Design & Access and Planning Statement

Incorporating Schedule of Works

& Heritage Impact Assessment

The Old Vicarage

Abbots Langley, WD5 0AS

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RevD.3 June 2021

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1 Introduction

This Design and Access Statements accompanies our application for listed building consent for proposed works to the Old Vicarage. It includes an explanation of the design principles and concepts that have been applied to the proposed works, and how they have taken account of:

- a - the special architectural or historic importance of the building;
- b - the particular physical features of the building that justify its designation as a listed building; and
- c - the building's setting.

This Design and Access Statement does not address access to the building as this is not materially changed by any of the proposals contained herein. Permission was recently given under 17/0646/LBC to change the access to the property from the driveway beside St Lawrence Church and this application is to be read as a continuation of and, in some details, amendment to that application.

This Design and Access Statement provides information on consultation undertaken, and how the outcome of this consultation has informed the proposed works. It then examines in detail each area and provides a schedule of works assessing the impact on the heritage elements.

2 Background to the building and Historic Building Assessment and technical guidance

The Old Vicarage is a Grade II listed property (list entry: 1100919). It was originally constructed in the early eighteenth century (c. 1716). A mid Georgian addition was constructed with the addition of the Drawing Room and Bedroom 5 above and habitable 2nd floor space above that in a new wing facing the garden.

A substantial late Georgian addition was constructed to the rear of the building facing the churchyard – however, this was demolished in the 1960s and little built evidence remains.

Other historic changes both internal and external were made over the years including the introduction of panelling to the Drawing Room and the introduction of window shutters throughout, most of which are still in place. Various changes can be seen to the arrangement of windows including the widening of the right hand windows on the SE elevation and evidence of changes to window positions on the SW elevation.

As part of the reconfiguration in the 1960s, a single storey extension was added forming the existing kitchen. Other significant exterior changes include the introduction of white 'plastic' type paint over brickwork, modern windows and brickwork on the NE and NW elevations and truncation of chimney stacks.

The method for removing the paint from the brickwork has previously been agreed as 20/1430/DIS and is not discussed further in this document.

We have commissioned a Historic Building Appraisal from Manorwood Specialist Historic Buildings Consultancy which has noted the historic features. The report accompanies this Planning Application which explores the development of the building in more detail. This appraisal has informed the proposals which in general are formulated to minimise any loss to the original fabric of the building.

We have also benefitted from technical guidance from the Heritage Network (Mr David Hillelson) who has reviewed this document. This has helped us understand how the history of building is 'written into its fabric' and the importance of retaining and enhancing elements that contribute to the building's historic significance.

Further structural guidance has been received from Hallam Consulting. Tom Hallam recently acted as Capital Programme Manager of the St Albans New Museum + Gallery project on behalf of St Albans Council. The grade II* listed Town Hall has been returned to its place of civic significance and involved comprehensive re-forming of all spaces within the historic fabric and introduced a new conditioned basement gallery through a carefully sequenced underpinning and excavation exercise.

3 Setting

The Old Vicarage is situation close to the Grade 1 listed Church of St Lawrence and the historic 'Stables' opposite. The Property is adjacent to the well frequented public footpaths through the church yard and cemetery and also forms part of the backdrop to the local War Memorial when viewed from the High Street. Given the historic nature of the buildings in the vicinity, the immediate local area is designated a conservation area.

Photo from Abbots Langley Draft Conservation Area Appraisal 2014 showing setting of Vicarage

All proposals regarding the exterior made herein have considered the prominent nature of the building and seek to enhance the aesthetic contribution to the local area. In particular, the proposals include the reinstatement of the chimneys, removal of the white plastic paint, repairing windows and improving the aesthetic arrangement of the NE elevation existing extension and windows.

4 Design Principles

Our proposals aim to:

- refresh the exterior and reconstruct some of the lost elements to enhance the setting
- restore and refurbish remaining heritage elements
- limit loss of historic fabric where condition allows as much as practical
- maintain the features that show the historic phasing of the building
- Improve the building for 21st century living with flexible spaces for socialising, playing, studying, cooking and eating and resting
- reduce the carbon footprint of living in the property

5 Proposals and consultations to date

We made a preapplication for advice to the TRDC in October 2020, to which we received advice in November 2020. (Reference 20/1959). This was followed by a meeting on 16th December 2020 with the Planning Officers and Conservation Officers.

There were a number of items in the first draft of the proposals that were welcomed by the Conservation Officers, significant items in particular were:

1 The removal of the paint to the exterior and the refurbishment of the brick and pointing
2 The rebuilding of the chimneys to recreate original proportions
3 The general opportunity afforded to improve the building in its setting

There were some items in the first draft of the proposals that were concerning to the Conservation Officers:

Significant items in particular were:	**Responses to adjustments to proposals as follows:**
The proposed addition to the rear extension was deemed too bulky given that it extended beyond the existing flank wall of the NE elevation	The proposed addition to the rear extension is now in line with the existing flank wall of the NE elevation
The proposed roof had a high gable in an attempt to echo the design of the stables opposite	There is now proposed a parapet wall around the extensions with a flat roof bound within. Parapet wall is an existing feature of the building
There was a faux mono pitch section not in keeping with the building construction	As above
There was no need to change the 1960s windows as they are part of the building's history even though they are not themselves 'heritage'	The 1960s casement windows are retained though repositioned for a more regular appearance
Heritage windows (i.e. existing sash windows) should be repaired where possible rather than replaced	Heritage windows (i.e. existing sash windows) will be repaired rather than replaced
The new dormer windows in the SW elevation of the roof should be reduced in size to be less prominent	The new dormer windows in the SW elevation of the roof have been reduced in size
The first floor windows in the SW elevation should not be relocated to create a new symmetry as this would lose the legibility of the changes to the fenestration	The windows in the SW elevation have been retained in situ. Note evidence has been provided for the re-opening of a new window onto the SW elevation
That the public facing elevation of the proposed porch have glazing bars to avoid overly modern minimalist glass façade	The public facing elevation of the proposed porch has glazing bars and more closely resembles original [proposal removed from this submission]
Not to move shutters and panelling to avoid losing legibility of building phasing	The revised proposals do not include relocating shutters. Panelling alterations are generally evidence led and enhance the significance of historic features or arrangements
Further details required for both proposed new orangery and relocated garage	Further details of garage provided in this application. [Proposal for Orangery removed from this application]

Other items recommended by the Planning Officer as accompanying a formal submission were:

Schedule of works
- Schedule of works is incorporated in this document

Roof Plan
- Roof plan accompanies the general floor plans

Scale bar across all plans and elevations
- Scale bar is in all plans and elevations

Photographic survey (externally and internally)
- Photographic survey has been provided to the planning officer

Full details of all proposed development (e.g. garage, orangey and solar panels)
- Details of garage, and solar panels have been provided or are part of this submission. (Proposal for Orangery removed from this second full application)

Schedule of Materials
- Schedule of Materials is incorporated in this document

Parking Plan
- Parking Plan is part of this submission

Location Plan (showing agreed boundary alteration)
- Location Plan is part of the submission

Arboricultural method statement
- Arboricultural method statement is part of this submission

The above items were accommodated in full applications for Planning Permission and LBC in February 2021 21-0270/1-FUL/LBC.

6 First full application and outcome

We made full applications for Planning Permission and LBC in February 2021 21-0270-FUL and 21-0271-LBC However, permission was refused on 13th April 2021.

The summary to the Analysis section of the Officer's Report (para 7.50) reads as follows:

> […] Officers retain the view that the principle of the development would be acceptable. However, significant concern is raised to the limited and ambiguous detailing of proposed works outlined within this applicant. Greater detailing on the methods to be undertaken and the materials to be used would be required to make a full assessment on the impact of the development on the heritage asset. Such details should be provided at submission.

This Design and Access Statement along with associated additional information aims to address the concerns raised by providing additional detail, or in some cases, remove a proposal from the application as described below:

LPA concern	**Resubmission comment 2**
It was thought that the proposals included for demolishing the existing extension and the resultant size of the extension being approximately 7.2m (flank) x 5.9m (return)	The existing single storey extension is to be retained and the flank wall continued. The external dimensions of this proposal are now 4.0m (flank) and 5.9m (return)
It was considered the rear extension should be stepped in to provide articulation	Articulation incorporated at the return wall stepping it in from rear of mid Georgian addition - the flank wall is a continuation of the retained single storey extension
Greater clarity required regarding the finishes to be used for the single storey extension and the adjacent NE and NW elevations	Further detail provided in section 8.2 in this document

Concern expressed about lack of detail for the green roof to the extension	This proposal has been removed from this application
Concern expressed about lack of detail for the front wrap around porch	This proposal has been removed from this application
Concern expressed about lack of detail for the design of the dormers	Further detail provided in section 8.4 in this document
Detail was not clear about the reopening of the window to the SE elevation given the discussions at preapplication about retaining legibility of phasing in the fenestration above the bay window	The reopening of this window was agreed in principle at preapplication subject to evidence (as per minutes). It is a separate matter to the proposed window symmetry above the bay which was abandoned following preapplication advice
Concern expressed about lack of detail for the method of window repair	Method statement provided as Appendix B to this document
Concern expressed about lack of detail for the method of rebuilding of the bay window	Method statement provided as Appendix A to this document
Concern expressed about lack of detail for the design and materials for rebuilding of the chimney	Further detail provided in section 8.1 in this document
Concern expressed about lack of detail related to the removal of the existing white paint	This application does not seek to remove the paint as permission in place through 20/1430/DIS. This application seeks to leave the brickwork exposed rather than repainting
Concern expressed that the features of the garage were overly domestic and did not reflect the hierarchy of buildings on the site	The proposals have been modified to accommodate the comments
Concern expressed about the siting and fenestration arrangements of the proposed orangery	This proposal has been removed from this application
Concern expressed about the possibility of over urbanising relating to the parking area	Discussed in section 8.5 in this document - generally current proposals are modest revisions of already granted permissions
Concern expressed about the boundaries shown in the location and site plan	These have been resubmitted and confirmed as consistent
Concern expressed about lack of detail for the proposed changes to the staircase arrangements	Further detail provided in section 9.3.2 in this document
Concern expressed about lack of detail for the proposed works to the basement	Further detail provided as Appendix A to this D&A
Preliminary Roost Assessment requested by Herts Ecology	PRA provided as part of this application

The proposals discussed herein along with the schedule of works incorporate all the above amendments.

7 Materials schedule

Exterior

- Brickwork repairs to exposed brickwork – matching reclaimed bricks
- Chimney reinstatement – matching reclaimed bricks
- Render – lime render for original walls and cement render for modern walls
- Pointing to exposed brickwork – light colour lime mortar
- Dormer roof and sides – lead clad
- Any new elevation windows and doors – wooden frames
- Repairs to wooden windows – timber and proprietary fillers as per method statement
- Rooflights to flat roof – aluminium frames
- Flat roof – proprietary long guarantee modern flat roof material

Interior

- New partition walls and ceilings – rockwool insulation, timber stud and plasterboard
- Substantial repairs to existing lath and plaster walls and ceilings – lath and lime plaster
- Insulation to loft over rafters – TLX TLX Gold Thinsulex Multifoil Insulation & Breather Felt
- Beam across bay in drawing room – either steel flitch plates or UC
- Flooring throughout – existing boards repaired supplemented by similar reclaimed boards
- Cornice replacement / repair – proprietary plaster
- Stairs and balustrades – traditional wooden cut string with period spindles and handrails

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This design and Access Statement is supported by drawing and documents

Drawings as follows:

- Site Plan
- Location Plan
- Plans (basement, ground floor, first floor, loft and roof) DRG-1
- Elevations and Sections DRG-2
- Garage DRG-3

Documents as follows:

- Heritage Building Appraisal (January 2021 version)
- Arboricultural Method Statement
- Preliminary Roost Assessment

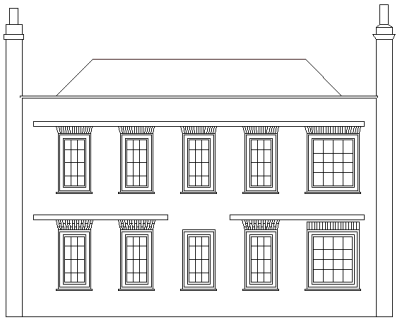
8 Exterior Elevations

8.1 South Eastern Elevation

This is the main public facing elevation and can be viewed from the approach to St Lawrence Church from the High Street. It is the original Georgian façade and largely unchanged. Note however the truncated chimney stacks and the brick work painted white. It is assumed that originally there was a central door which was replaced with window and the right hand windows were widened.

