

JUSTIFICATION

REMOVAL OF INTERNAL CASEMENT WINDOWS

The casement windows to the west facade of the listed building have been removed and openings filled in, deviating from the approved scheme proposing their retention.

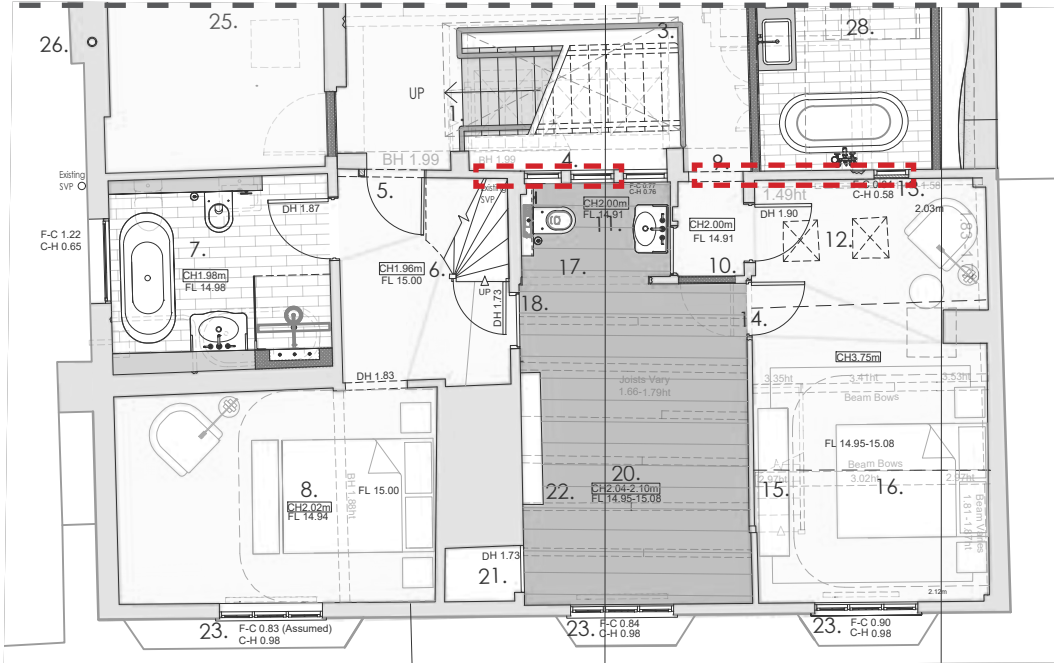
The windows were not original, added in 1990s and poorly detailed. After their removal the openings have been infilled with traditional fibrous wood wool boards faced in lime plaster. This change reveals and expressed the 15th century timber framing, which has been carefully repaired and renovated, which according to the supporting HCUK report is a significant heritage benefit.



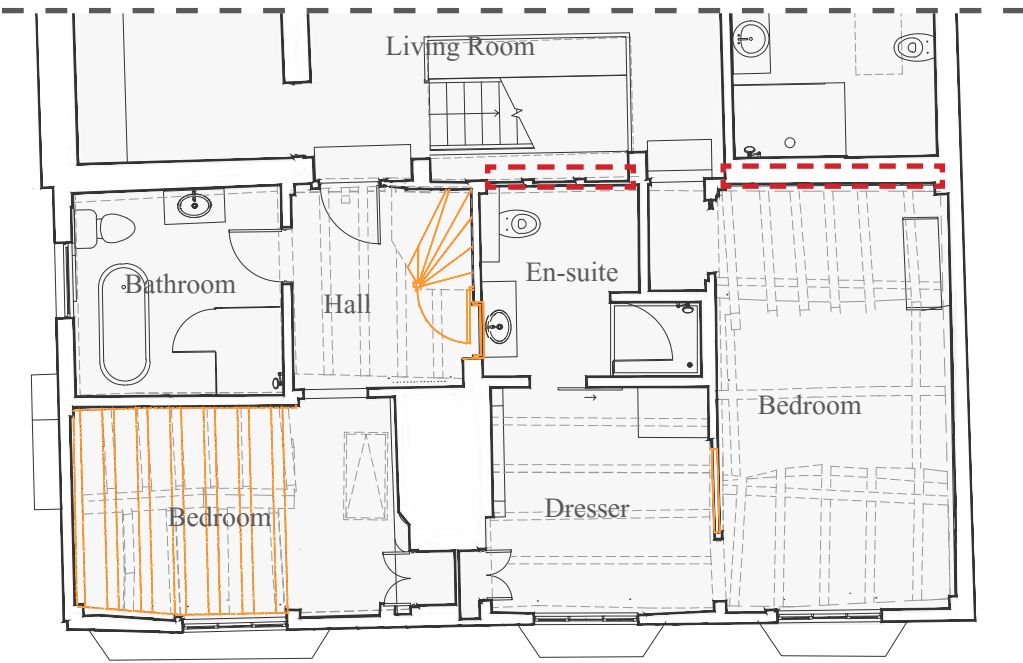
Recent photograph of west elevation wall with casement windows removed and openings filled in (first floor)



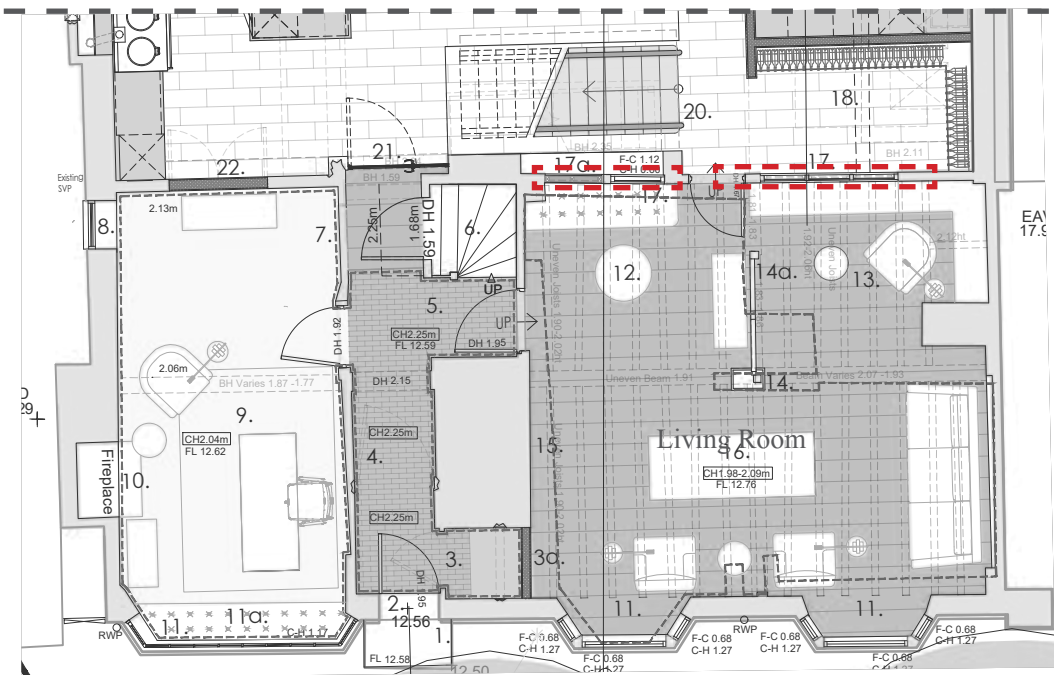
Pre-construction photograph of low quality casement windows, west facade (ground floor)



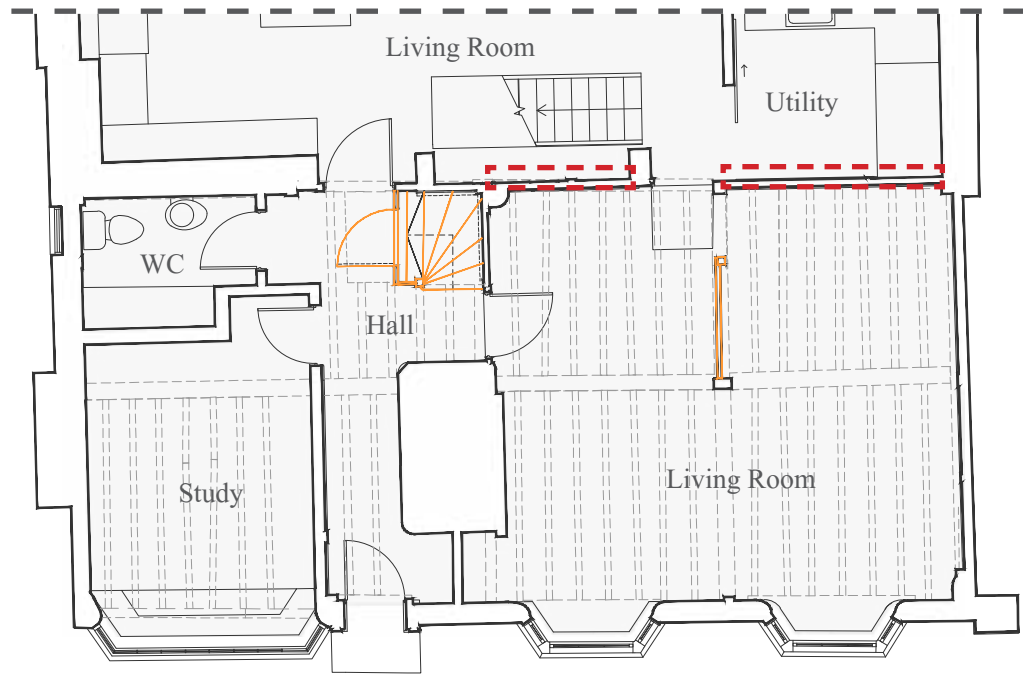
3. Approved first floor plan - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved)



