

JUSTIFICATION

EXPOSURE TIMBER FRAMES - FIRST FLOOR - CEILINGS

APPROVED FIRST FLOOR

The approved first floor layout provides significantly less legibility of the historic timber framework when compared with the ground floor. Within the approved scheme, the majority of rooms retain plasterboard finishes which conceal much of the underlying historic structure. As a result, the timber frame remains largely hidden, with only limited areas of exposure.

The principal space where the framework is visible within the approved arrangement is the central bathroom, although even here the extent of exposed timber is relatively limited.

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

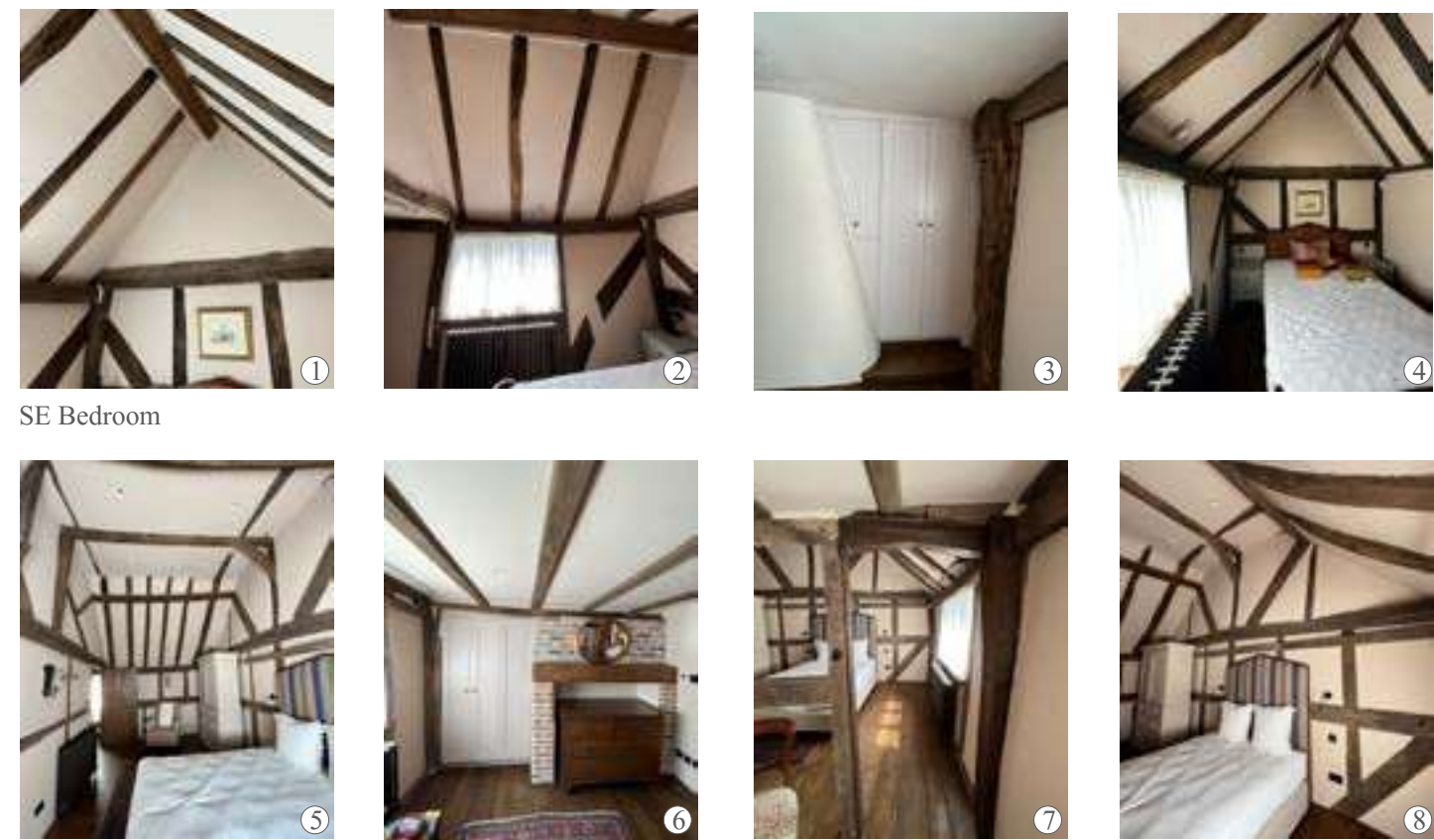
AS IMPLEMENTED FIRST FLOOR

The implemented layout instead seeks to maximise the legibility of the historic timber framework, using the exposed structure as a defining architectural and placemaking element within the first floor spaces. Selective removal of plasterboard and careful positioning of partition walls has allowed greater sections of the timber frame to be revealed within the bedrooms and circulation areas.

This approach exposes key structural members and junctions within the historic frame, allowing the construction of the building to be more clearly understood. The increased visibility of the timber framework enhances both the spatial character and the heritage value of the interior, enabling important historic elements, similar to those visible on the ground floor to be read more clearly within the overall composition of the building.

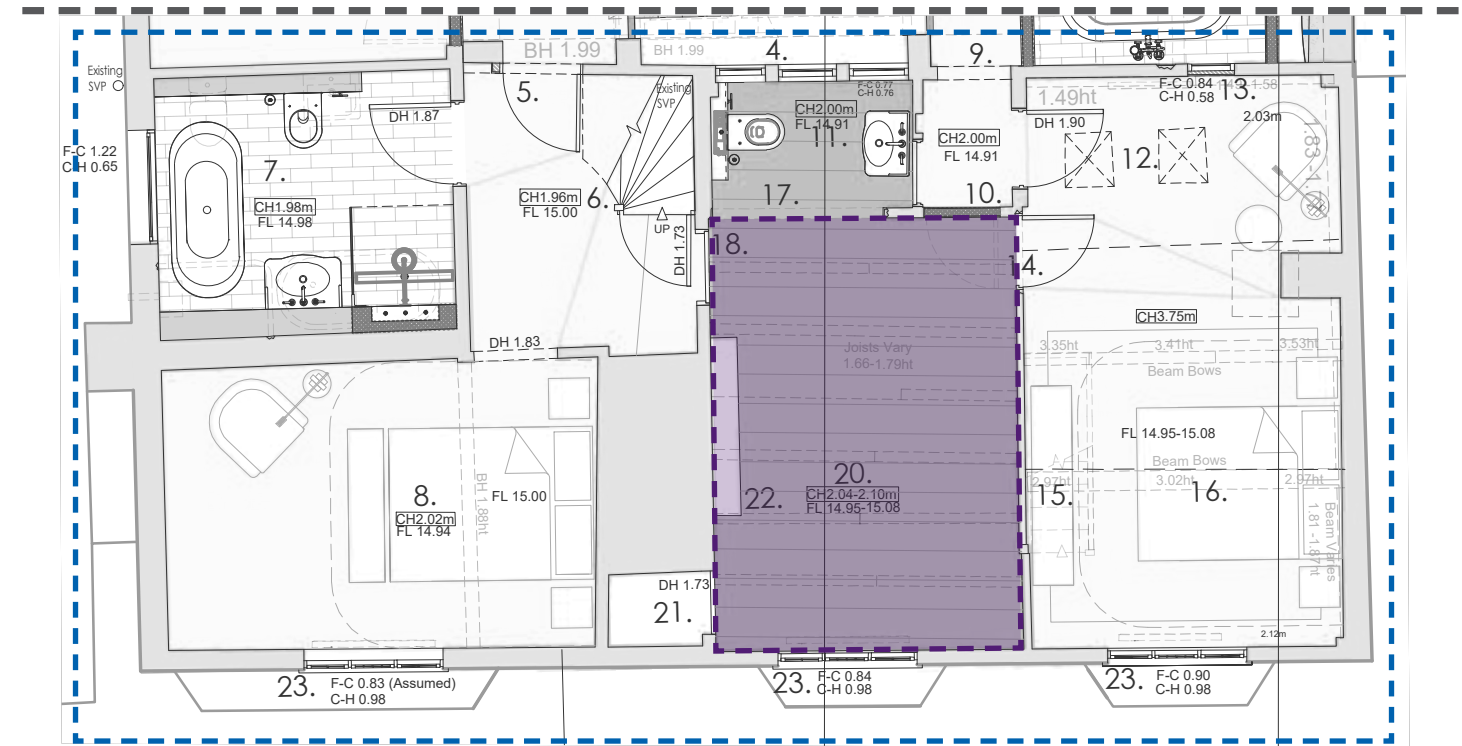
The following images illustrate the works as implemented, alongside an implemented first floor plan highlighting the areas where finishes have been adjusted to reveal the historic timber framework.

