

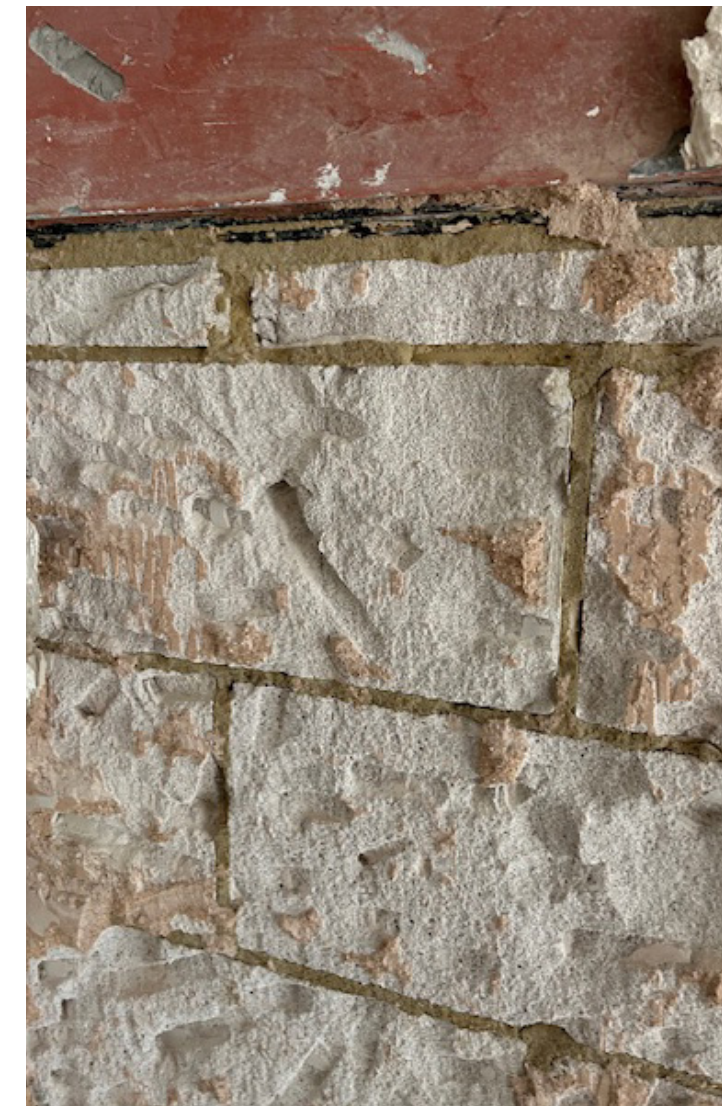
PART VIII | JUSTIFICATION

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

REAR EXTENSION

The rear extension has been constructed in general accordance with the original submitted scheme, which was later amended and resubmitted in March 2023 under application numbers DM/22/3694 & DM/22/3695. The adjacent drawing extracts illustrate the rear elevation of the original scheme (figure 1), amended and approved scheme (figure 2), 'as built' scheme (figure 3) and proposed scheme (figure 3).

The original comments received from the Heritage Officer expressed concerns regarding the original proposal for the rear extension. As the building has been constructed in general accordance with the original scheme, these comments are reconsidered for the purpose of this application.

The Heritage Officer's comments provided in the Delegated Report issued on the 15th December 2022 by the Case Officer Susan Dubberley are included for reference on the following pages.

Following the recent submission of application DM/25/1103, it is proposed that the bakehouse rear elevation window will be amended to be in accordance with the original approved scheme.



3 As-built - constructed in broad accordance with the originally submitted drawings under application DM/22/3694 & DM/22/3695.



4 Proposed rear elevation - bake house window to be replaced to be closer to the originally submitted drawings under application DM/22/3694 & DM/22/3695.



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



2. Proposed rear elevation - originally submitted drawings under application DM/22/3694 & DM/22/3695

JUSTIFICATION

REAR EXTENSION

The following comments were received from the Heritage Officer regarding the original design of rear extension:

- *The existing rear extensions are modern in date- their removal is not considered contentious in principle.*

RESPONSE: Removal of rear extensions approved

- *Although I do think there is scope for the replacement/reconfiguration of the existing rear additions, the proposal as shown raises concerns in terms of bulk, form, detailed design and materials. At ground floor the footprint of the proposed replacement addition is reduced in comparison to the existing. However, at first floor the extension is both wider and deeper, resulting in increased apparent bulk notwithstanding the reduced roof height- this will be particularly apparent in views from the side, and in particular from the south. The boxy form of the extension with extensive flat roofing will exacerbate this affect, and is unsympathetic to the historic roof form of the building and to the character of the wider area. The elevational treatment, with the recessed balcony with a large glazed opening, and the different facing material at first floor, all serve to further draw attention to the first floor and enhance its undue visual prominence.*

RESPONSE: Analysis of the ‘as-built’ rear extension further into this chapter addresses design concerns

- *The proposed rear addition also raises concerns in terms of its internal layout- one of the more positive features of the existing modern ground and first floor additions is that they exhibit a relatively ‘light touch’ in terms of the interface with the original rear elevation of the building, which remains visible internally. The proposal shows partitioning to the north eastern corner of the extension adjacent to the original rear elevation to create a pantry and utility at ground floor and a bathroom at first floor. This compartmentation of the space will adversely affect, if not remove, the current appreciation of the height and framing of this part of the rear elevation, an affect which will be compounded by the placement of features such as a shower cubicle against the wall. This aspect of the proposal is also considered to adversely impact the special interest of the proposal and how it is appreciated.*

RESPONSE: The ‘as built’ ground floor layout closely matches the layout of the approved scheme, introducing the compartmentalisation for utility/pantry in the north-eastern corner of the extension. It is considered ‘light-touch’ and to be in accordance with approved scheme.

- *The proposed extension involves the substantial loss of the fabric of the existing c.1830 rear two storey wing, with the internalisation of what little remains. In my opinion, which is broadly consistent with the commentary given within the Heritage Statement, this wing is of historical and architectural interest as an integral part of the 19th century alterations to the property, a key phase in its development, and contributes positively to its narrative. It is also an attractive and characterful feature of the rear elevation, in particular the original window and brickwork. For these reasons I consider that the extensive and destructive works proposed to this element of the building are contentious in principle. I do not consider that the internalisation of the first floor rear façade of the wing as a ‘feature’ within the bedroom space created will sufficiently preserve its interest.*

RESPONSE: The original gabled rear wing on the building is retained. It is partially visible on the rear elevation and its historic plan form is retained and legible in the new extension. The approved scheme allows the demolition of the ground floor element of this wing, diluting the plan form at this level, so retaining it and internalising it at first floor ensures the legibility of the plan form relating to this early 19th century wing is retained. This design approach was deemed acceptable by Desbruslais as it states in the Heritage Statement: ‘What is now proposed appears acceptable. In respect of the 19th century projection, it is now proposed to preserve most of this gable wall, with its diaper type brick decoration as a feature within the upper bedroom, just with some toothed back to allow for better access. The upper gable is also to be retained and partially encased in lead where it requires weathering into the proposed roofline. This allows this element of the building to be retained in situ and potentially could be reinstated in the future.’

It is proposed for the historic brickwork wall and Victorian window to be made good and exposed internally, celebrating the original features of the house. This is much the same as the west/rear wall of the original 15th century elements of the dwelling. By following this design language, internalising the window is in fact in accordance with the design language already present in the house.

Please refer to further pages within this document and to the Heritage Statement prepared by HCUK for detailed justification of the undertaken works to Marlow House and associated site.



1. Proposed rear elevation - in broad accordance with the originally submitted drawings under application DM/22/3694 & DM/22/3695.



2. Proposed rear elevation - originally submitted drawings under application DM/22/3694 & DM/22/3695.

JUSTIFICATION
REAR EXTENSION

The adjacent plans illustrate how:

- 1. The historic plan form is retained and legible in the ‘as-built’ extension. The gabled outrigger is retained and incorporated within the new extension at first floor in accordance with the approval.
 - 2. The ‘as-built’ ground floor extension layout complies with the approved drawing with minor deviation to utility room.
- This comparison addresses the Conservation Officer’s comment: *‘The proposed rear addition also raises concerns in terms of its internal layout- one of the more positive features of the existing modern ground and first floor additions is that they exhibit a relatively ‘light touch’ in terms of the interface with the original rear elevation of the building, which remains visible internally. The proposal shows partitioning to the north eastern corner of the extension adjacent to the original rear elevation to create a pantry and utility at ground floor and a bathroom at first floor. This compartmentation of the space will adversely affect, if not remove, the current appreciation of the height and framing of this part of the rear elevation, an affect which will be compounded by the placement of features such as a shower cubicle against the wall. This aspect of the proposal is also considered to adversely impact the special interest of the proposal and how it is appreciated.’*

RESPONSE: The ‘as built’ ground floor layout closely matches the layout of the approved scheme, introducing the compartmentalisation for utility/pantry in the north-eastern corner of the extension. It is considered ‘light-touch’ and to be in accordance with approved scheme.

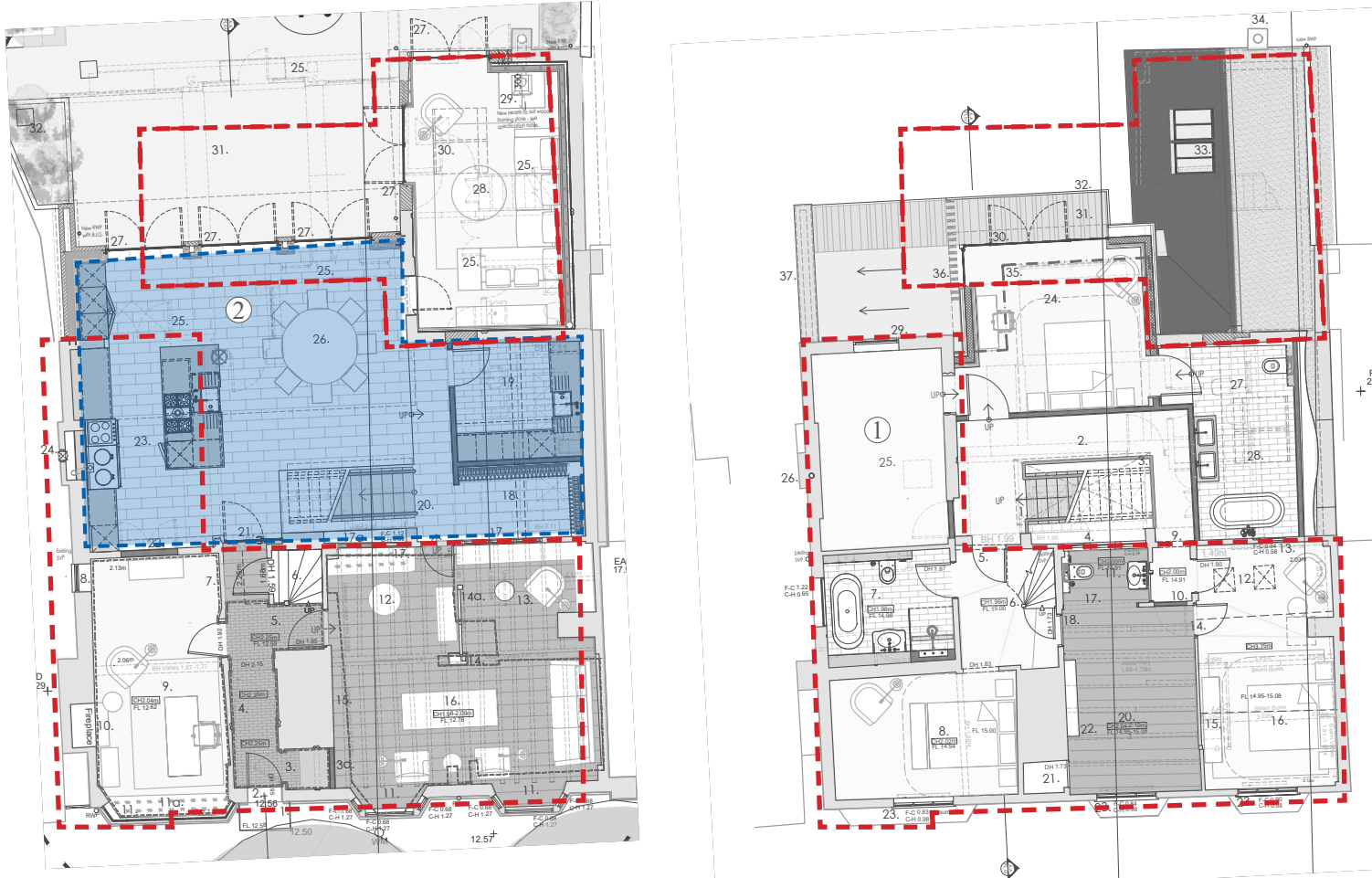


Historic map of 1874

- KEY:
-  Outline of the 1987 historic plan form of site according to record
 -  Highlighted ‘light touch’ open plan ground floor layout ‘Of rear extension



1. ‘As built’ ground and first floor plans - deviation from application DM/22/3694 & DM/22/3695



2. Approved ground and first floor plans - submitted under application DM/22/3694 & DM/22/3695



JUSTIFICATION

REAR EXTENSION

The following is a comparison between the 'pre-construction' building to the approved and 'as-built' schemes.



2. APPROVED REAR ELEVATION

Submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved).

ANALYSIS:

- The historic plan form is retained and rear gable visible, revealing a great amount of the existing house. This however results in a fragmented, unbalanced collection of volumes of differing styles and in different planes.
- No clear datums across elevation (refer to the analysis on following page)
- Victorian window is exposed, however its style clearly contrasting with other openings adds to the patchwork-like appearance of the facade
- The proposal does not compliment the qualities of the listed building and detracts attention from it
- The variety of materials across the facade add to its fragmented, chaotic appearance with each mass and material treatment in a different plane
- Pitched roof above the bathroom forms an unusable internal room behind due to pitch of roof linking to bake house roof
- The approved design is unbalanced at ground floor with the flanking boundary wall forming an awkward parapet to the neighbouring property
- First floor opening sizes are unbalanced, soldier course lintel treatment to bakehouse rear elevation is out of character
- Flat roof construction has already substantially enveloped a substantial amount of the gable, whilst the first floor extension has also encroached over it too, affecting it's composition and compromising it's appearance
- Awkward eaves detail where flat roof meets pitch of outrigger gable, with timber screening in front too perpendicular to the facing brickwork
- The approved roof plan shows flat roof to the northern part (above bathroom), this elevation is misleading and the scheme has been built in accordance with the roof plan



1. PROPOSED REAR ELEVATION

To remain as existing with bakehouse window change, constructed in broad accordance with the originally submitted drawings under application DM/22/3694 & DM/22/3695.

ANALYSIS:

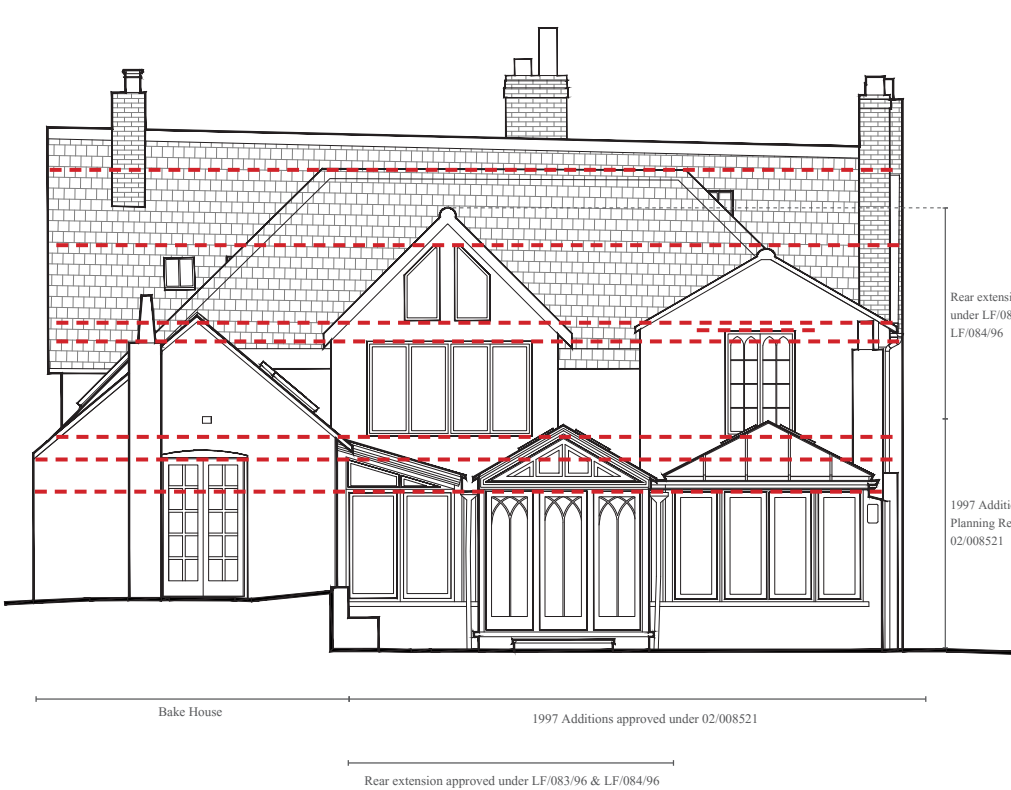
- The proposal reveals greater amount of the original building as it is reduced in mass and demonstrate subservience. The original is more legible and harm caused by the unsympathetic 21st century extensions is undone.
- The new extension stands out clearly from the existing building emphasizing the new modern construction rather than attempting to blend it with the historic fabric
- The historic plan form is retained and legible in the extension at both ground and first floors
- The horizontal volume, spanning the full width of the existing house, presents a more linear and elegant form compared to the fragmented and disjointed collection of volumes on the approved scheme. There was two volumes prior to the planning approved scheme, within which the language of two forms was diluted, but the as built scheme re-instates the second subservient volume to the rear of the original 15th Century building fronting the high street, but with a flat roof instead of a pitched roof
- Victorian window and gable wall are concealed by new extension but exposed and celebrated internally
- The extension is reduced in height compared to the approved scheme, exposing more of the historic gable
- There are clear datum lines across the facade (refer to the analysis on following page) making it more visually appealing
- Composition of volumes is centralised and balanced
- The materiality of the facade is limited and considered
- Roof infill behind bake house frames its roof and allows it to clearly stand out
- Top of the historic gable remains visible, referencing historic outrigger gable
- Historic gable wall remains visible through large glazed openings on the first floor

JUSTIFICATION

REAR EXTENSION

The following is a comparison between the ‘pre-construction’ building to the approved and ‘as-built’ schemes.