4. Proposed first floor plan



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



2. Proposed ground floor plan



JUSTIFICATION
REMOVAL OF INTERNAL CASEMENT WINDOWS

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

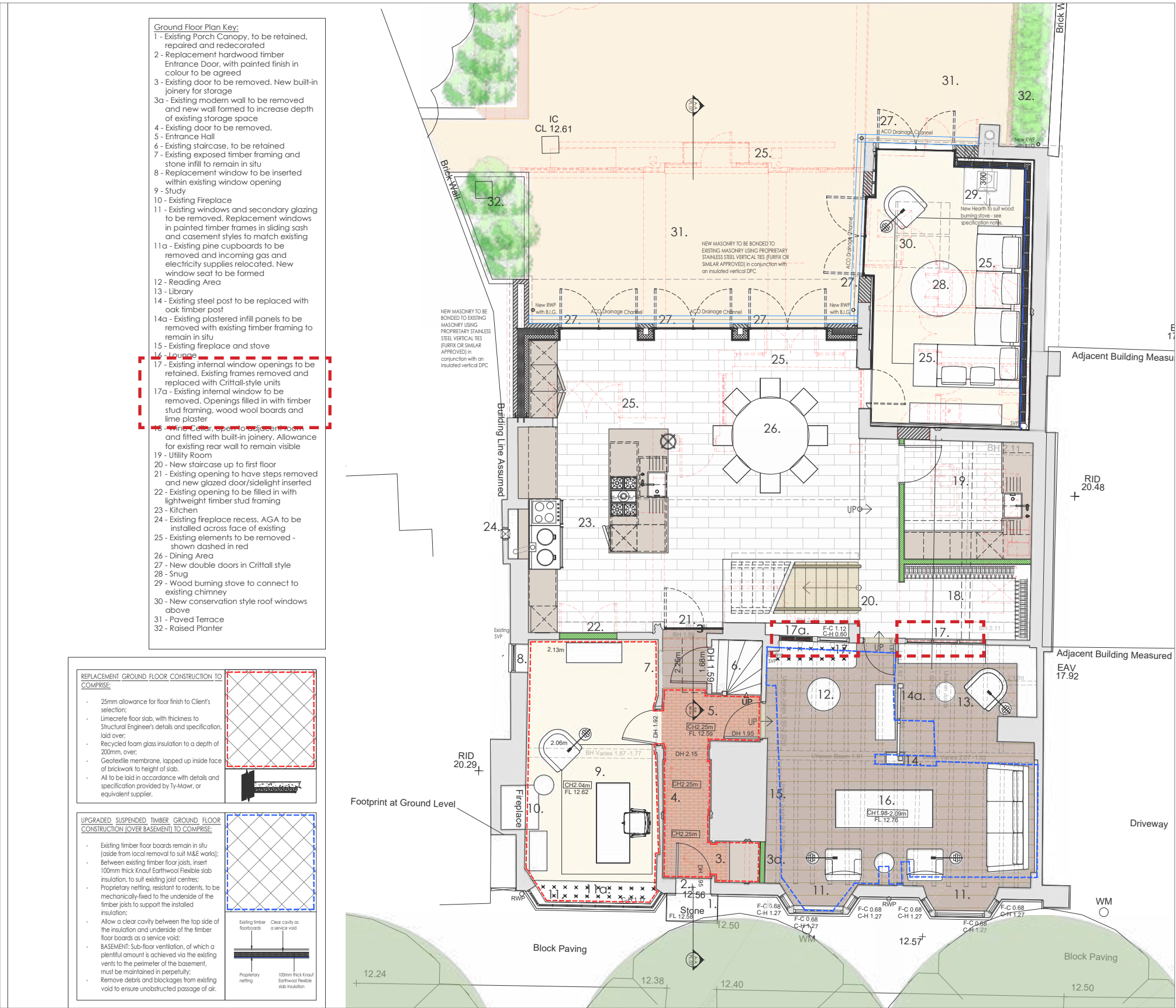
Point 17a, relating to the internal opening adjacent to the corkscrew staircase, confirms filling in of the opening with timber stud framing, wood wool boards and lime plaster.