AS IMPLEMENTED PHOTOGRAPHIC DOCUMENTATION

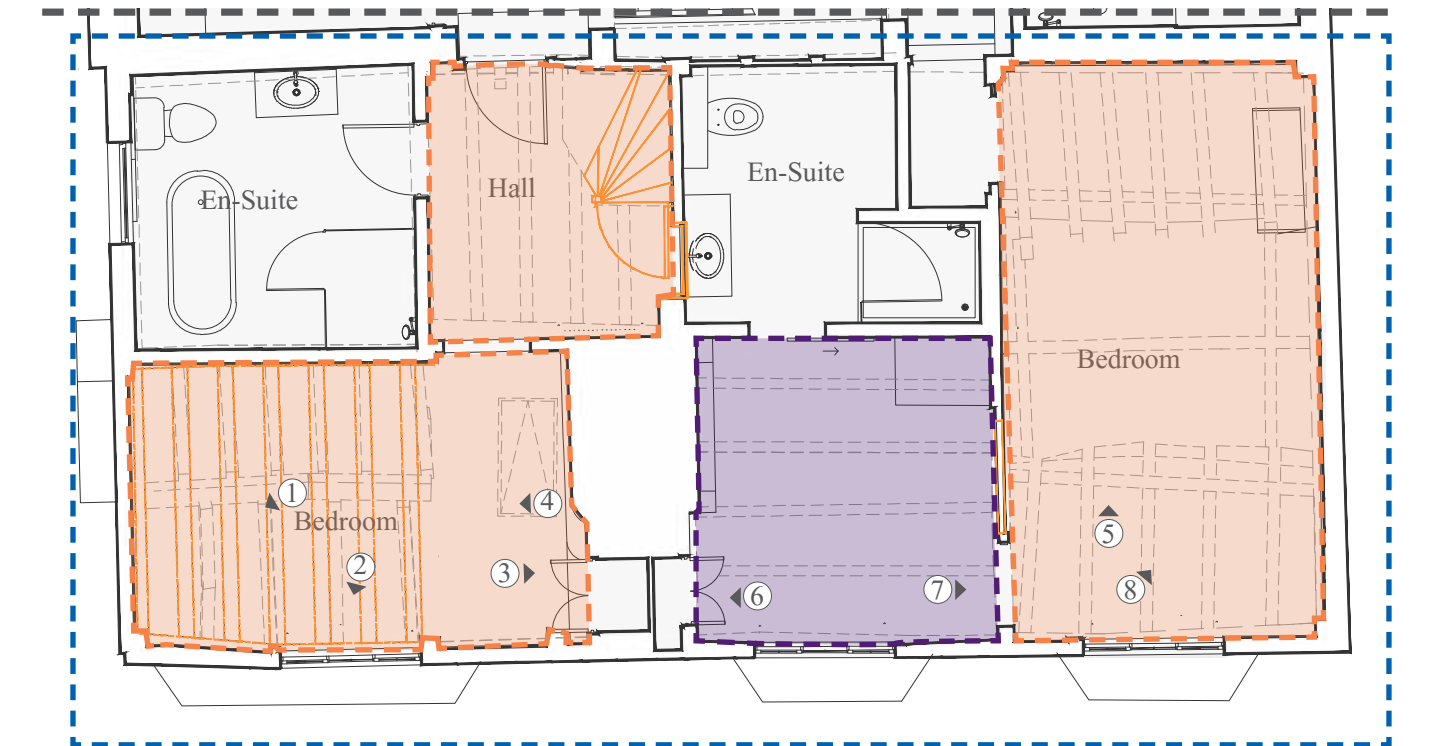


SE Bedroom

NE Bedroom



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



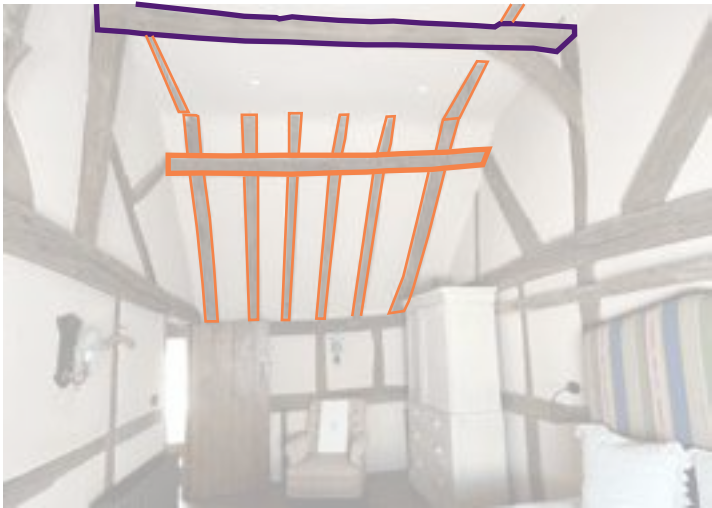
2. As Implemented first floor plan showing areas within the first floor where the ceiling has been exposed to showcase the historic timber framing.

JUSTIFICATION

EXPOSURE TIMBER FRAMES - FIRST 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.

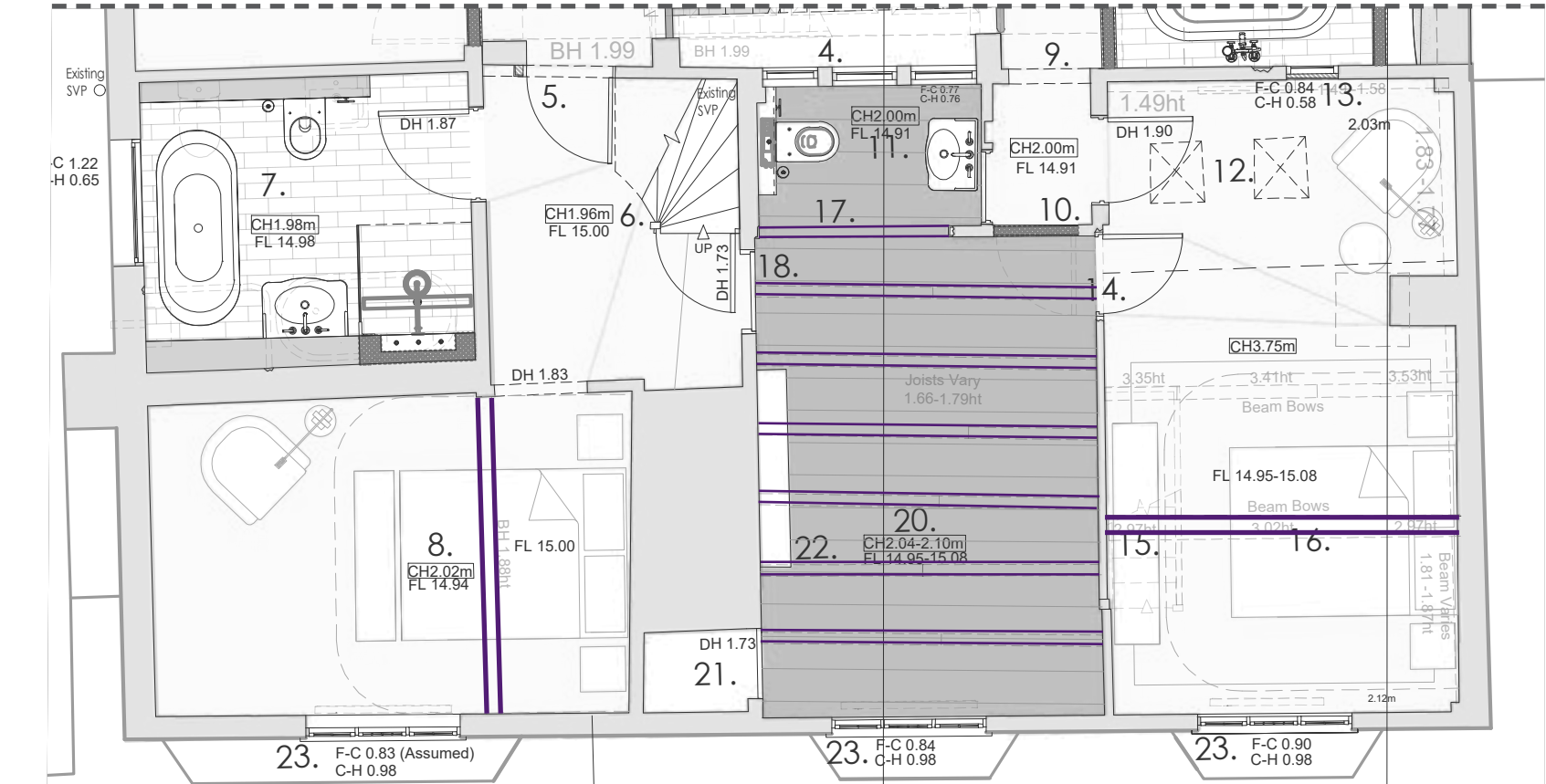
- KEY
- Approved exposed Timber Framing Beams (Ceiling)
 - As implemented exposed Timber Framing Beams