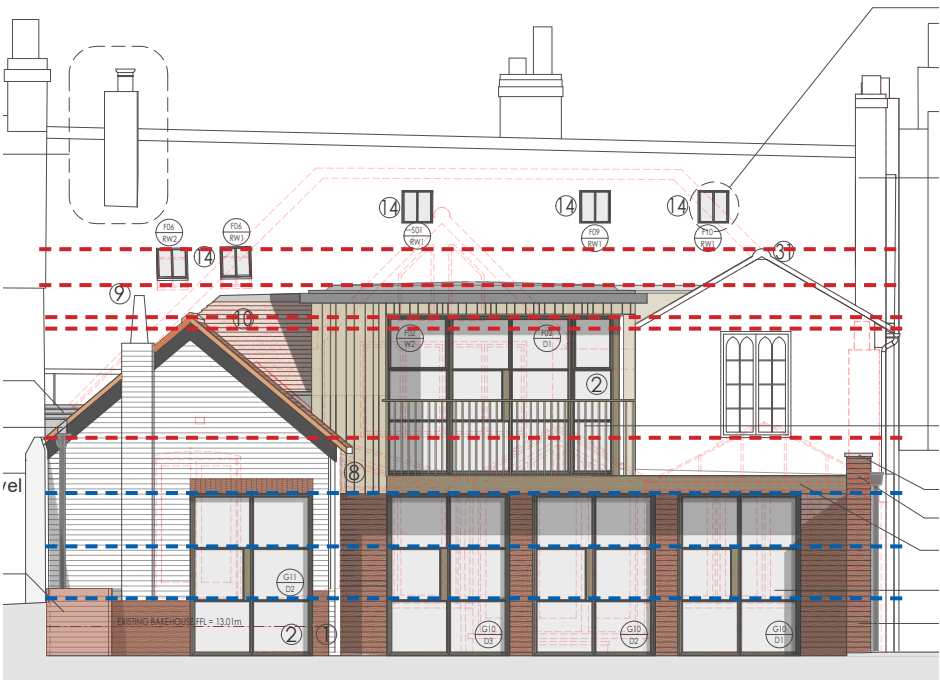
- KEY:
- - - Singular datum
 - - - Continuous datum



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

ANALYSIS:

- The elevation is fragmented with no clear datums set by openings.
- One clear datum set by conservatories
- Chaotic composition of different types, styles and sizes of doors and windows



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

ANALYSIS:

- The approved design demonstrates the same issue of fragmented elevation and lack of clear datums set by openings.
- One clear datum set by ground floor openings
- Several proposed and approved rooflights to the 15th century house roof add to the chaotic appearance of the rear elevations



3. Proposed rear elevation

ANALYSIS:

- The proposed scheme demonstrates clear datums set both by massing of new extension and its openings. The elevation is unified, well considered and contemporary
- Approval of rooflights to historic roof was omitted, resulting in a less busy, elegant facade and less interference into historic fabric of 15th century house

JUSTIFICATION

REAR EXTENSION

The following is a comparison between the ‘pre-construction’ building to the approved and ‘as-built’ schemes.

The historic outrigger is currently visible through the large glazed openings. It is proposed for the original brickwork walls to be exposed, enhancing the visibility and reading of the outrigger in the view from the rear garden.



Recent photograph showing mass of historic outrigger visible through glazed openings



Recent photograph showing mass of historic outrigger visible through glazed openings - walls painted white



Proposed enhanced visibility of the historic outrigger - original brickwork walls exposed



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

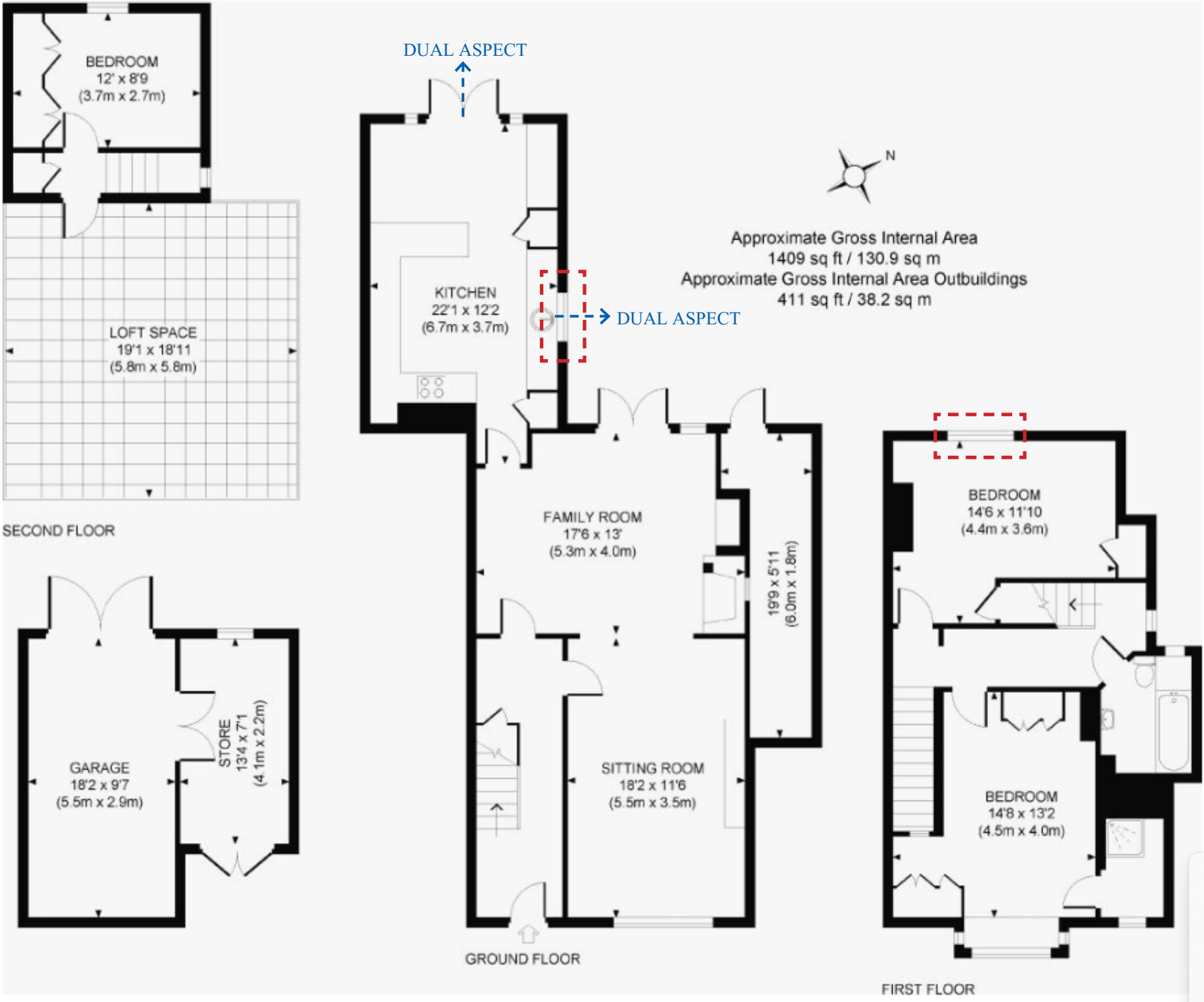
JUSTIFICATION
REAR EXTENSION

The adjacent are floor plans of neighbouring building at 105 High Street. The highlighted ground floor kitchen window and first floor bedroom window were assessed for outlook impact.



Perspective view of 107 and 105 High Street buildings

- Key:
-  Existing condition of opening suffering minor transgression
 -  First floor window outlook - not impacted



105 High Street - Floor Plans



JUSTIFICATION
REAR EXTENSION

The following comments were made on the rear extension in the letter from Ms Lucianna Gallo, Historic England, on the 23rd October 2024, App Ref. L01595454.

It was stated that:

‘Although the garden setting is not publicly accessible, it affords appreciation of the roofscape on the west side of the High Street. Many of these buildings are designated, including the grade II listed neighbours at Nos 105 and 109. The implemented extension has eroded the visual coherence of this historic group.’

In response to this, please see below for comments by Planning Consultant Peter Rainier, DMH Stallard:

‘We disagree that the visual coherence of the neighbouring dwellings has been eroded. No.105 has benefited from the extension as the previous conservatories extended significantly above the boundary wall. In fact, part of the boundary wall was completely obscured by the conservatory. As noted above, the more recessed building line is more sympathetic to the various outriggers and projecting bays to the houses on either side and the design of the extension itself is more coherent as implemented than the approved design. The neighbours at No.105 are very pleased with the outcome as it benefits their property given the removal of the conservatories and the reduced rearward extent (3m) of the rear elevation. This was done purposely to expose, as requested, the Bakehouse which was previously not visible to the south side. We would class this as a benefit.

The previous design also resulted in overlooking towards No.105 (garden from the bedroom with the window in the east elevation).

Every neighbouring property has its own individual features. Some properties have modern conservatory extensions (both 101 & 105), an Air B&B in the garden of another and there is no consistency with the designs as they have all been modernised over the years in some shape or form.

[...]

In acknowledging that the coherent appearance of the historical roof profile has been reinstated, we would also point out that the 1980s extension completely concealed this roof, whereas the rear extension as built is lower in height and allows the historic roof to be seen in the context of the adjacent properties ‘in westerly views’. This tends to vitiate what you/HE say earlier on in the letter about the extension eroding, “the visual coherence of this historic group.” and undermining, “the ability to understand the heritage asset’s different construction phases”. The assessment is highly selective in that sense and not as holistic as one might hope it would be.’

Refer to adjacent photographs supporting the statement.



Rear view of Marlow House before works

KEY:

- Outline of the previous rear extensions concealing historic roof



Current rear view of Marlow House

JUSTIFICATION

REAR EXTENSION

The adjacent is an email received by the Applicant from Mr Richard Pocock- Chartered Surveyor and Director of Desbruslais. It is a statement of preference of the original scheme over the amended and approved one.

From: SIMON DOUGALL <simon.dougall@btinternet.com>
Date: 3 March 2023 at 18:16:11 GMT
To: simon.dougall@btinternet.com
Subject: Fwd: Re: Marlow House - Rear Elevation As Proposed

----- Original Message -----

From: "Richard Pocock" <richard@desbruslais.co.uk>
To: "SIMON DOUGALL" <simon.dougall@btinternet.com>; "Rob Harrington" <rh@gouldbaxter.co.uk>
Sent: Friday, 3 Mar, 23 At 17:45
Subject: Re: Marlow House - Rear Elevation As Proposed

Following receipt of the drawings I have amended my comments to the below:

My view of the need to have a gable terminal replacing the upper central rear facings is that, whilst it could be considered complementary to the gable terminal of the existing 19th century rear addition adjacent, its size and form pulls the eye centrally away from the 19th century gable unnecessarily. It is modularly too large and also exceeds the height of the 19th century rear addition - which starts to concern one over the hierarchy and dominance of the suggested gable design. The original design, as submitted for planning, has none of these issues and there is clearly no suggestion of the modern elements exerting dominance, or drawing the eye. They are set down from the gable end of the 19th century rear addition and allow the eye to focus upon the older elements, without detracting from them. The design submitted for planning is discrete and allows the historic rear elements to maintain and exert themselves as required. This is good heritage development practice.

The addition of a gable in this instance is a step backwards and detrimental to both the modern design of the extension and, more importantly, it is to the detriment of the historic elements of the rear of the building - something that this whole process has sought to avoid!

-R

Email from Mr Richard Pocock, Chartered Surveyor and Director of Desbruslais

JUSTIFICATION
REAR EXTENSION

Several letters of support from Applicant’s neighbours were received at the time of the original application submission. Acceptance and support were expressed by residents of neighbouring sites. Attached letters are from residents of properties to the North (109 High Street), South (105 High Street), and West (Warren Croft, house next to the driveway) of the site.

The first version of this regularisation application Ref. No: DM/25/1103 (pending for consideration) was validated on the 9th of May 2025. To this date it has been positively received and supported in more than 20 letters from local residents, including owners of immediate neighbouring properties. Additionally, the scheme was supported by Lindfield Parish Council and Lindfield Conservation Society. There were no objections received.

Following the submission of planning application DM/25/1104 on the 28th of April 2025, further letters of support were received. Please refer to Appendices chapter.

Susan Dubberley

From: John Higgins
Sent: 02 April 2023 18:23
To: Susan Dubberley
Subject: Comments on Planning Application DM/22/3694

Application No DM/22/3694

Marlow House, 107 High Street, Lindfield, Haywards Heath.

We originally responded to this Planning Application, on 10th January 2023, and we were pleased to voice our full and unreserved support for the proposals as submitted.

We were delighted that this historically important house was, - after quite some years of neglect, - about to be sensitively and carefully restored. We were impressed by the determination of its new owners, to use the materials and techniques wholly appropriate to a Listed building of significant age, and delighted that its High Street frontage, would be properly restored,- despite the significant work and cost, - enabling Marlow House to positively contribute the appearance of Lindfield.

Just as importantly, - having read all the background documents and plans in some detail - we felt that the **balance** between the preservation and restoration of Marlow House, - to protect and sustain its character in Lindfield's High Street, - when coupled with the contrasting, and exciting scheme for the new extension to the rear of the property, - with space for modern living, and a design and amenities suitable for up-coming generations, had been achieved with great sensitivity and style, and without overdeveloping the site.

Whilst we still fully support this Application, and applaud the new owners for their inclusive and consultative approach to the restoration and updating of Marlow House, we are hugely disappointed to now see within the revised plans, the inclusion of the bedroom at first floor level, in the rear south-west corner, as shown in Plan PL06B - dated

21/03/2023 (Marlow House Rear Extension as Proposed) We feel that the inclusion of this existing section of Marlow House, and particularly its window, substantially detracts from the design integrity,uniformity, and visual appeal of the Rear Elevation, as originally proposed. We feel that these changes will add nothing of real value to the historic context of Marlow House when compared to the significant restoration to the main elements of the building, and that the original submitted Design for this Elevation (PL 06 dated 05/12/2022 and now superseded) was substantially better in all respects.

A great opportunity missed, we believe!!

Everyndens,
109 High Street,
Lindfield,
West Sussex,
RH16 2HR

Letter of support from residents of 109 High Street



From: planninginfo@midsussex.gov.uk
Sent: 14 January 2023 08:18
To: Susan Dubberley
Subject: Mid Sussex DC - Online Register - Comments for Planning Application DM/22/3694

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 14/01/2023 8:18 AM.

Application Summary

Address:	Marlow House 107 High Street Lindfield Haywards Heath West Sussex RH16 2HR
Proposal:	Demolition of the modern two-storey rear extension and demolition of the modern conservatory addition. Construction of a new, two-storey extension to the rear elevation. Alterations to Bakehouse structure to include reduced floor level, removal of mezzanine floor level, re-roofing works and internal insulation. Various works to the listed building to include roof and chimney repairs, window and door replacement, replacement of building services (mechanical and electrical) to include the installation of new sanitary accommodation. Demolition of partially-built three-bay garage and construction of new detached garage building. Associated hard and soft landscaping works, to include new timber gates and brick wall to driveway entrance, new permeable driveway surfacing and new planting.
Case Officer:	Susan Dubberley

[Click for further information](#)

Customer Details

Address:	Warrens croft Hickmans lane Lindfield
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer made comments in support of the Planning Application
Reasons for comment:	
Comments:	

Kind regards

Letter of support from residents of 105 High Street

From: planninginfo@midsussex.gov.uk
Sent: 16 January 2023 20:40
To: Susan Dubberley
Subject: Mid Sussex DC - Online Register - Comments for Planning Application DM/22/3694

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 16/01/2023 8:40 PM.

