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Chartered Architects & Chartered Building Surveyors
Bury St Edmunds | www.whitworth.co.uk | 01284 760 421



THE ROYAL OAK, MONK SOHAM
DESIGN, ACCESS & HERITAGE STATEMENT REVA

CONTENTS

- 1.0 Introduction
- 2.0 Setting & Context
 - 2.1 Map regression
 - 2.2 Historic Photo
- 3.0 Existing Building & Site
- 4.0 Proposals
 - 4.1 Justification & Mitigation
 - 4.2 Appearance
 - 4.3 Use
 - 4.4 Scale, Amount & Layout
 - 4.5 Materials
 - 4.6 Access
 - 4.7 Landscaping
 - 4.8 Consultation
 - 4.9 Conclusion

ASSOCIATED DOCUMENTS

- 01-02 Existing Plans and Elevations
- 04B Proposed Plans
- 07A Proposed Elevations
- Location Plan
- Window Schedule

Whitworth

18 Hatter Street
Bury St Edmunds
Suffolk
IP33 1NE

01284 760421

info@whitworth.co.uk

www.whitworth.co.uk

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ET/jm/6350 REVA

Issue 1 client

1.0 Introduction

This statement has been prepared in support of a planning and listed building submission to Mid Suffolk District Council for the repair and extension of The Royal Oak, Monk Soham. The property has been neglected for a number of years now and is in poor condition, the works are to ensure the continued longevity of the property through repair and alteration to allow the house to be suitably used as a single private dwelling.

2.0 Setting & Context



Aerial view of site and neighbouring property. Ref: Monk Soham - Google Maps

The dwelling sits to the northwest of the site, it is surrounded by clusters of outbuildings, of varying age and condition.

To the west of the site is a large pond, there are large ditches surrounding the site.

From the road the view of the property is diminutive, set back from the road and secluded by mature hedge and trees to the east of the pond. The rear of the property is screened by mature hedge and trees to the north east and the various outbuildings.

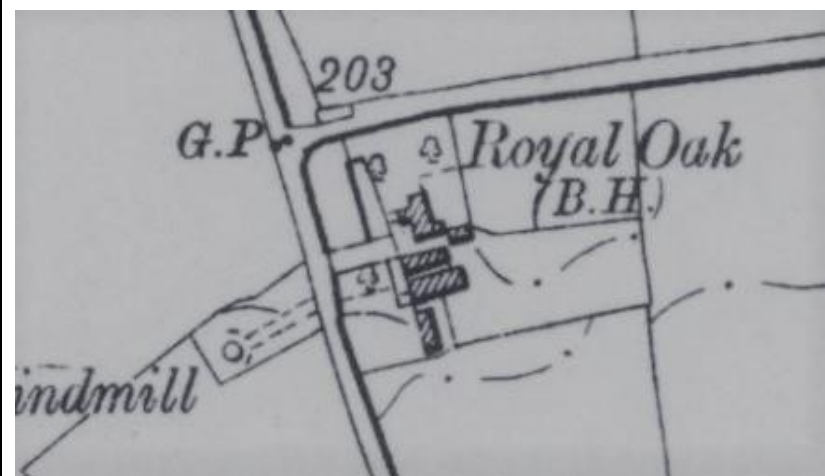
Most of the outbuildings do not provide positive contributions to the outlook of the listed dwelling, including a timber, steel clad portal frame barn to the east and a series of modern blockwork and metal / asbestos clad structures to the south. These are set closer to the road than the dwelling and due to their size, very prominent.



Extract from Location plan (Crown Copyright and database rights 2020 OS Licence no. 100041041)



1883-84 OS Map



1903 OS Map



1947-51 OS Map



Historic photo presumably from the mid C20

3.0 Existing Building & Site

The Listed building description for the property, taken from <https://historicengland.org.uk/listing/the-list/list-entry/1352513> reads as follows:

Location

Statutory Address:

THE OAK, THE GREEN

The building or site itself may lie within the boundary of more than one authority.