View from public driveway beside Church from High Street

Existing



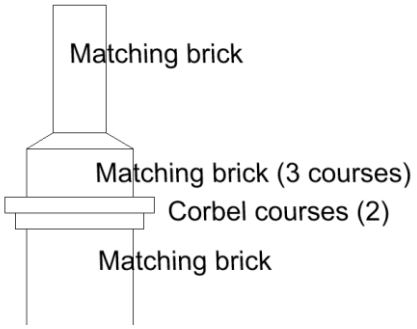
Proposed

Schedule of works	Impact on heritage asset
1 - Following paint removal under permission granted via 20/1430/DIS, repair brickwork and repoint and leave brickwork exposed	1 - Enhance appearance of building by returning to finish to authentic brickwork
2 - To rebuild the chimney stacks in a similar manner to original (general throughout - see detail below)	2 - Improve aesthetic in setting by restoring proportion and appearance to the building
3 - To repair the sash windows (general throughout)	3 - Continue the life of these heritage components and retain the original glass

Illustration and detail

Photograph of original chimneys (see HBA)

Typical detail of top



8.2 North Eastern Elevation

View of the NE Elevation from the Old Stables

This is the second most public facing elevation which has been most affected by the demolition of a wing in the 1960s and subsequent reconfiguration. Internal reconfiguration at this stage has been done to form bathrooms upstairs and downstairs. The position of the windows has been determined by this internal reconfiguration and has given rise to an irregular external appearance. A single storey extension has been built to create a kitchen and pantry with double glazed casement windows and a flat felt roof.

Existing

Proposed (see item 1 below for wall section notes)

Schedule of works	Impact on heritage asset
1 - To finish wall sections as follows 1. Leave original brickwork 2. Leave original brickwork 3. Leave original brickwork if brick in good condition, otherwise lime render 4. Lime render ground floor original building 5. Cement render existing and new extensions 6. Repaint colour match to render	1 - Improve appearance by returning existing surfaces to more authentic materials and more aesthetically pleasing appearance See note below of render colour
2 - To reposition the existing 60s windows in a more orderly arrangement and introduce simple doors at ground level and one other window at first floor level	2 - These windows do not qualify as 'heritage' given their age though the narrative of the building is retained by keeping them. Regularising the positioning better suits a Georgian building
3 - To 'clean up' the elevation by removing the bathroom and toilet waste pipes	3 – This will improve the appearance of the elevation by removing the current disorder arrangement

4 - To extend the existing single storey extension to occupy the space previously occupied by the late Georgian addition. This extension will have a low height parapet wall around	4 - New addition in keeping with existing parapet wall arrangements. Improve the appearance by ridding the elevation of the view of the existing felt roof
Colour of render to match recently refurbished Grade 1 listed Church entrance	

8.3 North Western Elevation

This is visible to a limited number of neighbours in St Lawrence Close and from the Church Hall car park. It is currently mostly obscured by the existing 1960 garage which itself has no heritage value. The brickwork to the gables shown is modern stretcher bond and there are windows on the first floor irregularly placed. The existing single storey flat felt roof is prominent

View of the NW Elevation from the Church Hall car park

Existing

Proposed

Schedule of works	Impact on heritage asset
1 - To rebuild chimney in the valley that was removed in 2007 under 07/0017/LBC	1 - Limited as this was removed only recently and is not very obvious from the ground
2 - To reposition the existing 60s windows in a more orderly arrangement	2 - The impact will be limited as the windows are 1960s casement and their position was determined by the interior layout from the new 1960s
3 - To extend the existing single storey extension to occupy the space previously occupied by the late Georgian addition. This extension will have a low height parapet wall around all rendered as described	3 - Improve the overall appearance by ridding this elevation (as well as NE elevation) of the visibility of the existing felt roof. Stepping in from the rear gable provides articulation to denote construction phases
4 – Fit solar panels to the SW elevations of the internal roof valleys. These will not be noticeable from ground level	4 - No direct impact on existing heritage components – roof structure strong enough following the roof reinforcements covered under 06/1114/LBC

8.4.1 South West Elevation

SW Elevation from the garden with some of the paint removed

This elevation is mostly obscured from public view by trees in the garden and is primarily only visible from the garden itself. It has been painted white with modern waterproof paint. This elevation has truncated chimney stacks at either end with a parapet wall that extends the full length of this elevation. The elevation to the right comprises the early Georgian building and to the left, the mid Georgian addition with porch added later. The first floor windows have been moved with reveal outlines showing in multiple places

The bay has moved and the exterior brickwork been partially coated in cement tosh to conceal breaks in the brickwork covering up the fine pointing to the headers above the windows. Tests have shown Snowcem or similar material and indeed patches of thin cement render both on the bay and on the main frontage.

The porch has been altered with the position of its door being moved to the side so that an entrance is created from the Church side. A full width step is evidence that there was a front door to the porch facing the current garden.

Existing

Proposed

Schedule of works	Impact on heritage asset
1 - Following paint removal under permission granted via 20/1430/DIS, repair brickwork and repoint and leave brickwork exposed	1 - Enhance appearance of building by returning to finish to authentic brickwork
2 - To repair the bay window as per Hallam Consulting Method Statement	2 – This would preserve the bay window and restore the appearance by repairing harm done by what appears recent poor repairs
3 - To reinsert a window that existed previously on the first floor on the right side of this elevation	3 – This would be reintroducing a component that was previously removed. See note below

4 - To re-open the existing porch front to the garden	4 – The blocking up of the front entrance to stairs is of recent building materials and this is restoring to an earlier, probably original, arrangement
5 - To introduce 2 dormer windows positioned over the mid Georgian addition. Note that the ground slopes away toward St Lawrence Close and the dormers will be mostly hidden behind the parapet walls	5 – The size is and proportions are in keeping with architecture of the period and do not detract from the appearance of the building of this age

8.4.2 Considerations regarding the additional window

There was discussion around symmetry at the pre-application stage was specifically relating to re-siting of the windows in the mid Georgian addition and most specifically above the bay window.

This proposal was not supported at pre-application by the conservation officer as it erodes legibility of phasing. We acknowledged this advice and the proposed re-siting and adding a window above the bay was not progressed for the full application.

As a separate matter, during pre-application, we noted that there was a window in the early Georgian section that had been blocked up, and that we wished to re-open it. This was discussed at the pre-application meeting and minuted as being acceptable in principle, subject to being evidence led.

Above - evidence of bricked up window revealed through poorly toothed in brickwork

Right – following the evidence, we removed modern plasterboard cladding and discovered existing window reveal. This is similar dimensions and height to the existing windows. Note the modern lintel above following the rebuilding of the parapet walls in 2007

This is the only proposed change to fenestration on this elevation.

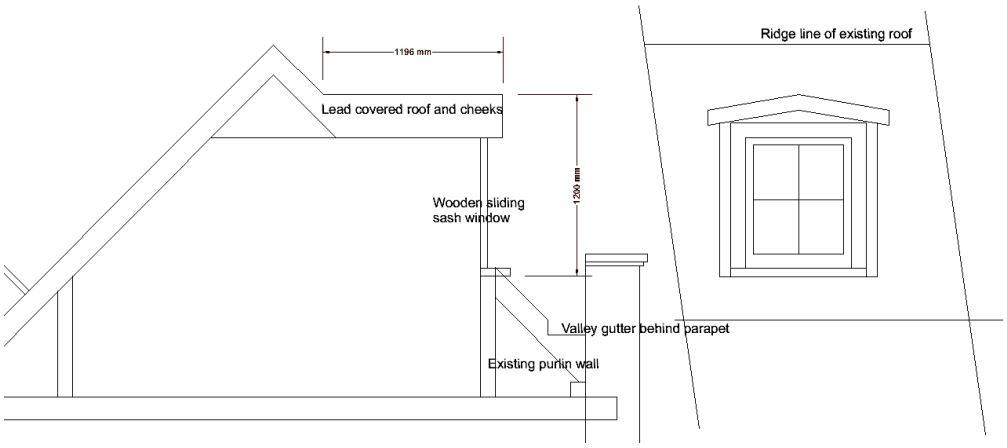
8.4.3 Considerations regarding the dormer window design

We have sought guidance for the design of the dormer and understand there is no specific requirement for flat or pitched roofs. The Georgian Society advice note states “They should [] be given pitched roofs…” then goes on to say “…if this configuration is appropriate for the style and context of the building.”

Context is readily understood as describing how a building relates to other buildings and features around it. In that sense, given the windows are facing the private garden and not in public view, and also given that there are no other buildings to which this elevation relates, context would not be a material determinant. Regarding

style, this elevation is comprised of a number of different styles resulting from the different periods in which the elements were built, so there is no single fixed style.

This being the case, we have selected a low pitched roof, to be of very simple construction, modest size and using traditional materials as shown in the illustrations below.



Section through main roof and dormer **Dormer elevation behind parapet wall**

8.4.4 Considerations regarding the double doors to the existing porch to the garden

Concern has been raised that the double doors to the garden might not be sympathetic to the character of the building and that the double doors would appear overly modern arising in harm to the heritage asset.

We note the existing porch doors facing the SE are double doors. The garden facing elevation of the porch has been bricked up and the width of the bricked up opening is consistent with double doors. Double doors also feature in the internal porch doors and the French doors to the Drawing Room. Double doors also seem to show on the 1912 photo of the original porch in the HBA.

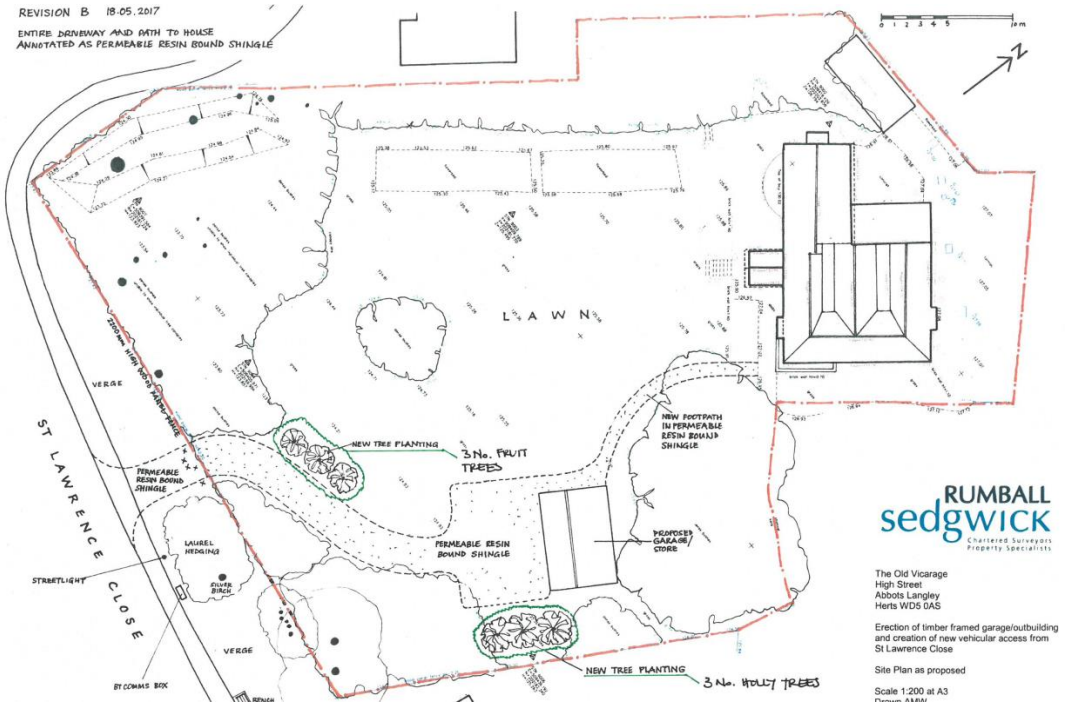
We propose painted hardwood double doors with glazed upper panel and wooden lower panels similar to existing – this will keep the line of the window sills and glazing through all three sides.