As Implemented - SE Bedroom



As Implemented - NE Bedroom



APPROVED FIRST FLOOR PLAN



AS IMPLEMENTED FIRST FLOOR PLAN



JUSTIFICATION

EXPOSURE TIMBER FRAMES - FIRST FLOOR - CEILINGS - HALLWAY

STUDY SPACE - COMPARISON ASSESSMENT

The following section examines the first floor hallway, supported by photographic documentation, and provides a comparison between the approved scheme and the as-built condition, consistent with the assessment approach used throughout this document.

Within the approved plans, the first floor hallway ceiling was generally intended to remain finished with plasterboard, with the historic timber structure largely concealed by later ceiling finishes. During construction works, however, the ceiling finishes were carefully assessed and selectively removed where appropriate, allowing elements of the historic timber framing to be revealed.

As a result, sections of the ceiling have been opened to expose the timber beams within the first floor hallway. This approach allows the historic structure to be more clearly appreciated while maintaining the character and legibility of the building’s historic fabric. The exposed beams provide a clearer understanding of the building’s traditional construction and contribute positively to the architectural character of the circulation space.

The following images provide a visual comparison illustrating how the exposed ceiling treatment enhances the spatial character and historic expression of the first floor hallway through the careful reveal of the underlying timber framework.

 Ceiling Areas Adjusted to Expose the Timber Framing



Approved Hallway

As Implemented Hallway

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

AS IMPLEMENTED PHOTOGRAPHIC DOCUMENTATION



Figure 1. As implemented Hallway



JUSTIFICATION

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

NE BEDROOM - COMPARISON ASSESSMENT

The approved plans indicated that the bedroom ceiling would be largely finished in plasterboard, with the historic timber framework concealed. Limited areas of exposed timber were shown only within the bathroom area, where portions of the structure were intended to remain visible.

In the as-implemented condition, the ceiling finishes across both the bedroom and in the dresser have instead been opened to expose the historic timber framing. As a result, the structural beams and elements of the historic frame are now visible throughout the entirety of these spaces rather than being partially concealed by plasterboard as previously approved.

This approach provides a clearer expression of the building’s traditional construction and allows the historic timber structure to be more fully appreciated. The distinction between later finishes and the original structural frame is therefore more legible, contributing positively to the understanding of the building’s historic fabric.

From a heritage perspective, the exposure of the timber framework represents a modest enhancement in evidencing the historic structure of the listed building. At the same time, the spaces continue to function effectively as a bedroom and dresser, with the exposed beams contributing to the overall character and architectural interest of the interior.

- Approved areas of Exposed Timber Framing (Ceiling)
- Ceiling Areas Adjusted to Expose the Timber Framing



Approved Bedroom As Implemented Bedroom

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

AS IMPLEMENTED PHOTOGRAPHIC DOCUMENTATION



1.

Key

- Figure 1. Full bedroom view
- Figure 2. Facing dresser from bedroom view
- Figure 3. View of bedroom framed partition
- Figure 4. View overlooking from the dresser to ensuite
- Figure 5. Vaulted ceiling view



2.



3.



4.



5.



JUSTIFICATION

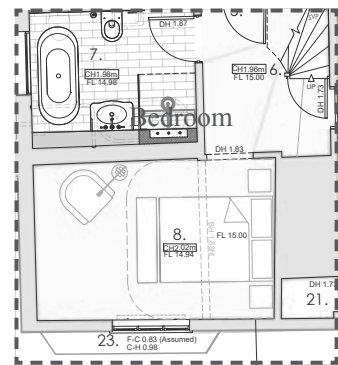
EXPOSURE TIMBER FRAMES - FIRST FLOOR - CEILINGS - SOUTH-EAST BEDROOM

The approved documents and drawings contain conflicting information relating to this aspect of the scheme; this is confirmed on point 27 on drawing GH342 PL 07 B, but not clearly shown on the drawn content. The approved planning statement, in the ‘Amount’ chapter, confirms that the vaulted ceiling was proposed (*‘Removal of the existing ceiling finishes in the southern portion of the first floor, allowing for a vaulted ceiling with all roof timbers exposed and retained, akin to the existing vaulted ceiling to the northern part of the first floor’*).

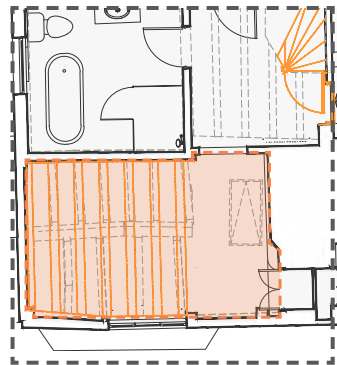
The modern ceiling build up with historic timber joists and gypsum plasterboard finish have been removed in the SE bedroom, with the creation of a vaulted ceiling. This has been created utilising reclaimed timber oak timber rafters with lime plaster infill. The room was also covered in its entirety in garish wallpaper coverings that covered up and prevented the proper appreciation of the original timber frame of the property. The oak frame has been exposed in this space following the removal of modern materials and soot blackening marks can now be appreciated within this space following the removal of the modern ceiling, providing an insight into the history of the building when it was once open. The form as well as the historic adaptations of the roof can still be very much appreciated at attic level.

Following the submission of planning application DM/25/1103, The works proposed are to remove the existing historic horizontal floor joists, retain the historic braces above and install reclaimed oak rafters to form the vaulted ceiling framework on the internal pitch of the ceiling. The pitch over the external wall is to be retained as the original rafters. According to the supporting HCUK heritage statement, this change has an ostensibly neutral impact on the listed building’s significance but is undoubtedly an improvement on the approved scheme which reinforces historic character and quality of the bedroom space.