Application Summary

Address:	Marlow House 107 High Street Lindfield Haywards Heath West Sussex RH16 2HR
Proposal:	Demolition of the modern two-storey rear extension and demolition of the modern conservatory addition. Construction of a new, two-storey extension to the rear elevation. Alterations to Bakehouse structure to include reduced floor level, removal of mezzanine floor level, re-roofing works and internal insulation. Various works to the listed building to include roof and chimney repairs, window and door replacement, replacement of building services (mechanical and electrical) to include the installation of new sanitary accommodation. Demolition of partially-built three-bay garage and construction of new detached garage building. Associated hard and soft landscaping works, to include new timber gates and brick wall to driveway entrance, new permeable driveway surfacing and new planting.
Case Officer:	Susan Dubberley

[Click for further information](#)

Customer Details

Address:	Limes Cottage 105 High Street Lindfield
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer made comments in support of the Planning Application
Reasons for comment:	
Comments:	We support the planning application for 107 High Street. The new owners have actively shared the plans with us and have frequently been in touch. We believe the proposal to significantly and sympathetically enhance the property and benefit the local area. We wish them all the best with the works.

Letter of support from residents of 105 High Street



JUSTIFICATION
REAR EXTENSION

The original scheme received significant support from neighbours and Lindfield Society.

The Lindfield Society is a community-focused organisation established in 1961. They work with Parish Councils and other local and national bodies to scrutinize planning applications and support residents affected by planning decisions. Their goal is to protect Lindfield’s character and sense of community and to preserve Lindfield’s charm and heritage for future generations.

From: Gil Kennedy <kennedy.gil@gmail.com>
Date: 19 January 2023 at 16:42:45 GMT
To: SIMON DOUGALL <simon.dougall@btinternet.com>
Subject: Re: Marlow House 107 High Street

Dear Simon,

Thanks once again for your invitation and a very interesting overview of your project. When we make representations to the district council, we always present a detailed, reasoned case. We confine these submissions to cases in which we object. Were we to take the same approach to applications we favour, we would in fairness have to do this for each and every one. I hope you'll understand that as a group of volunteers, we just don't have the resources to do this.

We think you've made a strong application that would produce a very welcome restoration of an historic house. Given the serious approach of your architects, I'm sure that you'll be able to arrive at agreement with the council on details of the heritage aspect.

The Society does make conservation and design awards at our AGM each April. These are meant to recognise owners, architects and builders who preserve and enhance the character of our built environment. I hope that in due course your ambitious project will be a candidate for one of these awards.

Good luck with the work and best regards,

Gil

Correspondence with Chairman of Lindfield Preservation Society



JUSTIFICATION

LETTERS OF SUPPORT

Following recent submission of planning application no. DM/25/1103 , immediate neighbours expressed their support of the proposal. Please see adjacent letters of support.

To: Members of the Mid Sussex Planning Committee

I am writing as the immediate neighbour of Mr and Mrs Dougall of Marlow House, Lindfield, to express my full support for their current retrospective planning application now before the Committee.

Before the Dougalls purchased Marlow House, the property was unfortunately in a poor condition. In contrast, the transformation they have achieved is remarkable. The house is now a beautifully restored home, that, in my view, significantly uplifts this part of the village.

Throughout the process, the Dougalls have acted with great consideration. They kept us informed at every stage of the works, were always respectful of their neighbours, and demonstrated care for the history and character of the building.

We are delighted with the stunning new rear elevation, which is a huge improvement and has resulted in a reduced footprint. As someone living directly beside them, I can confirm that the development has caused no detriment to us or our property. On the contrary, the improved appearance and thoughtful landscaping have enhanced the immediate environment for all of us. I would encourage members of the Committee to visit the site in person. Seeing the quality of the craftsmanship and the sensitivity with which the works have been carried out makes it very clear how much the renovation

has benefited both the house and the Conservation Area as a whole.

I hope the Committee will recognise the care, investment and integrity the Dougalls have brought to this project, and that they can continue to enjoy their much-improved home.

Yours faithfully,

Ben Adam's

105 High Street



**THE BARN
HICKMANS LANE

LINDFIELD
WEST SUSSEX
RH16 2PX
07905 408737**

gsb49@btconnect.com

27th November 2025

Dear Sir

Re Marlow House 107 High Street Lindfield
DM/25/1104 and DM/25/1103

I write this letter in support of the above applications.
I strongly believe that the applications should be approved for the following valid material planning considerations.
The works as a whole conserve and enhance the character of the building its special architectural and historic interest and its setting in the conservation area of Lindfield High Street.
The design and appearance of the building are in keeping with, and considerably enhance, both the character of the listed building and The High Street.
The materials used and the workmanship employed are first class and in keeping with the character of a listed building.
The works which have been carried out to a very high standard do not have any negative impact on the neighbourhood.
The building was virtually derelict before the works were undertaken and are therefore considerably for the public benefit in bringing back to life this significant property.
There is precedent for this listed building consent as similar works were granted consent and completed at 65b High Street
The alterations have enhanced the conservation of the building’s special character without affecting any of the principal historic fabric of the building as confirmed by the heritage impact assessment. The works have won considerable accolade including the Sussex heritage House of the Year.
The works are sensitive to the historical significance of the building and the surrounding area and raise no material planning concerns.

Yours Faithfully
Graeme Bennett
Graeme Bennett

JUSTIFICATION
LETTERS OF SUPPORT

Everyndens,
109 High Street,
Lindfield,
West Sussex,
RH16 2HR.

27th November 2025

Dear Councillor,

Marlow House, 107 High Street, Lindfield.

Planning Reference DM/25/1103
Planning Reference DM/25/1104

My wife Elaine and I have lived in Lindfield for over 42 years, - and, for almost 40 years, we have lived immediately next door to Marlow House.

We have been able therefore, to closely observe the transition of Marlow House, from Tandoori Restaurant, - with its numerous internal unregulated changes, - back to a domestic dwelling, - where, over a period of years, a series of disproportionate, intrusive and unsympathetic extensions were added, - often using inappropriate materials, and additional and unregulated modifications were made inside the house, - and finally to the stage where we sadly witnessed this Listed building **and** its garden progressively degrade and decline, due, in large part, to a lack of maintenance, indifference, and gross neglect.

Over the last 20 or so years, we have not been particularly proud to live next door to Marlow House. The continuous deteriorating condition of the property and its shabby appearance, have long been the subject of great concern, as well as many unflattering comments, - and its declining condition has definitely been to the detriment of the Village “street scene” overall.

My wife and I have already remarked in earlier correspondence to MSDC Planners, that we have been hugely disappointed **and** surprised that MSDC showed **no interest in intervening**, as Marlow House declined in front of their very eyes for so many years, - and it therefore feels somewhat inappropriate that such focus should now fall on Mr and Mrs Dougall, who have spent a VAST amount of money and time bringing Marlow House back from the awful state it was in.

Over the last two years my wife and I both feel that Marlow House has been completely revitalized, reinvigorated, and given a new lease of life due to the financial investment and hard work, by Mr and Mrs Dougall, who have sought to sympathetically renovate and restore Marlow House as their long-term family home.

We feel that its restoration strikes a **sensible and realistic** balance between its historical heritage, and those elements needed in a 21st Century house in terms of modern amenities and facilities for the current and forthcoming residents.

With all its carefully preserved and cleaned timbering, It looks and *feels* like the comfortable Period Home it is - and these were elements that had been slowly eroded during preceding years

We know, and have witnessed just how much time and attention has been spent on using the appropriate building materials, so that the building can breathe again, and is properly insulated, heated, and given the modern Services it requires.

We hear many comments commending the building as people pass by, and we know - and wholeheartedly agree with the prestigious Awards it has achieved.

We feel immensely proud to live here once again.

We know that not every detail of the Plan has yet been implemented, but we are also very aware of how much Mr and Mrs Dougall have been prepared to compromise and hopefully, through compromise and common –sense, find a way forward.

In summary - we feel a great debt of gratitude to Mr and Mrs Dougall, for investing in Lindfield, investing in Marlow House, creating a wonderful garden, no longer unkempt and littered with junk and scrap vehicles, - but most importantly in bringing pride back to the street scene in Lindfield.

John Higgins

Elaine Higgins



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.

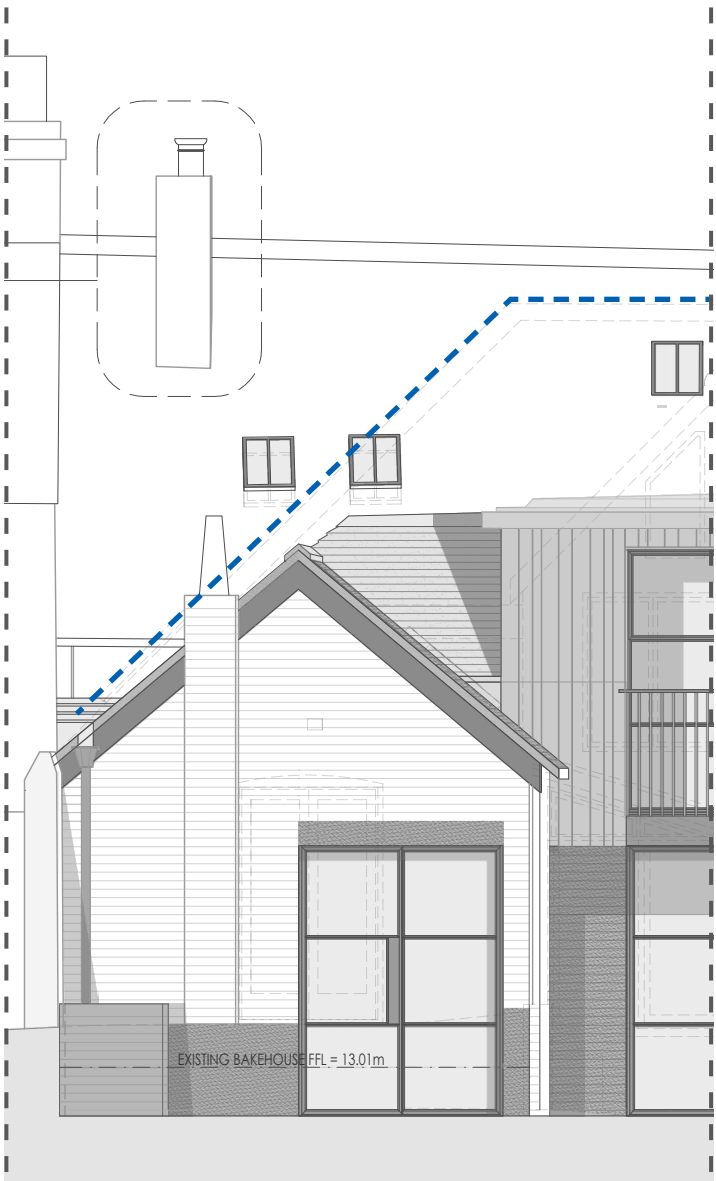
The approved scheme proposed the roof above the bathroom to be pitched, following the angle of the bake house roof. This would result in diluted significance of the bake house roof. In the contrary, the ‘as-built’ roof infill frames the roof of the bake house and allows it to clearly stand out.

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.

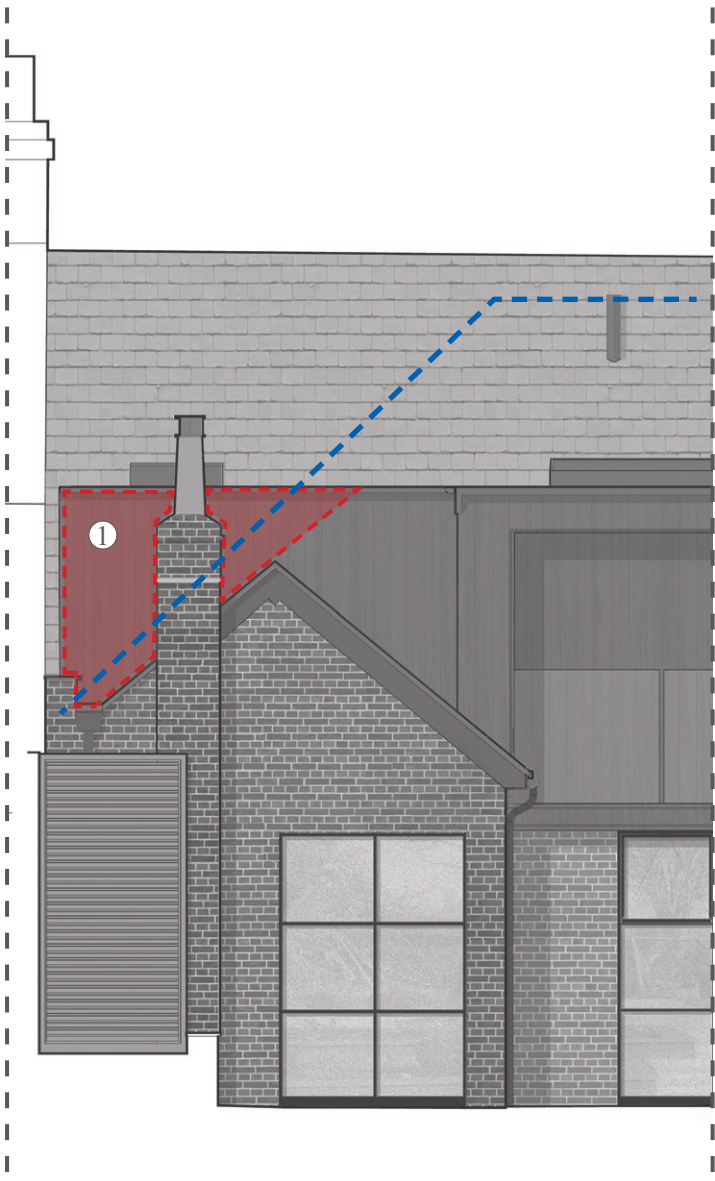
Furthermore, when overlaid with the pre-construction rear elevation roofline, the implemented flat roof extension appears modest in size.

KEY:

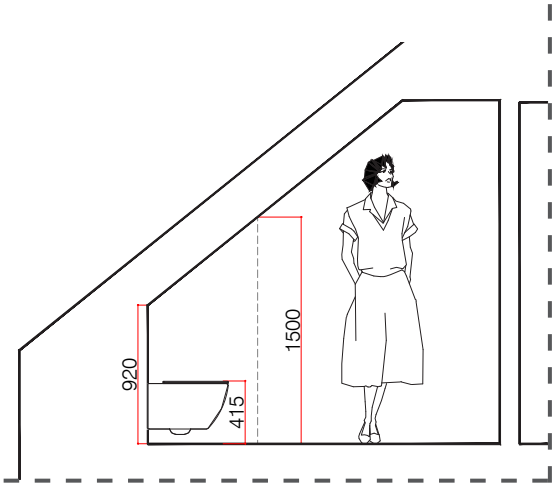
- 1. Flat roof extension above bathroom
-  Area of deviation
-  Pre-construction rear extension roof line



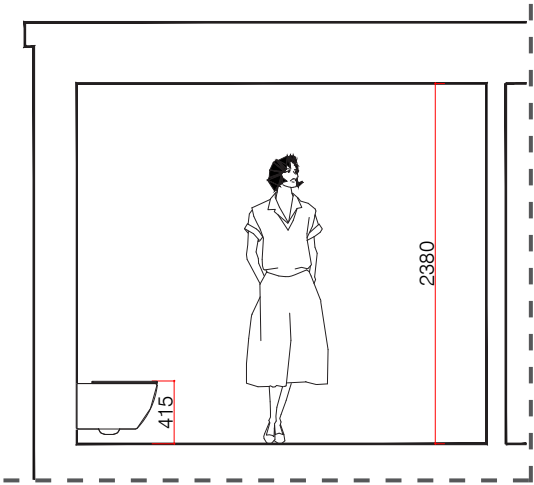
1. Approved rear elevation - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved).



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 & GOTHIC STYLE WINDOW

It is proposed under this application for the 1830s gabled outrigger to be internalised but exposed as an internal brick wall at first floor level with the window revealed in situ. This way, while concealed externally behind wall of the new extension, the reference to the historic gable is internally emphasised.

As presented on the adjacent photograph of the living room, the rear wall of the original 15th century elements of the dwelling is internalised. By following this design language, internalisation of the historic gable wall

The brickwork outrigger forms part of the original building fabric. The window opening is original to the 1830s wing but the external joinery is likely to be of mid-20th century origin and not of any intrinsic heritage value. It was also noted by Richard Pocock - Chartered Building Surveyor, Heritage Consultant and the Director of Desbruslais that: *‘The window can be looked at in more detail, but it is not likely to be of significant heritage value. It is not contemporary with the wing.’* (refer to ‘Relevant Correspondence chapter in ‘Appendices’ section at the end of this document).