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



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

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



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

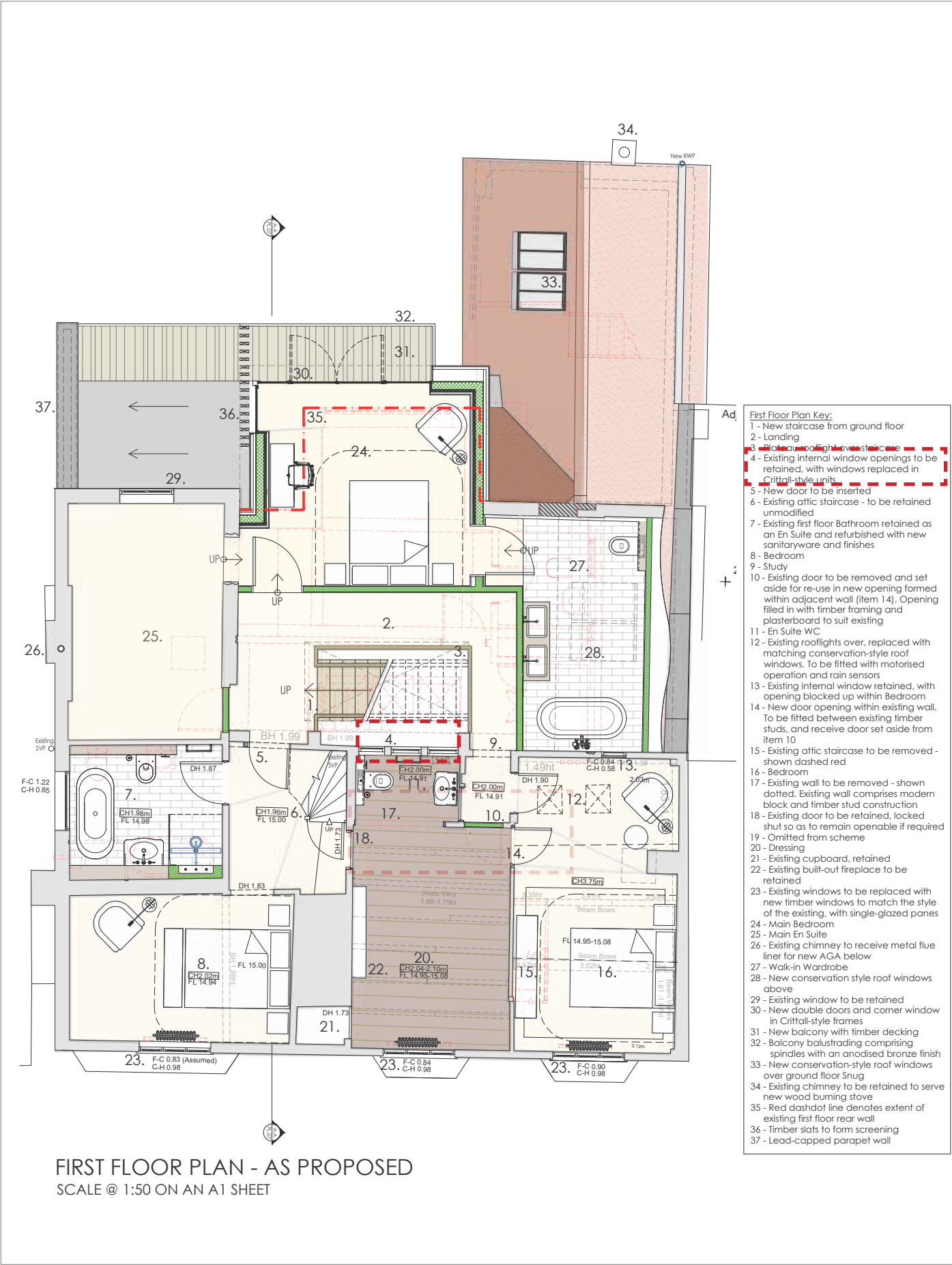


JUSTIFICATION

REMOVAL OF INTERNAL CASEMENT WINDOWS

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

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



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

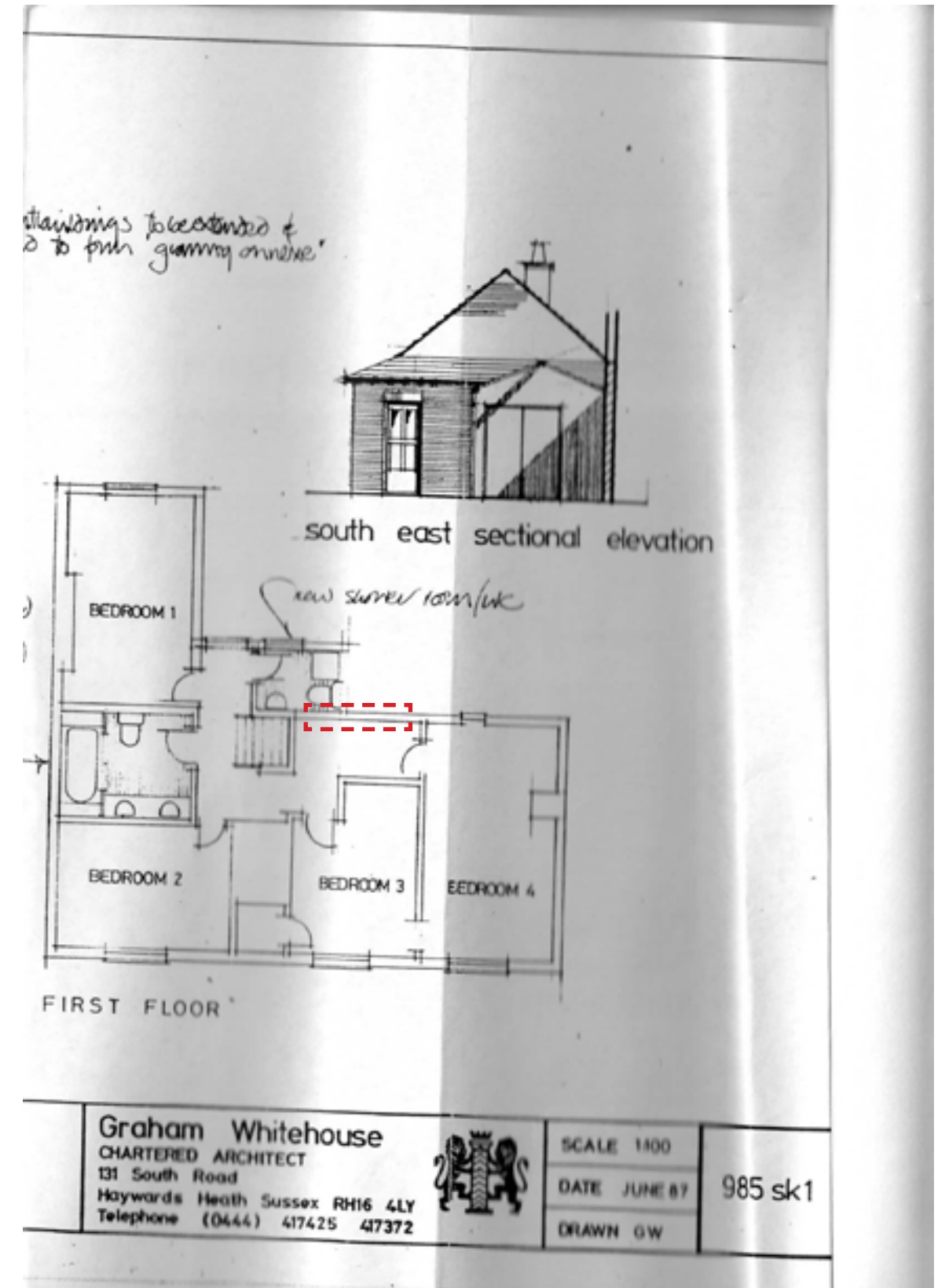
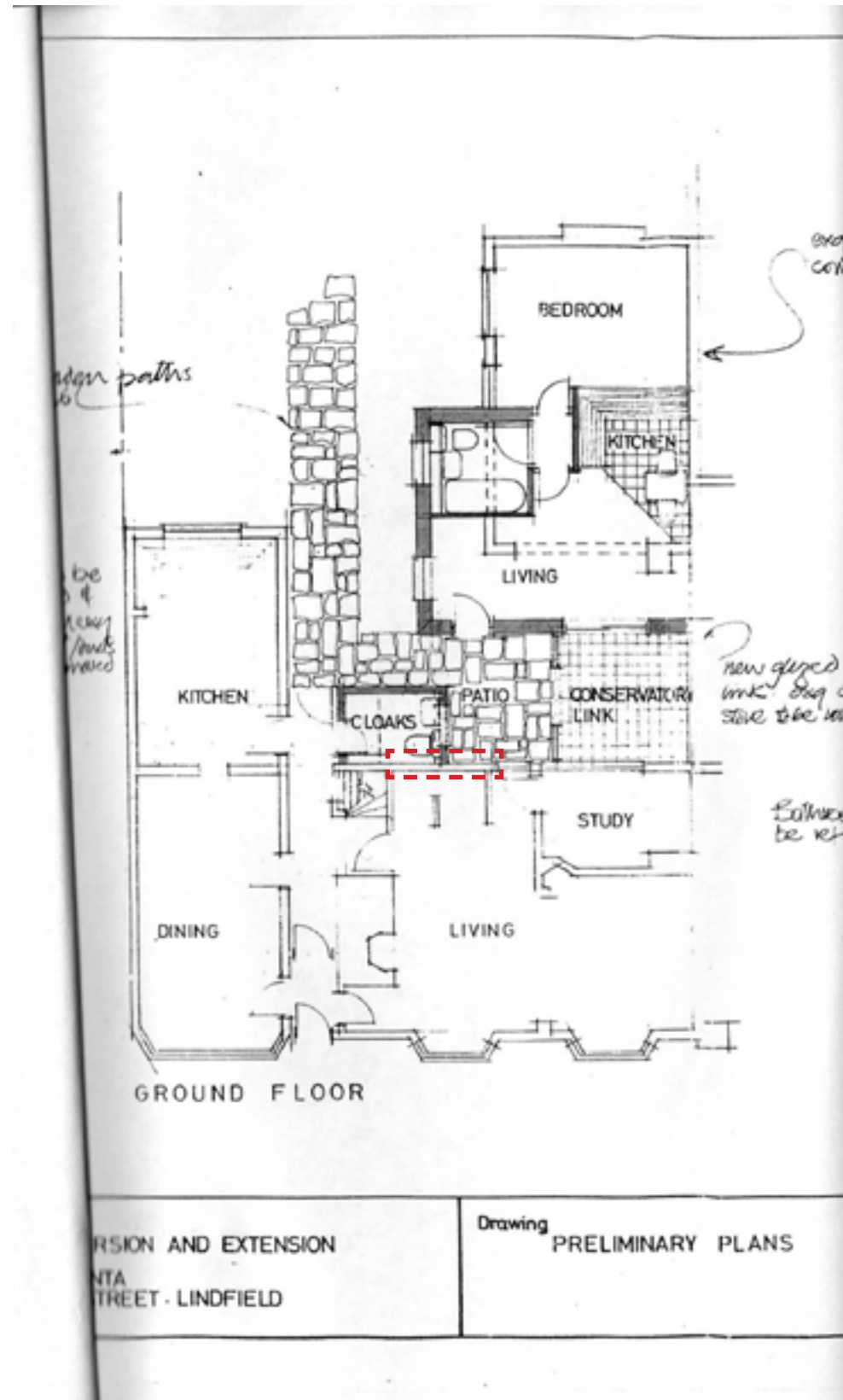
JUSTIFICATION

REMOVAL OF INTERNAL CASEMENT WINDOWS

As previously highlighted, the windows do not appear on the oldest accessible floor plans of the building which form part of the planning application LF/064/87 from 1987 and do not appear in any subsequent applications.

The windows that were present appear to have been installed unlawfully, within the framing of the oak frame of the house, to ensure the restaurant use complied with Health & Safety and food standards requirements. They are therefore not considered to be original features of the building.

Refer to HCUK Heritage Statement for further information.