Garden face of porch showing modern bricked up section and original step

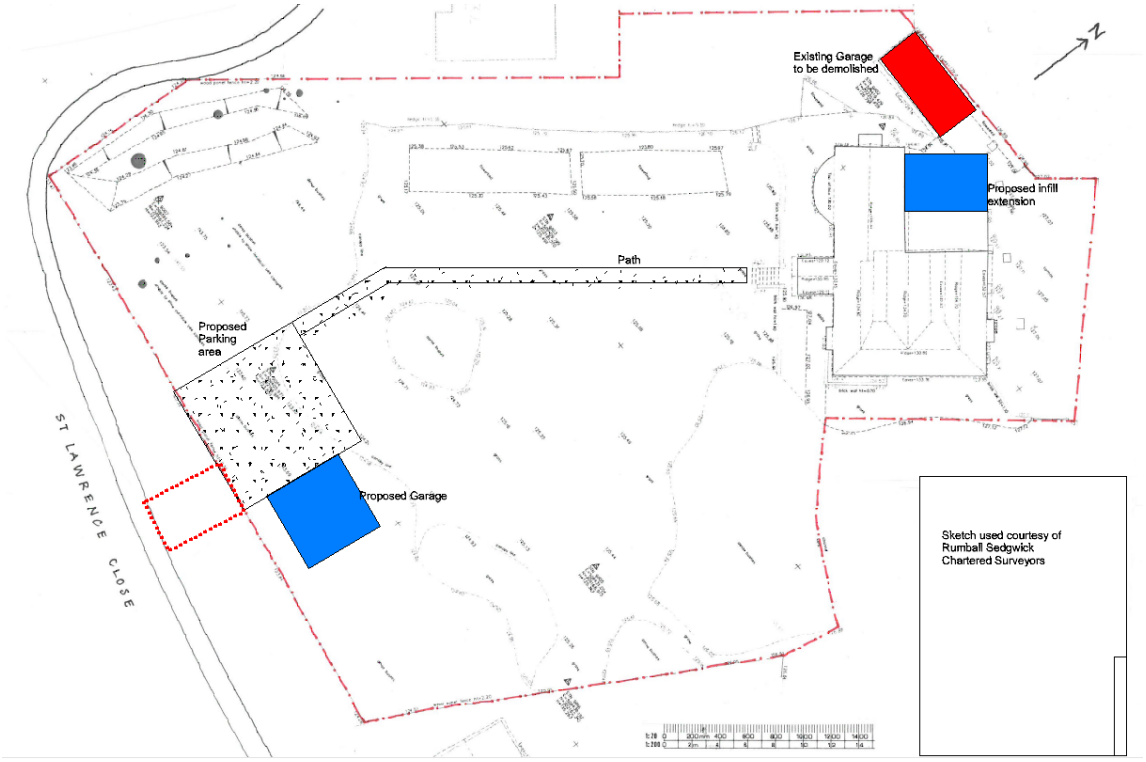
Existing porch with old double doors

8.5 Garage and path to house

Planning application 17_0643_FUL granted permission for opening new entrance onto St Lawrence Close and a garage and driveway and turning area as shown in the sketch. This had a garage around 7.4x5m and a driveway/turning/parking area of around 120m2.

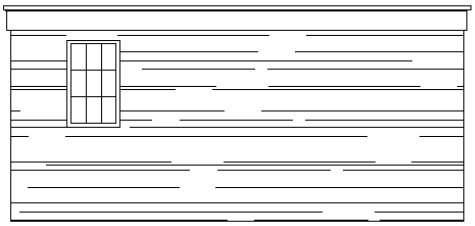


This application seeks permission for a new garage around 7x6m and a driveway/turning/parking area of around 100m2 free draining shingle close to the entrance with St Lawrence Close. This arrangement loses less of the garden to garage and driveway and keeps the garage away from neighbours. Note that the property is bounded by 1.8m high boarded fence all around and views into the private garden space are limited.

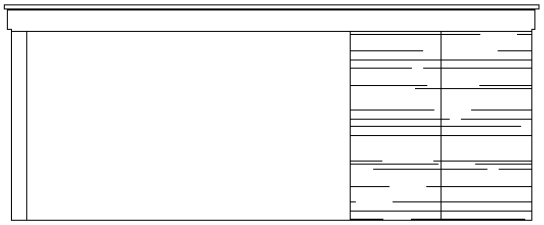


Design of the garage

The design in the previous submission was deemed to be overly domestic and not to reflect the hierarchy of buildings on the site. The garage has been redesigned with 1 smaller window and treated softwood timber cladding.



North facing elevation
View from house



West facing elevation
View from parking area (open bay and closed store)

Garage to be formed of secure store positioned parallel 2m from to existing 1.8m high fence to St Lawrence Close. The open bay car parking space is to be open with no doors and the secure store will have doors. The visible structure will be timber clad with softwood treated timber weather boarding laid horizontally. Roof will be flat felt.

The south and east elevations will not be visible from St Lawrence Close or the house as they are facing the fence and densely treed purposely 'wild' area.

The existing parking area to be predominantly laid to lawn as existing approval in 17-0643-FUL

Schedule of works	**Impact on heritage asset**
1 – To construct new garage of similar footprint to existing proposal. This will be largely timber clad on pier and beam foundation and will be nearer the St Lawrence Close entrance for safety and convenience for neighbours in St Lawrence Close	1 – The structure will not be readily visible from public area and the appearance of the structure will be in keeping with the setting. It will be largely obscured by tree planting
2 – To install path down the garden directly away from the existing stairs to the garden	2 – This will enhance the building in its setting by linking the garden to the house using the newly reopened front porch door

The proposed structures fall within RPAs of trees and this application includes Arboricultural Impact Appraisal and Method Statement.

9 Interior works

The interior of the property has been altered significantly over the years and has lost much of the original features. The main internal walls and ceiling remain along with cornice and doors in the main facade rooms. The staircase has been changed and some of the layout has been changed – mostly following the major demolition of the 1960s.

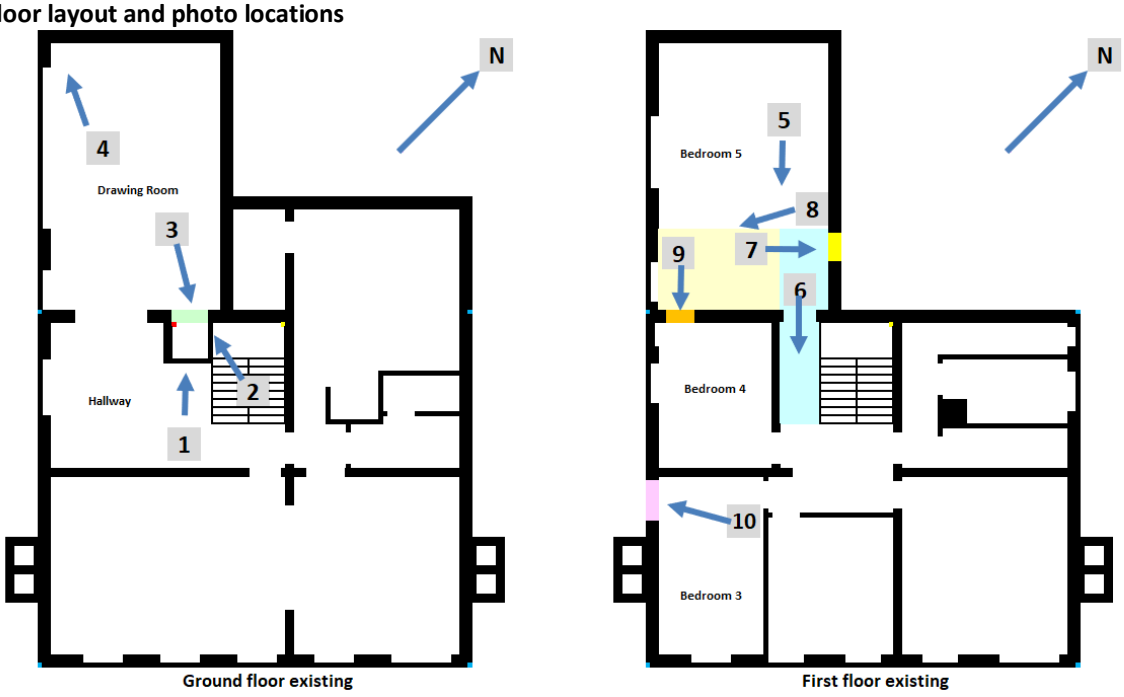
9.1 Findings of opening up survey

We carefully opened up some building elements using an evidence led approach based on examination of visible features and deduction. We have concluded the following based on our investigations:

1. Original staircase was wider than current and the stairs to mid Georgian addition was in that section
2. Bedroom 5 was originally divided and the smaller part was accessible through bedroom 4
3. The panelling in the drawing room and bedroom 5 was not part of original construction
4. There was a window on the SW elevation in bedroom 3

The proposals described throughout are informed by these findings.

Floor layout and photo locations



9.1.1 Staircase was wider than current and stairs to mid Georgian addition was in that section

In bedroom 5, there is evidence that the access to this room was via a stairway directly from the half landing of the original stairs. The current landing to bedroom 5 appears to have been constructed after the demolitions of 1960s.

We suspected this first by seeing the back of the cupboard in the hallway was constructed out of modern common brick suggesting this was an opening until recent times. We also saw evidence from under the existing staircase that the original staircase used to occupy the full width of the stair well (below where the current landing is to bedroom 5).

Photos from position 1 and 2 showing common brick upwards from height of original quarter landing. Evidence also of stairs being full width of stair well incorporating what is now the cupboard

Then we noted differences in the panelling (join lines, method, materials and quality) around the same area on the opposite side of that wall in the drawing room itself.

On carefully opening up this section, as expected, we found modern common brick infill from the quarter landing height of the original staircase upwards.

Photos from position 3 showing panel join lines and after carefully opening up panelling

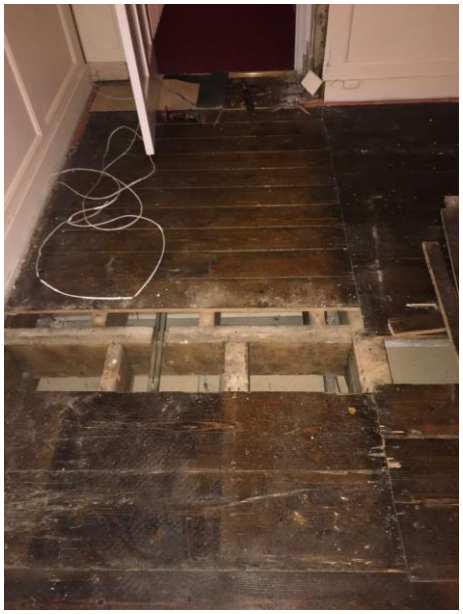
On opening up the adjacent panel in the drawing room, we could see the original brickwork wall. As noted in section 9.1.3 below, this room was original plastered and wall papered and much of the panelling is modern reproduction.

The stairs would have continued from the stair well into this room at high level and up to the bedroom 5 above.

We conclude the area directly beside the stairs would have been enclosed in the stair construction, hence not plastered, and the area below the pitch line of the stairs would have been open to the room and plastered and wallpapered along with the rest of the room.

Photo from position 3 showing line of old plaster on wall behind modern panelling below old stair line (now removed). Note the modern reproduction panelling formed of 6mm plywood and stuck on lath.

We lifted the carpet in bedroom 5 and saw evidence of new construction by a line in the floor boards and the same modern tongue and groove flooring used as is used for the existing landing to bedroom 5. When we lifted some of these boards, we could see evidence of trimmer and landing directly above the line of the stairs below.



Photos from position 5 showing join line of flooring – then opened up showing trimmer and landing

Similarly on the landing, the structure itself is of much more modern materials such as cut joists, plasterboard ceiling and tongue and grove flooring. Other evidence such as nails suggest this construction is part of the 1960s reconfiguration.

Photos from position 6 showing modern joists and floorboards forming landing to bedroom 5

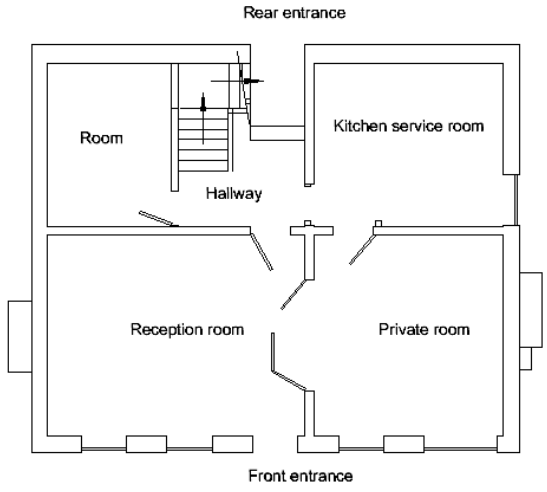
Photo from position 7 highlighted in bright yellow on layout.