County:

Suffolk

District:

Mid Suffolk (District Authority)

Parish:

Monk Soham

National Grid Reference:

TM2075666333

Details

TM 26 NW 2/149

MONK SOHAM THE GREEN The Oak

II

House, latterly public house. First half of C16, the service cell rebuilt c.1700. Timber framed and plastered, thatched roof. 3-cell form, the service cell to the left with a slightly lower roof ridge. 2 storeys. 2 windows, various casements. Ground floor has mid C20 standard single-paned windows. On the upper floor, a C19 3-light window to the left and a plastered-over window opening to the right. Lobby entrance with mid C20 6-panel door. Internal stack with rendered shaft. Against the left gable end is a C19 stack. Set forward to left is a small C19 addition, plastered and pantiled, with casement windows and a gable stack. Interior. Both main ground floor ceilings have substantial plain joists. In the room to the right the bridging beam is close to the stack and provides evidence that the stack is a later insertion, preceded by a smoke bay or timber flue. Some exposed framing, mainly in upper room to left where there is evidence for original diamond- mullioned windows. Cranked tie beam braces. Newel stair. Queen-post roof (not fully examined). Service end has on-edge joists.

Listing NGR: TM2075666333

The dwelling is a traditional timber framed 16C cottage, there have been a number of developments in the form of the building. The original dwelling would seem to have been a two cell structure comprising of the two main living areas with larger chamfered bridging beams and exposed floor joists. The northerly section and westerly wing appear on the 1884-85 OS maps and so would seem to have been built prior to this. The listing description mentioned the northerly section to be original and having been rebuilt in the 1700s. The northerly addition is a timber frame with sawn joists sat on edge fixed into / onto the face of the primary timber frames wall plate. The roof pitch to this area is slightly lower than that of the original building. The westerly wing is of clay lump construction with a pan tiled roof and masonry stack, that would seem to have been constructed in the C19. To the east is a lean to construction, with a very low eaves pitch, this seems to be a mixture of masonry and timber frame construction.

The dwelling has seen work to its frame in the past. It would seem during the C20, large sections of timber frame to the ground floor and first floor of the south, north and east have been cut out and replaced with masonry with a lime mortar.

The central stack has also been replaced, upon opening up there is evidence of an older C17 inglenook fireplace with the bressummer still intact, this has subsequently seen multiple infills over time, as can be seen by the changes in masonry. There is also evidence of late C20 construction of blockwork to the side of the inglenook and to the very top of the chimney.

There is only one area of the original brick floor discovered upon opening up of the northerly staircase, all other floors throughout the property have been infilled with concrete with a bitumen finish resting directly on the clay subsoil.

The window to the first floor southerly bedroom has been infilled, upon opening up the original diamond mullion unglazed window is intact within the frame. Infill section of lime plaster has been filled between the mullions and lath and plaster over externally. The diamond mullion holes are evident in the westerly window internally to the landing however the mullions themselves are lost.

The easterly lean-to has been modified over the C20, including hardboard linings and a common brick pillar, presumably to strengthen the poor construction detailing. It is assumed that this oddly proportioned room would have been the tap room for when the building was used as a public house in the C20. This would have fed into the rear south eastern hallway that had a C20 timber boarded wall installed which presumably would have acted as the 'bar', from a stable door with shelf and a small sliding window.

Of the two staircases the staircase to the west of the central stack is more original to the house. The stair is formed of very steep winders some of which are large section of end grain timber. The staircase to the north has been installed at some point in the early C20 its simple form and construction and lack of limewash would presume to be Victorian and most probably installed around the same time as the easterly wing in order to make the northerly section of the house and the first floor private from visitors. Upstairs the C16 floor boards have been trimmed in order to form the staircase opening, visible on the northern side of the staircase, a sawn softwood joist supports this with the floor boards installed east to west over this section, a possible historic newel post has been sawn off at floor level upstairs again possibly from a previous opening. An additional floor joist has been hidden by the structure which has a diagonal half lap cut out, potentially a remnant of a steeper staircase. Thin tongue and groove boarding has been installed forming the sides of the staircase the treads have been fixed by battens to this. A relatively poorly detailed staircase highlighted by the differing tread heights and depths. To the landing a softwood porch has been formed in the same equal width tongue and groove boarding with simple chamfered soffit. The door is also formed from ledged tongue and groove boarding. The frame is from small sw sawn sections and poorly scribed around the principle frame. A simple bullnose handrail has been fixed to the face of the boarding and butt jointed at corners. The upstairs window above the staircase is assumed to have been installed around the same time in the early C20.