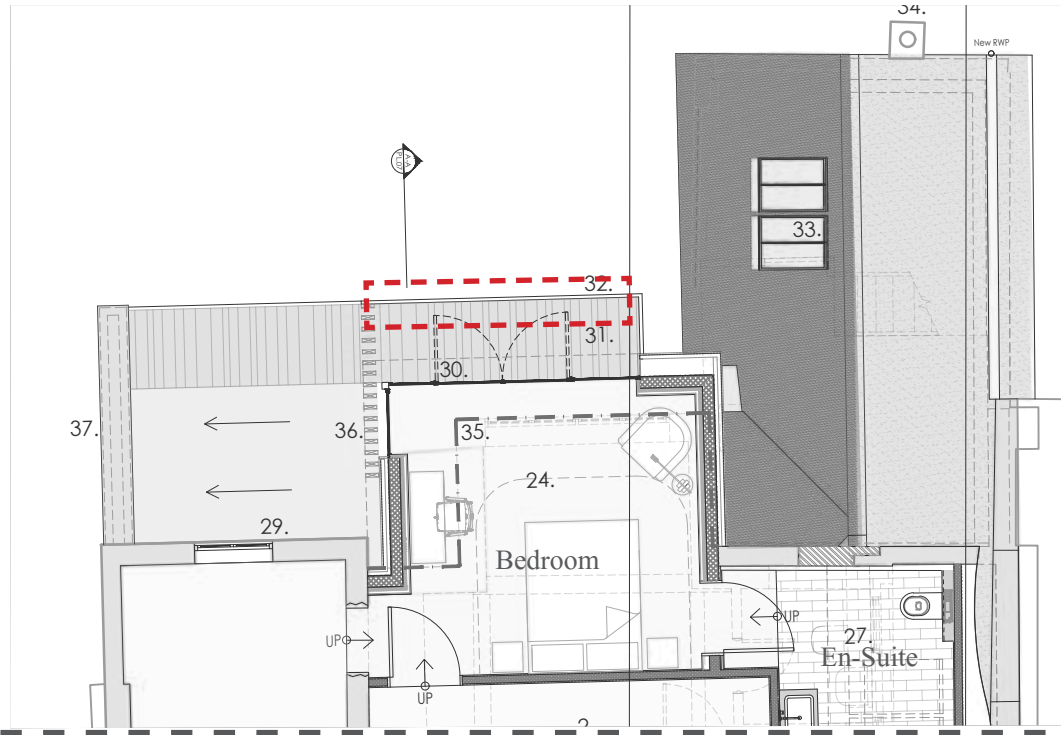


Approved drawings under application LF/064/87

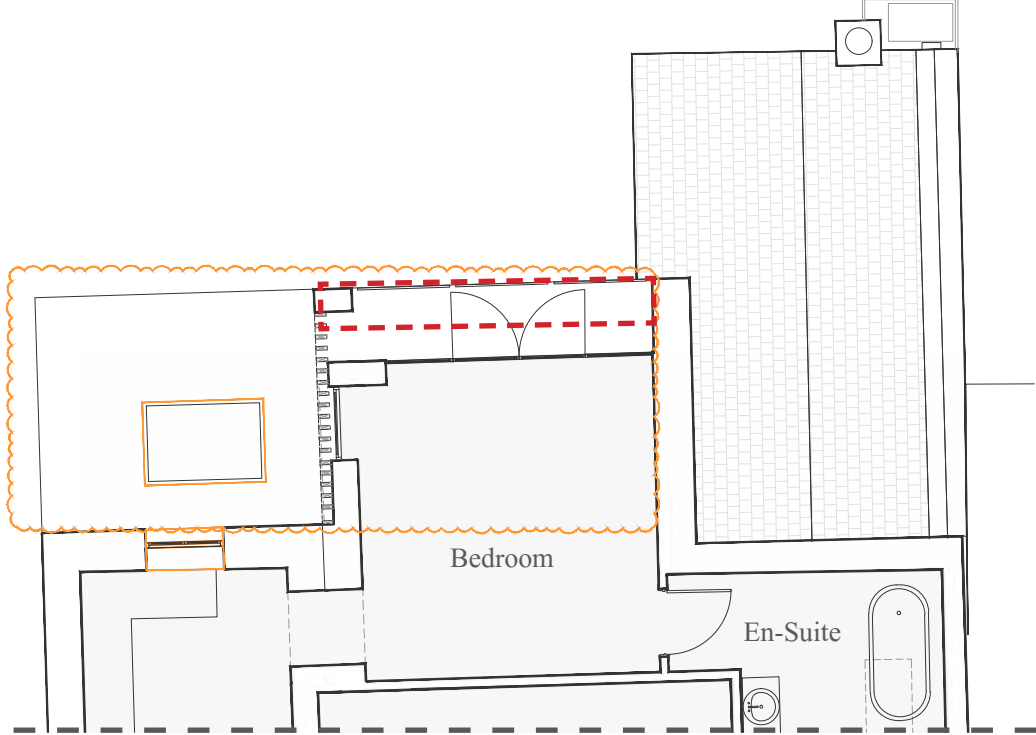
JUSTIFICATION
TERRACE BALUSTRADE

The balustrade to rear terrace has been constructed in deviation to the approved scheme. Due to the increased width of the ‘as-built’ extension the current balustrade has more length. It is proposed that the rear extension will be reconstructed to be in general accordance with the approved scheme, theretofore the length of the balustrade will be closer to what was approved. Its design has been changed from metal rail with balusters to a frameless glazing system.

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



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



3 Proposed first floor plan



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



4. Proposed rear elevation.

KEY:
 Highlighted area of deviation



JUSTIFICATION

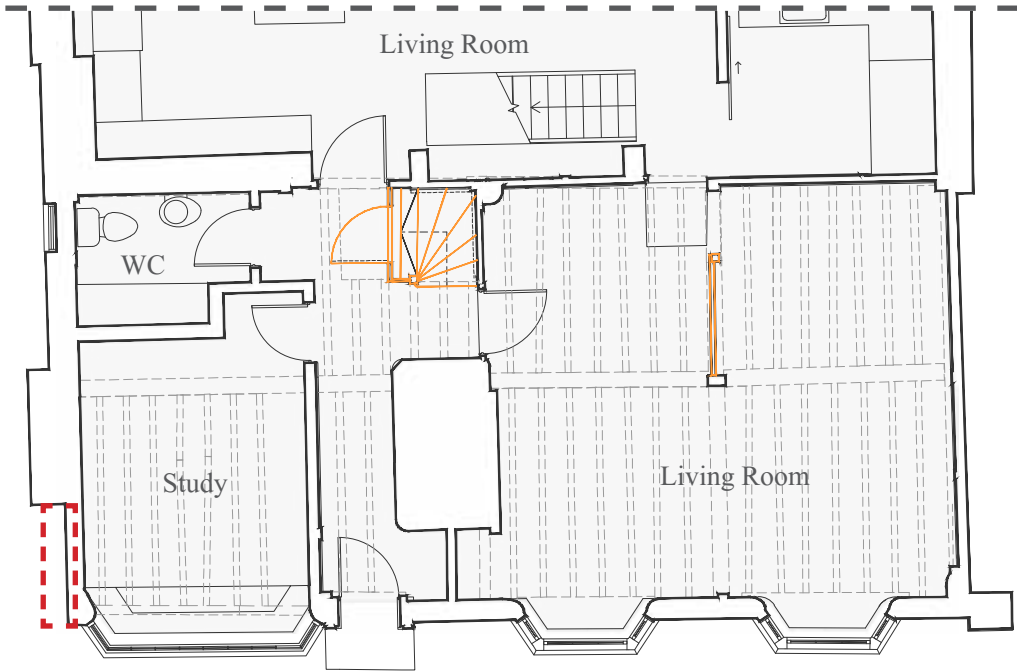
TIMBER WEATHERBOARDING

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

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



Recent photographs of timber weatherboarding



Proposed ground floor plan

KEY:

 Highlighted area of deviation



JUSTIFICATION
BOILER FLUE & WATER TANK

A new water tank, boiler and associated flue have been installed in the attic. It forms a part of retrospective works applied for under this application.

The flue is a 100mm diameter pipe penetrating through the roof with flashing around it to ensure watertightness. It projects up circa 300mm from the face of the roof tiles but not above the main ridge line and is not visible from the front elevation.

Water cylinder is approx. 600mm diameter and stands on its own supporting timber base spreading the weight over the historic floor joists below.