Orange dashed box Ceiling Areas Adjusted to Expose the Timber Framing

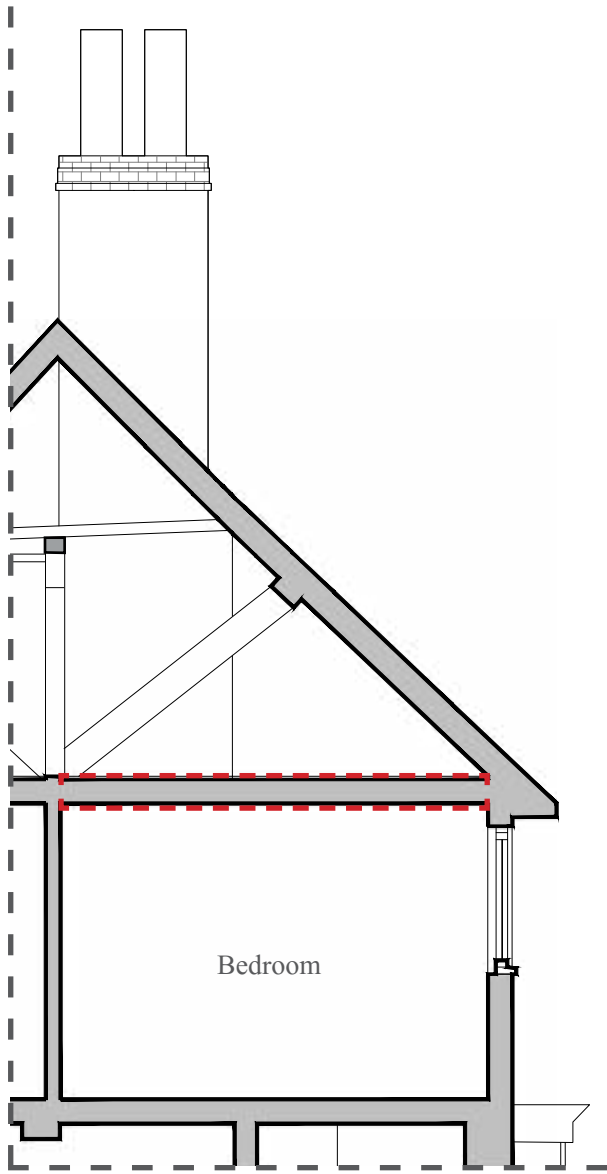


Approved Bedroom

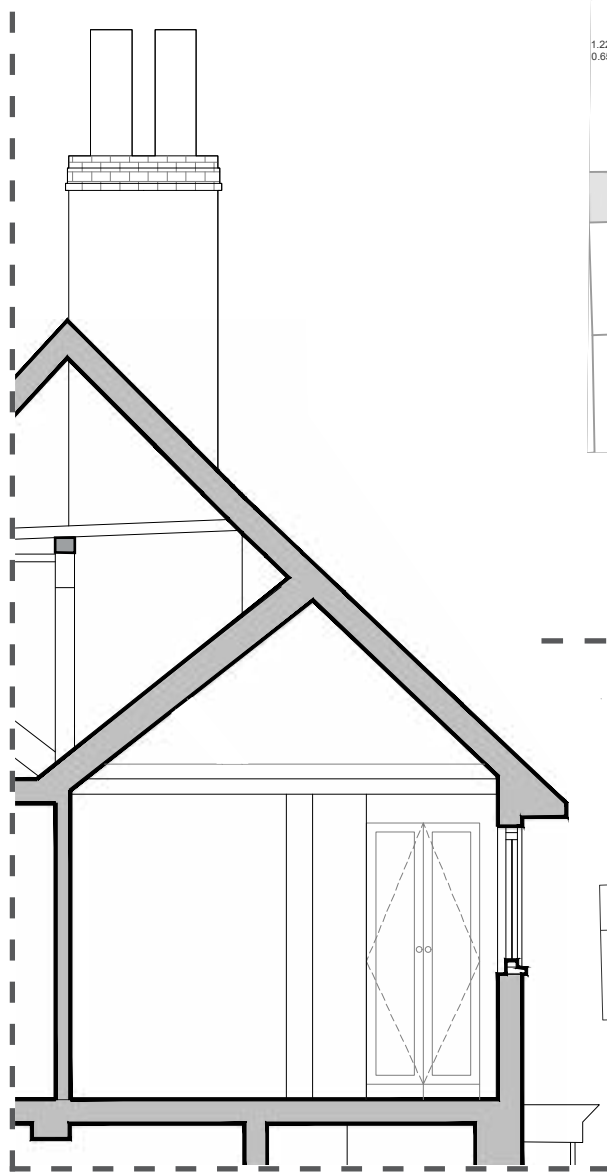


As Implemented Bedroom

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



Extract of Approved Scheme (no changes to existing) Section AA



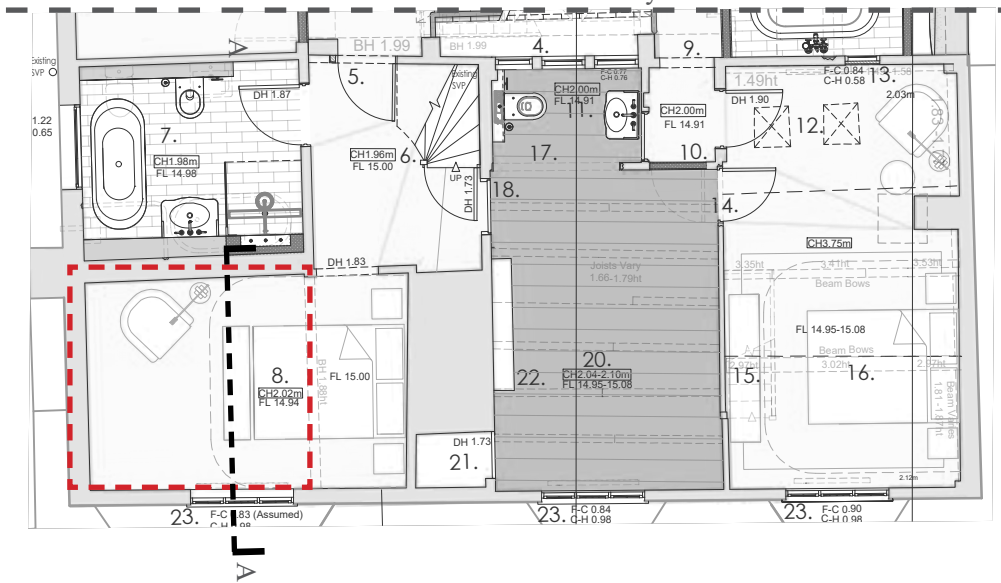
Extract of Proposed Scheme Section BB



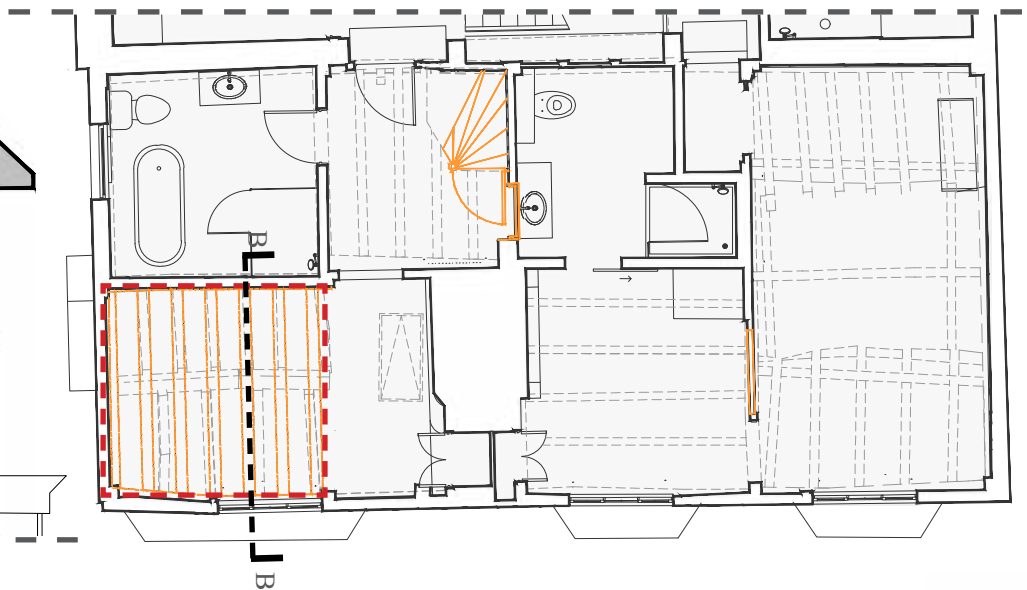
Vaulted Ceiling in SE Bedroom



Attic, view of the vaulted ceiling
Note retention of the original 17th century timber braces.