The most recent alterations formed at some point in the late C20 are:

- Two studwork walls with plasterboard finish, one dividing the lounge and forming a northerly hallway and another to the north west bathroom forming a small lobby.
- Cementious render covered the entire property
- Gypsum based plaster covers the majority of the downstairs
- Fibreboard/hardboard linings cover many of the finishes upstairs.
- Cement over sole plate to northern wall of central cell, after removing plasterboard lining the sole plate has completely deteriorated and the studs sit on the ground.
- Front porch and door formed from blockwork.

The existing condition overall of the property is poor, this has been surveyed and detailed in the condition report also uploaded with the application.



Front Elevation



South Elevation



East Elevation



East Elevation



East Elevation (northern store)



North Elevation



North Elevation (west wing)



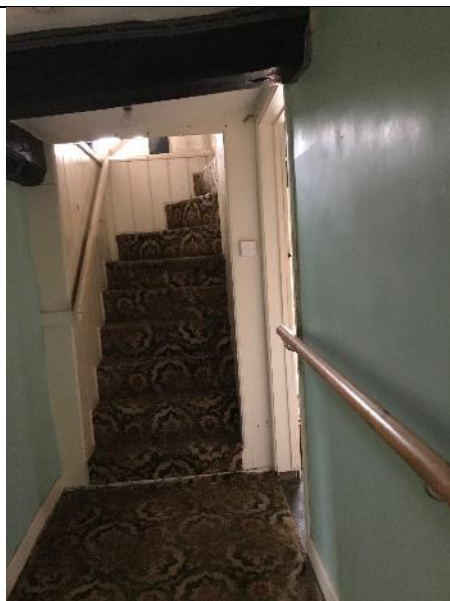
Kitchen



Bathroom lobby



Bathroom



Hall



Study



Study



Lounge



Lounge





Dining Room



Dining Room



Dining Room



Landing



Landing



West Bedroom



West Bedroom



North Bed



North Bed



North Bed



North Bed



North Bed Cupboard



Landing (south)



Landing (south)



South Bed



South Bed



South Bed

4.0 Proposals


Our client would like to carry out renovation and sympathetic repair works in order to save this dwelling from dereliction forming of (numbering is in reference to Impact assessment and proposed mitigation within next section):


- 1) Following assessment by structural engineer, the roof structure, clay lump walls and stack to the westerly wing are to be carefully taken down and rebuilt in a timber frame construction, retaining 2no windows and pan tiles for re-use.
- 2) Replace cement/gypsum render/plaster with lime based materials, where lined remove modern fibre/hard board and replace with heraklith with lime plaster finish.
- 3) Carry out timber frame repairs as required upon inspection of timber frame once render removed
- 4) Remove ceiling lining to first floor study and stabilise structure (to be assessed by structural engineer) increase head height of collars. Re-roof and improve flashing detail to junction of thatch with lead where leaking.
- 5) Update decorations
- 6) Remove modern infill fireplaces to existing kitchen, study, lounge and dining room.
- 7) Replace deteriorated/modern windows and replace with slimlite traditionally detailed casements whilst retaining historic windows in good condition, reopen window to southerly bedroom.
- 8) Remove modern blockwork porch and replace with timber lead dressed canopy
- 9) Remove modern studwork wall to lounge
- 10) Remove modern studwork wall to bathroom
- 11) Remove cement slabs and replace with insulated limecrete with underfloor heating to ground floor.
- 12) Replace all rainwater/foul drainage elements
- 13) Take down outbuilding near dwelling
- 14) Remove northern staircase and upstairs porch structure
- 15) Replace northerly staircase to improve access
- 16) Form new WC en-suite to northerly bedroom
- 17) Form en-suite upstairs within cupboard to southerly bedroom
- 18) Form a lean-to side extension to provide kitchen facilities following removal of the westerly lean-to
- 19) Remove a modern window and door and break out section of masonry to below window forming new hall from new extension.
- 20) Remove doorway and seal between lounge and new extension
- 21) Retain and fix doorway to rear hall and line on side of new extension
- 22) New ledged and braced door to between new utility and lounge
- 23) Replace front door
- 24) Improving thermal efficiency and safety
- 25) Rewire the property (removing cabling from face of principle frame).
- 26) Improving 'green' credentials by installing a ground source heat pump to northern store


- 27) Install new wide French drain to eaves of thatch.
- 28) Raise chimneys in height and install new pots / bird guards.