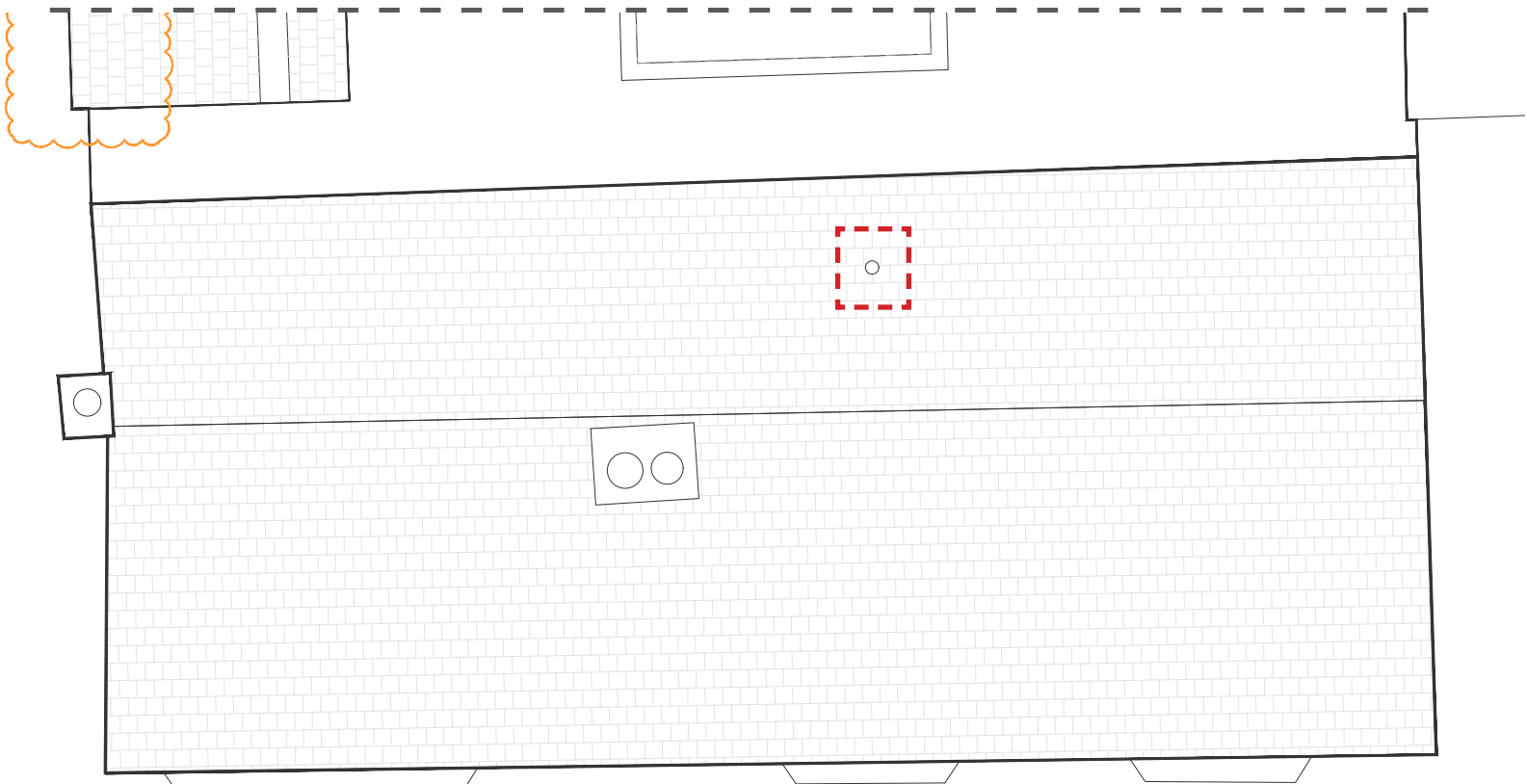
KEY:
 Highlighted area of deviation



Recent photograph capturing the new boiler flue



Recent photograph capturing the new water tank and boiler installed in attic



Proposed roof plan



Proposed second floor plan



JUSTIFICATION
BOILER FLUE

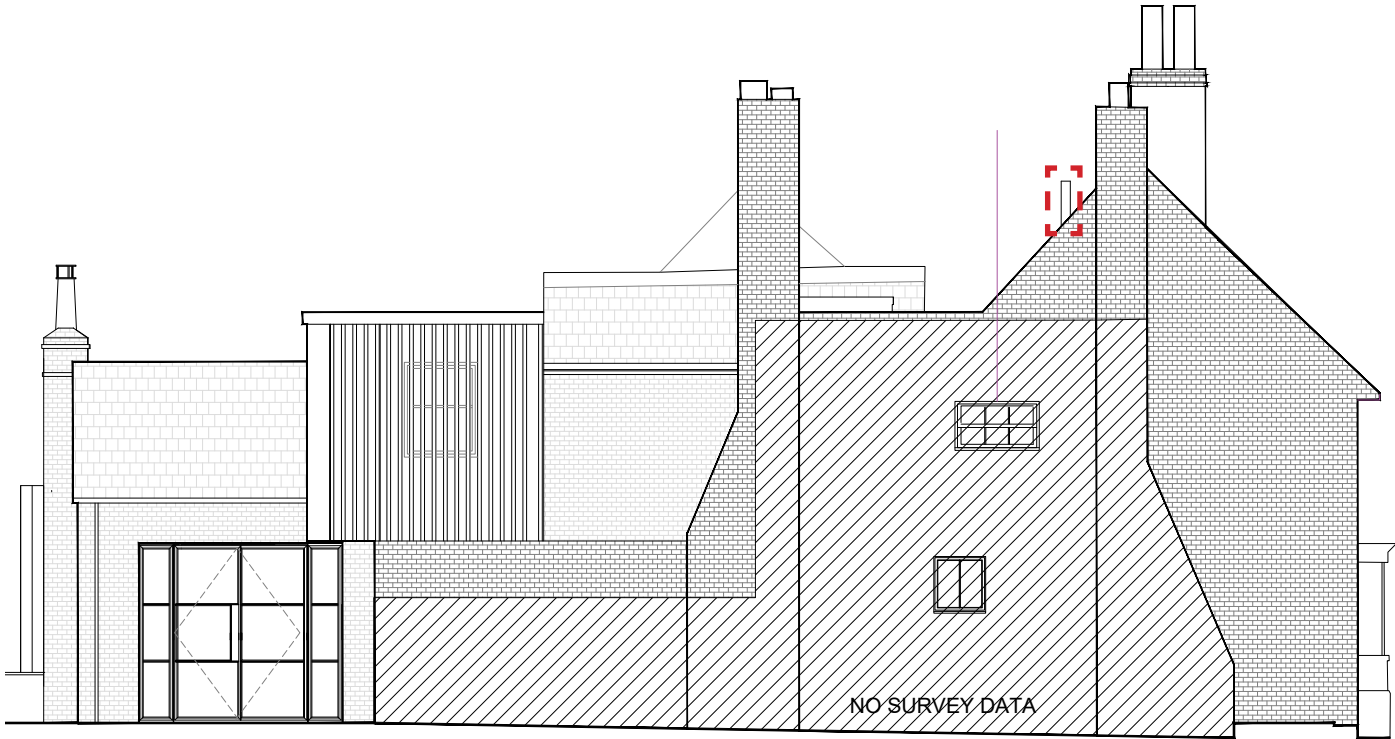
As can be seen from the drawings below, the position of the boiler flue on the rear sloping roof pitch is such that it is not visible from the principal elevation.

KEY:

Highlighted area of deviation



Proposed West Elevation



Proposed South Elevation

KEY:

 Highlighted area of deviation

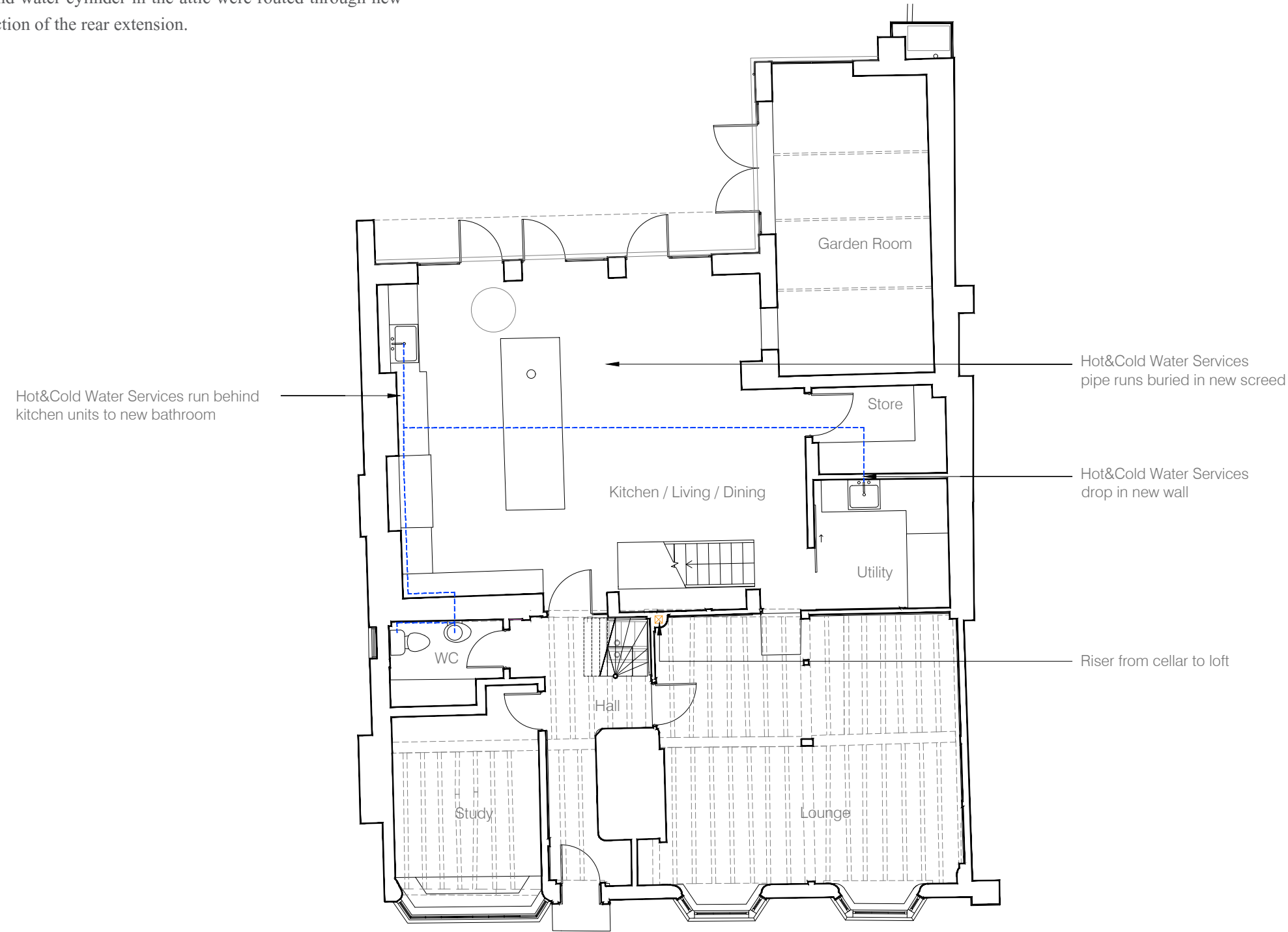


JUSTIFICATION

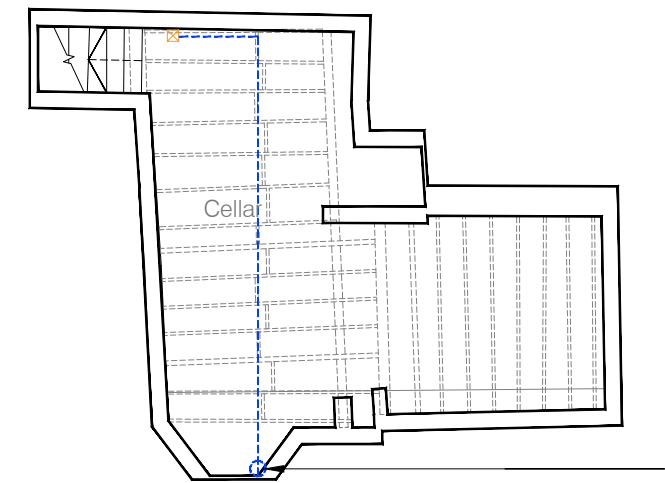
SERVICES

The adjacent diagram illustrates new water pipe runs serving the building.

Where possible existing house service routes were used, minimising impact on the existing building. Pipe runs to new boiler and water cylinder in the attic were routed through new construction of the rear extension.



