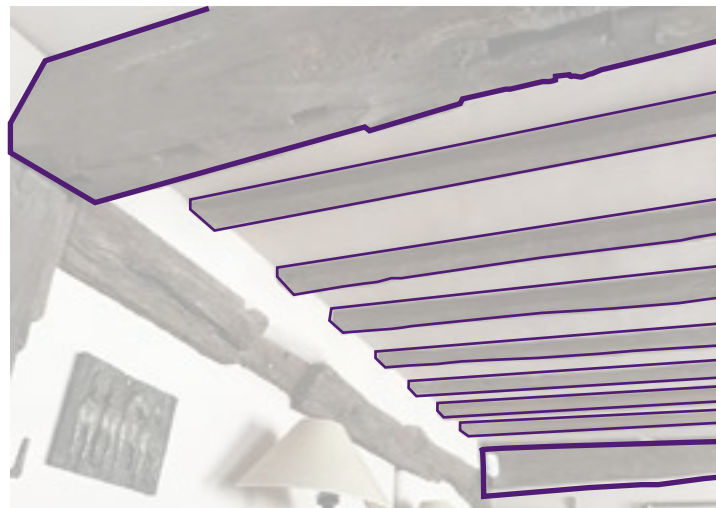
JUSTIFICATION

EXPOSURE TIMBER FRAME - GROUND FLOOR - CEILING BEAMS

The following outlines in greater detail the approved and as-implemented timber beam ceiling framework proposed to be exposed, identifying the extent of beams and their location and positioning within the floor plans.

KEY

-  Approved exposed Timber Framing Beams (Ceiling)
 As implemented exposed Timber Framing Beams



As Implemented - Living Room



As Implemented - Study



APPROVED GROUND FLOOR PLAN



AS IMPLEMENTED GROUND FLOOR PLAN

JUSTIFICATION

EXPOSURE TIMBER FRAMES - GROUND FLOOR - CEILINGS - LOUNGE/LIVING ROOM

LOUNGE - COMPARISON ASSESSMENT

The following section assesses the finalised condition of the living room ceiling and the improvements made between the pre-construction state and the as-built scheme.

While works to this ceiling area were approved under the previous consent, the completed works have resulted in a notably improved outcome in terms of both conservation and legibility of the historic fabric. Prior to construction, the ceiling build-up was concealed by later plasterboard finishes which obscured the underlying historic timber structure.

Through the careful removal of these later layers, the original timber ceiling structure has been revealed, assessed, and repaired where required. The exposed timber elements have been cleaned, consolidated, and repaired using appropriate heritage methods, while the surrounding ceiling build-up has been reinstated using breathable lime-based plaster finishes that better reflect the building’s historic construction.

This approach improves the visual clarity of the timber framework and allows the structural form of the ceiling to be more clearly understood, while also ensuring the long-term preservation and performance of the historic materials. Compared to the pre-construction condition, the as-built ceiling therefore provides a clearer expression of the historic structure, improved material compatibility, and a higher standard of conservation repair, resulting in a more legible and historically appropriate interior environment.

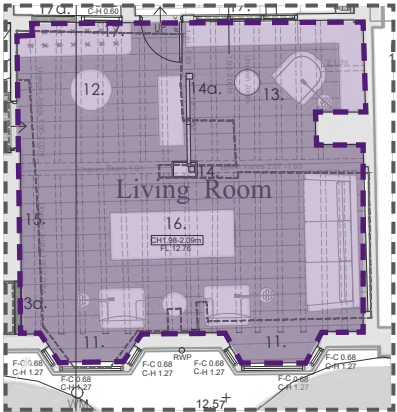
As a secondary intervention supporting these works, a later partition wall and steel post which previously interrupted the space have been removed and replaced with a crafted timber post designed to better integrate with the historic frame. This element is discussed earlier within this document and contributes to the improved readability of the ceiling structure without altering its historic character.

 Approved areas of Exposed Timber Framing (Ceiling)

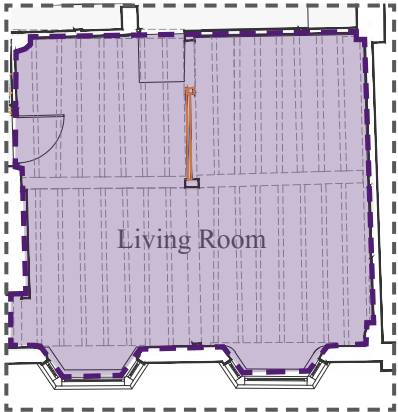
PRE CONSTRUCTION - PHOTOGRAPHIC DOCUMENTATION



AS IMPLEMENTED PHOTOGRAPHIC DOCUMENTATION



Approved Lounge



As Implemented Lounge

- Key
- Figure 1. Pre-construction view of the timber frame and plaster ceiling
 - Figure 2. Pre-construction steel post supporting timber frame ceiling
 - Figure 3. Pre-construction partition wall supporting timber frame ceiling
 - Figure 4. Under Construction Chimney original
 - Figure 5. Proposed / as-built Living room showing exposed timber frame and repaired ceiling
 - Figure 6. Proposed / as-built Living room showing exposed timber frame
 - Figure 7. Proposed / as-built Steel post replaced with traditional gunstock post in seasoned oak
 - Figure 8. Proposed / as-built View of chimney on west wall