4.1 Justification & Mitigation


NOTE! All significance is in relation to Local importance unless otherwise stated.


1		Item	Rebuilt clay lump elements and roof structure.
		Significance	High
		Risk	Medium
		Benefit	High
		Mitigation	Due to the poor condition of this element and deterioration of the clay lump it is required to be rebuilt. It would be financially unviable to form this from clay lump and so it is proposed to recreate the form in a timber frame with masonry stack and vaulted ceilings. In order to make the upstairs room more usable (current head height of 1500-1800mm) it is proposed to raise this section 200mm, retaining the lower eaves to mimic the subservient nature and existing roof pitch.
2		Item	Replace cement/gypsum render/plaster with lime based materials, where lined remove modern fibre/hard board and replace with heraklith with lime plaster finish.
		Significance	Low
		Risk	Low
		Benefit	High
		Mitigation	Beneficial improvement
3		Item	Carry out timber frame repairs as required upon inspection of timber frame once render removed
		Significance	High
		Risk	Medium
		Benefit	High
		Mitigation	Method statements to be produced for safe propping of structure during repairs
4		Item	Remove ceiling lining to first floor study and stabilise structure (to be assessed by structural engineer) increase head height of collars. Re-roof and improve flashing detail to junction of thatch with lead where leaking.
		Significance	Medium
		Risk	High
		Benefit	High


		Mitigation	A structural engineer will evaluate the roof/walls/stack and movement, a method statement will be produced in order to carry out any repairs/strengthening in a safe manner.
5		Item	Update decorations
		Significance	Low
		Risk	Low
		Benefit	Medium
		Mitigation	Beneficial improvement, only breathable finishes to be installed.
6		Item	Remove modern infill fireplaces to existing kitchen, study, lounge and dining room.
		Significance	High
		Risk	Medium
		Benefit	High
		Mitigation	Structures to be assessed by structural engineer, method statements to be produced for safe removal of masonry. Hearth / repairs brick & mortar specification to be secured by condition. On removal of front surround the fireplace to the lounge has a series of infilled sections. These are of low quality brickwork with the faces delaminating due to cement renders. A number of sections are not tied in indicating later installations. By removing the infilled sections which are of lower quality it will reinstate the earlier inglenook. This would also tie in with the other proposals within this section of the higher quality historic core allowing the original form to be read in a clearer fashion.



			
7	See separate window schedule	Item	Replace deteriorated/modern windows and replace with slimline traditionally detailed casements whilst repairing historic windows in good condition, reopen window to southerly bedroom exposing and repairing diamond mullions.
		Significance	High (In the case of the south west window first floor window only, regional medium)




		Risk	High
		Benefit	High
		Mitigation	Where possible existing windows will be repaired. Where unfeasible or unsympathetic modern casements these will be replaced with traditionally detailed soft wood casements with slim lite glazing. Secured by condition.
8		Item	Remove modern blockwork porch and replace with timber lead dressed canopy
		Significance	Low
		Risk	Low
		Benefit	High
		Mitigation	Beneficial improvement, details of door and canopy to be secured by condition.
9	 	Item	Remove modern studwork wall to lounge
		Significance	Low
		Risk	Low
		Benefit	High
		Mitigation	Beneficial improvement
10		Item	Remove modern studwork wall to bathroom

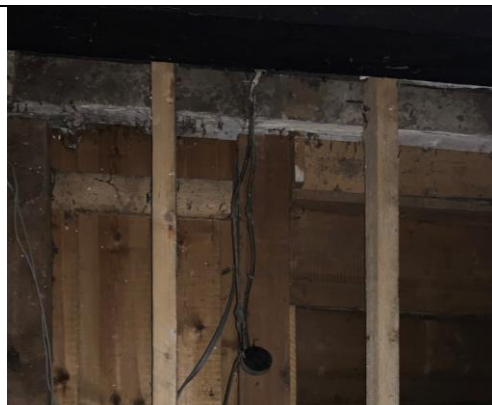
		Significance	Low
		Risk	Low
		Benefit	High
		Mitigation	Beneficial improvement
11		Item	Remove cement slabs and replace with insulated limecrete with underfloor heating to ground floor.
		Significance	Low
		Risk	Medium
		Benefit	High