As-built ground floor plan



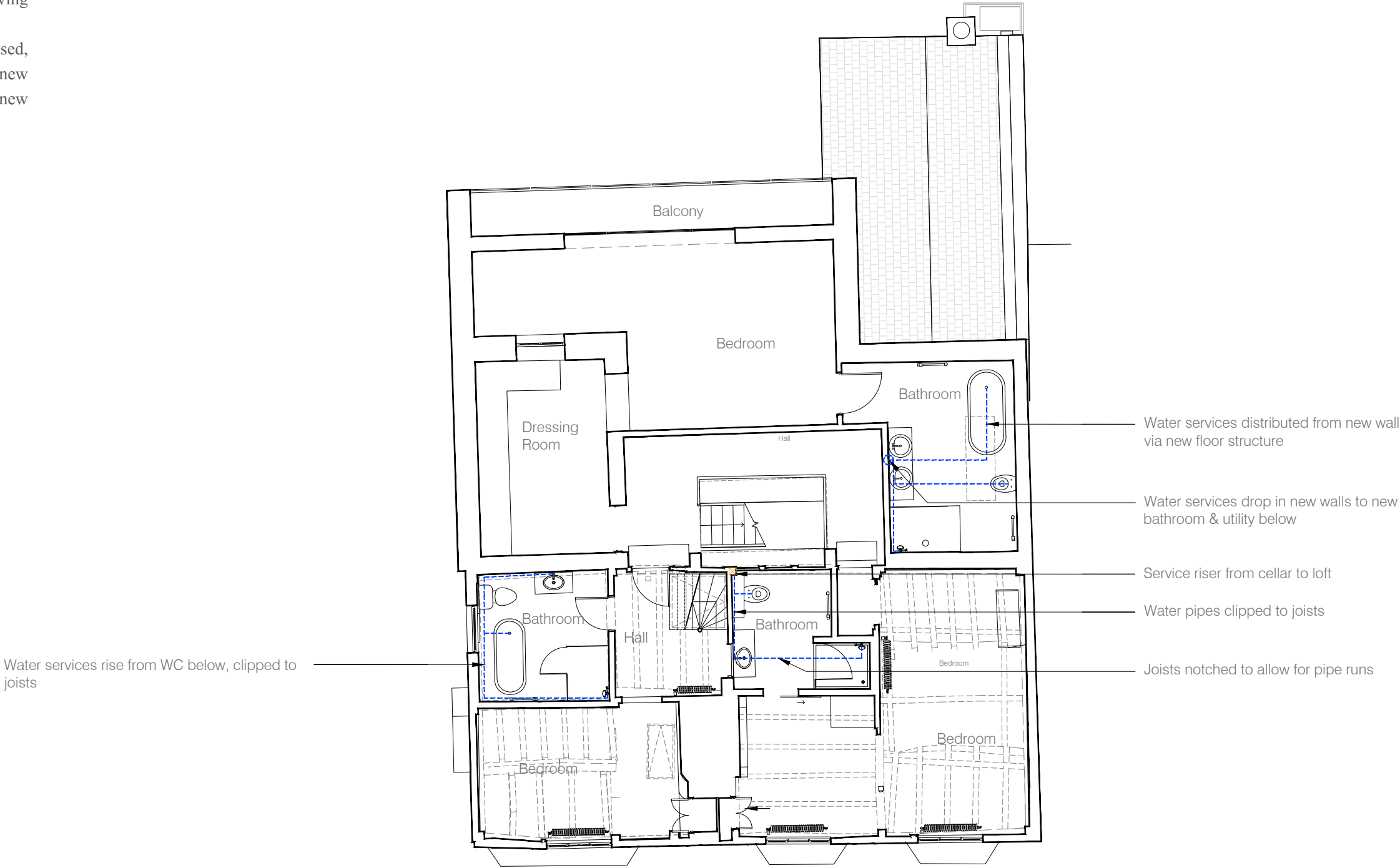
As-built basement plan



JUSTIFICATION
SERVICES

The adjacent diagram illustrates new water pipe runs serving the building.

Where possible existing house service routes were used, minimising impact on the existing building. Pipe runs to new boiler and water cylinder in the attic were routed through new construction of the rear extension.



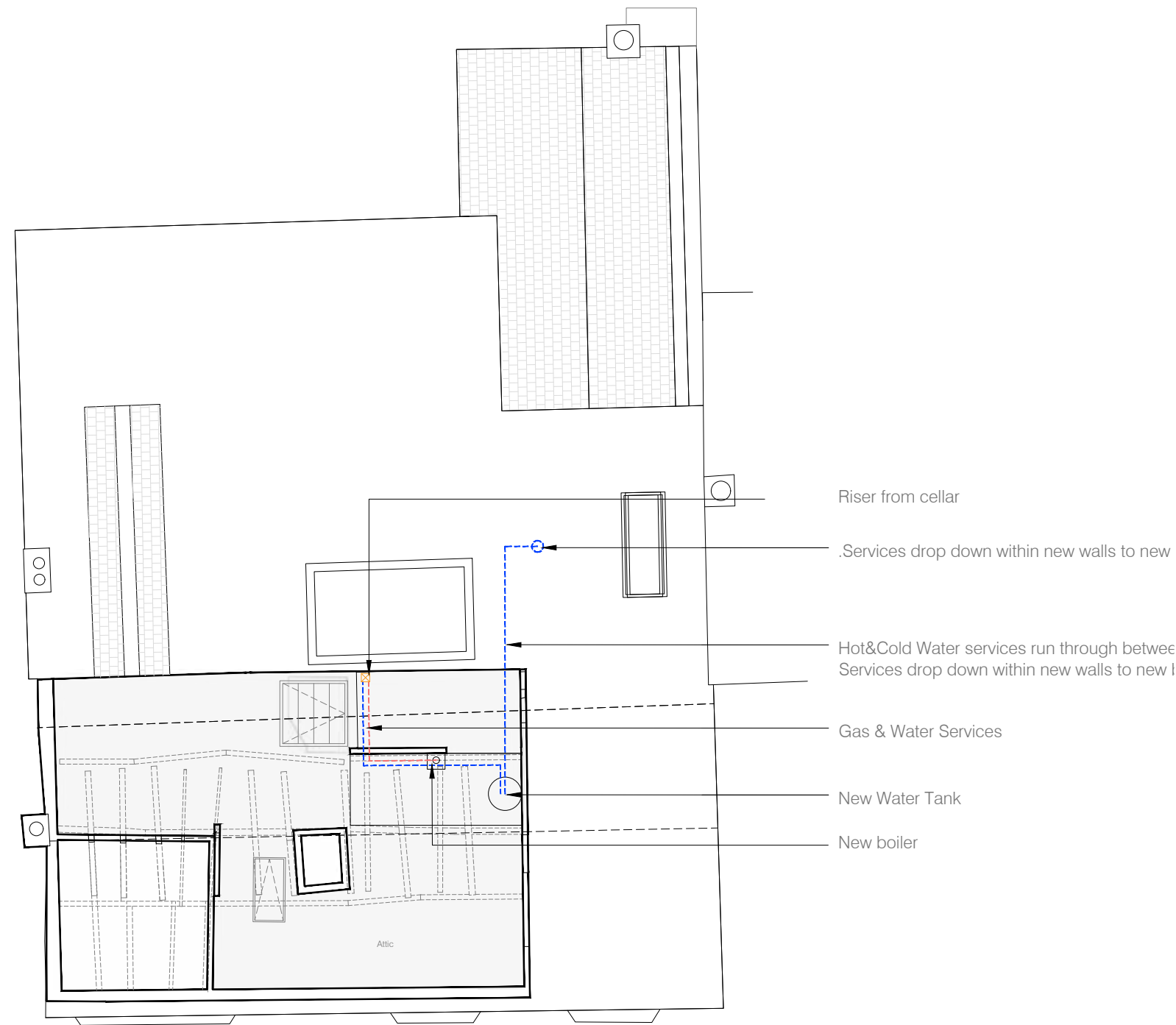
As-built first floor plan



JUSTIFICATION
SERVICES

The adjacent diagram illustrates new water pipe runs serving the building.

Where possible existing house service routes were used, minimising impact on the existing building. Pipe runs to new boiler and water cylinder in the attic were routed through new construction of the rear extension.



As-built attic floor plan



JUSTIFICATION
WELL

A historic well was discovered during the course of construction works and retained as an internal feature within the rear extension. Historic fabric of well has been retained. New brick lining placed in front on a lintel within the well. A glass cover was added, allowing full view into the well. The following works were undertaken:

- Survey and safety checks
Initial inspection of the well shaft: depth, structural stability, water level, possible contaminants. Check for gas accumulation or air quality (old wells can trap gases). Confirmation whether the shaft is stable enough for conservation.
- 2. Clearing & Preparation
The water from the well was pumped out to reduce water levels to make it as safe and as practicable to undertake construction works as possible. Well was cleaned of debris and silt, any loose stonework linings removed.
- 3. Relining the shaft
Shaft relined with the multicoloured Hamsey Mixed Stock brickwork to stabilise the structure, prevent collapse of soil around it, and provide a neat vertical surface. Brick lining laid in lime mortar.
- 4. Wall lights
2no. wall lighting installed to enhance the setting of the well within the context of the listed building and contemporary extension above / around it.
- 5. Structural Cap & Support
At the top of the shaft, a structural ring was installed to take the load of the glass cover, installed flush on top with new floor finish.

Following inspection, it was considered important that the well's original construction and natural performance were preserved without interference. The well structure, formed within the natural sandstone and local limestone geology, was therefore left entirely intact. No tanking, cementitious coatings, or intrusive works were carried out, and the original water bearing environment and weeping masonry were not altered in any way. Instead, a light touch structural approach was adopted. As a result, the historic fabric, natural drainage behaviour, and geological context of the well remain preserved in situ. - SHDR Ltd (Further details provided within the Appendix.)

As demonstrated above, the works undertaken provide a heritage benefit to the building.