KEY PLAN
Approved First Floor



KEY PLAN
Proposed First Floor

Highlighted area of deviation

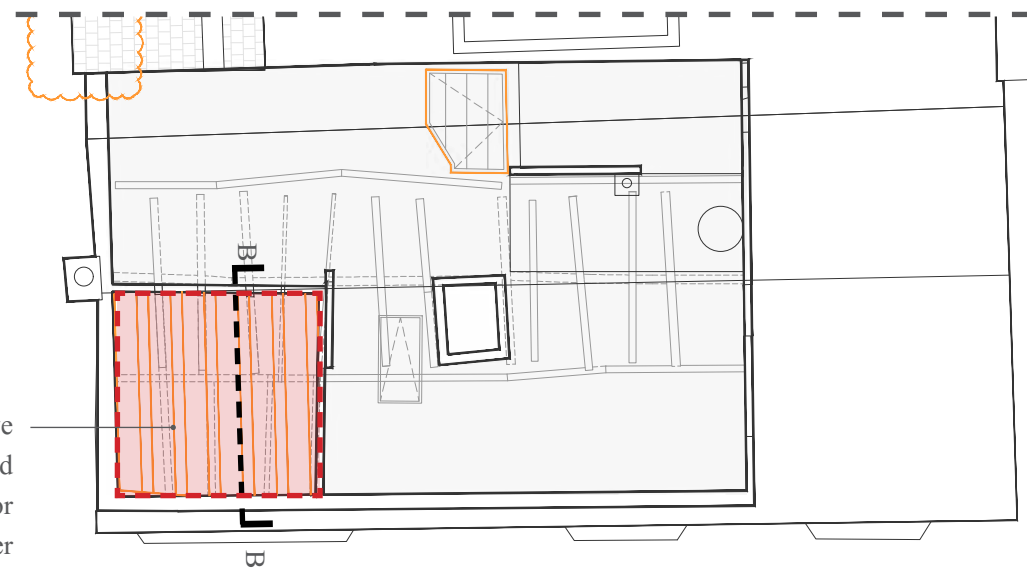


JUSTIFICATION

EXPOSURE TIMBER FRAMES - FIRST FLOOR - CEILINGS - SOUTH-EAST BEDROOM

Refer to drawing 5028 and product data sheet provided for further information.

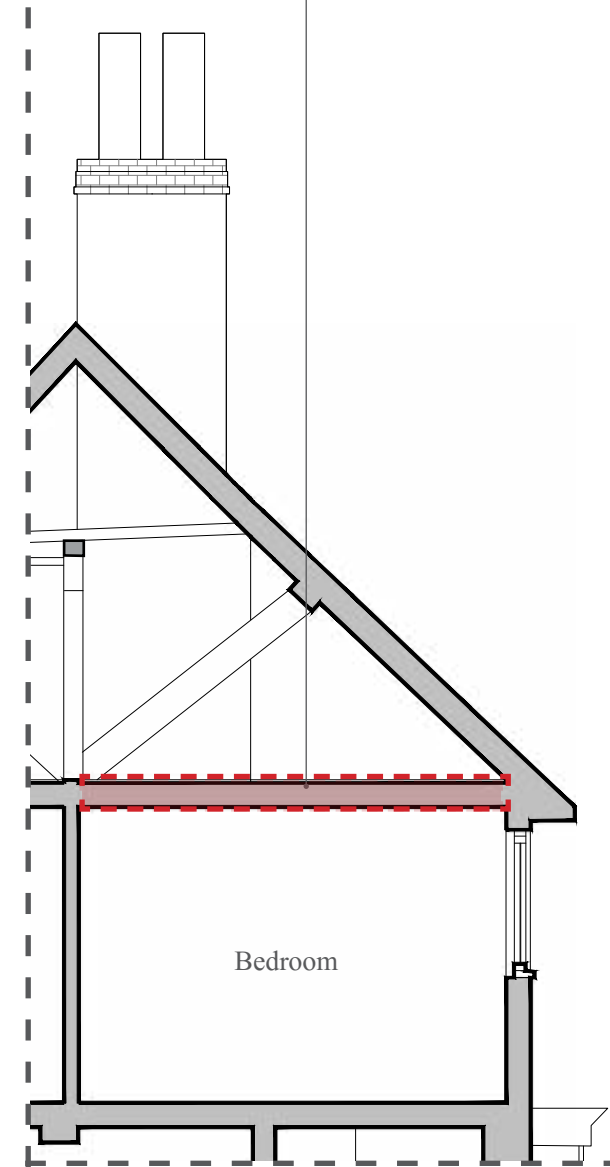
Area of ceiling demolition above bedroom. Rotten, wood worm infested timber boards to non-original floor build-up removed. Historic timber joists to be removed and new vaulted ceiling introduced using reclaimed oak rafters.



KEY PLAN
As-Built Attic

Existing non-original ceiling removed. Limited information on build-up

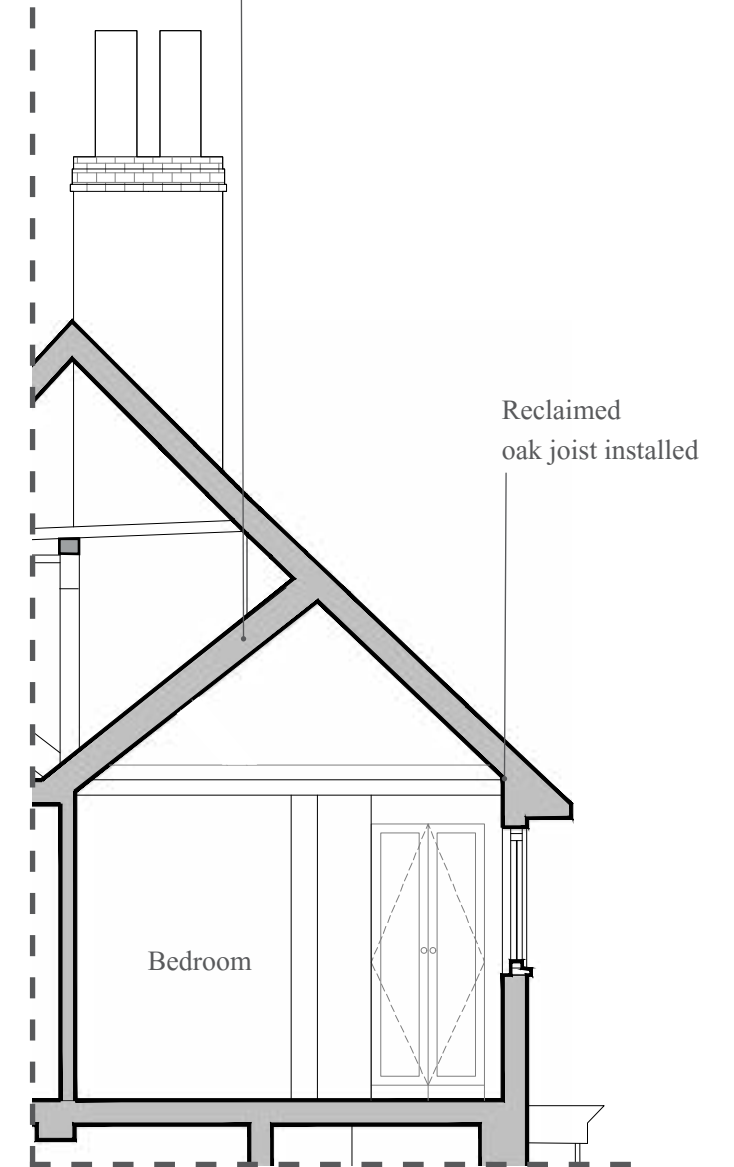
- Gypsum plasterboard ceiling to bedroom side
- Modern timber joists
- 80mm insulation
- Loose laid oak floorboards to attic side, rotten and wood worm infested



Extract of Existing Section AA

New ceiling build up:

- Lime plaster to bedroom ceiling
- Hemp-Span Fibreboard, Hemp-span
- Insulation finished with Hemp-Span
- Fibreboard to attic side