		Mitigation	Beneficial improvement, only breathable finishes to be used, secured by condition. Structural engineer to assess and comment on removal, method statement formed in order to not harm existing structure.
12		Item	Replace all rainwater/foul drainage elements
		Significance	Low
		Risk	Low
		Benefit	High
		Mitigation	Alumasc aluminium heritage rain water goods to be used. Beneficial improvement.
13		Item	Take down outbuilding near dwelling
		Significance	Low-Medium
		Risk	Medium-High

	<p>Benefit Mitigation</p>	<p>High</p> <p>The existing structure first appears in the OS map for 1903, it would seem to have been used as an external store and the mens WC when the dwelling was used as a public house. The tiled wall urinal is still in situ.</p> <p>The westerly section of structure is half skin masonry in stretcher bond to eaves, above of timber construction with vertical timber board on board cladding. The masonry has been repointed with a cementitious mortar, the internal wall seems to a modern insertion of creased soft red bricks, with a wide cement mortar differing from the thin profile mortar and uncreased soft reds to the external walls. A cement render has been applied internally to chest level internally, presumably when used as a WC. The corners of the masonry seems to be suffering from movement with diagonal cracking to lower west corners. The easterly section is timber frame, this is in a poor condition with no sole plate and posts sitting on earth which are severely deteriorated. Most of the timber frame structure is of softwood with a few oak posts, presumably all used from elsewhere as available. The roof has been reformed in the late C20 with new purlins and cladding.</p> <p>Internally in the late C20 a partial cement slab has been formed.</p> <p>When inspected a portion of the building had standing water within and advised that water flows from the house and pools around the east end of the building. This presumably is why the timber frame is in poor condition and the potential movement to the masonry section.</p> <p>The joinery and glazing are severely deteriorated. The windows are a mixture of crittal style and modern soft wood casements.</p> <p>Whilst the previous use is interesting and should be recorded the building is in a poor condition, due to the alterations it does not hold significant historic value and is detrimental to the appearance of the listed building. As such its is recommended that a photographic record of building to be taken and deposited at local archive prior to removal.</p>
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14		<table border="1"> <tr> <td>Item</td> <td>Remove northern staircase and upstairs porch structure</td> </tr> <tr> <td>Significance</td> <td>Medium - Low</td> </tr> <tr> <td>Risk</td> <td>Medium</td> </tr> <tr> <td>Benefit</td> <td>Medium-High</td> </tr> <tr> <td>Mitigation</td> <td> <p>Following the pre-application we were advised to carry out some investigation works. This enabled analysis of the fabric of the staircase in order to make an informed balanced judgement.</p> <p>The timber within the ground floor staircase appears to be machined softwood, alongside the tongue and groove panelling which also seems to be machined. The upstairs boxing and downstairs panelling are of the same detailing and so it would seem probable that these were both constructed at the same point.</p> <p>The detailing of both elements is relatively basic, the boxing is poorly scribed around the principle C16 timbers. The treads are of differing lengths of which the top three are</p> </td> </tr> </table>	Item	Remove northern staircase and upstairs porch structure	Significance	Medium - Low	Risk	Medium	Benefit	Medium-High	Mitigation	<p>Following the pre-application we were advised to carry out some investigation works. This enabled analysis of the fabric of the staircase in order to make an informed balanced judgement.</p> <p>The timber within the ground floor staircase appears to be machined softwood, alongside the tongue and groove panelling which also seems to be machined. The upstairs boxing and downstairs panelling are of the same detailing and so it would seem probable that these were both constructed at the same point.</p> <p>The detailing of both elements is relatively basic, the boxing is poorly scribed around the principle C16 timbers. The treads are of differing lengths of which the top three are</p>	
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<p>Floor boards laid in opposite direction</p>  <p>Sawn post/historic newel</p>  <p>Early C20 Latch</p>  <p>Early C20 Machined hinge</p>	<p>impossible to fit a foot upon, the risers are also different heights, these together form a staircase that is particularly unsafe. These elements and the finishing of panelling under the stairs, the fixing of the treads by undersized battens directly to the panelling and butt jointing of the handrail would indicate this to be of a basic construction.</p> <p>The ironmongery to the upstairs boxing seem to be early C20 installations, comprising of C20 locking latch and plainly detailed C20 machined strap hinges, fixed with flat countersunk screws.</p> <p>Overall due to the machined timber, ironmongery, profiles and simple boxed nature of the overall forms it would seem to be of early C20, potentially a late Edwardian addition. This would correlate to the time the house was a public house, as such this was most probably introduced in order to give the family privacy from sight and sound upstairs from the visitors of the establishment.</p> <p>Upon further examination following the exploration an angled half lap mortice in the hidden first floor joist possibly indicates an older straight staircase was originally installed in this location. This would correlate to the infill section of landing floor which would have been a larger opening. This may also correlate to the earlier timber plate underneath the staircase however this would require further removal to explore further. To the landing is also a sawn off post to the south west corner of the infill section of floor, potentially a post from a historic handrail or balustrade.</p> <p>Whilst the removal of the staircase will create less than substantial harm to the listed dwelling it will enable the reading of the earlier opening, exposing the original brickwork floor below, revealing the hidden floor joist with mortice, and the timber plate below the existing C20 staircase all of which so far have been hidden. The new staircase can be of a higher quality with well proportioned and detailed balustrade, railings and string with the lower section open to enable view of the timber plate and brick floor. The detail of which can be subject to condition. This will also enable the reading of the development of the house to be improved indicating the historic remnants of the old stair, the original brick floor and the newly configured staircase. A new staircase that incorporates the full length of the opening whilst still not quite meeting regulations would be much safer to navigate and reduce the risk of accidents, which are currently a very high risk. Securing the viability of the listed dwelling. The removal of the upstairs boxing will allow the C16 frame to be fully appreciated and not hindered by the much lesser quality of this early C20 addition.</p>
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Machine sawn timber