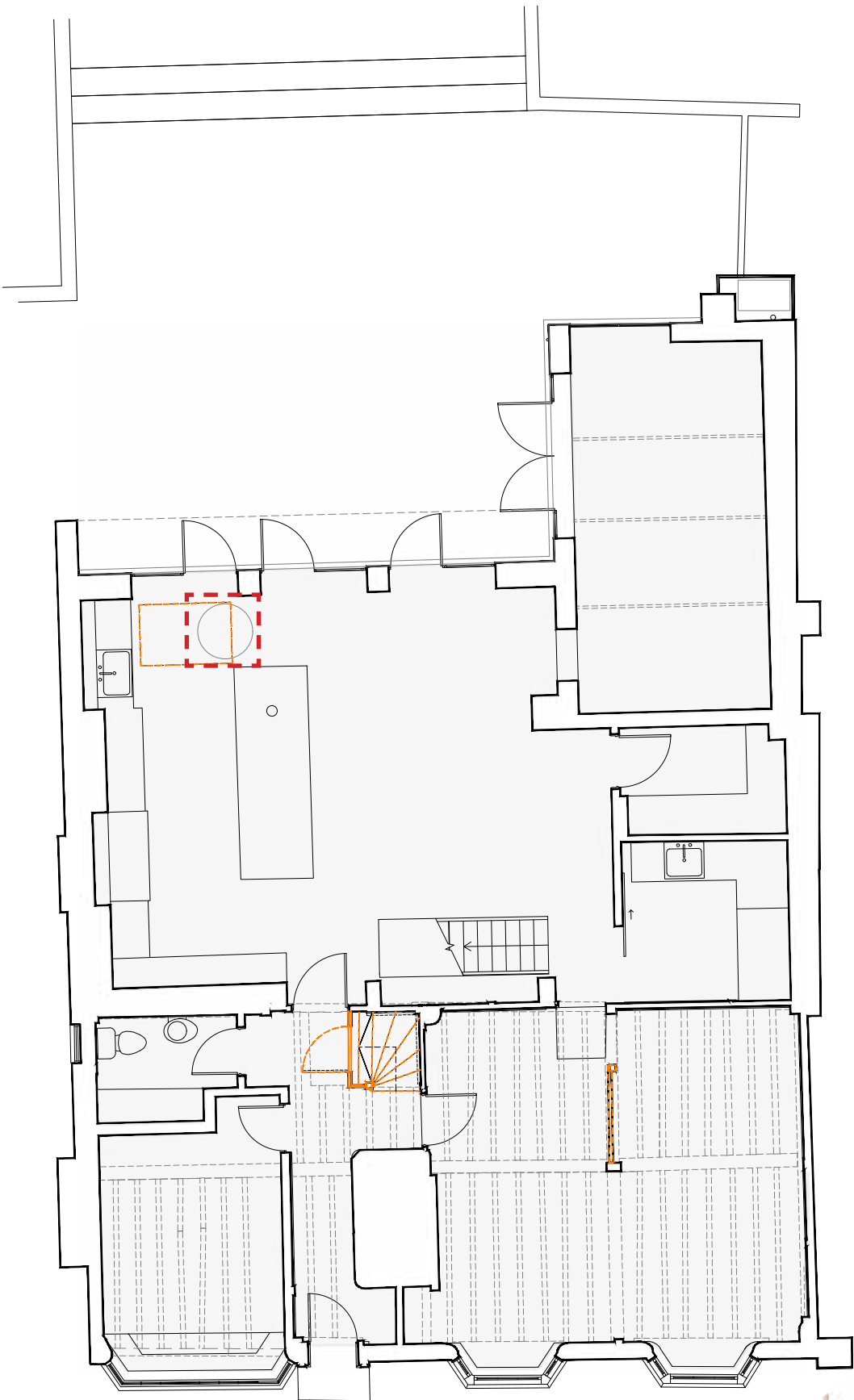
Opened well shaft



Shaft lining



Recent photograph of the well with glass enclosure



Proposed ground floor plan

 Highlighted area of deviation

JUSTIFICATION
WELL - RELEVANT SURVEYING CORRESPONDENCE

From: Aaron West <aaron.west@shdr.co.uk>
Sent: Wednesday, March 11, 2026 3:17:37 PM
To: Rob Quayle <info@southern-contractors.co.uk>
Subject: Marlow House - Well

Hi Rob,

As discussed,

At Marlow House in Lindfield, an historic well was discovered within the property approximately 2 years ago. Following inspection, it was considered important that the well's original construction and natural performance were preserved without interference. The well structure, formed within the natural sandstone and local limestone geology, was therefore left entirely intact. No tanking, cementitious coatings, or intrusive works were carried out, and the original water bearing environment and weeping masonry were not altered in any way. Instead, a light touch structural approach was adopted. A small number of carefully positioned fixings were inserted within the surrounding wall to support a bracket system, from which a new retaining wall was constructed. This secondary wall acts purely as a cradle to safely support the visible brickwork while leaving the original well structure undisturbed behind it.

As a result, the historic fabric, natural drainage behaviour, and geological context of the well remain preserved in situ, with the intervention designed only to stabilise and present the feature within the building while respecting the requirements typically expected for work associated with listed structures.

Yours sincerely,

Aaron West
Director | SHDR Ltd | Chief Damp Engineer

SHDR LTD
Main Office | Vinalls Business Centre | Nop Town Road, Henfield | West Sussex | BN5 9DZ

T: 01273 569135
E: office@shdr.co.uk



JUSTIFICATION

FRONT ELEVATION

The Applicant restored the front elevation to return it to its original grandeur, delivering a clear heritage benefit. All windows and doors were meticulously replicated to match the original, which had deteriorated, and the front door surround was also faithfully reproduced. This is a heritage benefit and



Photographs of front elevation before restoration works



Photographs of front elevation after restoration works

JUSTIFICATION

EXTERNAL RE-POINTING

Following the changes to the roof above the bathroom, the applicant offered to re-point the southern gable of the neighbouring listed property at 109 High Street.

This work was carried out using lime mortar, rejuvenating the now more exposed brickwork façade, improving the fabric quality of the adjacent listed building, ensuring its longevity for years to come.

The adjacent photographs illustrate the condition of the wall before and after the works were undertaken.

Where existing mortar and repointing has been found to be defective, new repointing was carried out in accordance with the methods below:

REPOINTING MIXES

- All final mixes must match the removed sample section. Note that it is likely that mix constituents will vary to suit the varying site conditions.

PROCESS

- Begin from top of wall. Immediately before re-pointing, flush out joints with water to remove all dust and to control suction. Wet surface until it remains wet. While damp fill joint with specified mortar. Thoroughly compact mortar to fill all voids and to ensure it adheres firmly to each side of joint. Iron mortar in with appropriate pointing tool (not trowel) of width to suit joint width, keeping finished mortar face back from damaged and weathered arrises and to width of original joint. Allow sufficient time for the re-pointing to be done without hurry.

- Ensure that all new pointing to stonework harmonises in pattern, width, style, colour and texture with the old and surrounding work.
- Finish joints slightly recessed from the stone / brick face.
- Rub mortar as it ‘goes off’ with a stiff bristle brush to pull forward grit and give the mortar a roughened but weathering surface. Take care to ensure that no mortar is smudged over the surfaces of the stone / brick and that no mortar is left covering stone arises.

SPECIFIC TO BRICKWORK REPOINTING

- Using a small, thin-necked chisel, carefully remove surrounding pointing, taking care not to damage arises of adjacent brickwork.
- Clean out joints to a minimum of 25mm using hand tools
- Tamp or hand grout empty joints with mortar to a depth of 25mm from the face of the masonry
- Clean the prepared face using a bristle brush, flush the joint out thoroughly with clean water, taking care to avoid saturation
- Remove all dust and loose material working from the top to the bottom of the wall
- Lightly wet the joints and point neatly in the appropriate mortar mix (see above).
- Brush over lightly with a stiff bristle brush or dab with a piece of coarse sacking after the initial set has taken to leave a slightly textured finish

WASH DOWN

- Wash down completed sections of wall from top to bottom after pointing has hardened.



109 High Street south gable wall re-pointed in lime mortar



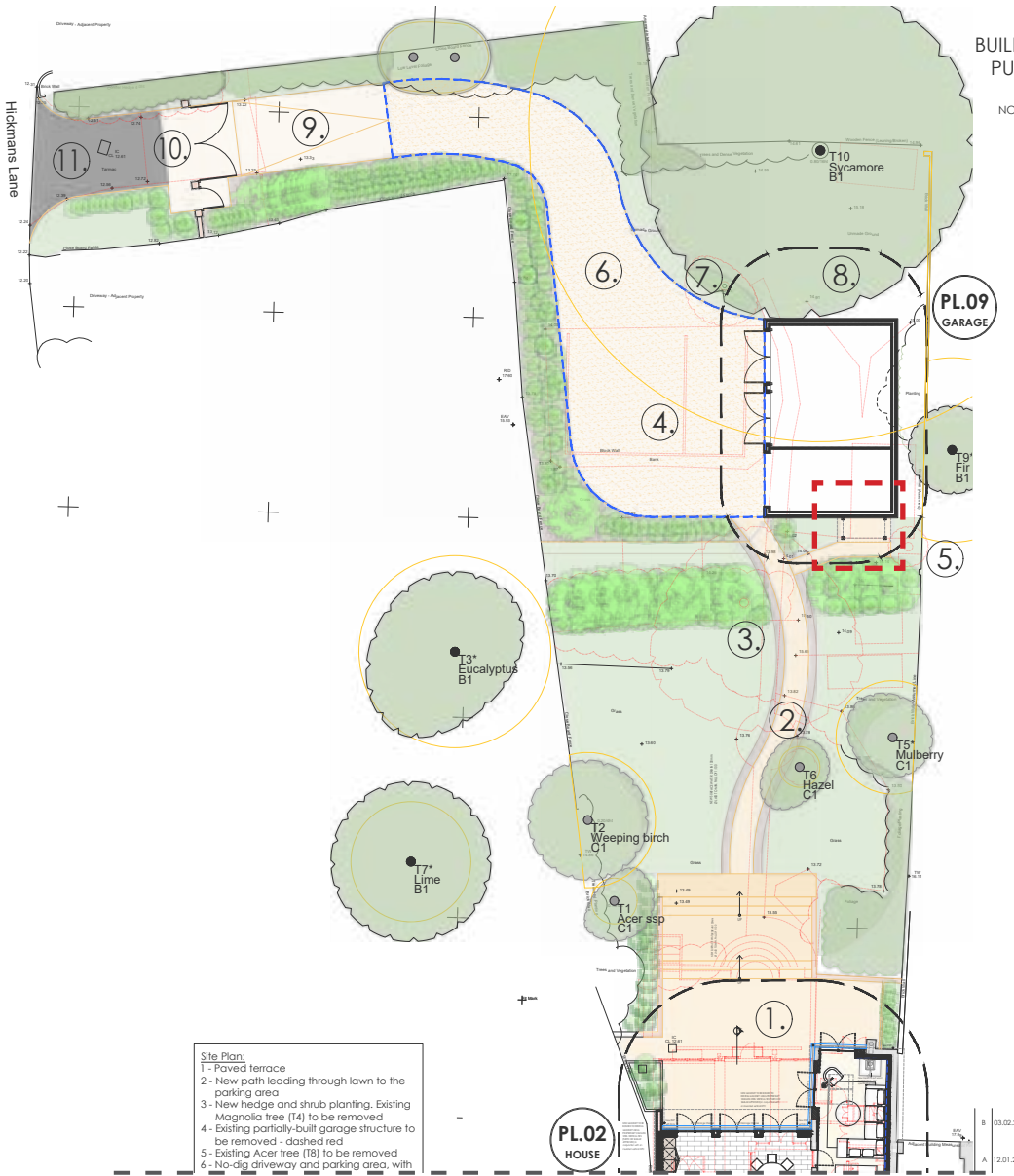
109 High Street south gable wall before re-pointing