We examined the panelling in bedroom 5 where the landing would have been and noted differences in construction (join lines, method, materials and quality).

On opening up this panelling, we saw a section of brickwork in the shape of a doorway made with common brick - so we assume access to the now demolished late Georgian section was via this stair way and landing.

This shows modern brick behind panelling and evidence of plaster. Note also earlier plaster and blue paint finishes behind panelling

Conclusion



Assumed layout of original Georgian building

We believe the original stair case occupied the full width of a stairwell, both before and after the construction of the mid Georgian addition. Evidence suggests the original staircase will have comprised of a first flight, a quarter landing, a step to a second quarter landing and then a flight to the first floor.

There will have been a route to the rear entrance under the return flight and second quarter landing.

When the mid Georgian addition was constructed, the first flight will have been continued through the rear wall occupying a small space at high level in the drawing room. Evidence suggests this arrangement was maintained until the reconfiguration in the 1960s.

9.1.2 Bedroom 5 was originally divided and access to smaller portion was through bedroom 4

We examined the floorboards further in bedroom 5 and noted that the area adjacent to the stairwell and landing were of a different width to those of the rest of the room.

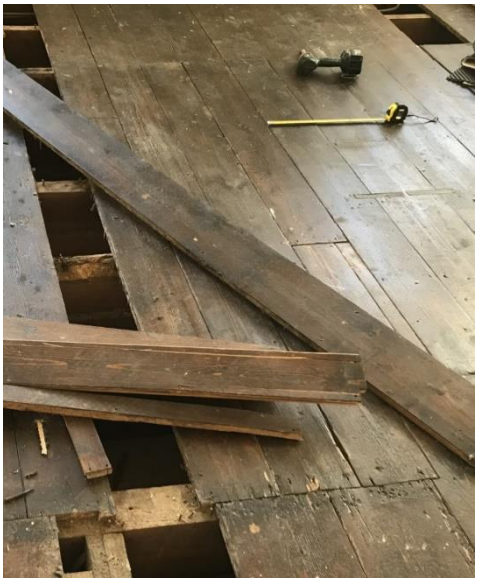


Photo from position 8 showing narrower boards in pale yellow section of bedroom 5 floor.

This suggests there was a separate room in line with the wall at the top of the landing before the (original) entrance to bedroom 5. This coincides with the position of an earlier window on the SW elevation (now bricked up but still evident).

We then examined the panelling in this area in more detail and noted a section of different construction (join lines, method, materials and quality) against the wall of the original early Georgian house. On carefully opening up this section, we found modern common brick in the shape of a doorway suggesting direct access between what is currently bedroom 4 and what is now bedroom 5.

Photo from position 9 showing modern common brick of earlier doorway (highlighted orange on layout)

9.1.3 The panelling in drawing room and bedroom 5 was not part of original construction

We have carefully opened up some of the panelling in the drawing room to consider how best to address damp and beetle damage and in doing so, found evidence that the panelling was put on over existing wall finishes.

This explains why there exists the awkward detail of the panelling sitting on top of the skirting and the top detail obscuring what we believe to be the original egg and dart cornice. There is evidence of floral wall paper - as expected long past service life, but showing how the room would originally have been presented.

Photos from position 4 showing wall paper full height behind panelling

We found also that behind adjacent panelling evidence of painted plaster finishes suggesting the panelling was fitted some time after the original construction as shown in section 1 above from position 7.

9.1.4 There was a window on the SW elevation in bedroom 3

Photo from position 10 after opening up plasterboard covering – evidence led by seeing brick suggesting bricked up window. Note original rendered window reveal and low sill height similar to that of other windows in the main SE facing elevation.

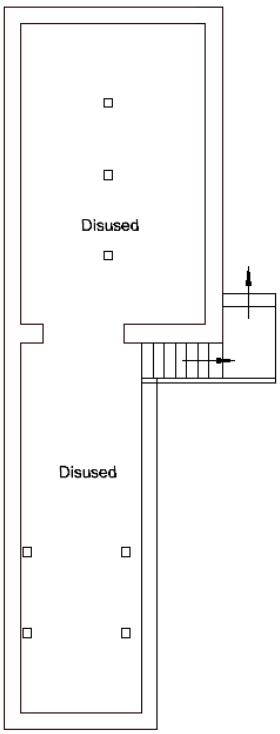
The above findings have informed the proposals and are referred back to in the discussion of specific works to the area.

In general, the proposals for the upper floors unwind much of the awkward arrangements introduced during the reconfigurations of the 1960s and return the arrangements to those we believe were original to the property at the time of the construction of the mid Georgian addition.

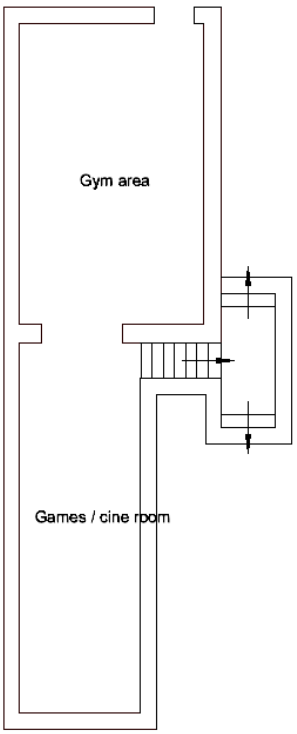
9.2 Interior proposals

9.2.1 Basement under drawing room and part of dining room

The basement suffers from water ingress and this has transferred to the ends of timbers built into the walls supporting the floor to the drawing room and hallway above. Additional timbers and pillars have been installed to prop the floor, which, along with the limited head height, render the space impractical.



Existing basement layout

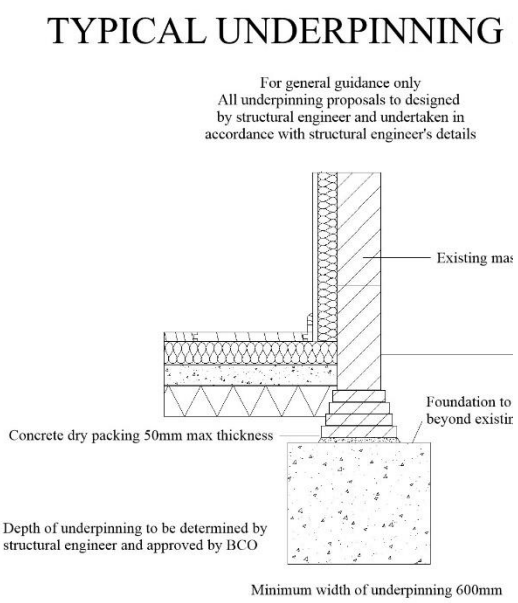


Proposed basement layout

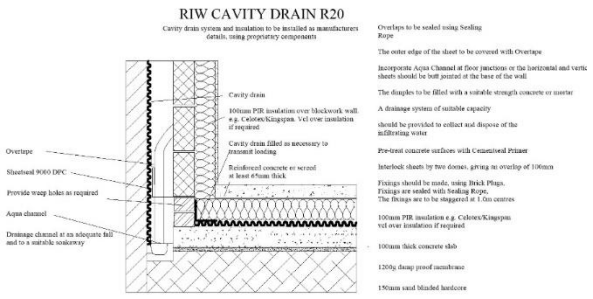
Schedule of works	Impact on heritage asset
1 – Underpinning of the basement to secure the building and allow for reduction in floor levels as per Hallam Consulting Method Statement	1 – The basement was used for domestic purposes but is now unable to be used due to damp and cold. To allow insulation and waterproofing and to enable standing, the floor will need to be lowered. This will also provide the opportunity to secure the building by improving the foundations
2 – To repair and furbish the floor structure retaining all principal timbers, replacing ends or providing additional support using structural steels where timber are decayed. Remove pillars	2 – The floor structure itself is of historic significance and the main beams and cross beams are mostly in reasonable order apart from the ends and will be preserved
3 – To delta membrane tank and insulate the exterior walls and fit active sump drainage system	3 – None as the historically significant alcoves are on the internal wall and will not be affected. No other historic components affected
4 – To re-open an opening to the exterior on the NW elevation	4 – This is restoring the openings to earlier arrangement

Specific details are in the Hallam Consulting Method Statement – typical details below with illustrations of the current conditions

Showing view of NW wall of basement under drawing room (graffiti by others)



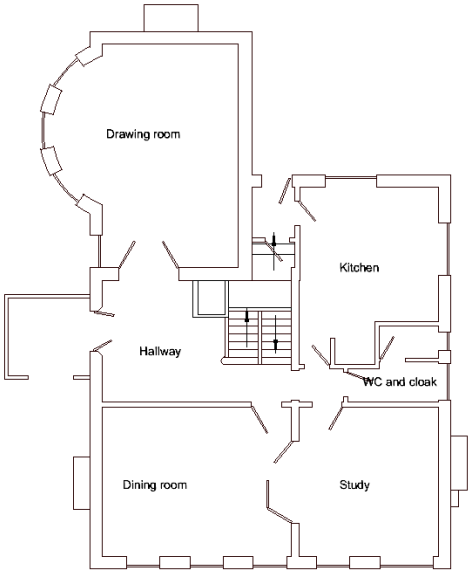
Typical underpinning detail. Specifics as per Hallam Consulting Method Statement



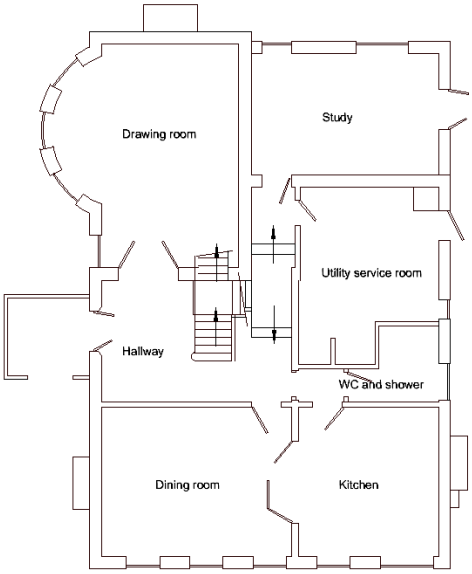
Typical membrane tanking method

Basement under dining room with modern pillar

9.3.1 Ground floor



Existing ground floor layout



Proposed ground floor layout

General items throughout

Schedule of works	Impact on heritage asset
2 – To remove paint and bring back into service shutters throughout	2 – The shutters appear to be later addition to the building but historic nonetheless. Removing the paint will allow for inspection and necessary repair and treatment preserving these items
3 – To remove paint from doors and woodwork generally throughout	3 – Doors and woodwork are generally sound. Removing paint will allow for inspection and necessary repair
4 – General cosmetic work to wall and ceiling finishes and minor repair	4 – None of the walls and ceilings have coverings with any historic value. Cosmetic works to surfaces or minor repairs has no material impact on the heritage asset
5 – Building services upgrades throughout and retaining services where present by capping off for future use	5 – No direct impact though there is a need to use existing service notches where practical to avoid weakening structure further

9.3.2 Hallway and staircase up

The stairway is a modern installation, assumed to be from the reconfiguration in the 1960s. It is in approximately the same place as the original, though a narrower and simpler arrangement.

Stair way viewed from front porch

Stairway viewed from upper landing

Schedule of works	Impact on heritage asset
1 – To replace the 1960s staircase with staircase the full width of the stair well. This will necessitate removal of the landing structure above which has been revealed to be of modern construction and reopening wall through to drawing room	1 – This proposal returns the arrangements close to that of when the mid Georgian addition was first built. It adds legibility to the phasing showing how the late Georgian section would have been accessed and removes modern materials

3d model - Existing stair arrangement

3d model - Proposed stair arrangement

The proposed route through to the proposed study is what we understand to be the original route to the basement and old rear door. This steps down to the original brick finished floor under the existing staircase.

3d model – proposed route to new extension under new stairs from hallway

Photo of under stairs showing original brick floor

Photo of entrance to basement stairs showing original brick floor

3d model – proposed route to hallway under new stairs from new extension

Note that there will be a step down and back up again between the study in the new extension and the existing hallway. This is acceptable to us as it helps separate the study from the rest of the existing house.