JUSTIFICATION

EXPOSURE TIMBER FRAMES - GROUND FLOOR - CEILINGS - STUDY

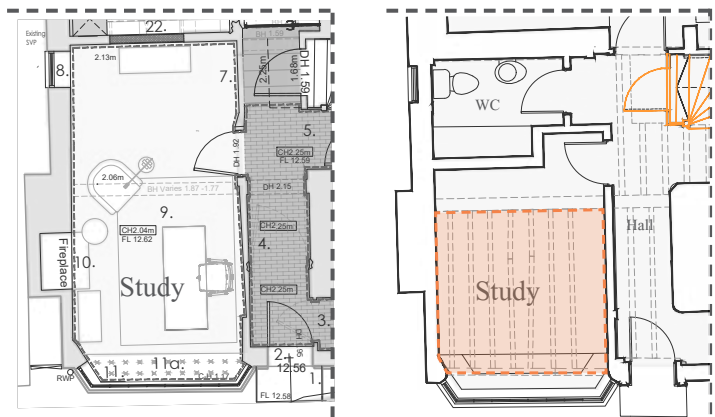
STUDY - COMPARISON ASSESSMENT

The following section provides an assessment and photographic documentation of the as-built/proposed study space. The image below illustrates the existing office space prior to construction, as outlined within the approved plans. Under the approved scheme, this space was not designated for the exposure of historic timber framing within the ceiling, and the structure remained concealed behind plasterboard finishes.

However, during the course of construction it became evident that a substantial portion of the historic timber framing associated with the 15th-century structure remained intact above the ceiling. As a result, the scheme was amended to carefully remove sections of plasterboard in order to reveal the historic timber joists.

The exposure of this timber framing provides a significant heritage benefit. Revealing the original structural elements helps to preserve the historic timber by allowing it to breathe, while also celebrating the craftsmanship and construction techniques of the period. In addition, the exposed framing enhances the architectural character of the space and improves the ability to understand and visually interpret the historic structure of the building. The following images therefore illustrate the as-built condition of the study space, where the historic timber framing has been revealed and now forms a key architectural feature within the room. This intervention represents a clear enhancement to the originally approved proposal, both in terms of heritage conservation and spatial character, reinforcing the historic significance of the building while improving the overall quality of the internal environment.

 Ceiling Areas Adjusted to Expose the Timber Framing



Approved Study As Implemented Study

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

PRE CONSTRUCTION - PHOTOGRAPHIC DOCUMENTATION



1.
Key
Figure 1. Pre-construction study space.
Figure 2. Proposed / as-built study space.
Figure 3. Exposed timber beam and ceiling detail.
Figure 4. Exposed timber joists within the study ceiling.

AS IMPLEMENTED PHOTOGRAPHIC DOCUMENTATION



JUSTIFICATION

EXPOSURE TIMBER FRAMES - GROUND FLOOR - CEILINGS - HALLWAY

HALLWAY - COMPARISON ASSESSMENT

The following section examines the entrance hallway, supported by photographic documentation, and provides a comparison between the approved scheme and the as-built condition, similar to the assessment undertaken for the study space.

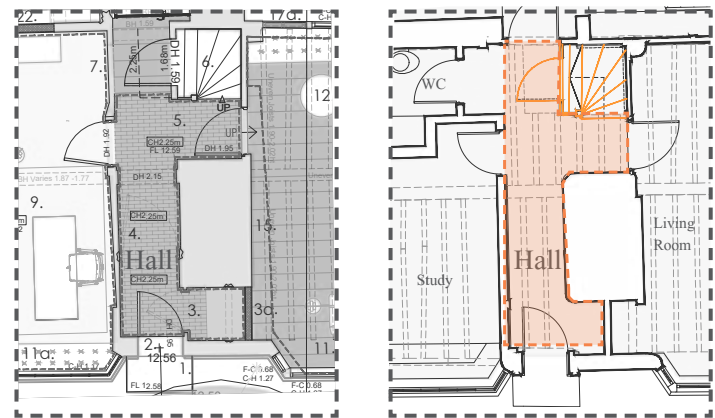
Within the approved plans, the hallway ceiling was not designated to include exposed timber framing, with the historic structure originally concealed by later ceiling finishes. During construction, however, the space was carefully assessed and it was determined that the removal of the existing ceiling finish would allow the historic timber framework to be revealed.

As a result, sections of the ceiling finish were carefully removed in order to expose the timber framing within the entrance space. This approach allows the historic structure to be better appreciated while celebrating its architectural and heritage value within one of the most prominent spaces of the building - the entrance hallway.

The following images provide a visual comparison illustrating how the amended ceiling treatment has enhanced the quality, character, and historic expression of the space through the exposure of this important historic element.

Please note that the timber framework within the hallway is discussed in further detail elsewhere within this document; this section focuses specifically on the ceiling framing and its exposure.

 Ceiling Areas Adjusted to Expose the Timber Framing



Approved Hallway As Implemented Hallway

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

PRE CONSTRUCTION - PHOTOGRAPHIC DOCUMENTATION



1.

Key

- Figure 1. Pre-construction hallway.
- Figure 2. Proposed / as-built entrance hall.
- Figure 3. Exposed timber beam and joists framework.
- Figure 4. Exposed timber beam and ceiling detail.

AS IMPLEMENTED PHOTOGRAPHIC DOCUMENTATION



2.



3.



4.