JUSTIFICATION
GARAGE

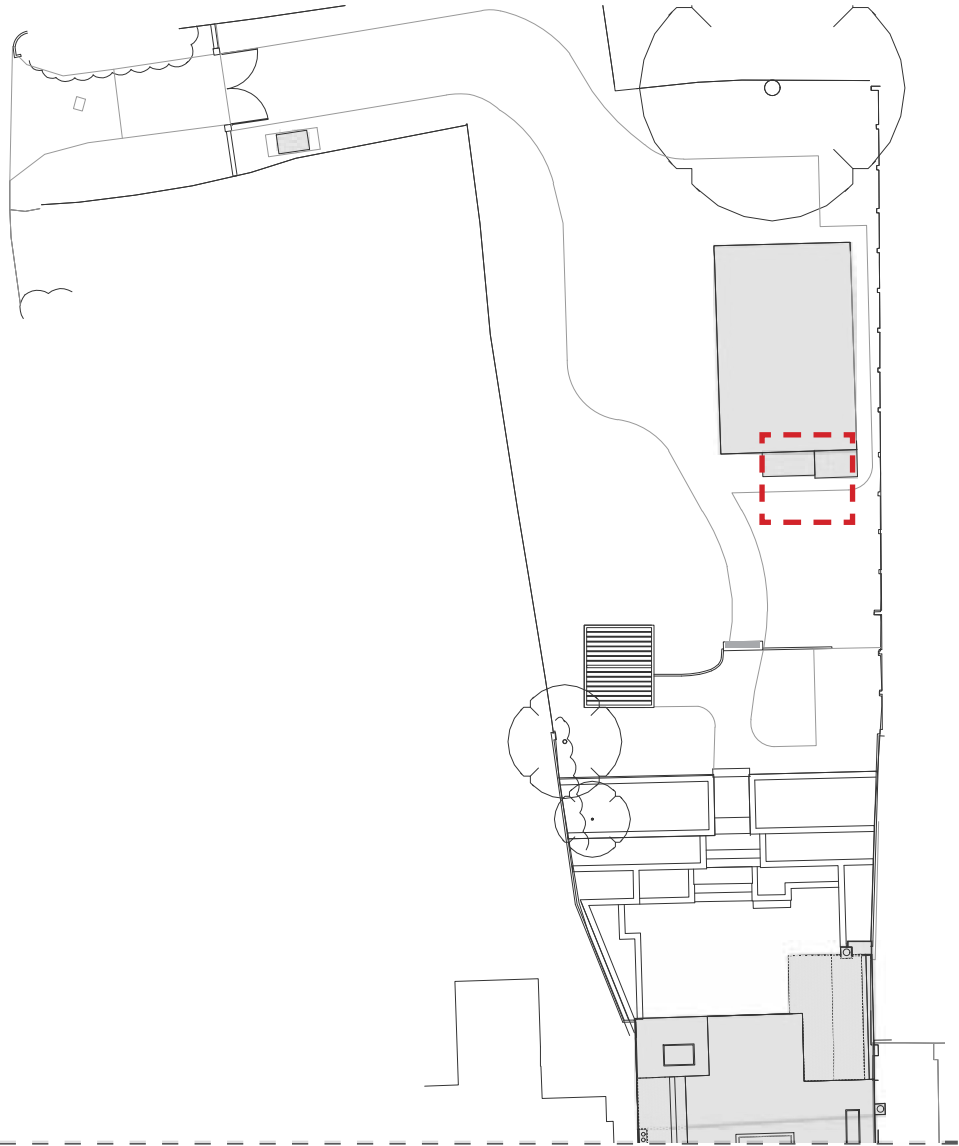
The garage has been constructed with minor variation to the approved scheme - the approved log store was constructed lower and in shifted location (centre of the elevation instead of side).



Current photograph- garage

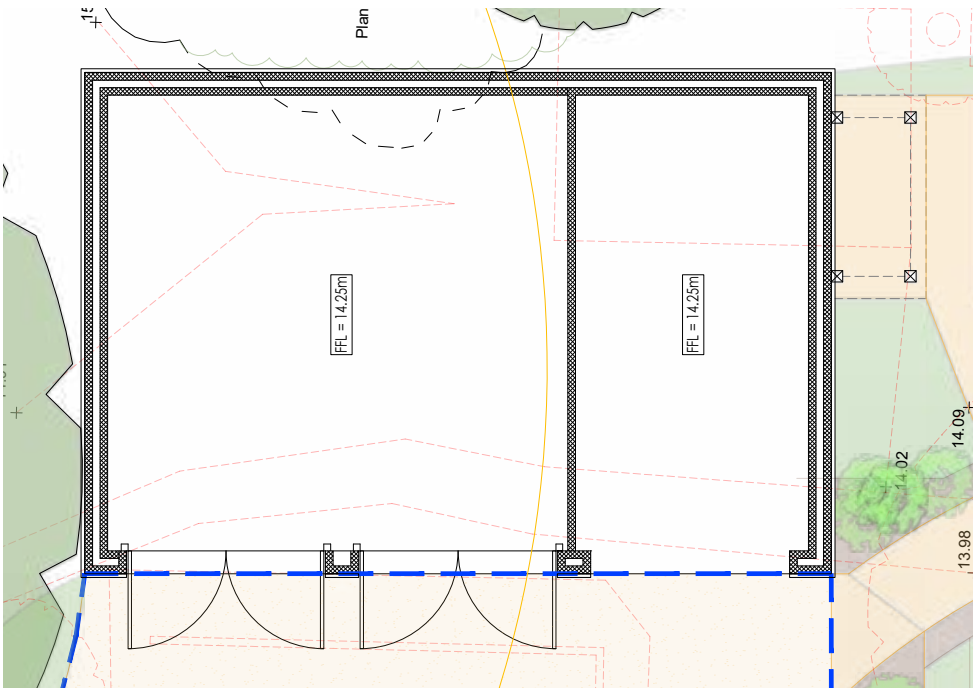


1. Approved Site Plan - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved).

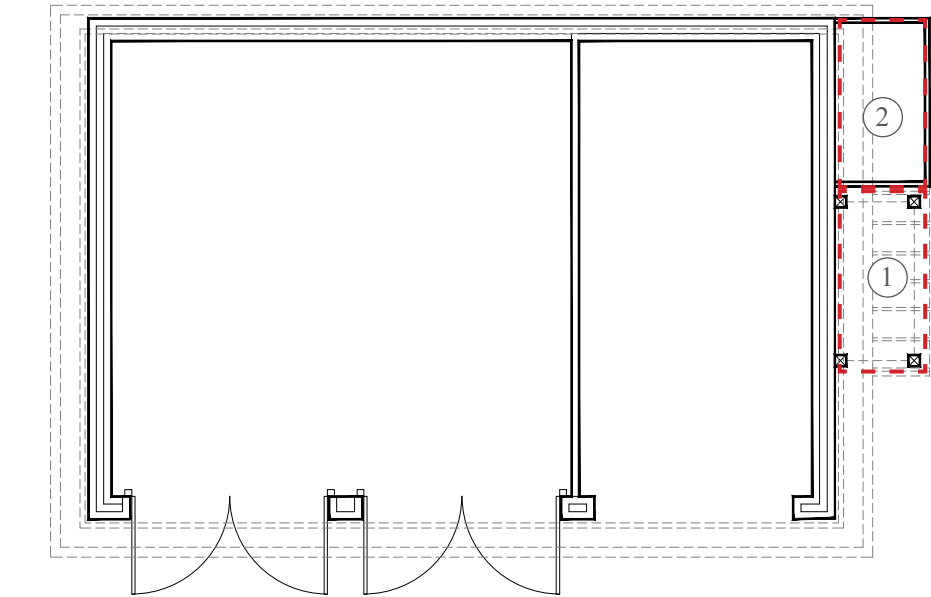


2. Proposed Site Plan

JUSTIFICATION
GARAGE



1. Approved Garage Drawings



2. Proposed Garage Drawings

KEY:

- Highlighted area of deviation
- 1 Timber log store
- 2 Irrigation tank enclosure