9.3.3 Other ground floor

Study Schedule of works	Impact on heritage asset
1 – Cosmetic improvements	1 – General preservation of components

Dining room

Schedule of works	Impact on heritage asset
1 – Cosmetic improvements	1 – General preservation of components

WC/cloakroom

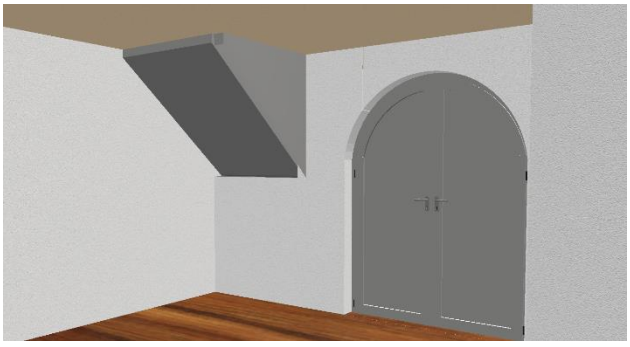
Schedule of works	Impact on heritage asset
1 – Remove modern brick wall and cosmetic improvements	1 – General preservation of components

Kitchen

Schedule of works	Impact on heritage asset
1 – Convert space as location for boiler, high efficiency log gasifying burner, solar thermal stores as well as washing drying room and utility room	1 – There are no heritage components in this section as this section was reconstructed in modern materials during the 1960s reconfigurations

Drawing room

Schedule of works	Impact on heritage asset
1 – Remove panelling to treat damp and beetle decay behind. Rearrange surviving historic panelling to only dado	1 –Most of the panelling in the room is modern replacement and was not part of the original construction and it thus obscures the original cornice. Retaining the serviceable elements as dado would preserve heritage elements whilst returning room to a more original state
2 – Remove the paint from the existing egg and dart cornice where practical. Procure reproduction and replace where existing cornice is beyond preservation	2 –This cornice is likely original and this would preserve this component. Replacing where necessary with modern reproduction would preserve design detail and the appearance
3 – Install stairs in corner at mid to high level to allow access to bedroom 5 above	3 – This layout is restoring that which we understand was the original for this mid Georgian addition



Simplified 3d model showing stairs rising in the corner of the drawing room

9.4 First floor and 2nd floor

9.4.1 First floor generally

Schedule of works	Impact on heritage asset
1 – Lift floorboards and strengthen and repair joists as necessary and level if practical. If not practical, fit firring to enable the levelling of floor finishes. Floor finishes are to be existing wood boards refitted and cosmetically finished	1 - The proposed works will strengthen and preserve the floor structure and the floorboards
2 – General cosmetic work to wall and ceiling finishes and minor repair	2 - None of the walls and ceilings have coverings with any historic value. Cosmetic works to surfaces or minor repairs has no material impact on the heritage asset

9.4.2 Upstairs Landing

Schedule of works	Impact on heritage asset
1 – Reconstruct spine wall and construct additional wall to front of building	1 – Replacing the spine wall returns this section to a more original arrangement. There is no cornice or any such feature to consider
2 – Remove landing section across to bedroom 5 and install additional balustrade section	2 – This section of landing is of modern construction and removing this returns the space to a more original arrangement as described in Findings of Opening Up Survey in 9.1.1 above
3 – Remove section of ceiling above stairs to reveal original light well	3 – This reveals an early lightwell with original components which will be restored and preserved

Bedroom 1

Schedule of works	Impact on heritage asset
1 – Cosmetic improvements	1 – General preservation of components

Bedrooms 2 and 3 forming new bedroom 2

Schedule of works	Impact on heritage asset
1 – Remove partitions between the rooms	1 – Removing this will return the layout to something closer to original. These partitions are low quality and relatively modern
2 – Re-open new window to SW elevation	2 – This window was part of the earlier arrangements and opening this out will return the arrangement to something closer to original as described in Findings of Opening Up Survey in 9.1.4 above

Bedroom 4 forming new staircase and WC

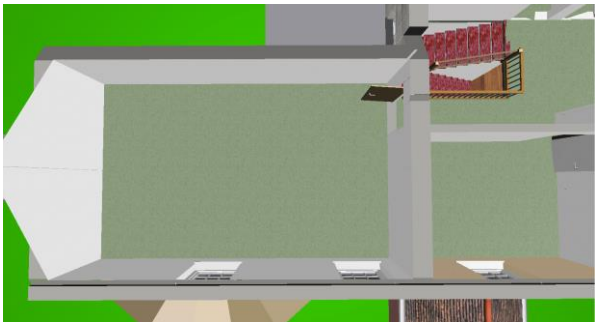
Schedule of works	Impact on heritage asset
1 – Introduce staircase to 2nd floor and open out stairwell above. Existing ceiling joist will have be further trimmed to allow the stairwell to be moved as the steelwork fitted in 2006 to reinforce the roof occupies part of the original stairwell.	1 – This will be approximately in the location of the original stairwell to the habitable section of the 2nd floor and introducing this will return the layout to something closer to original. Note that the trimming was first done upon construction of the mid Georgian addition
2 – Fit partition wall between staircase and new WC space	2 – No heritage component affected and no material impact on layout
3 – Form opening through brick wall into new shower area in bedroom 5	3 – This opening was bricked up in the reconfiguration of the 1960s and opening this will return the arrangement to something closer to original
4 – Fit services to this space and minor service penetrations	4 – Minor impact on heritage components such as ceiling penetration

Existing bedroom 4

Bedroom 4 with stairs to loft reinstated

Bedroom 5 forming bedroom 5 and shower room

Schedule of works	Impact on heritage asset
1 – Repair ceiling beam above window above bay window by removing decayed end as outlined in Hallam Consulting Method Statement	1 – Repairing this will preserve the ceiling structure which is also the floor structure for the habitable room above
2 – Remove section of floor near existing door and form staircase and landing up from quarter landing below	2 – This floor section was constructed during the reconfiguration of the 1960s along with the landing outside the door and removing this floor and reinstating stairs will return the arrangement to something closer to original
3 – Remove panelling and treat source of damp ingress in wall various sections and reinstate when works complete	3 – Water ingress has resulted in damage to various sections particular along the SW elevation. Treating the source of this and repairing and reinstating the affected panelling will preserve the panelling
4 – Construct walls and door to separate newly formed landing and shower room from bedroom 5	4 – There is some evidence this is the original arrangement. Existing panelling can be joined into by careful joinery
5 – Open window to NE elevation from newly formed landing using one of the existing single casement windows in the place of the bricked up doorway shown in the Findings of Opening Up Survey	5 – The section of wall affected was a doorway to the demolished section until the reconfiguration of the 1960s. It adds to legibility of phasing by drawing attention to how the late Georgian section would have been accessed
6 – Fit enclosed shower cubicle with services to newly former shower room	6 – Minor impact on heritage components such as ceiling penetration



Simplified 3d model looking into bedroom 5 as existing

Simplified 3d model looking into bedroom 5 proposed

Existing WC and Bathroom & Airing Cupboard forming new bedroom 3

Schedule of works	Impact on heritage asset
1 – Remove modern dividing walls to form one room	1 – This will return the layout to close to original arrangement before the walls were introduced in 1960s
2 – Replace missing cornice in existing WC area (present in bathroom, cupboard and corridor)	2 – This is the only room in the upstairs that benefits from existing cornice and this will be preserved and enhanced
3 – Cap off and retain services currently serving bathroom and WC	3 – None – services will be retained for future use if necessary

9.5 Habitable 2nd floor space directly above existing bedroom 5

Schedule of works	Impact on heritage asset
1 – Remove failed plaster finishes leaving lath in place. Fit plasterboard lining	1 –The lath will be preserved along with the evidence of the original arrangement behind the plasterboard lining
2 – Remove roof tiles setting tiles to side for re-use. Fit over rafter insulation to create warm roof. Refit tiles	2 – This will facilitate using the space as per the original arrangements
4 – Fit dormers to SW facing roof pitch as described in SW elevation section	4 – This will add daylight to the space making it more suitable for habitation as originally intended
5 – Re-open small window at top of stairs looking into the southern roof valley as shown in photo	5 – Re-opening this window to service will return the arrangements to closer to original and add light to stair well
6 – Create small dormer to provide head height above stairs to loft in valley (see photo below)	6 – Minimal impact on fabric. This brings the staircase up to useable standards working around the beams that were installed in 2006 to support the roof

Roof as existing

Indicative size and location of small dormer to allow head height over stairs to loft

9.6 Non habitable 2nd floor space and roof

Schedule of works	Impact on heritage asset
1 – Evidence of continued beetle activity in a number of locations. Treat beetle activity	1 – The heritage timber components will be preserved
2 – Evacuated tube solar collectors are to be mounted facing SW in the roof valleys. Pipe work will be brought through water proof service openings in the roof	2 – The roof is strong enough following the reinforcing workings in 2006 and the roof sections to form openings through are modern
3 – Re-open roof light to NE facing elevation of middle hip	3 – This will bring a feature back into use and restore and preserve associated components
4 – Fit braces to chimney stacks	4 – These are evident in historical photographs so are appropriate in this setting

10 Legislative & Policy Context and consideration of proposals

The primary legislation relating to Listed Buildings and their settings is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990.

Section 16(2) states "In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Section 66(1) reads: "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Consideration *– the proposal preserves the setting and features of special architectural and historic interest by renovating the building, thus enhancing its appearance, and retaining and restoring special features. Loss of fabric is kept to a minimum and changes are limited so that historic narrative can still be read in the building such as changes to fenestration in the SW elevation.*

In relation to development within Conservation Areas, Section 72(1) reads: "Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

Consideration *– the proposal enhances the appearance of the local conservation area by improving the appearance of the building, restoring a more authentic appearance by undoing some of the unsympathetic changes that have been made particularly in the mid/late 20th century such as the paint coat and the truncation of the chimneys.*

Policy relating to the historic environment is set out at national level within the National Planning Policy Framework (NPPF).

10.1 National Planning Policy Framework (NPPF)

Chapter 16 (Paragraphs 184 to 202) of the NPPF updated and adopted in February 2019 constitute the Government's national guidance and policy regarding development relating to the historic environment.

Paragraph 185 of the NPPF states that "Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage asset most at risk through neglect, decay or other threats. This strategy should take into account:

a) the desirability of sustaining and enhancing the significance of heritage asset, and putting them to viable uses consistent with their conservation;
b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
c) the desirability of new development making a positive contribution to local character and distinctiveness; and
d) opportunities to draw on the contribution made by the historic environment to the character of a place."

Consideration *– the proposal enhances the significance of the heritage asset by improving its appearance in its setting as a dwelling. Its historic features makes a positive contribution to local character being as it is beside the Grade 1 listed Church and Stables and enhancing these will add to the local character.*

10.2 Local Policy - Three Rivers District Council

The site lies within the boundary of the Three Rivers District Council. The Three Rivers Local Plan was adopted on 13th July 2013. Policy DM3 relates to the Historic Environment and is considered relevant to this proposal and extracts are below.

DM3 a) Historic Built Environment

"When assessing applications for development, there will be a presumption in favour of the retention and enhancement of heritage asset and to putting heritage asset to viable and appropriate uses to secure their future protection. Applications will only be supported where they sustain, conserve and where appropriate enhance the significance, character and setting of the asset itself and the surrounding historic environment."

Consideration *– the proposal enhances the heritage asset by improving its appearance in its setting and retaining fabric and features as much as is practical in its continued use as a dwelling. Its historic features are retained such as windows, some panelling, cornices, internal doors. Loss of historic fabric such as lath and plaster walls and floor and roof structure is insignificant.*

DM3 b) Listed Buildings

The Council will preserve the District's Listed Buildings and will only support applications where:

i) The extension/alteration would not adversely affect its character as a building of special architectural or historic interest both internally or externally or its wider setting

Consideration *– the proposal does not adversely affect the character of the building as of special architectural or historic. The main historic façades are largely unchanged except for the restitution of features lost over the years such as visible brickwork pointing and chimney structures. Internally the proposed rearrangements are evidence led and generally return the layout and access arrangements within the building to an earlier phase. enhances the heritage asset by improving its appearance in its setting and retaining fabric and features as much as is practical in its continued use as a dwelling. Its historic features are retained such as windows, some panelling, cornices, internal doors. Loss of historic fabric such as lath and plaster walls and floor and roof structure is insignificant.*

DM3 c) Conservation Areas

Within Conservation Areas development will only be permitted if the proposal:

i) Is of a design and scale that preserves or enhances the character or appearance of the Area.
ii) Uses building materials, finishes, including those for features such as walls, railings, gates and hard surfacing, that are appropriate to the local context.
iii) Retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges.
iv) Retains and restores, where relevant, traditional features such as shop fronts, walls, railings, paved surfaces and street furniture, and improves the condition of structures worthy of retention.
v) Does not harm important views into, out of or within the Conservation Area.
vi) Protects trees, hedgerows and other significant landscape features and incorporates landscaping appropriate to the character and appearance of the Conservation Area.
vii) Results, where relevant, in the removal of unsympathetic features and the restoration or reinstatement of missing features.