Recent photograph of rear elevation proving visibility of the gable through the new large windows to extension

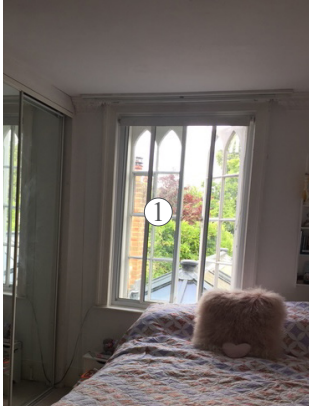
107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR



Photograph of the historic rear facade seen from the living room of the ‘as built’ ground floor extension



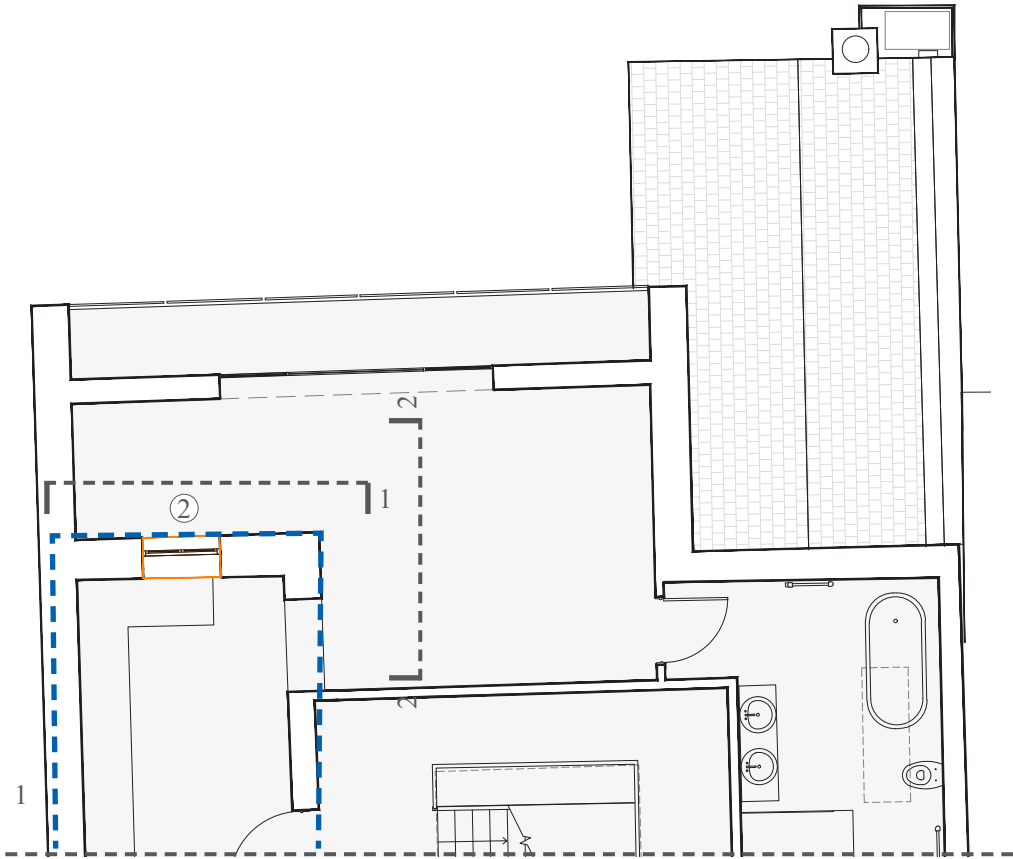
Photograph of the historic rear extension gable with gothic window



Pre-construction photograph - gothic window, view from bedroom



Photograph of the gothic window retained but hidden behind internal wall (wall under construction)



First Floor Plan, Scale 1:100

KEY:



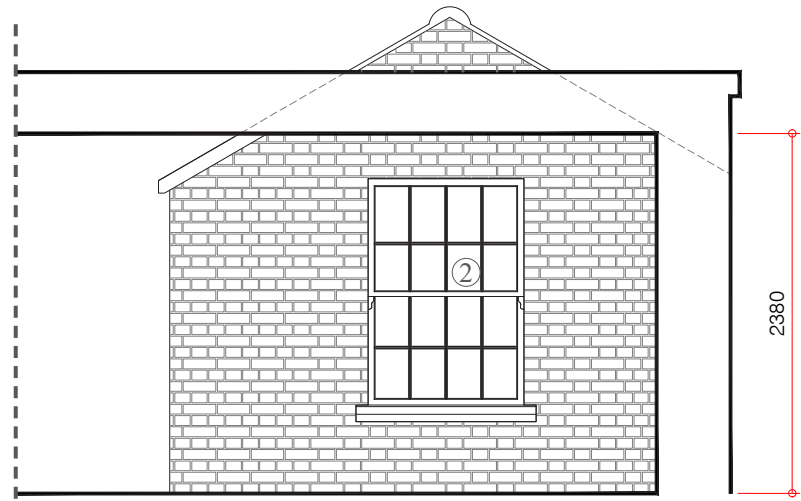
Existing historic outrigger

1.

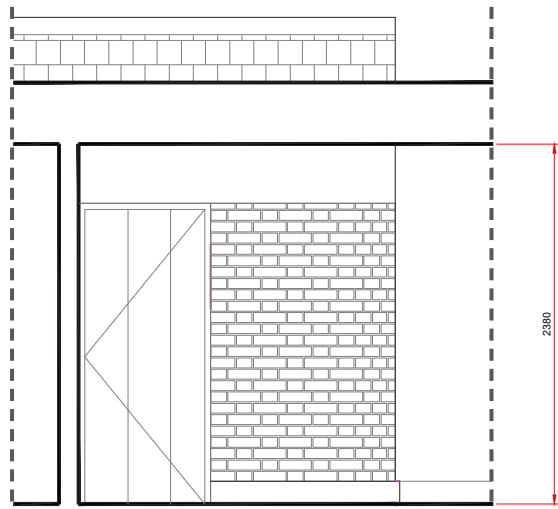
Existing gothic window

2.

Sash window fixed shut, exposed internally



Internal Elevation 1, Scale 1:50



Internal Elevation 2, Scale 1:50



JUSTIFICATION

GABLED OUTRIGGER - HISTORIC WINDOW REINSTATEMENT

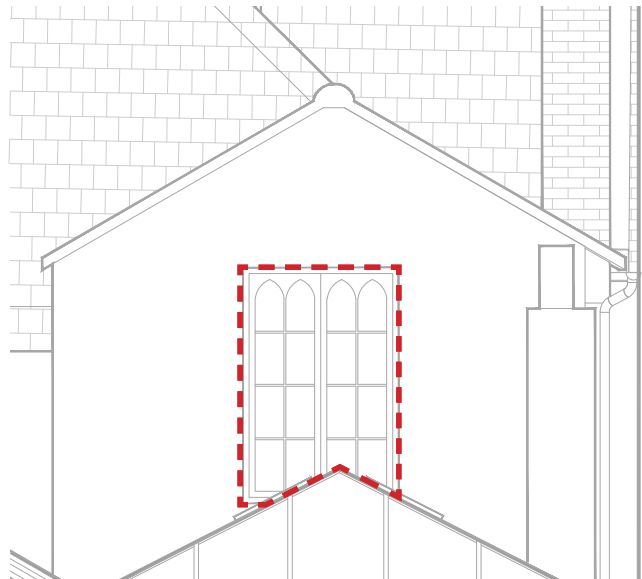
Following discussions with the Local Planning Authority (LPA) and heritage consultants, further assessment confirmed that the existing window aperture holds no heritage significance. The appointed heritage consultant also advised that the pre-construction Victorian window, previously described as Gothic 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

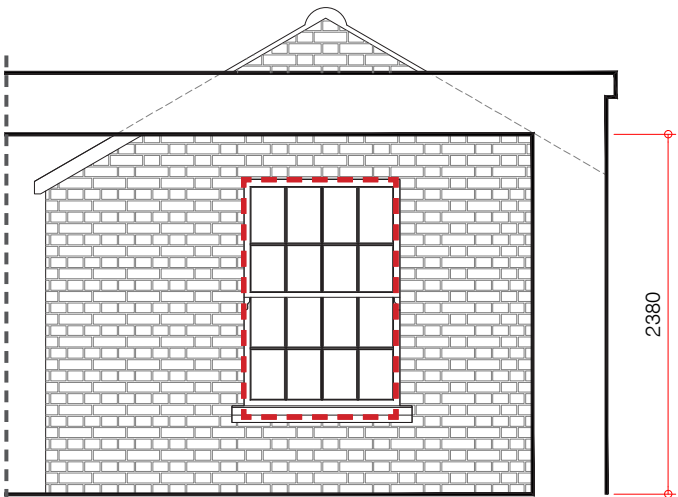


Pre-construction Elevation

PROPOSED (SASH WINDOW)

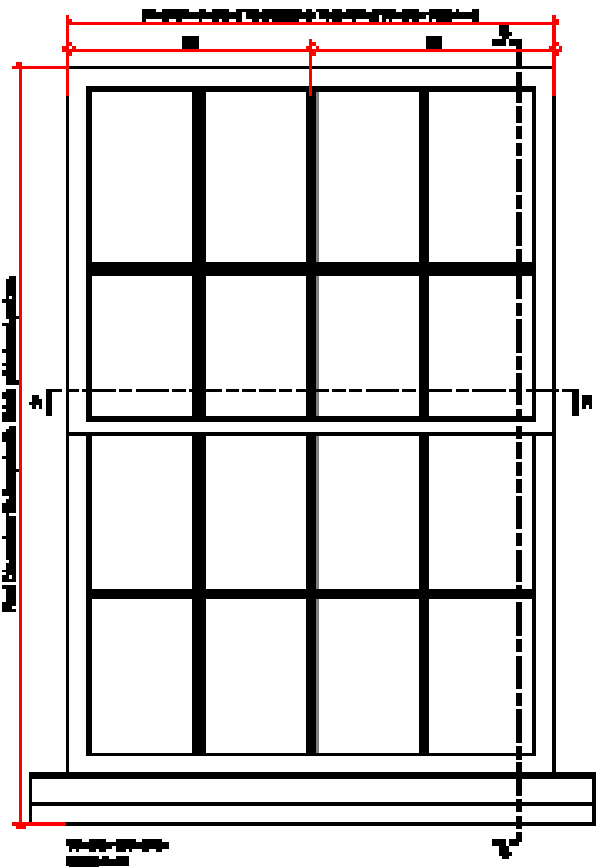


Proposed internal window replacement (example image) to better reflect the building’s historic character, providing a Georgian sash window that aligns with the original architectural intent. The existing window was non-original.



Internal Elevation (Georgian Sash Window)

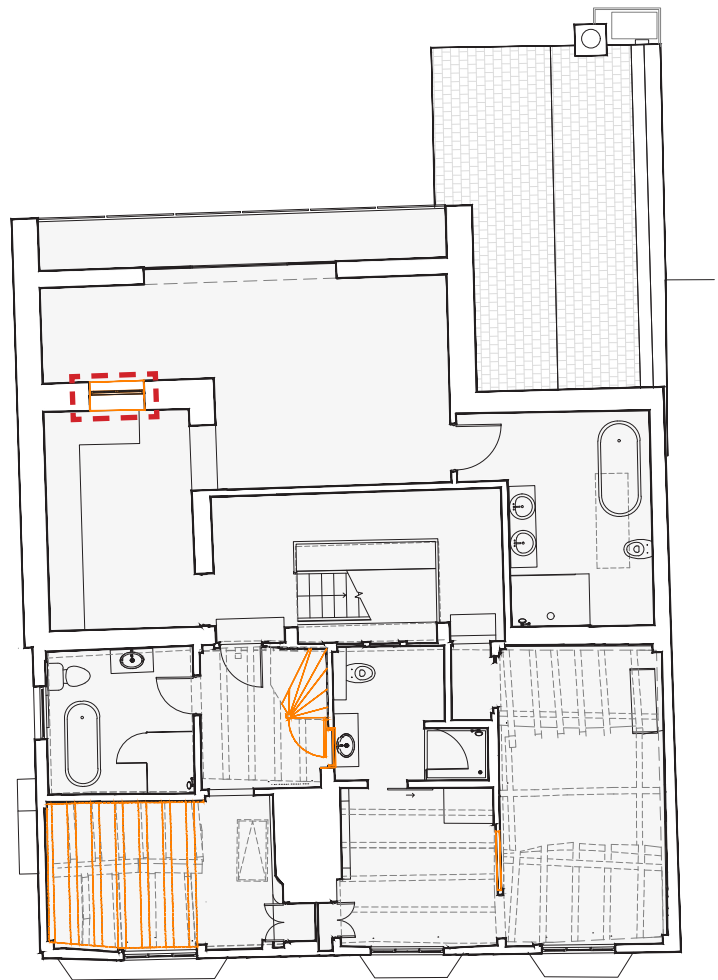
PROPOSED DETAIL



Proposed internal 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.

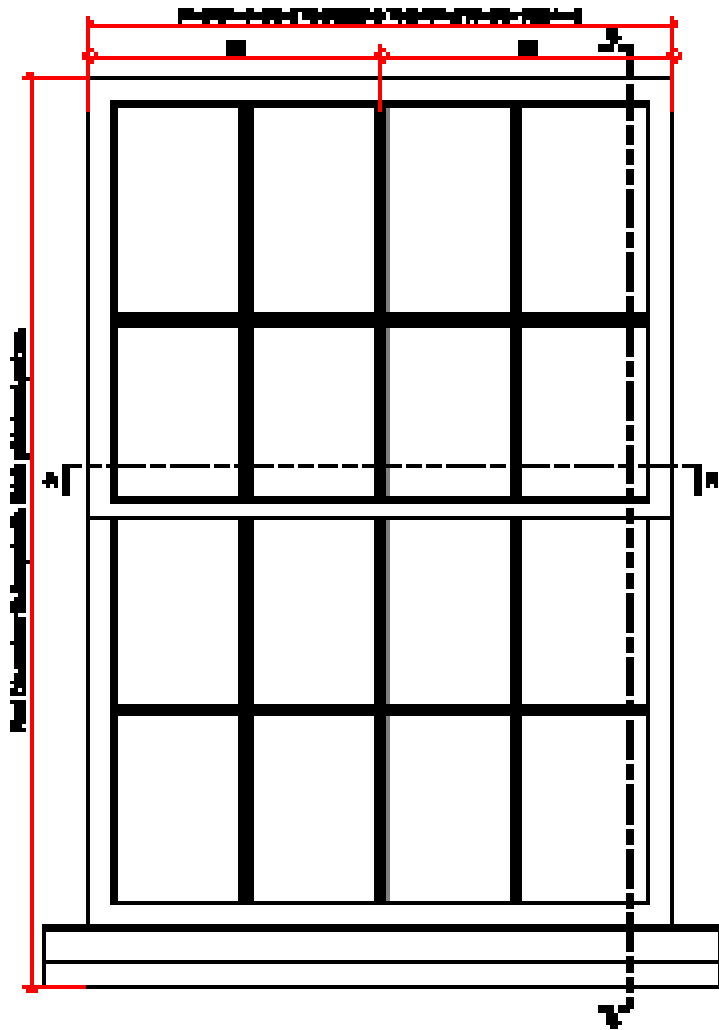
JUSTIFICATION PROPOSED SASH WINDOWS DESIGN

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 12mm frosted glass. All dimensions will be confirmed on site prior to fabrication to ensure an accurate fit within the existing aperture.