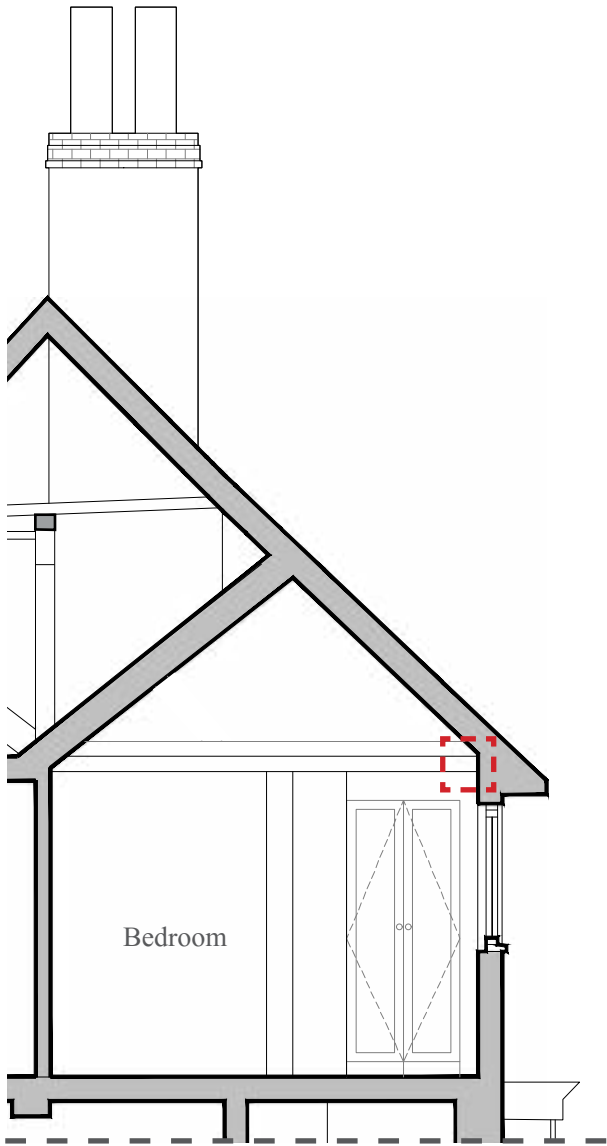
Extract of Proposed Section AA

JUSTIFICATION

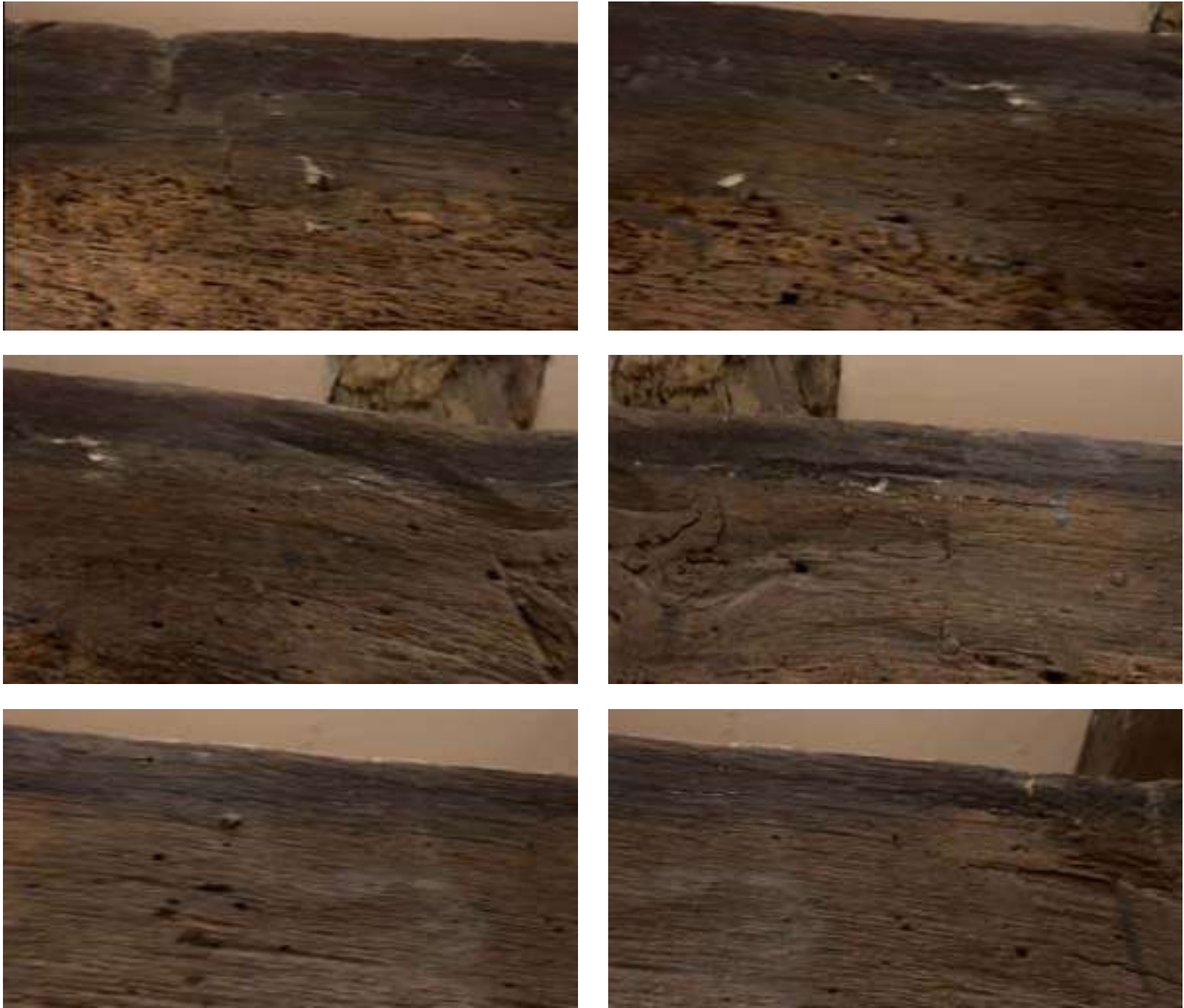
EXPOSURE TIMBER FRAMES CEILING - FIRST FLOOR - SOUTH-EAST BEDROOM

Following the submission of planning application DM/25/1103 further photographic evidence of historic frame soot blackening in the southern bedroom is provided, please see adjacent photographs.

With the ceiling now removed and only timber joists to be reinstated, these beams will be clearly exposed, celebrating the historic frame.



Extract of Proposed Section AA



South bedroom timber frame photographs, November 2025



JUSTIFICATION
CHANGES TO BEDROOMS

1. FITTED WARDROBES

Installation of carcasses and MDF doors to create 2no back to back wardrobes, serving 2no bedrooms. Wardrobe doors fabricated to follow the shape of the chimney. This is a minor deviation from the approved scheme proposing one wardrobe and minor modification to the previously existing wardrobe. These units are entirely removable and have been scribed around the original timber frame and chimney on the other side. They are removable fittings and therefore reversible. Electric meters were moved from the niche to ground floor study.

2. REMOVAL OF WALL

The non-original infill to the partition wall between two rooms was removed, the addition of doors was not implemented. Original timber frame retained. Historically the opening that is present was indeed present. There are stains on the original oak frame that indicate the location of a butterfly door hinge, and thus the installation of a door. The infill panels were infilled with modern finishes that broke away when the stair was removed up to the attic - works that had permission. The original frame has been retained in all it's beauty to ensure the legibility of the secular rooms in this area, but infill panels of modern materials removed. It is proposed that the lime plaster infill panels will be reinstated within the timber frame.

The planning approved drawing shows a new door opening being formed in the existing framed wall and an existing opening to be infilled with modern materials. The location of the shower is such that the controls are located in the new element of wall, so if the shower enclosure was to be removed, the historic fabric would be behind it. As such, this is reversible works and should therefore be permitted. The partition is question is formed mostly of a sliding door that is left in the open position, allowing the original secular form of the space to be appreciated.

3. NEW WALL AND DOOR TO BATHROOM

Removal of existing, poor quality wall and construction of new partition wall, reinstatement of sliding door to en-suite.

These deviations are considered to be of limited harm and are applied for retrospectively under this application.