Consideration *– the proposal conforms to the above as follows:*

i) The extension proposal is of a similar design to the existing building and does not step outside of a natural footprint for the building formed as a rectangle by the various external walls
ii) It uses finishes such as lime render where necessary suitable for such a building and removed damaging materials such as plastic paint
iii) Boundaries are largely unchanged by the proposal
iv) It improves the condition of the structure particularly by the repointing of brickwork
v) Views into the conservation area will be enhanced as the building will be more aesthetically pleasing when architectural features such as the Flemish bond and chimneys are restored
vi) Landscaping will be sympathetic to the area with native hedging already proposed and agreed under discharge to conditions for 17/0646/LBC
vii) As (v) above, chimneys will be reinstated and pointing and brick bond restored. Internally stair layout will be returned to an arrangement shown by evidence to have existed before the rearrangement in 1960s

11 Conclusion

An early draft of the proposal was shared with the local planning authority through preapplication process and all significant considerations were incorporated into a full application. This was subsequently refused due in part to lack of clarity in some of detailed proposals and in part due to concerns over some design themes.

This updated application has removed some of the initial proposals and modified others. Further detail is also provided for some of the key items.

We believe this associated schedule of works and heritage impact assessment demonstrate that there is substantial enhancement to the significance of the asset through renovation, restoration and reinstatement. Loss of original fabric is insignificant, elements will be preserved and legibility of early phasing is retained and in some cases, revealed again.

We consider the proposals are in keeping with the legislative and policy context and represent an opportunity for refreshing the building in such a way that its significance will be enhanced for this and future generations.

Appendix A

Hallam Consulting Method Statement – Loft support, Basement works and Bay Window repair

Appendix B

Method Statement for Repair to existing Windows

Appendix A

Hallam Consulting Method Statement – Loft support, Basement works and Bay Window repair

HALLAMCONSULTING
Structures and Design

The Old Vicarage
6 High Street
Abbots Langley
WD4 0AS

Client: ***Stephen Deering***

Structural Method Statements for Repairs & Works;

Essential Repair works to loft floor,
Basement underpinning to reduce level,
Partial re-build of central pier to front bay.

Thomas Hallam BEng, CEng, MICE

June 2021

Hallam Consulting Project Number: 1239

Contents

28.05.21		Draft Issue
11.06.21		Issue for Planning LBC

1.0 Introduction

This report sets out the Technical approach to 3 key elements of the Listed Building Consent Application for the works at the Old Vicarage, Abbots Langley. HC have worked extensively on Listed Buildings and the sensitive technical approach they require. This document is to support the owner with ensuring that the best approaches are used.
A site visit was undertaken on the 28th April 2021 to inspect the property and grounds. Whilst the structure was generally covered by finishes, sufficient areas were evident to allow inspection of the key structural elements under review.

The intention is to undertake, broadly;

- Essential structural repair to a failing support beam in the loft to the existing second storey rear extension.
- Underpinning to the existing basement perimeter retaining walls in order to reduce the floor level and thus create a uesable head-height.
- Partial re-build of a pier to the front bay window.

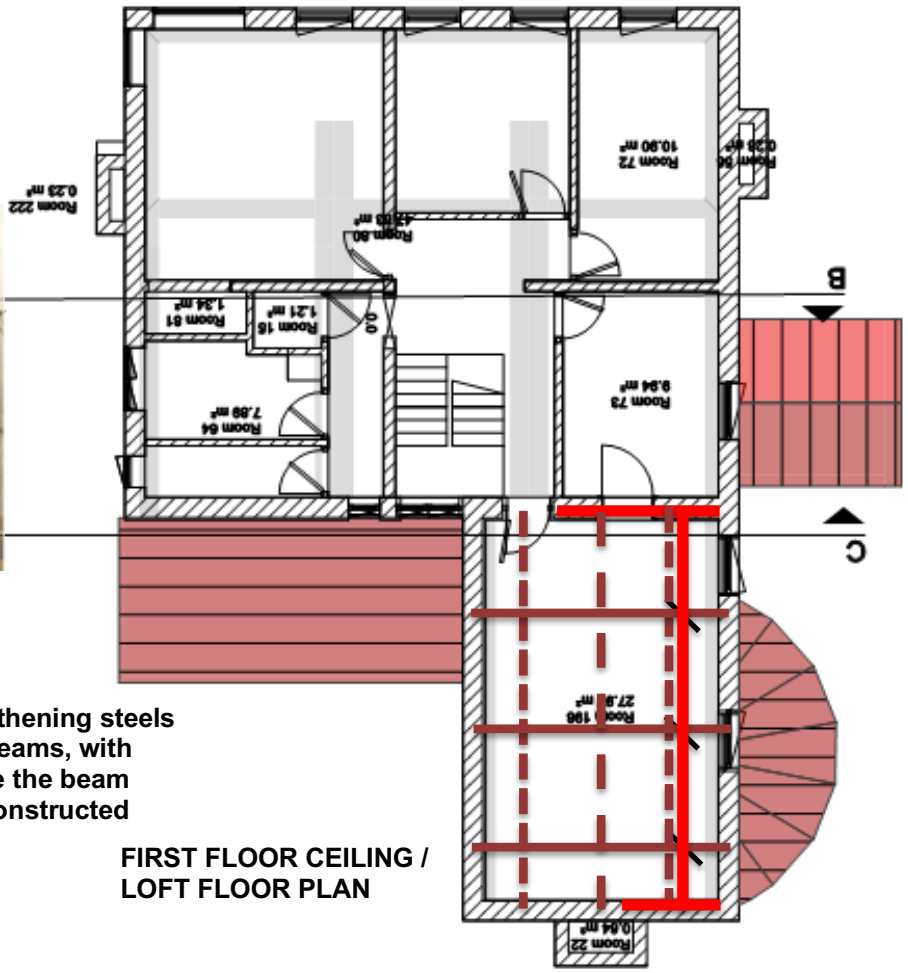
This report does not address any other structural or cosmetic aspects of the property other than that as noted. Hallam Consulting's role is Designer with Principal Contractor & Principal Designer role under CDM 2015 by the client and future contractors.

Residual risks from this report are that elements of the existing retained structure as noted within will require temporary propping during the strengthening works. The contractor is to design their temporary works in accordance with their installation methodolody. Excavations for underpins to reduce the basement level are to be shored where necessary to prevent collapse or movements of the surrounding supported structures.

2.0 Essential Structural Repair Works to loft floor

An existing primary Oak beam floor and roof support to the first floor ceiling of the rear extension is in a heavily degraded condition. Refer to the Structural Surveys for further detail. We have asked the current incumbent to temporarily prop the beam end (support from below) until these essential repair works are carried out. The beam itself looks to have its bearing above a window, over a window lining with no apparent original, robust support such as a lintel. We recommend strengthening this degraded beam, from above and strapping this beam end to a new steel beam over, with the following rationale and approach;

The beam would run behind the dwarf wall of the loft space above, in the eaves, within the roof pane and behind the parapet wall.



Brown dashed lines denote ridge and dwarf wall lines of loft space over.

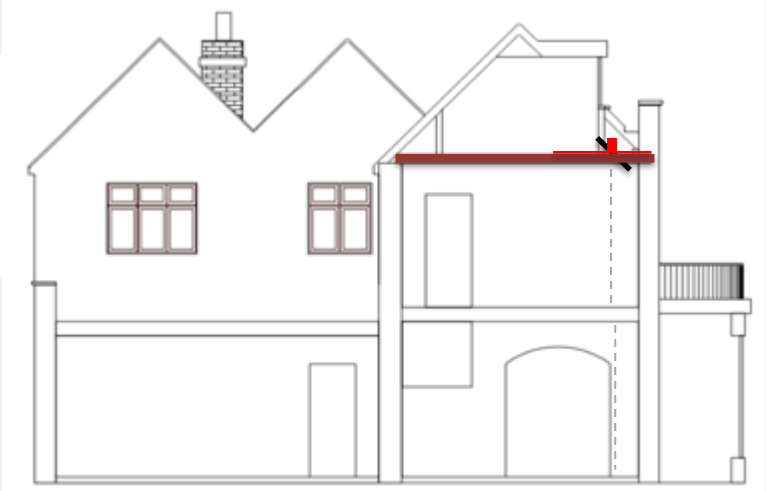
Red lines denote essential new strengthening steels onto which to strap the existing Oak beams, with steel bearers at either end to distribute the beam reactions across the existing poorly constructed masonry.

FIRST FLOOR CEILING / LOFT FLOOR PLAN

Brown solid line denotes existing degraded primary Oak beams to first floor ceiling, eg & exposed in loft floor.

Red box denotes longitudinal steel beam, installed behind existing dwarf wall.

Grey dashed line denotes temporary props.



CROSS SECTION

Given that the lath & plaster in this loft space is entirely defunct we recommend that in this area the walls & roof are scaffolded externally, covered with a top hat and that the roof tiles are carefully removed for re-use. Once the timber carcass is exposed it should be inspected and treated with a preservative. The steels to be pushed into place and the degraded primary timbers below strapped up to the steel.

The proposal seeks to install dormer windows into the plane of the roof, behind the parapet. New timber framing works to be installed alongside the existing retained rafters, also themselves supported from the new steel beam. From which the covering fabrics should then be reinstated.

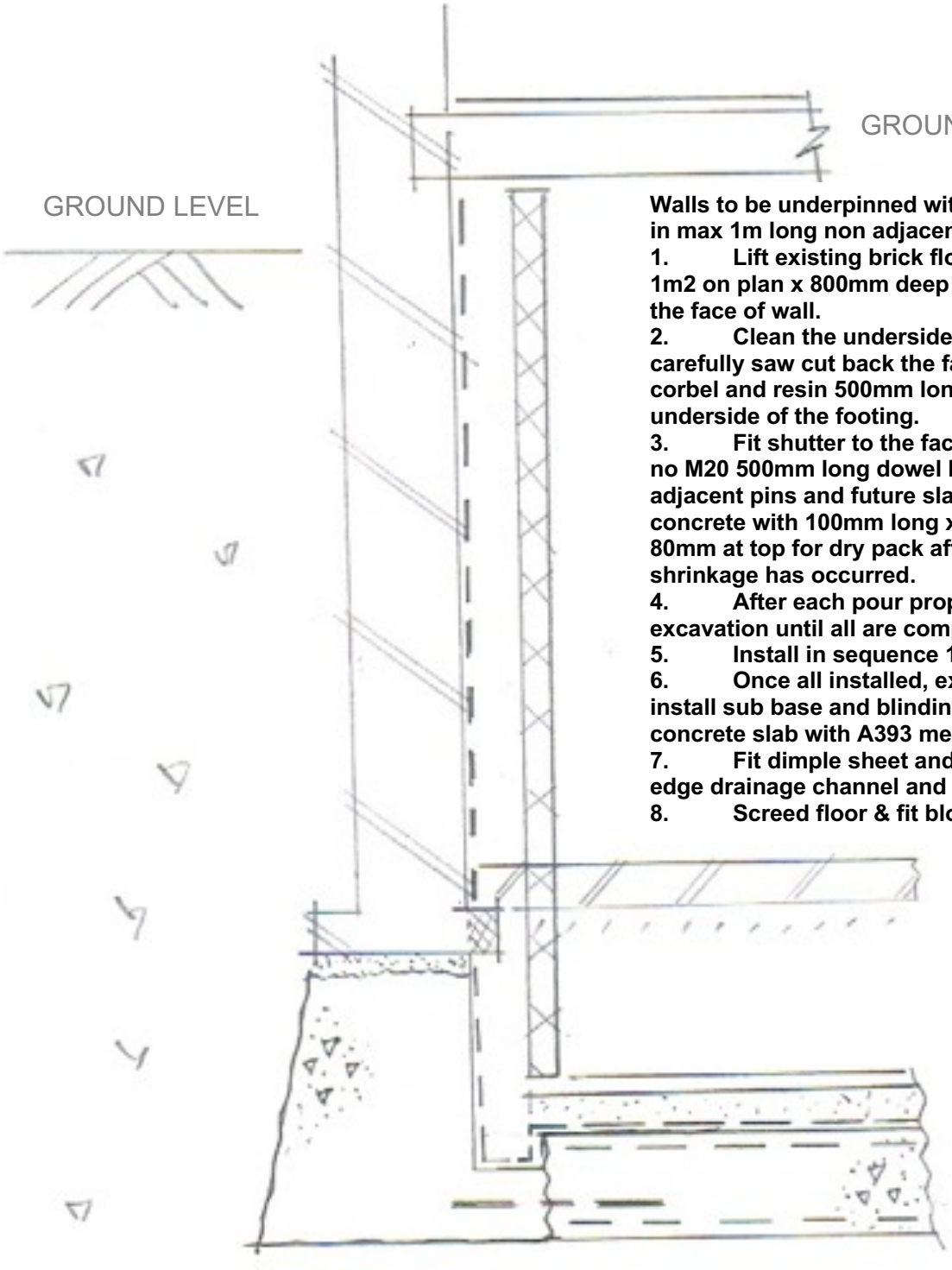
3.0 Basement underpinning to reduce floor levels

The intention is to reduce the level of the current brick lined basement floor to achieve a comfortable floor to ceiling height, through localised low level underpinning of the perimeter walls.