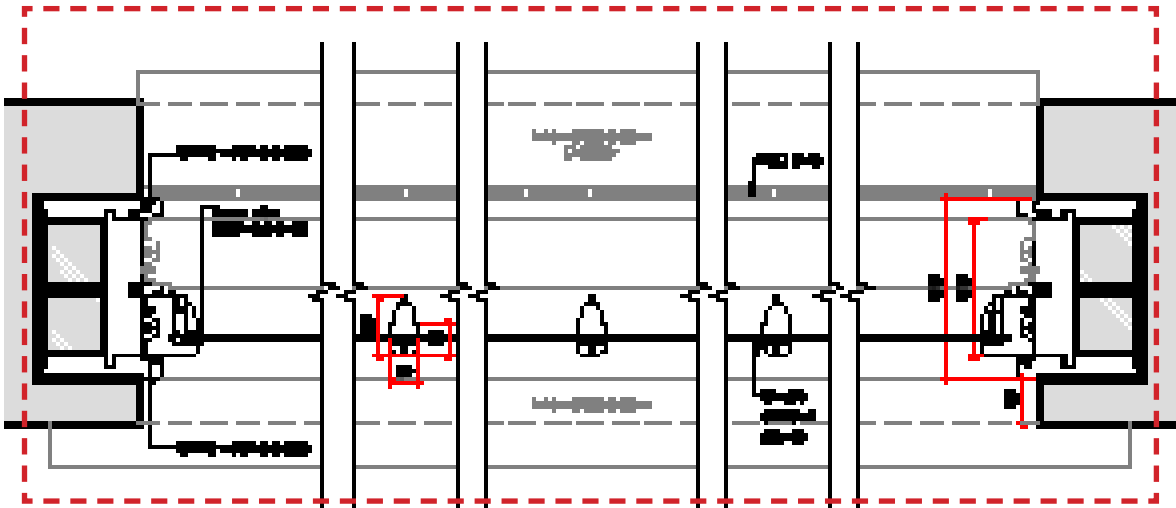


Proposed First Floor Plan

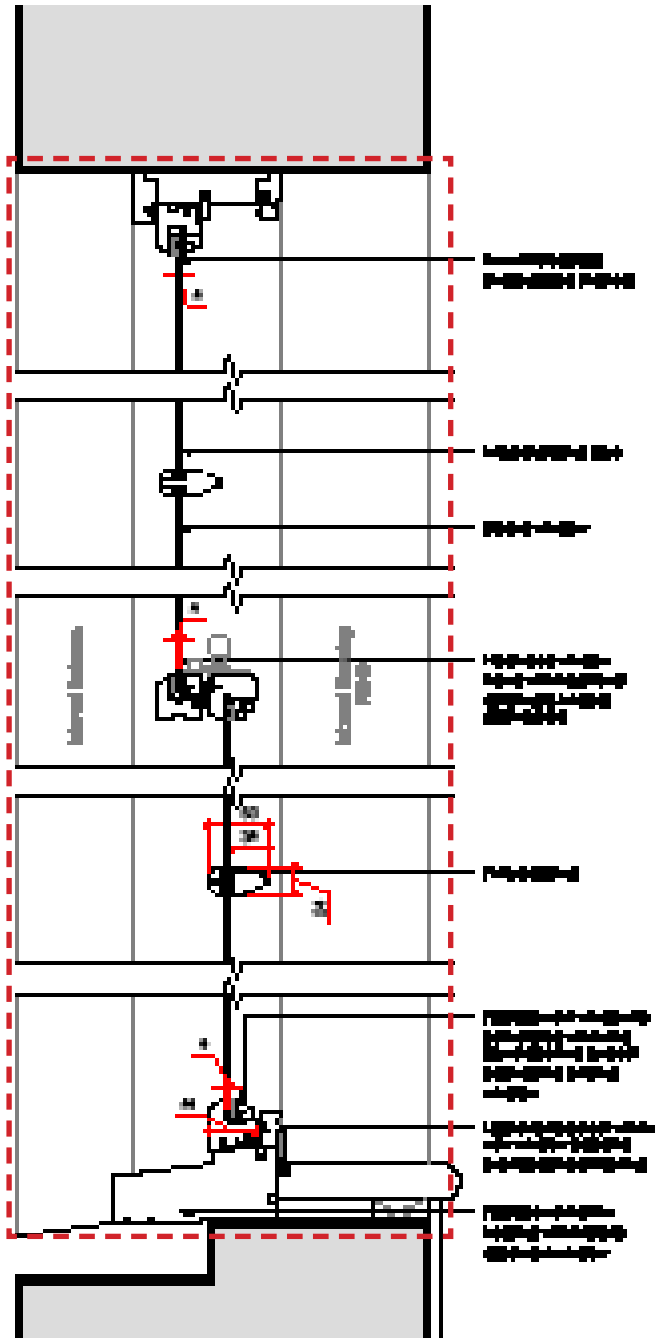
107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR



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.

	Bakehouse walls (G11 Snug)					
6.11	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.

From: david@mccareysimmonds.co.uk <david@mccareysimmonds.co.uk>
Sent: 16 August 2023 16:58
To: 'Michael Doherty' <mjd@gouldbaxter.co.uk>; info@southern-contractors.co.uk
Cc: 'Simon Dougall' <simon.dougall@btinternet.com>; 'Godfrey Baker' <gb@gouldbaxter.co.uk>; 'Rob Harrington' <rh@gouldbaxter.co.uk>; 'Simon Allen' <simon@mccareysimmonds.co.uk>
Subject: Marlow House - Updated foundation layouts

Hi Rob & Mike,

Further to our visit yesterday to review the new trial holes and the existing party wall steelwork which has been under-covered, we confirm the following :

The existing footing depth to the party wall side of the Snug is more shallow than the rear wall and therefore, this wall would need to be underpinned in order to achieve the new lower floor slab level. Note, there looks to be a support pier for the neighbouring building which would need to be considered during the underpinning works. The opposite wall was in a poor condition and leaning out, therefore we discussed replacing this wall & the internal gable wall with new masonry walls on a new strip footings rather than further underpinning, given the wall condition and the proposed new openings to be cut through this wall.

We will review the existing 152 x 152 UC 37 which has been uncovered to assess whether this can be retained and we will await confirmation as to whether the floor / roof structure is to be raised within the Victorian section of the building.

Please do not hesitate to contact us if you have any queries.

Kind Regards

Dave

.....

David Simmonds
Director
david@mccareysimmonds.co.uk
McCarey Simmonds Limited
Consulting Civil and Structural Engineers
The Design Studio
94 High Street
Steyning
West Sussex. BN44 3RD
Tel: 01273 808820
Fax: 01903 816496
Mobile: 07721 027701

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distribute, disclose
author and do not

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.

ANDREW PARKER.
ARCHITECTURAL CONSULTANT.

Unit 19, Turner Dumbrell Workshop,
North End, DITCHLING
Sussex BN6 8TD
Tel: 01273 846576 - Fax: 01273 846687

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

17 FEB 1960
PLANNING DEPT.

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 querries 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 pour 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 theirs 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:

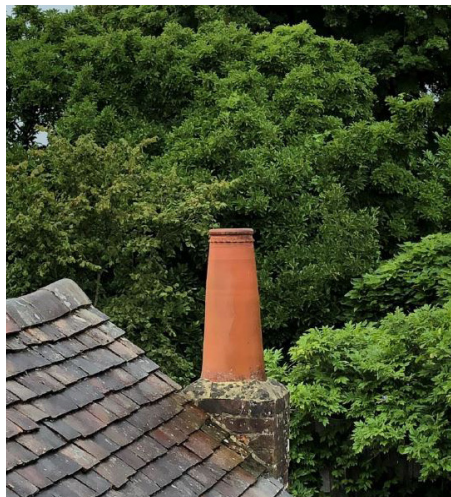
- 1. Datum of the approved scheme opening apparent
- 2. Height of the building matches the approved scheme
- 3. Chimney height and design deviates from approved scheme
- 4. Non-original opening
- 5. Ground level of the original bake house higher, approval was given for the ground level to be lowered, 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

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

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.



Original bake house chimney



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



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.

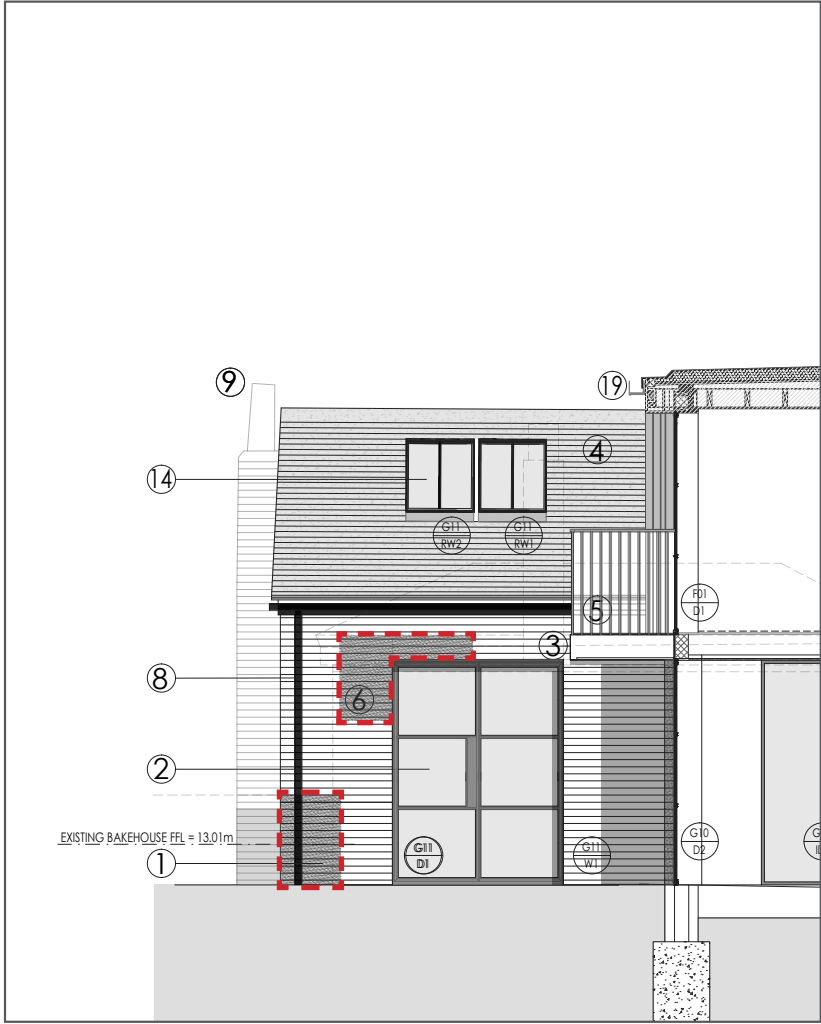
Condition 3: *No development shall be carried out above ground slab level unless and until there has been submitted to and approved in writing by the Local Planning Authority:*

- *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.

JUSTIFICATION

BAKE HOUSE RECONSTRUCTION

The following materials are proposed for use in the development:

- Walls:

- o Facing Bricks – ‘Hamsey Mixed Stock’ by Ibstock, laid in Flemish bond;
- o Brickwork mortar mix – Traditional cement, lime and sand mix, with a ‘bucket handle’ mortar joint;



Reconstituted stone coping: Haddonstone T301 once-weathered coping stones to parapet wall on south elevation. Formed of Portland stone-coloured wet-cast reconstituted stone;

- o Stonework mortar mix: 1:1:6 (Cement : Lime : Sand).
- o Timber cladding: Permachar charred timber cladding (Larch) – Crushed Berry. Square-edged boards (PAR – planed all round).



Pitched Roof: New sections of pitched roofs and replacement of existing tiles to occur using plain clay tiles, with Code 5 lead detailing to the valley gutter and flat roof abutments. Plain clay tiles to be Lifstiles ‘Restoration Mix’, as per the image, right.

The new tiles are to be supplemented with matching replacement ridge tiles to a ‘hogsback’ profile as per the existing ridge tiles.



2

Extract from Planning Statement by Gould Baxter Architects



Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Switchboard: 01444 458166
DX 300320 Haywards Heath 1
www.midsussex.gov.uk

Mr And Mrs Simon And Dawn Dougall
Mr Rob Harrington
Gould Baxter
2 Lucastes Mews
Paddockhall Road
Haywards Heath
RH16 1HE

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

PERMISSION

REFERENCE:	DM/23/1565
DESCRIPTION:	DISCHARGE OF CONDITIONS 3, 5, 6, 8 AND 9 IN RELATION TO DM/22/3694.
LOCATION:	MARLOW HOUSE, 107 HIGH STREET, LINDFIELD, HAYWARDS HEATH
DECISION DATE:	11 OCT 2023
CASE OFFICER:	SUSAN DUBBERLEY - SUSAN.DUBBERLEY@MIDSUSSEX.GOV.UK

I refer to your application for approval of details reserved by condition received 13th June 2023.

The Authority has considered your application, and I can confirm the following:-

Conditions:

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

5. The submitted details of the proposed garage are acceptable and condition 5 is discharged.

6. The submitted details including the method statement and details of the replacement render are agreed and condition 6 is discharged.

8. The submitted hard and soft landscaping details are agreed and condition 8 is discharged.

DECISION NOTICE

Page 1

Extract from Decision Letter

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

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.

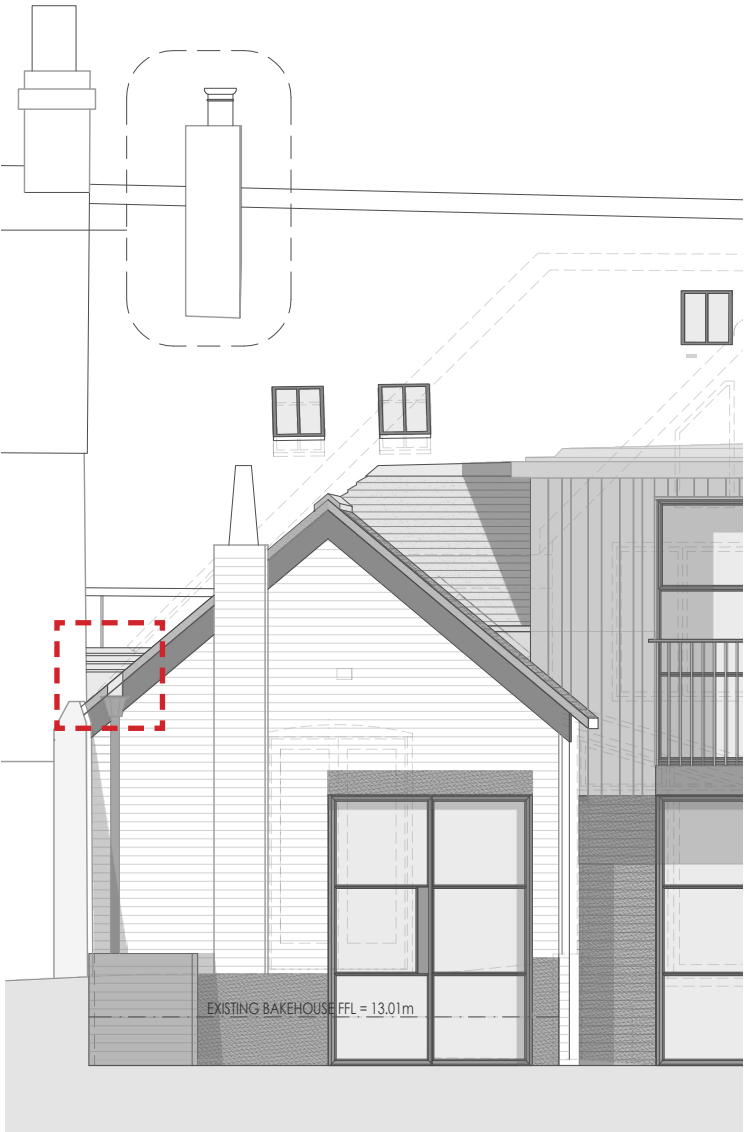
Previous drainage solution included a plastic half round gutter located on the bake house Northern wall and discharging rain water into the neighbouring property courtyard. This solution was not suitable for the occasional heavy rain fall and was an ongoing issue with the owner of the property at 109 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:

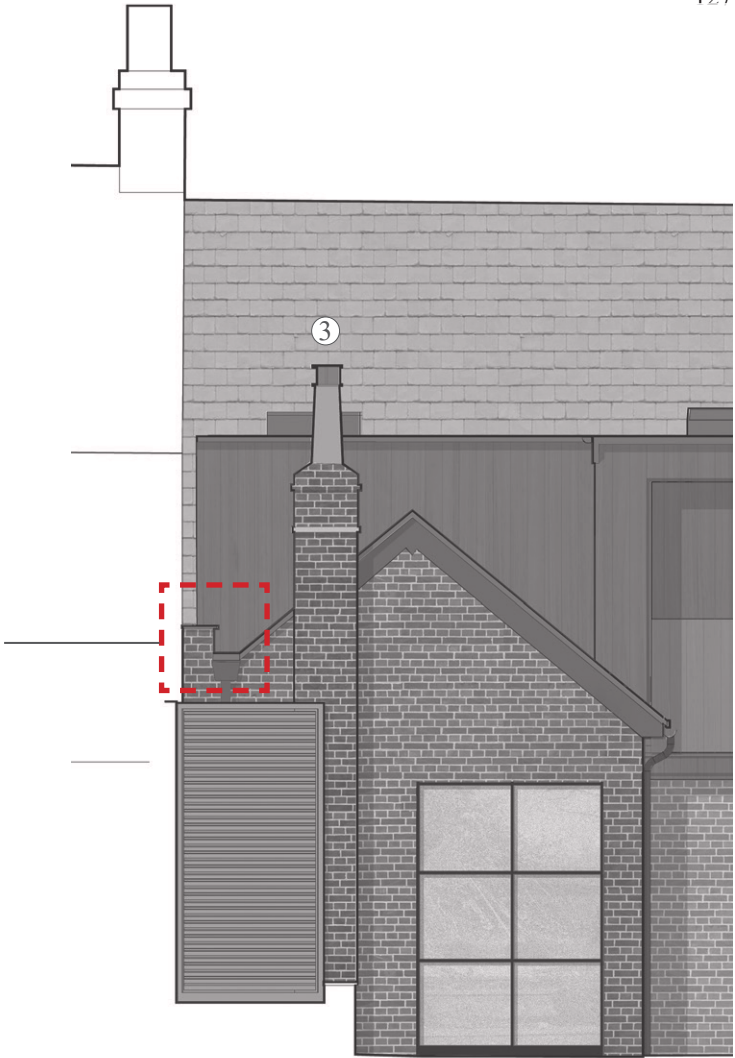
- Fall Protection:**
Parapet wall act as guardrail, reducing the risk of falls from the roof, especially during maintenance or repairs.
- Wind Protection:**
Parapet wall help to reduce wind uplift forces on the roof, preventing damage from strong winds and potentially preventing objects from being swept 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.