In order to protect the full understanding of this element a photographic record should be taken prior to dismantling. Details of the new staircase should be secured by condition.



Historic floor joist with diagonal half lap joint. Historic wall paper under staircase studwork structure.



Brick floor and historic timber plate





Sawn floor boards





Poorly detailed panelling and general construction



				
15		Item	Form new WC en-suite to northerly bedroom	
		Significance	Medium	


Poorly scribed around timber and lightweight structure

		Risk	Low
		Benefit	Low
		Mitigation	<p>The original proposals were to move / remove and rebuilt this cupboard forming a larger room to create an en-suite. However the removal of the historic fabric would be detrimental to the building. Also this would alter the internal proportions and understanding of this element of the property.</p> <p>As such the proposals have been scaled back and the existing historic fabric retained in its current format and a WC and sink installed to this area. Drainage and ventilation runs should be subject to detail.</p>
16		Item	Form en-suite upstairs within cupboard to southerly bedroom
		Significance	Low
		Risk	Low
		Benefit	Low
		Mitigation	Cupboard to be lined and proposed locations of drainage and ventilation details to be confirmed.
17		Item	Form a lean-to side extension to provide kitchen facilities following removal of the westerly lean-to
		Significance	Low-Medium
		Risk	High
		Benefit	Medium-High