The new floor would include dpm, dimple sheets on the wall. No insulation would be required on the floor due to inherently stable ground temperature.

From conservation point of view, the existing perimeter basement walls will be preserved through the approach to underpin. The detracting modern brick piers will be removed and the floors strengthened to suit. The only loss of fabric will be of the existing brick floor tiles on their replacement with a reinforced concrete slab, which the conservation specialist noted that the brick floor was of minimal value.

project number	1239
project	The Old Vicarage, Abbots Langley
by	TH
date	June 2021



Walls to be underpinned with the following sequence in max 1m long non adjacent bays;

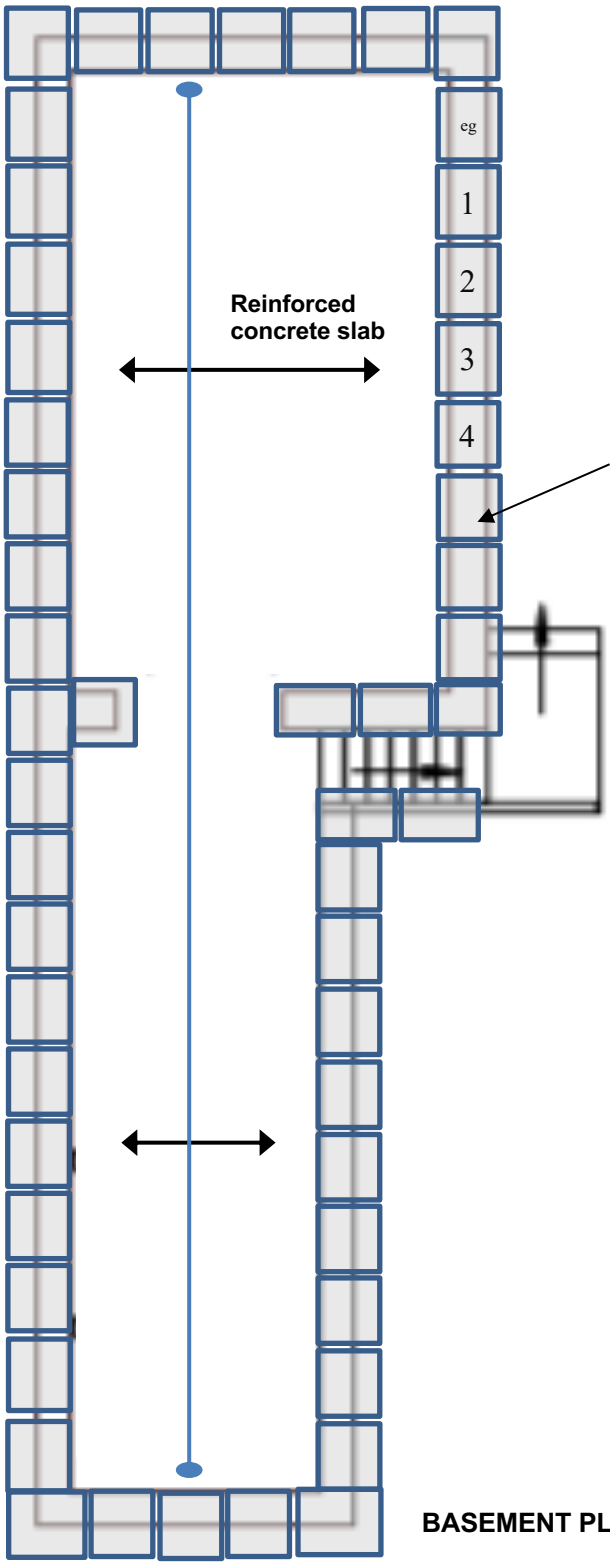
1. **Lift existing brick flooring and excavate a 1m2 on plan x 800mm deep pin to 500mm back from the face of wall.**
2. **Clean the underside of the existing footing, carefully saw cut back the face of the outstand corbel and resin 500mm long M20 bars up into the underside of the footing.**
3. **Fit shutter to the face line of the wall, push 2 no M20 500mm long dowel bars into both future adjacent pins and future slab base and cast in Gen3 concrete with 100mm long x 200mm tall toe leaving 80mm at top for dry pack after 24hrs concrete curing shrinkage has occurred.**
4. **After each pour prop it back to the retained excavation until all are complete.**
5. **Install in sequence 1-2-3-4 bays.**
6. **Once all installed, excavate to formation, install sub base and blinding and cast 300mm concrete slab with A393 mesh in the top.**
7. **Fit dimple sheet and dpm to inner face, into edge drainage channel and sump.**
8. **Screed floor & fit block inner skin cavity wall.**

CROSS SECTION THROUGH BASEMENT WALL

Underpin layout on plan.

Noting the sequence 1-2-3-4 for adjacent bays.

Refer to cross section for further detail.



BASEMENT PLAN

4.0 Bay pier re-build

A previous Listed Building Consent has permitted the stripping off of non-breathable paint applied finishes to the external brickwork. On this central pier of the bay window a previous cementitious repair render had also been applied under the paint. The consented methods were not able to successfully remove the cement. As such, the next stage of progression is to look to locally remove the damaged bricks for either individual cleaning and reinstatement or their replacement. It is noted that the original lime mortar is soft and easily removeable.

An initial exercise has been to carefully excavate a trial pit alongside the foundation to assess the existing depth and whether there had been any localised settlement, hence whether underpinning was necessary as a first exercise. The existing foundation of the bay is a brick corbelled footing at circa 500mm depth, which is sufficient to suggest that it is not the foundation of the bay creating a potential settlement problem.

We then suggest that the existing bay roof should be temprarily propped both internally & externally and that the window frames & panes should be protected with cut boards, or would be comfortably retained in place.

Internal finishes to the bay are timber panelling to the window reveals and wall. If necessary the panels can be carefully locally detatched during these re-build works, for careful reinstatement.

Any disturbed coving would be repaired or moulded and accurately, locally replcaed.

Using non-percussive hand tools only the bricks should be carefully removed one by one and carefully set aside for re-use. It would not be necessary to dismantle the wall further down than 4 courses above window cill level.

Free of the wall matrix, each individual brick may be sufficiently malleable to clean by hand using glass paper. The rear or non-exposed face of the bricks may be suitabe to allow the bricks re-use in its place, though facing another direction. If none are appropriate then matching reclaimed bricks or bespoke handmade bricks of exactly the same dimensions may be used to re-build the pier in a lime mortar to match the existingcolour, bed-joint gauage deth and penny roll pointing sytle. Ensure that any ties or nails that were holding the window frame and linings in place are let back into the mortar courses.

Appendix B

Method Statement for Repair to existing Windows

Works will follow methods stated in the attached guidance from Historic England

Historic England

Traditional Windows

Their Care, Repair and Upgrading

3 Repairing Windows

3.1 Repairing timber windows

The purpose of repair is to replace or reinforce those parts of the window that have decayed so badly that they can no longer function as intended.

There is a widely held perception that repairs are shortlived, especially those to external softwood joinery, and that the result is inferior to a new window. There is no doubt that repairs will fail quickly if they are poorly designed executed or carried out with unsuitable materials. However, properly carried out repairs can extend the lifetime of a window for many years.

Wherever possible, repairs to window frames should be carried out *in-situ*, particularly when the frame is built in and cannot be easily removed without damaging either the window or the surrounding wall. Sashes and casements can usually be removed without damage for repair either on site or in a joiner's workshop.

Recording

Before windows are removed for repair they should be carefully recorded, at least with photographs and some basic measurements. Sashes, casements and other parts should be labelled to ensure that they go back in the correct positions. Before stripping many layers of accumulated paint, think about having a paint analysis. This might reveal information about the previous colour schemes that could inform future painting. If possible, leave a small section of existing paint layers *in situ* for future analysis. Any historic glass and its characteristics should also be recorded.

Where several windows have to be dismantled in the course of repair, it is important always to mark and record the identity of the components before dismantling.

Decay in timber windows resulting from moisture penetration can be prevented by thorough painting, regular maintenance and prompt repairs. Wet rot in windows is recognisable by cracked and wavy paintwork, the timber beneath having become very soft. Replacement sections can be scarfed or pieced-in, taking care that the original profile is accurately reproduced. At the same time it is essential to remedy the cause of the dampness.

Sash windows were usually constructed from slow grown deal (pine); only in the most prestigious houses and a few early examples, was oak used. Repairs and replacements should be of the same type of timber as the existing to avoid differential movement. Hardwood is generally used for the cill as this is the most vulnerable part of the window. Where glazing bars of iron, lead, brass or bronze have survived every effort should be made to retain them.

Open joints

Open joints allow moisture to enter and cause decay. Loose joints should be re-secured by cramping, glueing, re-wedging and pinning. Decayed joints should be taken apart and defective members repaired by piecing-in. New wood and as much of the existing as possible should be treated with a solvent-borne preservative before fitting. Metal angle-repair plates, let in flush, may be used as a temporary repair to the corners of sashes.

Cills

Timber cills are particularly susceptible to decay. New cills should be made of durable hardwood, such as oak, thoroughly primed and painted and where appropriate incorporating a drip. To avoid removing the whole window, the outside half of the cill alone can be replaced; the butt joint between new and old work should be covered by the bottom rail of the sash when it is shut.

Spliced repairs

Spliced repairs should be made by cutting out rotten wood and splicing or scarfing-in timber inserts which are shaped to obtain the maximum strength and to match the existing profiles. The new timber should always be worked to the line of the existing and should follow any existing deformations in the line of the window. Excessive trimming of the existing timber should be avoided. Spliced repairs should be designed so that water is directed towards the outer face of the timber and cannot lie on or enter the repair joint. Inserts should be made from good-quality wood similar in species and moisture content to the parent timber. They should be fitted with the grain orientated to match the existing. This reduces the risk of the insert and the parent timber moving at different rates during damp and dry conditions, which could in turn cause the repaired joint to fail by splitting. Just as for any other joinery work, timber with defects such as shakes, resin pockets, knots or sapwood should be avoided for use in repairs. Modern softwood has poor resistance to decay and should be double-vacuum impregnated with preservative by the supplier.

When repairing window joinery, always rectify the source of the problem first - such as where damp is getting in. If you need to apply preservative treatments, these can be brushed onto the affected area after the decayed wood has been cut out. A more sophisticated method is to pressure-inject organic, solvent-based preservative into the timber through non-return valves that are later filled. This is best done by a specialist and is not really economical for fewer than five windows. The insertion of preservative rods containing water-soluble chemicals (usually boric acid) that diffuse into the surrounding timber is also highly effective, but again is best carried out by an experienced person.

Resin-based repairs

Proprietary polyester or epoxy resin repair products can also be considered. Where the window is to be painted, small areas of loss can often be made good with fillers based on wood dust mixed with a two-part epoxy resin or polyester resin. The worst decay is first cut away, but not back to sound wood; instead, weakened areas are strengthened with a resin consolidant. Removed material is then replaced with a filler or a combination of filler and timber. This is a very effective way of maximising the amount of original fabric retained.