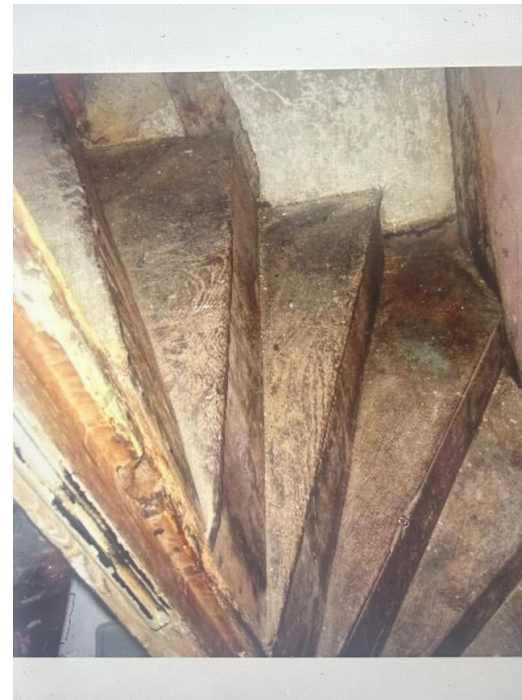
2. First to second floor staircase - staircase and door to be reinstated. Some sections of salvaged timber to be used. The plans show this removed and there is no condition requiring retention and as a measure of good faith it is proposed to be reinstated together with opening above allowing for attic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



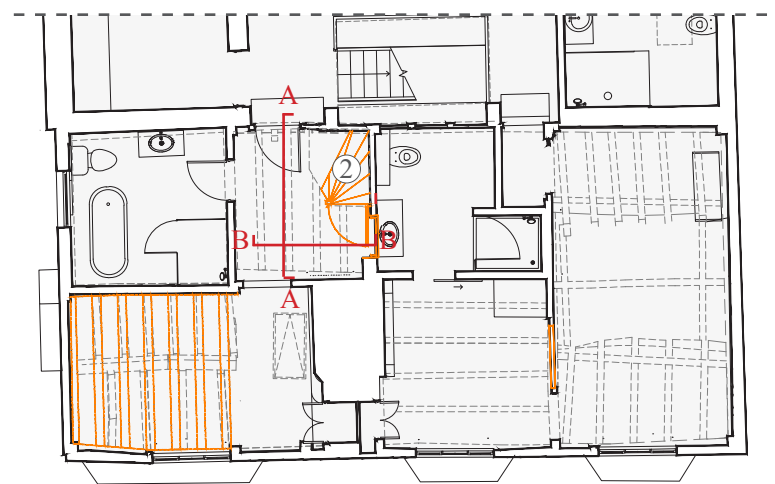
Staircase during demolition works



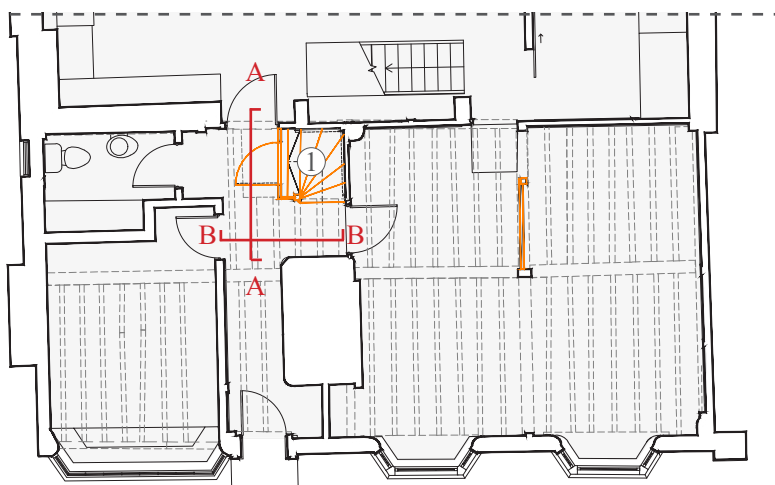
Current photograph- staircase removed, trap door to basement access made out of historic floorboards and installed



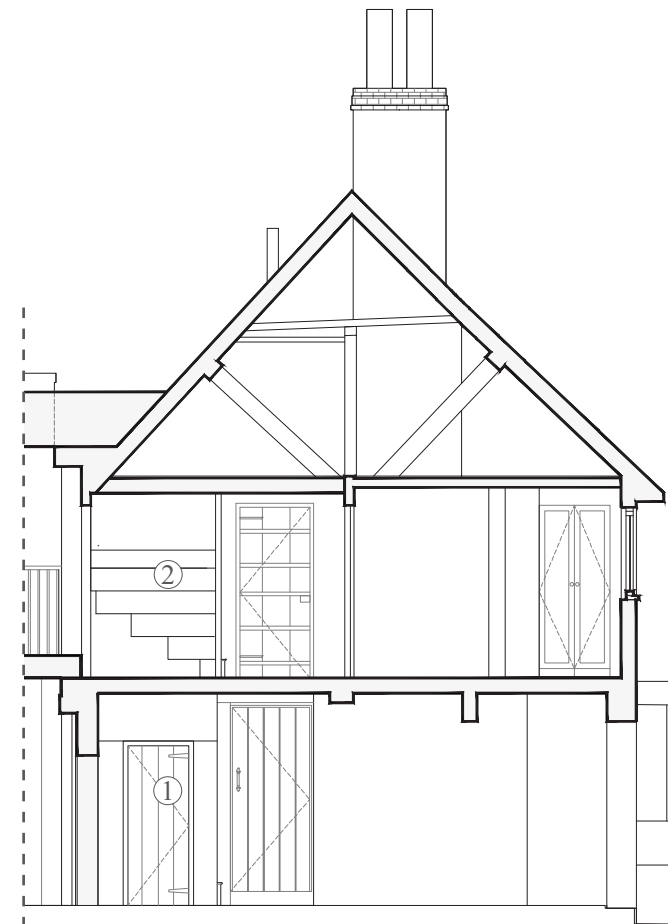
EXTRACTS OF DRAWINGS



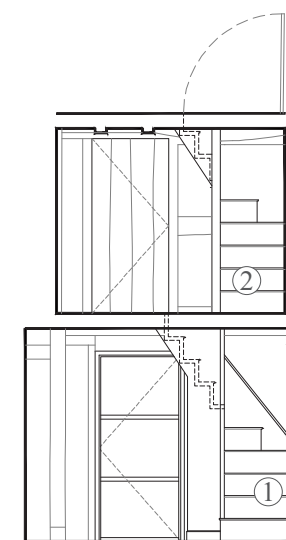
Proposed First Floor Plan



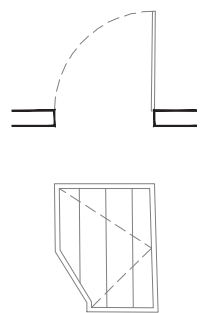
Proposed Ground Floor Plan



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 plasterboard c) Plaster skim as detailed elsewhere.	48	M2	
	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.			
7.50	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.		PS	

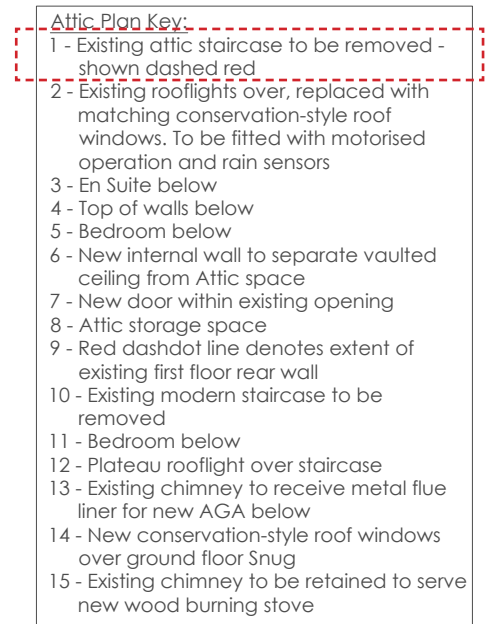
2. Extract from scope of works document by Gould Baxter Architects



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.



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.

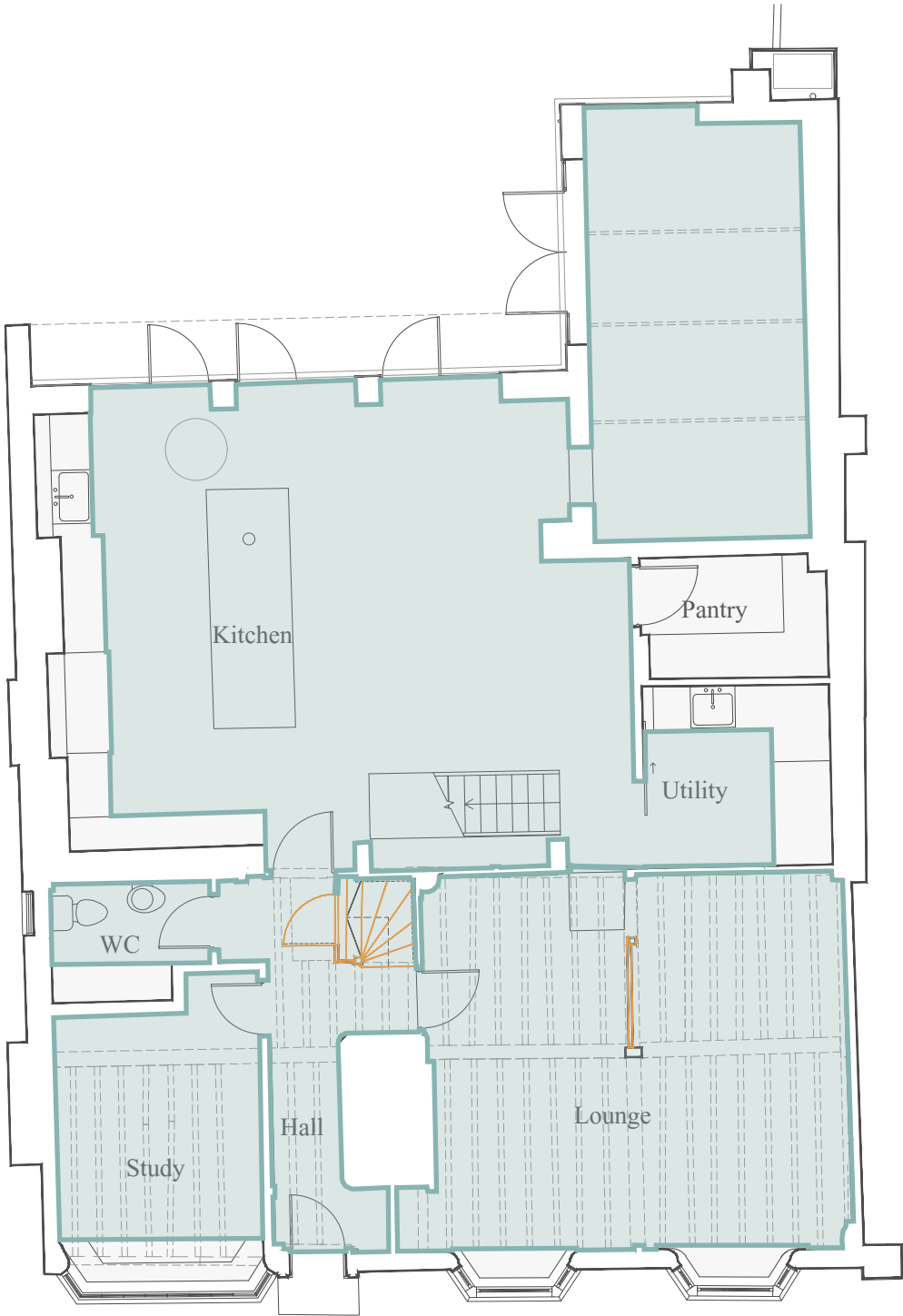
107 HIGH STREET, LINDFIELD, HAYWARDS HEATH, RH16 2HR

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

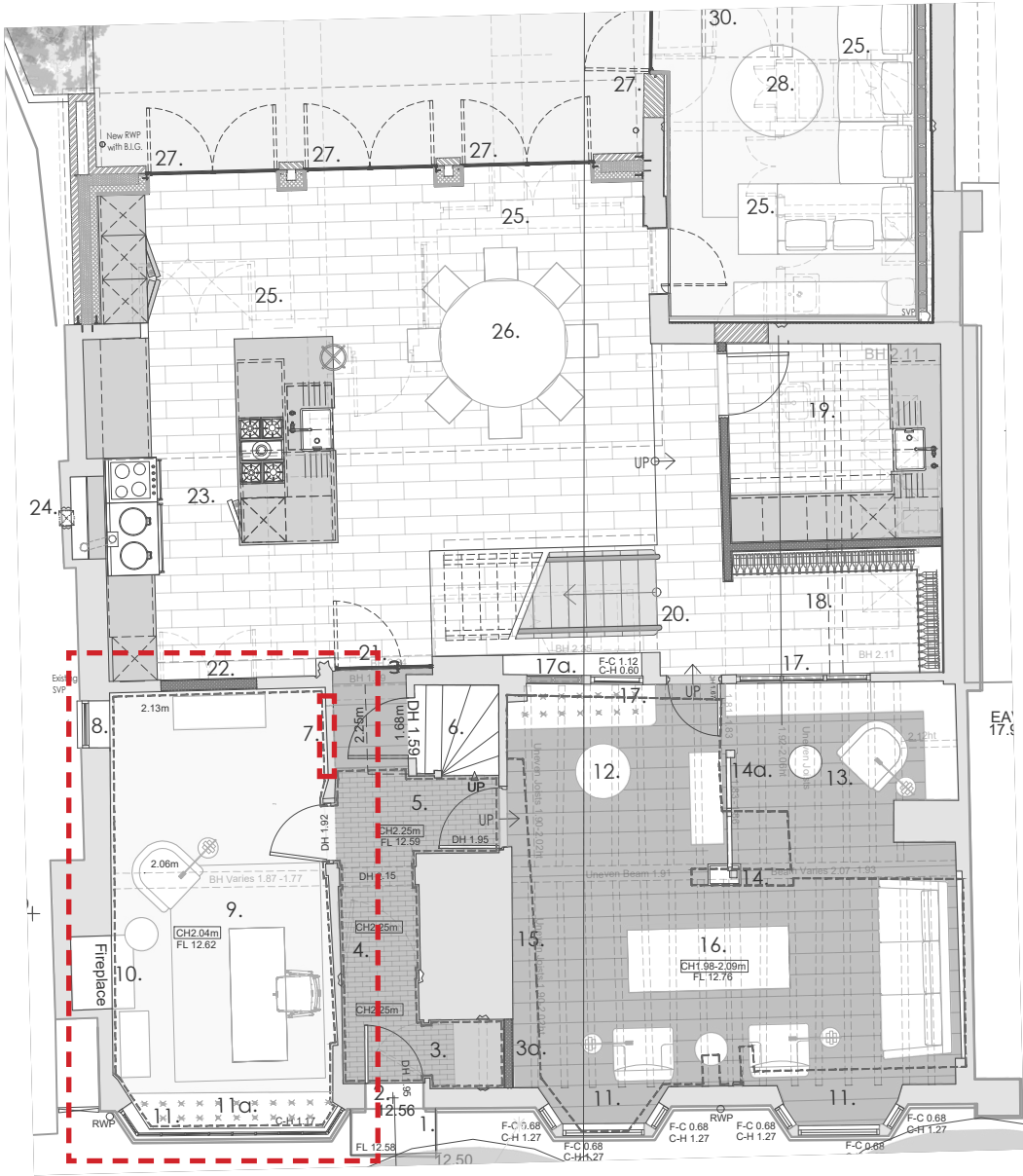
The approved documents and drawings contain conflicting information relating to this aspect of the scheme; the approval notice makes written reference to the inclusion of a ground floor WC, whilst the drawings do not. The introduction of ground floor WC is listed within the proposed works in the Planning 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.’*