	<p>Mitigation</p>	<p>The existing structure first appears in the OS map for 1903, it would seem to have been used as a store and tap room when the dwelling was used as a public house. This would have served the stable door with shelf and sliding window to the dining room, accessed by the rear hall.</p> <p>The structure is a mixture of masonry plinth with timber frame over. The rainwater goods do not direct the water away from the building as such this has caused severe deterioration to the structure. The C20 hardboard linings to the walls are warped and cracked due to water penetration. It is assumed the internal frame is severely deteriorated.</p> <p>Internally the roof structure is formed from small section sawn soft wood members supported by a central purlin. The roof has a late C20 modern hardboard lining, and a late C20 common brickwork post to the centre of the room, presumably to support the minimal structure.</p> <p>A late C20 stainless steel sink and water heater have been installed at low level on the southerly wall.</p> <p>Due to the poor condition of this element and the alterations it has seen, whilst interesting in terms of eaves height it holds little heritage value as such a photographic record should be taken prior to its removal and forming of new extension.</p> <p>The original proposals were discussed with the Heritage Officer and since these have been scaled back, moving the northern wall south away from the upstairs window, and also decreasing the height of the eaves so the roof pitch correlates to that of the existing lean-to. Following guidance from BRE guide to daylighting and sunlighting the proposals have been pushed further than required in order to not impact daylight to this window. The proposed extension is set back from the side elevation and is subservient to the existing dwelling. The rear elevation being mostly obscured currently this will have minimal impact on the dwelling.</p> <p>The use of high quality detailing sympathetic to the existing dwelling, cast rain water goods and well proportioned windows detailed sympathetically, correlating to the proportions found on the front of the property provide a beneficial improvement to the overall appearance.</p>
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18		Item	Remove modern window and door and break out section of masonry to below window forming new hall from new extension.
		Significance	Low-Medium
		Risk	Medium
		Benefit	Medium
		Mitigation	The proposed joinery to be removed is late C20, the masonry is not original to the house and assumed installed as the timber frame deteriorated, as indicated under the stair cupboard presumably during the early C20. The masonry has late C20 gypsum finish internally and cementitious finish externally. Whilst a small amount of masonry will be removed the loss of fabric is minimal and has late C20 finishes.
19		Item	Remove doorway and seal between lounge and new extension
		Significance	Low
		Risk	Low
		Benefit	Low

			Mitigation	Existing joinery is late C20 ledged and braced door.
20			Item	Retain and fix doorway to rear hall and line on side of new extension
			Significance	Medium
			Risk	Low
			Benefit	Low
			Mitigation	The door is original to when the lean-to extension was formed. Retain in place and fix shut and keep exposed in hallway to understand narrative of building. Line externally to kitchen.
21			Item	New ledged and braced door to between new utility and lounge
			Significance	Low
			Risk	Low
			Benefit	Low
			Mitigation	Install new ledged and braced door following detailing of existing, details subject to condition. Beneficial improvement.

22		Item	Replace front door
		Significance	Low
		Risk	Low
		Benefit	Medium
		Mitigation	Existing door is a modern softwood paneled door. Details secured by condition. Beneficial improvement.
23		Item	Improving thermal efficiency by insulating voids to frame
		Significance	High
		Risk	Low
		Benefit	High
		Mitigation	Once timber frame is exposed, voids to be filled with hempwool insulation. Providing historic fabric is not removed where unnecessary, beneficial improvement.
24		Item	Rewire the property (removing cabling from face of principle frame).
		Significance	Low
		Risk	Medium-High
		Benefit	High
		Mitigation	Removal of wires from faces of principle timbers is beneficial. Locations of cable runs and penetrations in fabric to be kept to a minimum and confirmed by condition in order to not impact historic fabric.
25		Item	Improving 'green' credentials by installing a ground source heat pump to northern store
		Significance	Low
		Risk	Medium
		Benefit	Medium

		Mitigation	Beneficial improvement. Providing locations and details of services do not hinder or damage the historic fabric or appearance. Installation within northern lean-to is ideal and would not cause harm. Secured by condition.
26		Item	Install new wide French drain to eaves of thatch.
		Significance	Low
		Risk	Low-Medium
		Benefit	High
		Mitigation	Beneficial improvement, to redirect water away from the existing dwelling will assist in the drying out of the property. Care to be taken around the dwelling and drainage to go no lower than the existing shallow foundations in order to not disrupt the building.
26		Item	Raise height of chimneys, install pots and bird guards.
		Significance	Medium-High
		Risk	Medium-High
		Benefit	High
		Mitigation	The top section to the central stack has been rebuilt in modern blockwork and rendered over. The stack to the north whilst not original has historic merit. The simple nature of this stack should be mimicked with a section of brickwork with a double course of brickwork banding to match the existing detailing. Care to be taken in order to not damage existing stacks, and masonry. Detail of brick / mortar / bond / banding / capping to be confirmed by condition. Beneficial improvement due to potential fire risk with low level chimneys and thatch, increased height to meet guidance by the Fire protection Association.