The most likely area of failure is at the timber/filler joint, where cracking results from differential movements in the timber and resin and insufficient adhesion between the two materials. Moisture admitted through these cracks is likely to be trapped behind the repair where it could create conditions for further decay. Although the long-term performance of resin-repair systems is uncertain, such systems can postpone the replacement of a traditional window so that it survives to be repaired another day. If traditional joinery repairs are not possible, it is better to use resins and extend the life of the original window.

Timber quality

Many 18th and 19th centuries sash windows continue to provide excellent service thanks largely to the high quality timber used in their manufacture. Most were made from heartwood of imported Scots pine *(Pinus sylvestris)* grown slowly in natural forests. However, by the early 20th century, trees cultivated on plantations were an increasingly important source of timber. Plantation grown trees are encouraged to grow to a marketable size in the shortest possible time. As a result, they contain a larger proportion of sapwood than slow-grown trees. Sapwood is more permeable than heartwood and contains sugars and starches that provide an excellent food source for fungi; this makes it susceptible to decay and unsuitable for external joinery. Nevertheless, in the post-war years, it became common practice to use timber containing a high proportion of sapwood for many joinery tasks. The results of this can be seen in the large number of timber windows, dating from the 1960s and 70s, which now require replacement. Therefore, it makes good sense to retain old joinery wherever it is sound. When repair or replacement is required, heartwood of one of the more durable softwood species, such as Scots pine/ European redwood *(Pinus sylvestris)* or imported Douglas fir *(Pseudotsuga menziesi)*, should be used. As it is very difficult to ensure that timber is entirely free of sapwood, pre-treatment with preservative is generally recommended. An alternative would be to use chemically modified 'acetylated' softwood which is exceptionally durable, and dimensionally stable.

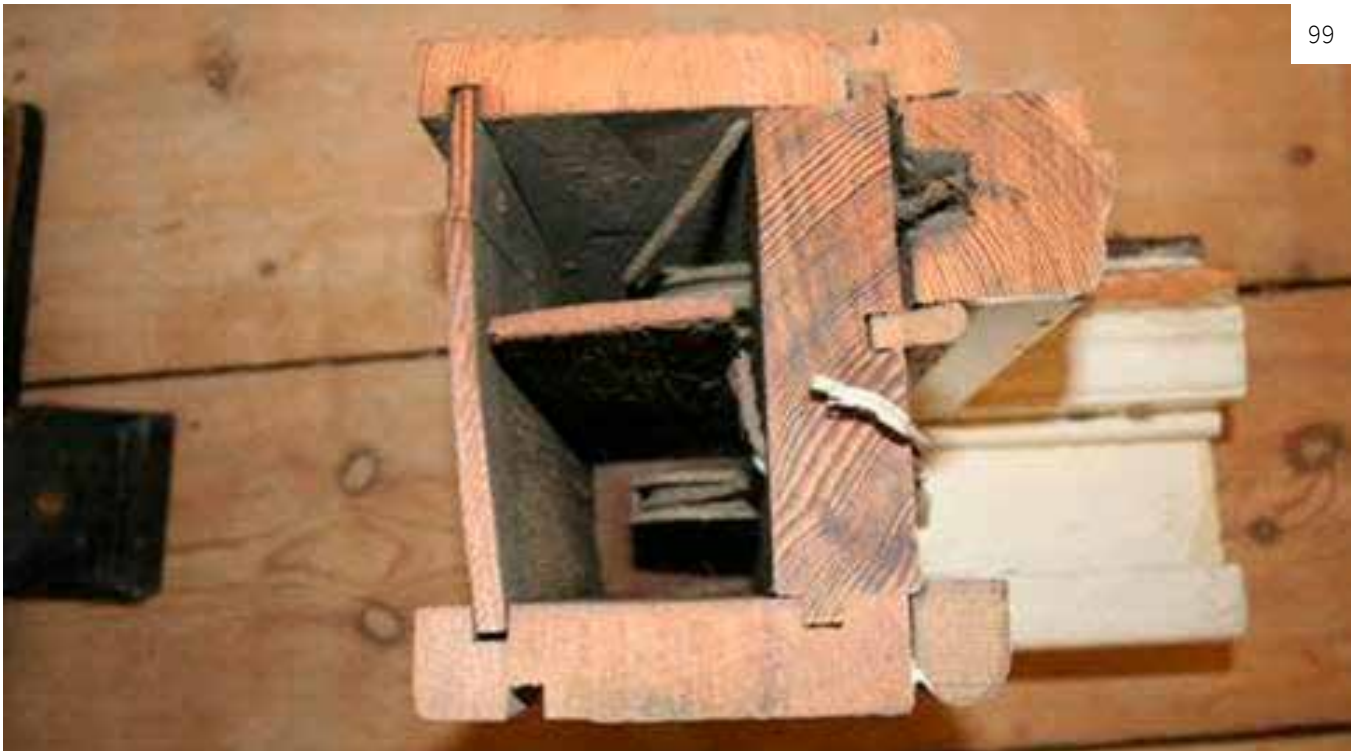


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Image 99

This section through a sash box shows the high quality of the timber used during the 19th century.

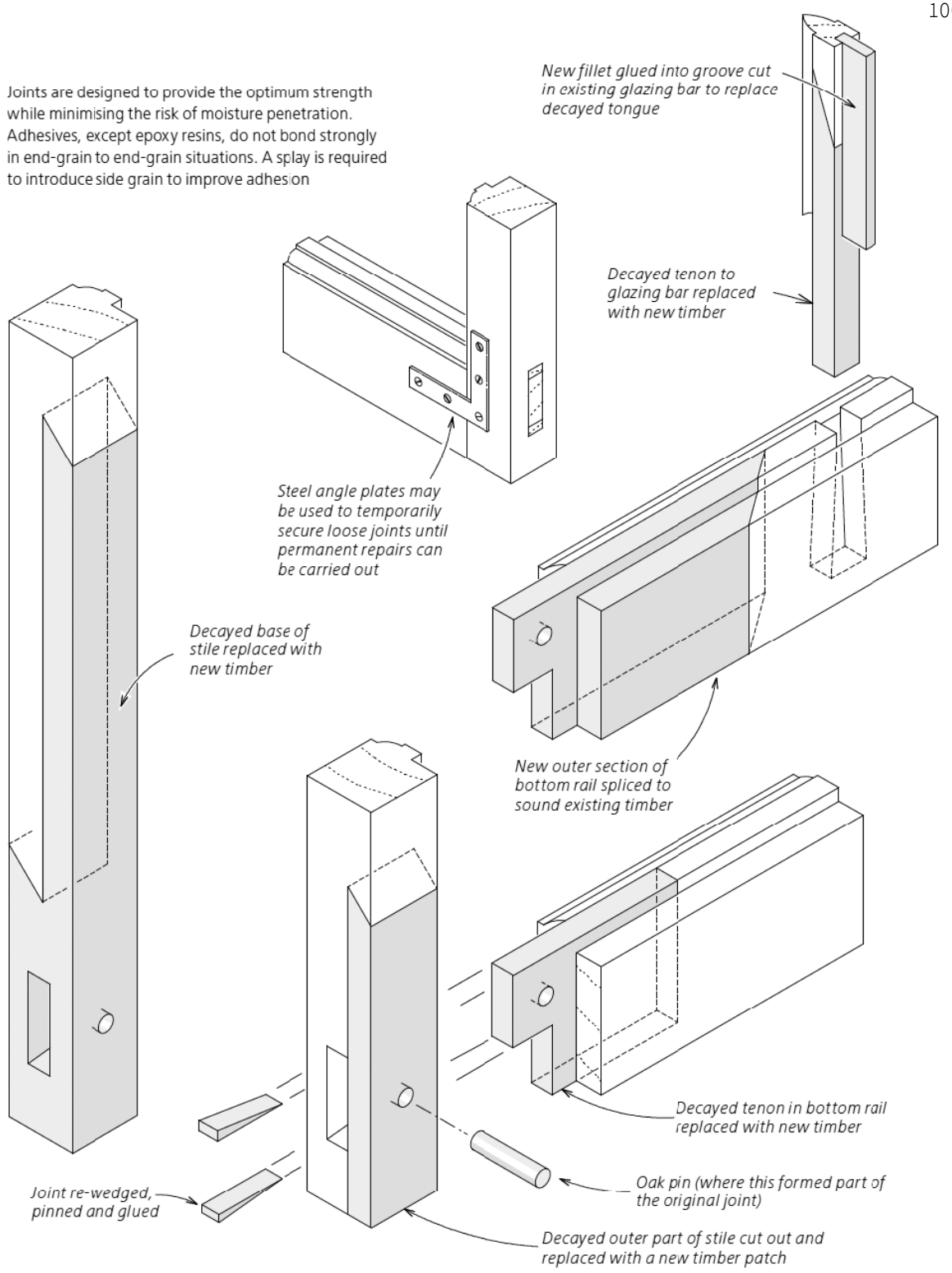

Image 100

Typical timber-to-timber repairs to sash and casement components.

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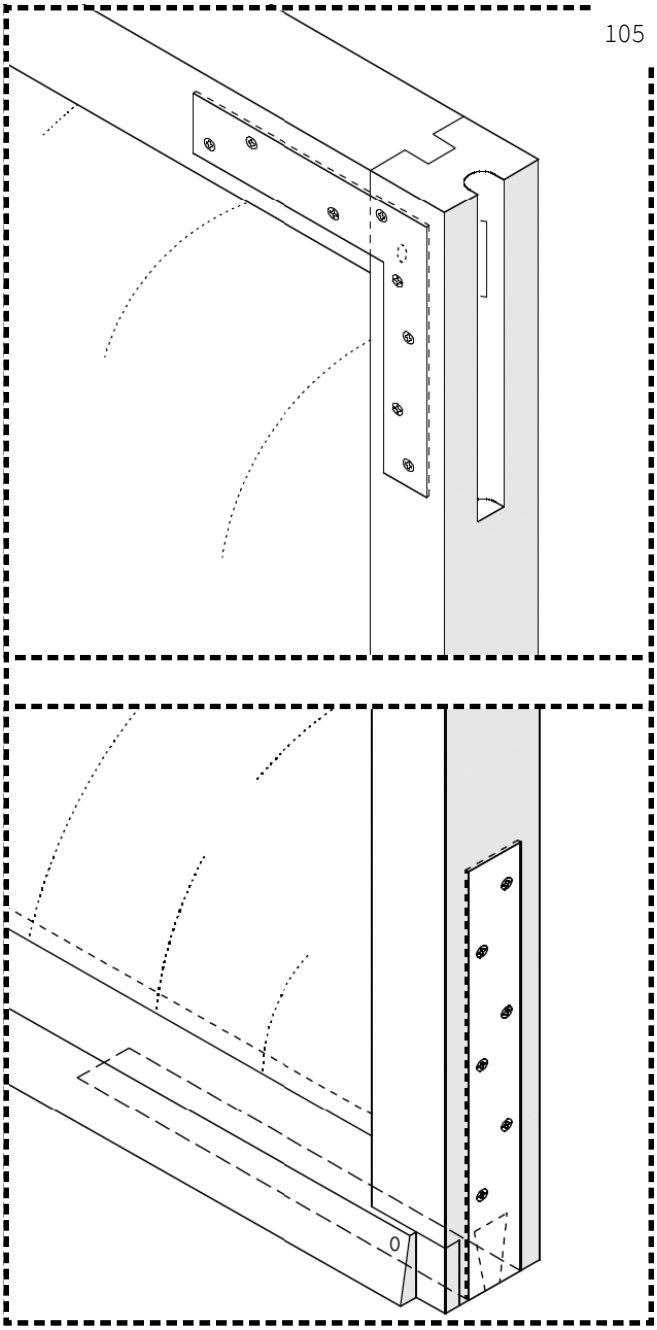

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Images 101-105

101. Decayed timber at the base of the pulley stile, the outer lining and the exterior of the cill has been cut out and new timber inserts have been pieced in.
102. Careful piecing in of new timber has saved this window whilst retaining as much historic fabric as possible.
103. Splicing in new timber
104. An example of skilled joinery repair in the workshop where the central mullion and cill have been replaced.
105. Metal angle brackets are one of the least invasive ways of reinforcing damaged timber casements and sashes. They are more obtrusive than carpentry repairs, and should therefore be positioned on the interior of the frame, but they have the great advantage that the glass does not need to be removed to make the repair.

Historic England

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