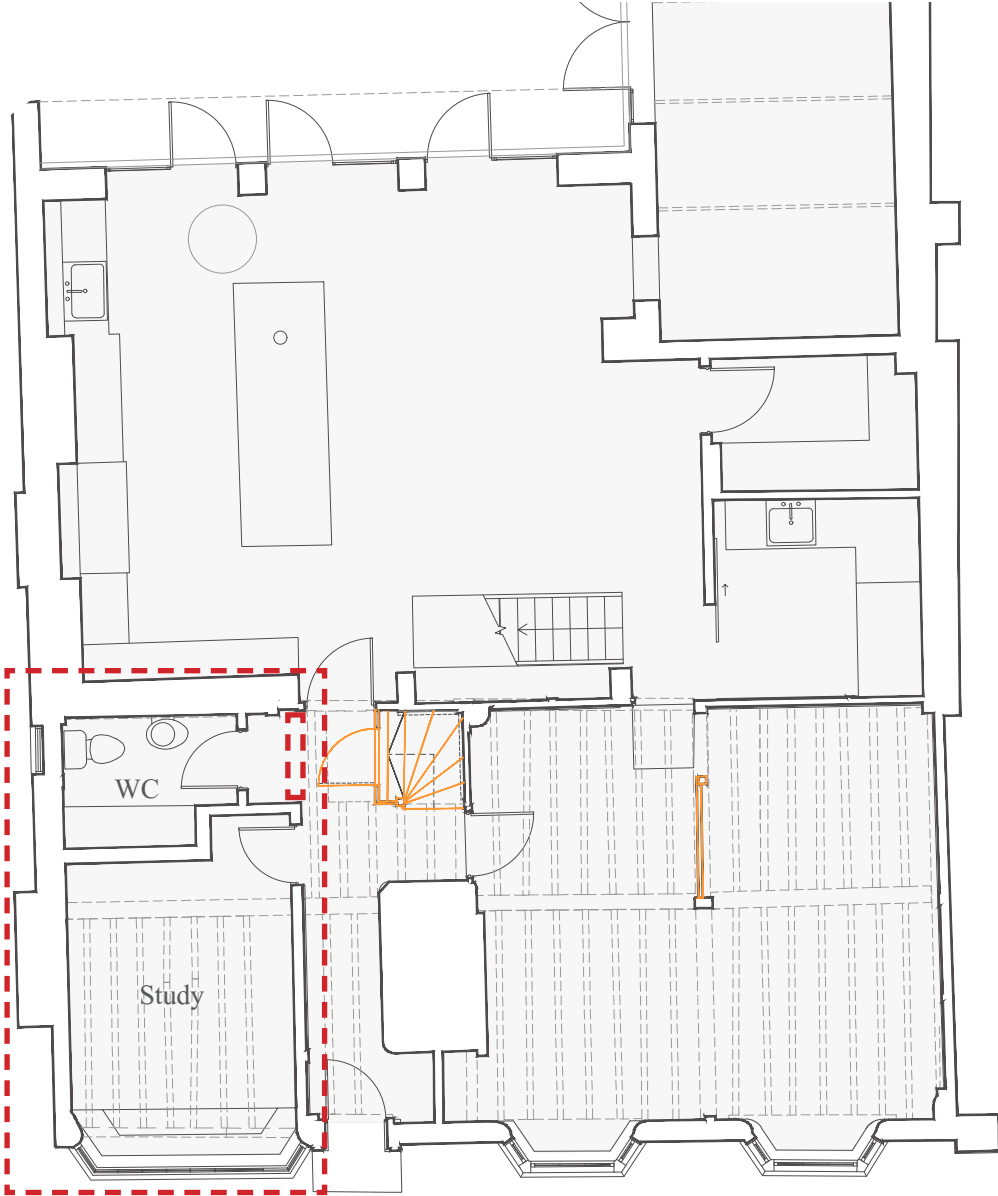
The location of the study door is in the historic position and the legibility of this opening has therefore been retained. Within the study, there is evidence in the oak frame overhead that there used to be a lateral partition (that has since been removed unlawfully by previous tenants). Whilst the new 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:
[Red dashed line symbol] Highlighted area of deviation



JUSTIFICATION

GROUND FLOOR- REMOVED WALL TO LOUNGE

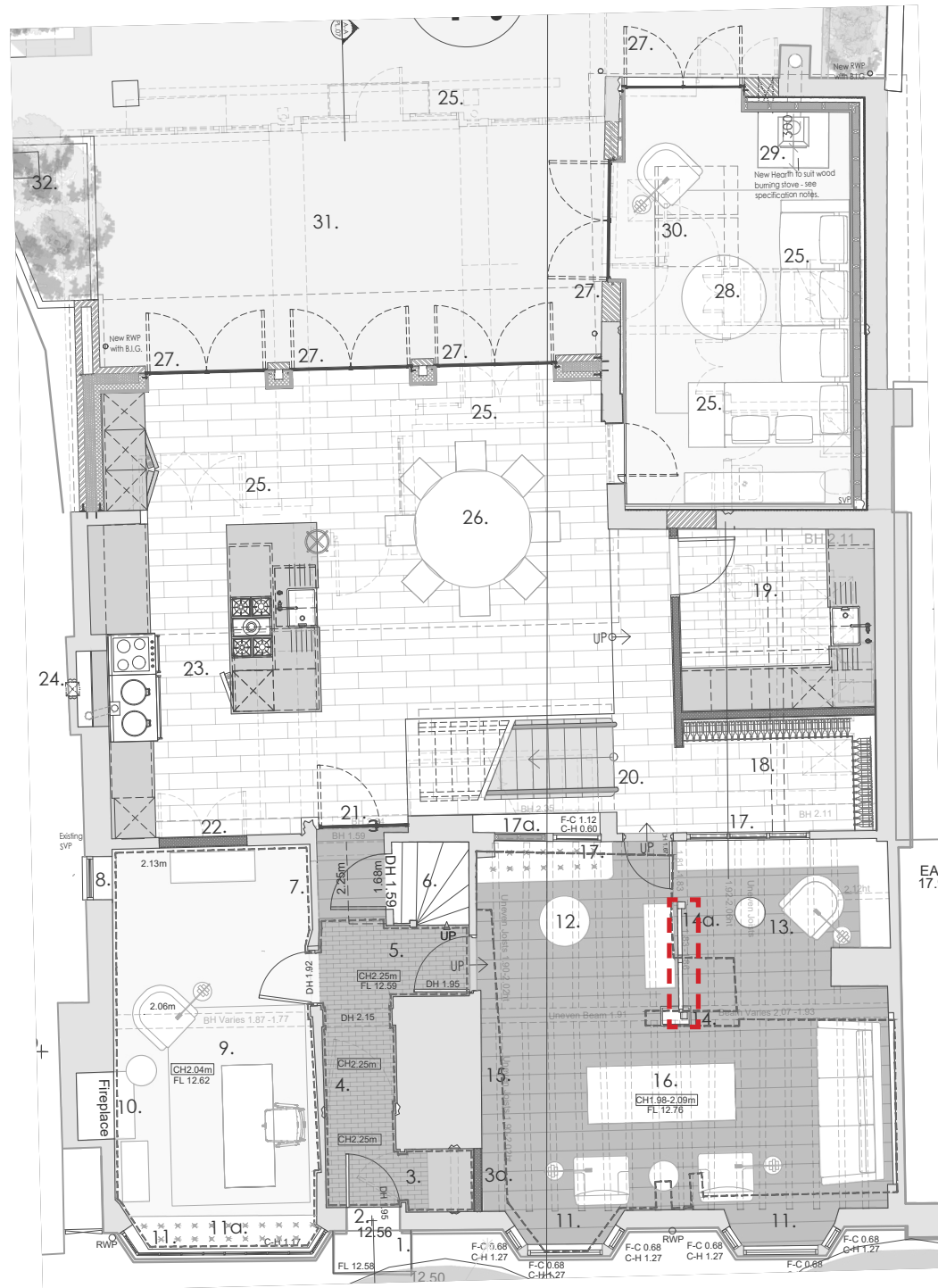
A small section of wall, found to have modern infill, but with references to a historic door opening was removed from the lounge. Whilst the removal of the modern materials is a helpful step in retaining the character of the property, the owner is willing to install a new high quality hand carved oak 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.



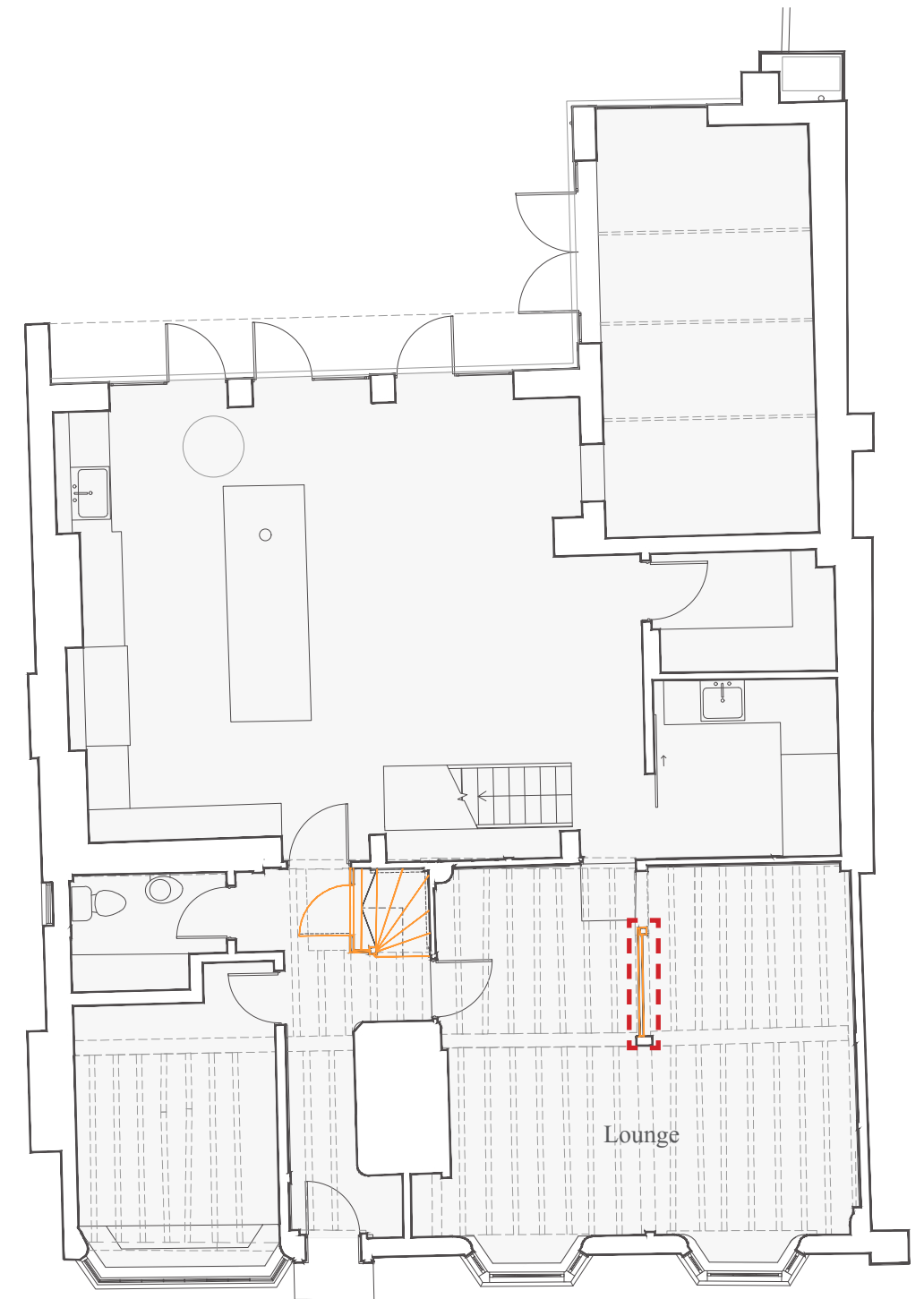
Internal wall and steel beam before removal



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.

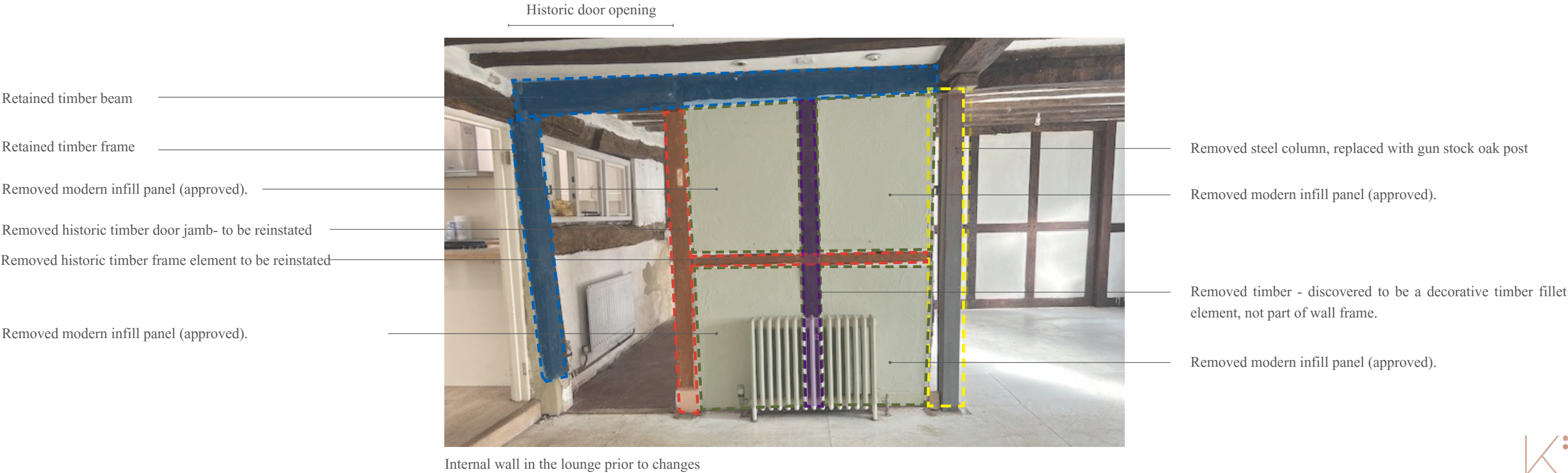
- The existing timber beam and part of timber frame on western wall retained
- Modern infill panels removed (approved and implemented)
- Steel column removed, replaced with the new oak post (approved, heritage benefit) - due to its size, the gun stock post encroached onto the existing wall. To allow 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.



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.



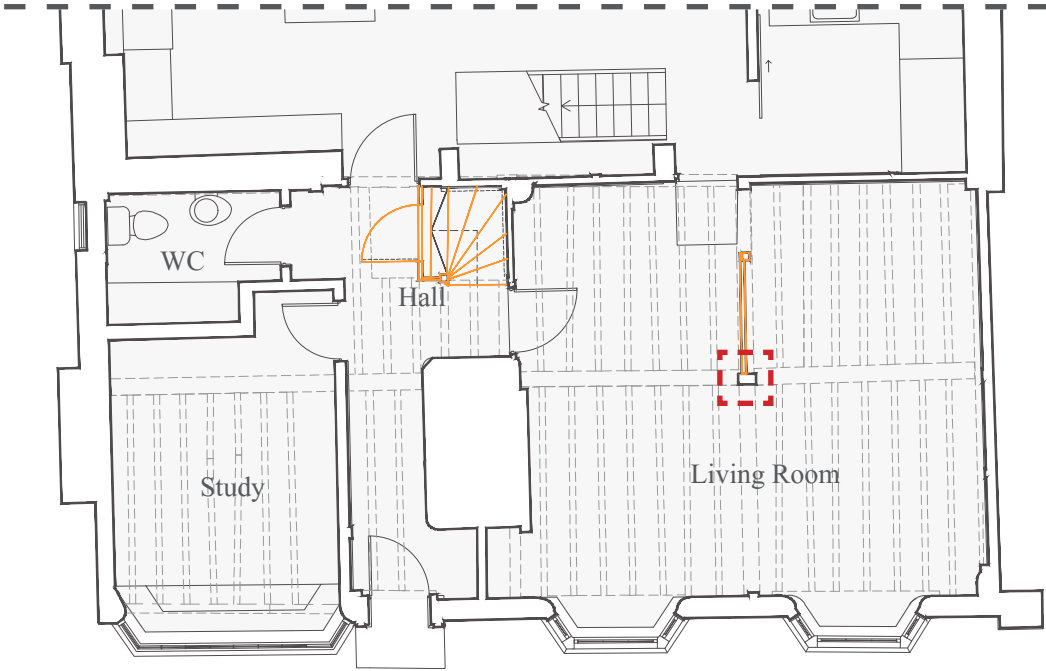
Pre-construction photograph - steel post supporting timber frame



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 restored historic oak frame



Photographs of historic oak frame prior to restoration



Photographs of oiled oak joist prior to restoration

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

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.