4.2 Appearance

The new extension will be sympathetic to the existing lean-to structure. Formed from a masonry plinth with timber softwood frame over. The exterior will be weatherboard clad with traditionally detailed soft wood windows. The roof finish will be pan tiled with Alumasc rain water goods. The roof pitch will retain that of the existing lean-to, whilst improving the internal usable space.

The exterior of the property will be dramatically improved with lime based materials, the removal of cement gullies to all walls and new heritage style rainwater goods. The removal of the front porch is a beneficial improvement.

Internally the lounge and upstairs landing, the northern half of the historic core will be restored to their original proportions, the highest quality built period of these two rooms, whilst the retention of a staircase informs the users that this space has been modified over time. The section of brickwork flooring currently hidden by the existing staircase will be retained and relaid within the limecrete in order to facilitate the understanding of the development of the building. The new staircase will be open underneath in order to allow viewing of this section of historic floor and timber plate. The large inglenook will also be re-opened removing the modern fireplaces and various infilled sections. A new brick hearth will mirror the original brick floor. The diamond mullion mortice holes will be kept on show (exploration to see if others are present in the opposite window and hidden under cills), enhancing the understanding of the history of the historic core.

The late Victorian timber boarded wall with serving hatch and sliding window to the dining room will be retained, and the window eased in order to understand the previous public house use of the building.

The removal of modern fireplaces and restoration of the original fireplaces will be a beneficial improvement.

The opening of the diamond mullion window will highlight the history of the property and will be glazed on the exterior in order to protect this and form an internal feature highlighting the original frame.

The rewiring of the property will be a beneficial improvement to the overall appearance with cable routes not fixed to the face of the principle timber frame

4.3 Use

The building use will remain as a single residential unit.

4.4 Scale, Amount & Layout

The rear lean-to extension will have an gross footprint of approx. 25m², the existing westerly lean-to covers and area of 18m², as such the floor space increase will be minimal, subservient to the original house and well in proportion to the site.

4.5 Materials

Materials will be an overall beneficial improvement due to the use of existing unsympathetic cementitious and gypsum based products.

4.6 Access

No change.

4.7 Landscaping

Cement steps and gullies will be removed and replaced with traditionally detailed rainwater systems, improving the external landscaping.

4.8 Consultation

A pre-application was carried out with Tegan Chenery on the 28th January 2021. Following feedback received small areas of opening up were carried out in order to inform the proposals and application. Following the consultation the below was altered in order to better understand the existing building and provide a high quality proposal that did not harm the existing building:

- 1) Due to the age of the studwork wall within the northern bedroom and its defining character to this room we have proposed to not incorporate a shower within this section which results in not requiring to move this wall. A change to the wall would have effected this section of historic fabric and also would change the proportions of the room and relationship with the northern window which would have been detrimental.
- 2) The two studwork walls on the ground floor have been confirmed to be modern late C20 sawn softwood studwork with plasterboard lining, and as such are proposed to be removed.
- 3) The hardboard cover to the main fireplace has been removed and shows multiple infill sections, the bressummer is in tact and so we proposed to re-open this following the ethos of highlighting this section of the historic core.
- 4) The extension to the west we have made slightly smaller in order to not impact the upstairs lounge window. We have also reduced the eaves height so the proposed pitch matches that of the original mean-to structure.

4.9 Conclusion

Overall the proposed works will enable this historic assets to be enjoyed by future generations. It will enable the preservation and restoration of a listed dwelling in the countryside. Whilst the removal of the internal staircase is removal of early 1900 fabric, the elements that shall be exposed will highlight the alterations to the property and also will enable the use of the upstairs which as currently this is very dangerous. The proposals should be weighed on a balance of harm to public gain as section 16 paragraph 196 of the NPPF, "196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its

optimum viable use". As such the improvements, exposure of previously hidden historic elements and restoration of the building as a whole outweigh the loss of latter installed fabric (in particular the dangerous, steep and very tight, varying height winder staircase within the lounge) and will enable this property to be used safely as a dwelling by future generations.

5.0 Appendix A

FPA Guidance for thatched buildings - <https://historicengland.org.uk/content/docs/advice/fpa-fire-thatched-properties-leaflet-2018pdf/>