Poor quality bathroom wall build up exposed before demolition



Poor quality bathroom wall before demolition



Pre-construction photograph of original wardrobe



Pre-construction photograph of space between bedrooms, walls re-rendered prior to installation of fitted wardrobes



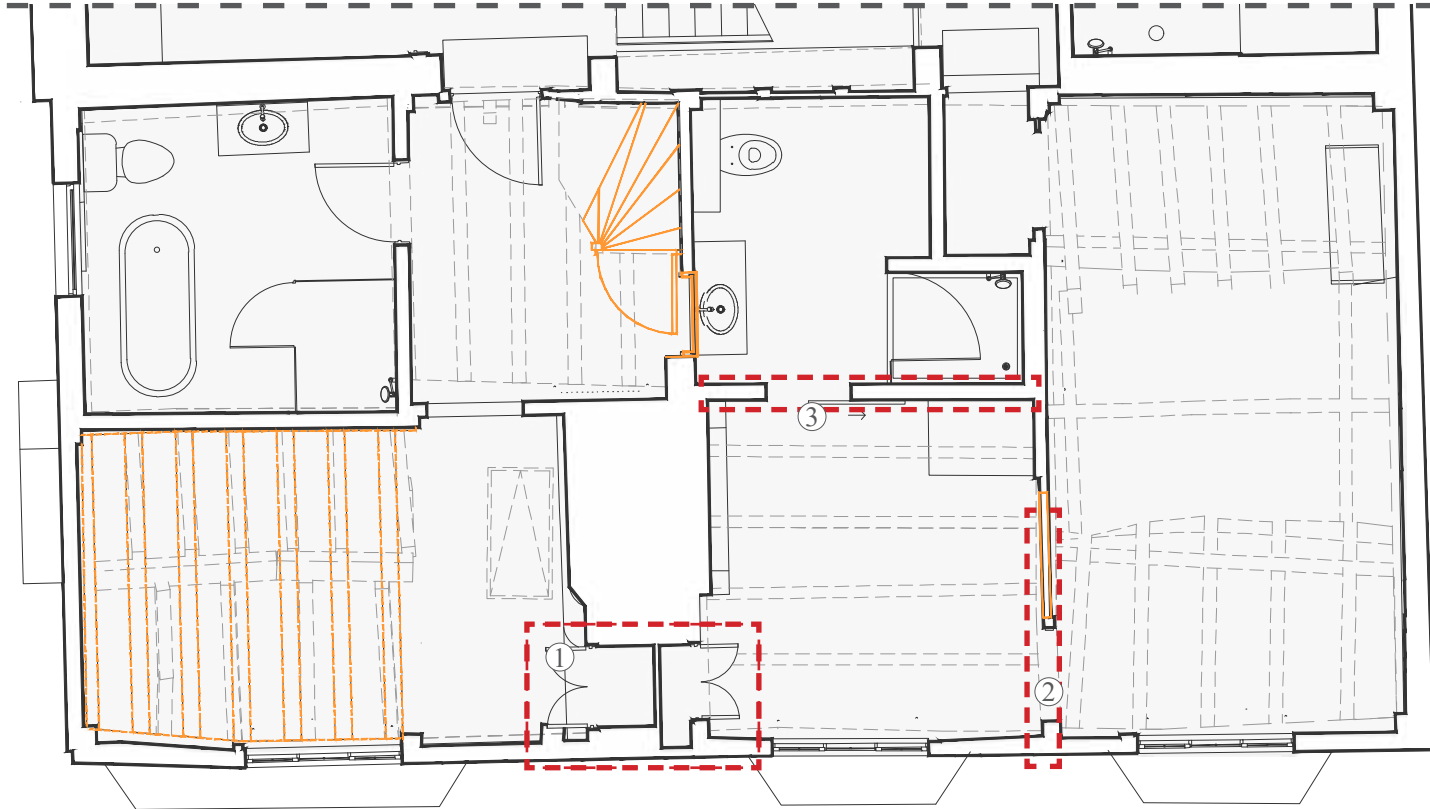
Photographs of the historic door frame hinge stain in the northern bedroom proving there was a door



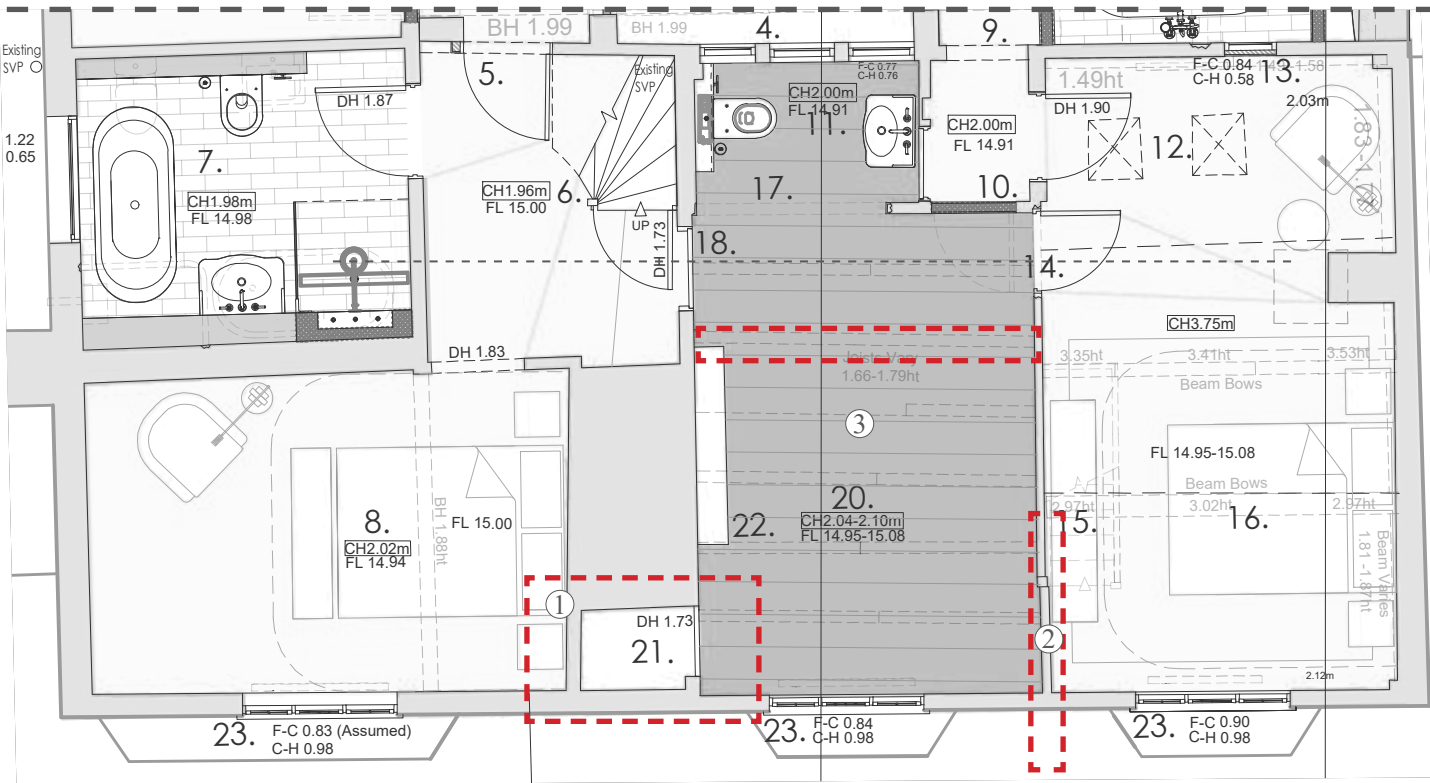
View from north bedroom towards altered wall (timber frame remaining)



View towards new fitted wardrobe and en-suite wall and sliding door



2. Proposed first floor plan



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

KEY:

Highlighted area of deviation

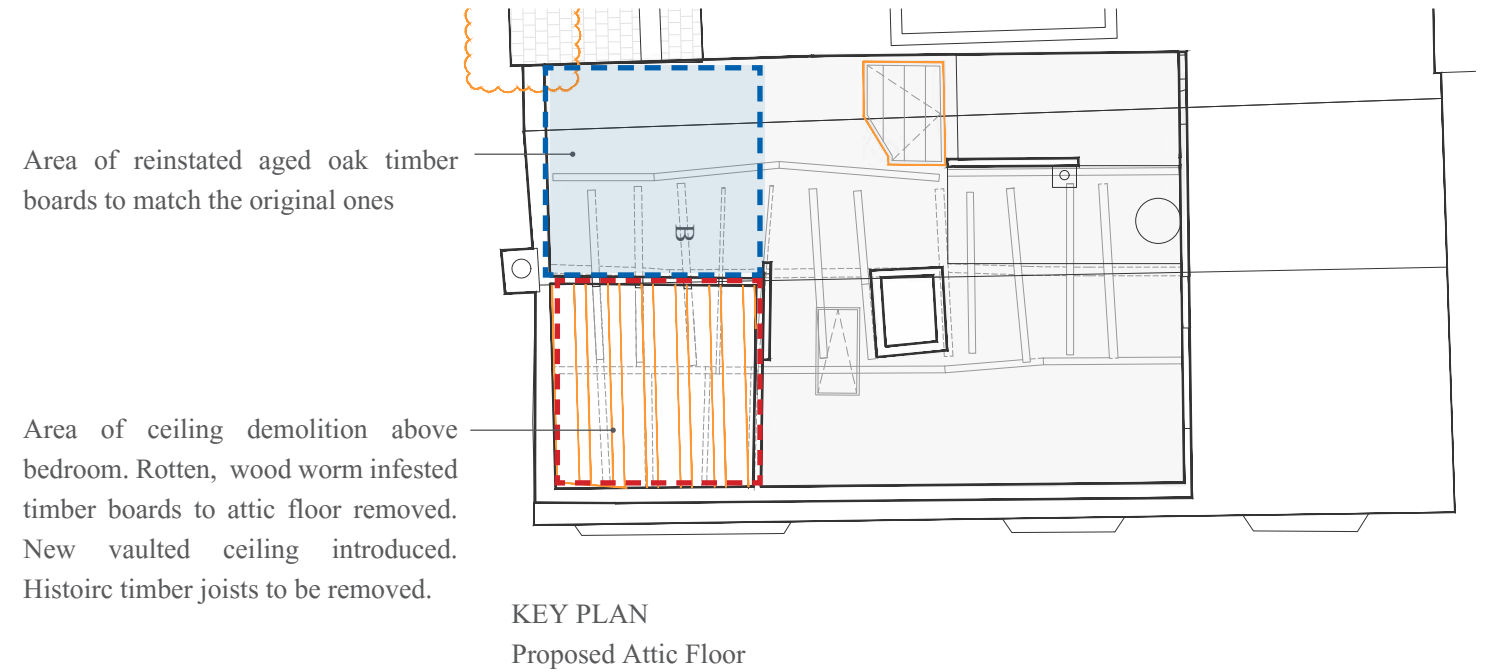
JUSTIFICATION

REMOVAL OF FLOORBOARDS IN THE ATTIC

The 17th century floor boards above the south-east bedroom were excessively loose and instable located in the loft. The previous owner confirms many areas of the old flooring in the attic were in a very poor condition. A high percentage were badly stained and rotten. Furthermore, the Desbrulais report confirms in the photograph this attic area was already raised suggesting non-original elements being in place below the loose laid boards, perhaps the reason why they were loose laid in the first place.

Once removed, the floor boards have been re-used (to form basement hatch, doors) in a sympathetic manner to give them use and meaning within the context of the modern elements of the property and the general / overall character of the property. It is therefore argued that their value has not been lost, but in fact realised.

As a measure of good will, the floor boards will be reinstated in the southern part of attic floor. They will be manufactured by the The West Sussex Antique Timber Co. Ltd. to match the existing in character, quality, tone, and texture. Refer to drawing 5029 for further information.



Pre-construction photographs of attic floorboards in poor condition

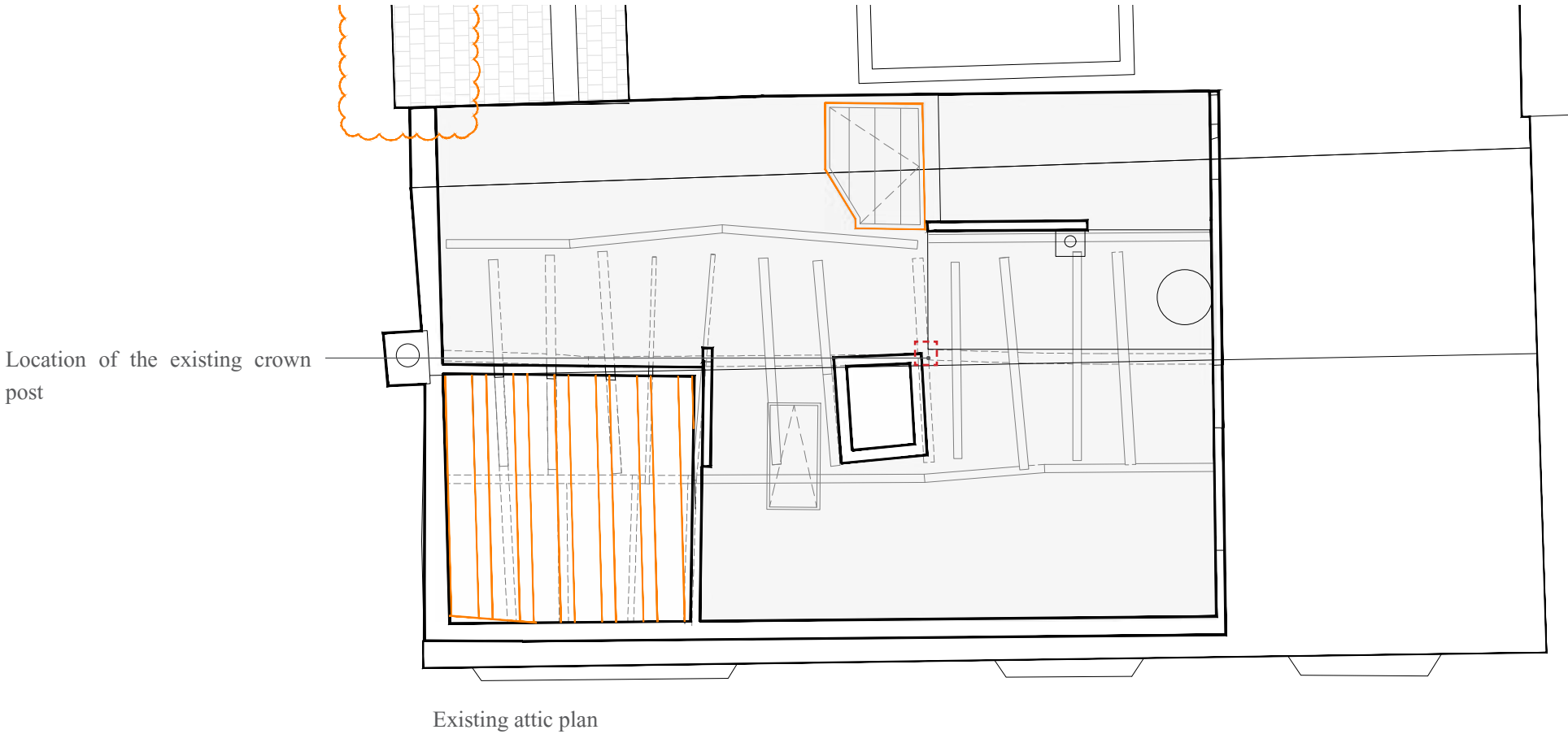
Extract from Desbrulais Heritage Report - area of attic floor with historic floorboards loose laid

JUSTIFICATION
ROOF CROWN POST

It was stated by Conservation Officer in the letter dated 23/06/2025 that:

‘Marlow House is of national importance due to its still legible 15th century origins, and early phases of development during the 16th and 17th centuries. It is a good example of a multi-phase building of this period, and the surviving evidence of its development from a building with an open hall, to a fully floored house with central masonry chimney stack is indicative of the evolution of timber framed buildings of period in the Sussex area, although it does exhibit some interesting anomalies, such as the fact that the crown post roof appears to postdate and have been built around the chimney.’

It is illustrated on the photographs below that the crown post was not removed.



Recent photograph



Photograph extractd from Desbruslais Heritage Statement, 13 December 2022



JUSTIFICATION

ATTIC

The adjacent photographs are of the current condition of the attic.

Schedule of works which have taken place within the attic space:

- opening created above south bedroom to allow for vaulted ceiling construction
- existing floor covered with Antinox sheeting for surface protection
- breathable insulation installed within the existing roof
- timber floor build up to support water cylinder and spread its weights onto the existing historic joists and rafters below, constructed of 18mm chipboard tongue and grooved construction flooring.
- New boiler and water tank installed

Timber frame was unaltered.

All roof structures of historical and national significance have been preserved, with loose floorboards carefully reused and modern materials removed, ensuring that the heritage value of the attic construction is maintained.



JUSTIFICATION
ATTIC

For comparison, the adjacent photographs are of the attic before any works were undertaken by the current owner.

It is noted that the timber frame was unaltered and untreated.

All roof structures of historical and national significance have been preserved, with loose floorboards carefully reused and modern materials removed, ensuring that the heritage value of the attic construction is maintained.