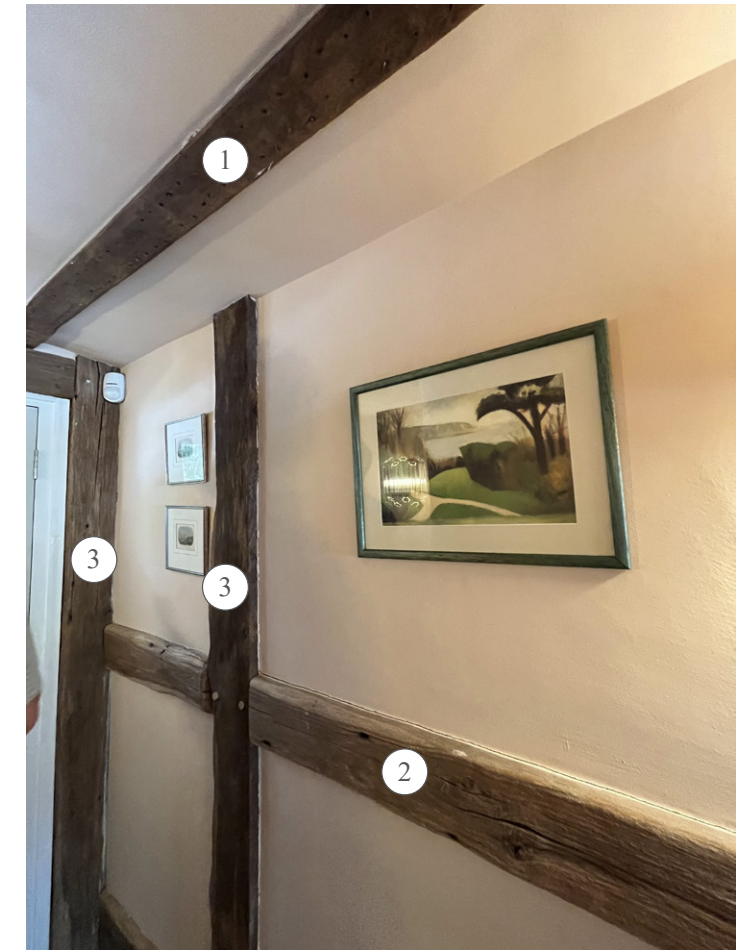
The following works have been undertaken:

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.

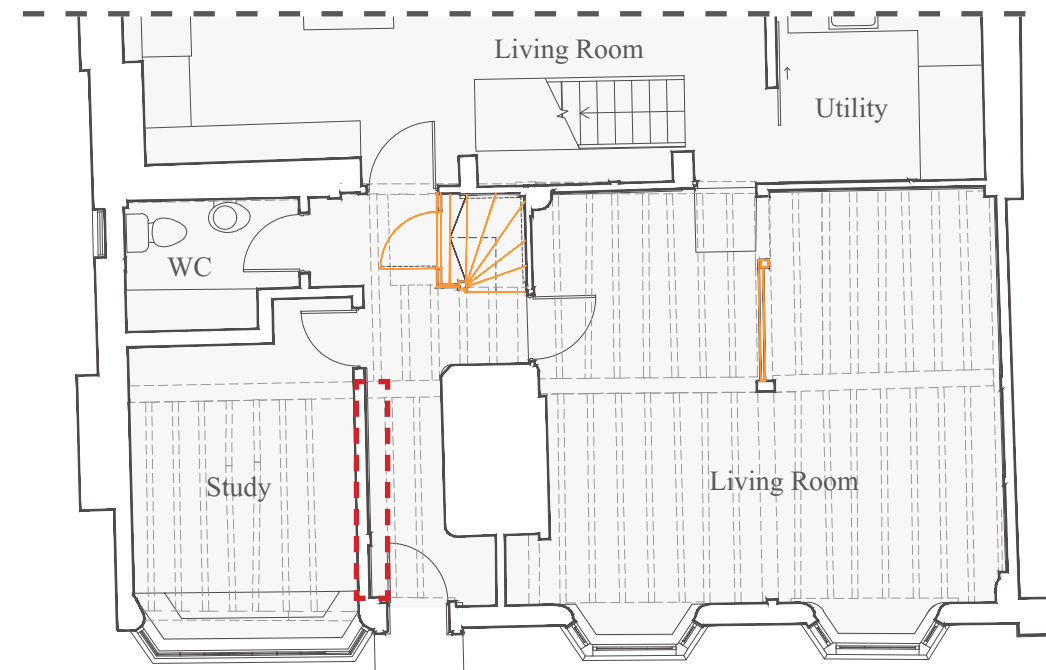
It is considered to have a neutral impact on the listed building's special interest, resulting in no harm in accordance with the supporting HCUK heritage statement.



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.

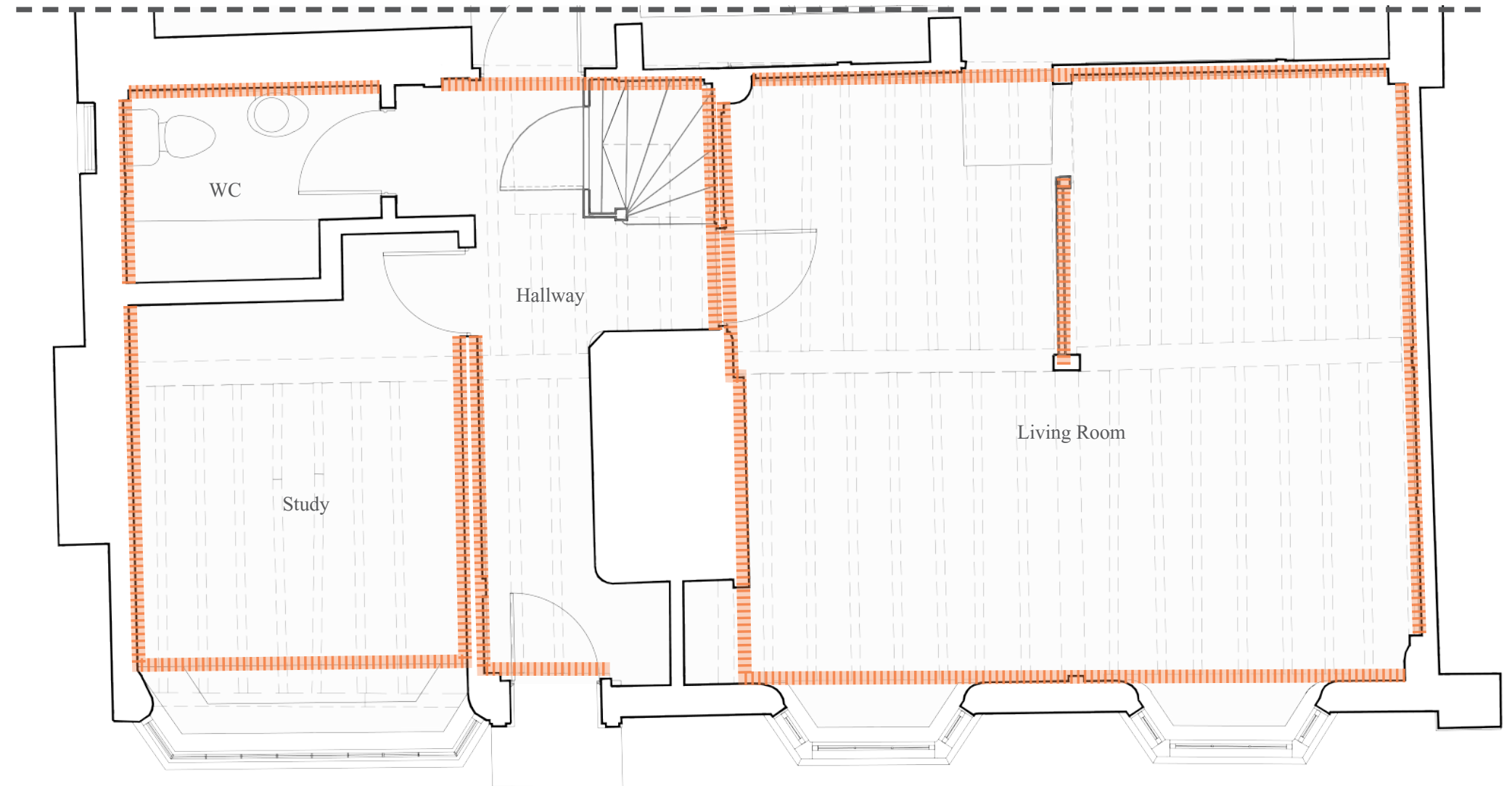
As identified within the ceiling analysis and on the preceding page, a significant proportion of the original timber structure has been retained and exposed. Approximately 60% of the historic timber framing is now visible across both wall and ceiling elements. This level of exposure enhances the legibility 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. 



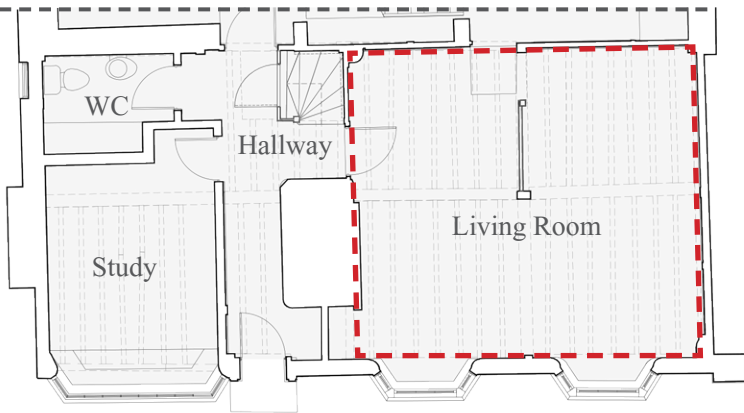
JUSTIFICATION

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.



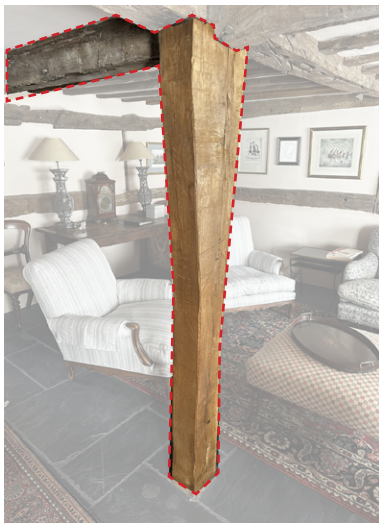
As Implemented Ground Floor Plan

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 PHOTOGRAPHIC DOCUMENTATION



1.

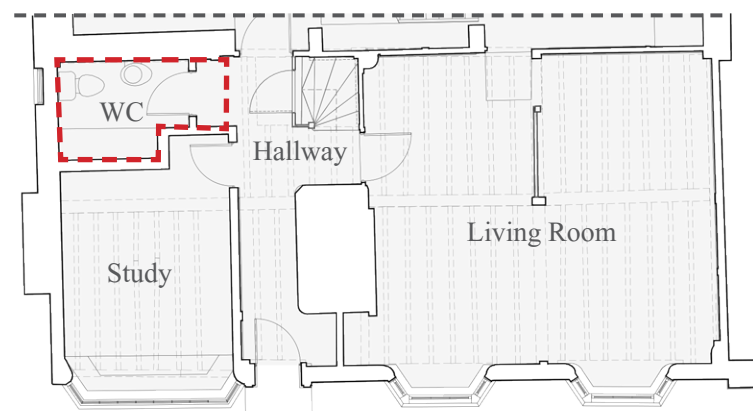
Key

Figure 1. West and South wall

Figure 2. West wall



2.



As Implemented Ground Floor Plan



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

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



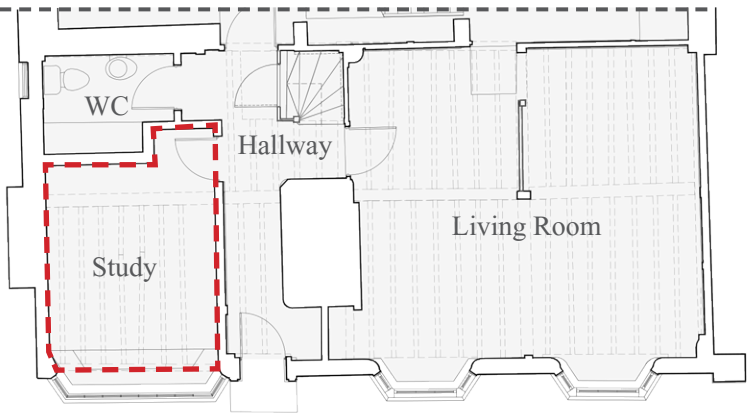
1.
Key
Figure 1. South and West wall
Figure 2. East wall
Figure 3. South



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.

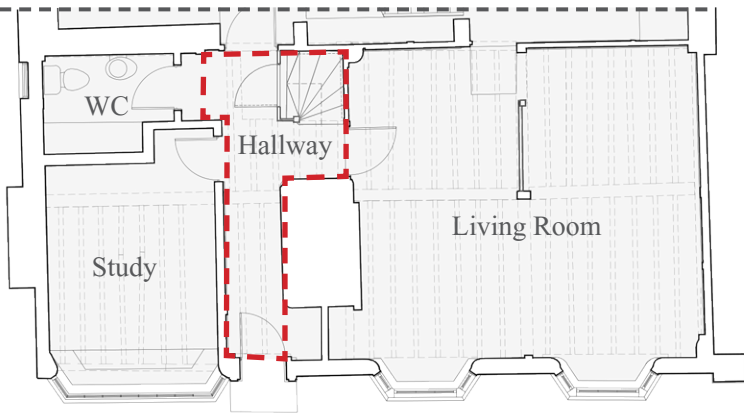
As illustrated in the adjacent photographs, the implemented works have resulted in a notable improvement in the preservation and visibility of the historic timber framing when compared to the previous condition. Historic records indicate that prior to the works, the space was characterised by poor-quality 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



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.

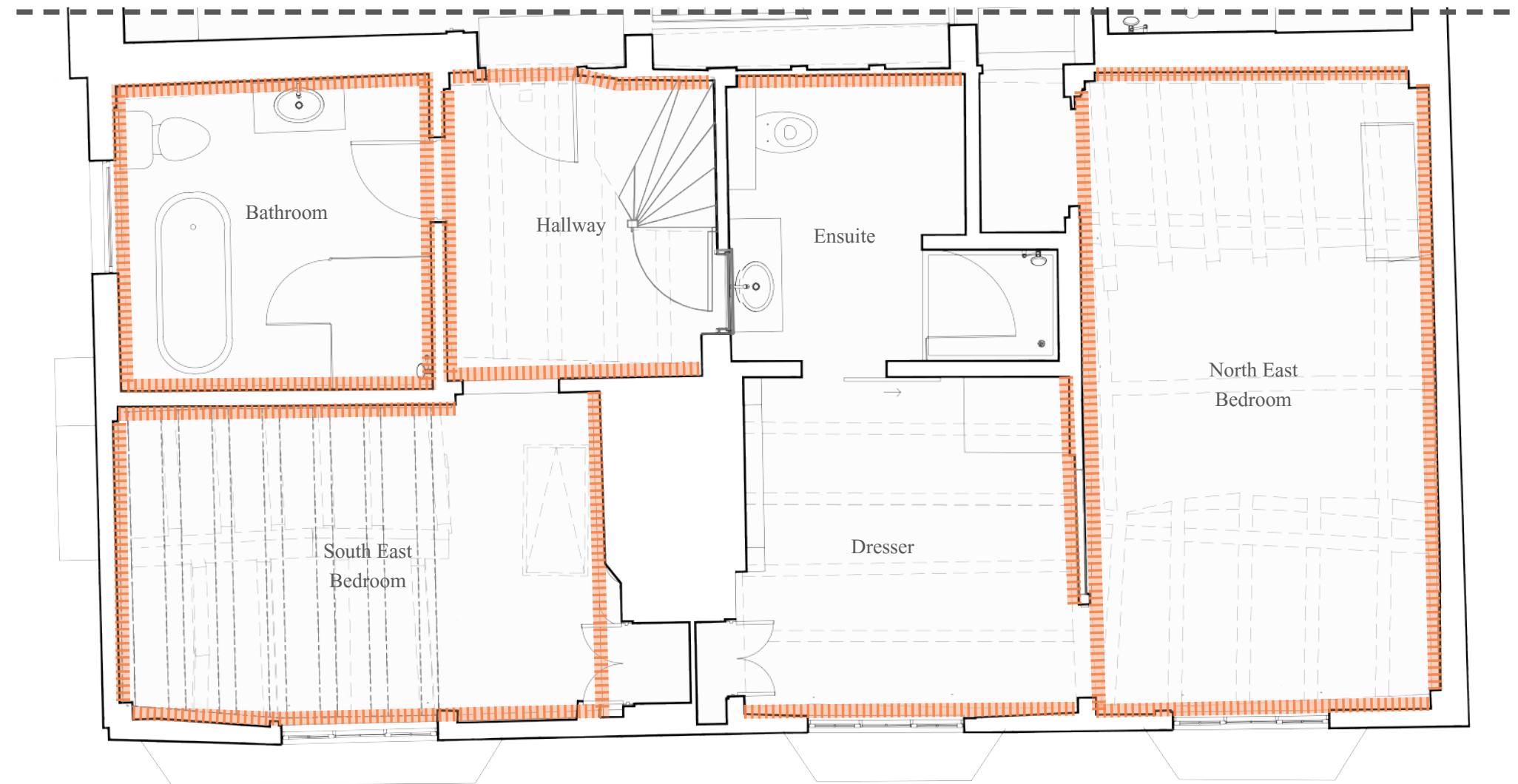
Due to the nature of the upper floor construction, including the open and varied ceiling arrangements, this level provides a clear expression of the original structural framework. In several rooms, the timber frame is extensively exposed, with entire wall sections - and in some cases near-complete enclosures-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



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 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 First Floor Plan

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

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



2.



3.



4.