

STATEMENT OF HISTORICAL SIGNIFICANCE

FOR:

**BROOK FARMHOUSE
COLCHESTER MAIN ROAD
ALRESFORD
ESSEX
CO7 8AP**

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Masonry repairs @ Brook Farmhouse Colchester Main Road Alresford Essex CO7 8AP

1.0. Introduction

This scheme concerns Brook Farmhouse Colchester Main Road Alresford Essex CO7 8AP. The property has suffered structural movement as a result of subsidence of the site.

The building was listed on the 10th of April 1987. This statement is provided to show the analysis of the historic fabric to ensure that historically important areas of the site are preserved and enhanced as part of the proposal to repair the damage caused by the movement.

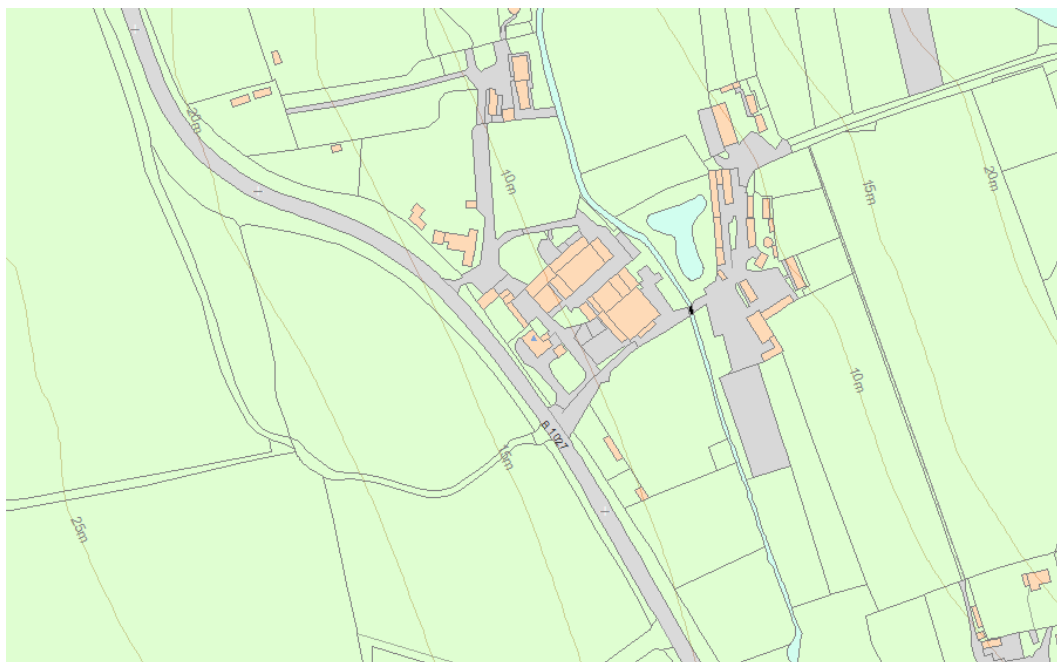
2.0. Report structure

The report consists of a survey, including advice for the respected structure of historic fabric and setting. This has then been used to notify the proposed repair and reinstatement works.

3.0. The existing building & site

This site lies within Tendring District Authority.

The two-storey building was constructed late 15th, early 16th century. The main structure is Timber framed with red brick and plaster faced. The floors are solid concrete and suspended timber, the property is covered with double gable fronted pitched and red plain tiled roof.



4.0. History

The property provides residential dwelling for the occupants.

The house has undergone some alterations over time but retains a substantial portion, at ground and first floor of its historic timber frame within the original frontages. There is a Circa 20th century glazed red tiled infill porch between cross wings which contain some exposed timber frame.

The proposed work aims to remedy areas of movement to the front elevation and the boundary wall.

There is movement to the right-hand side of the property which is indicative of downward foundation movement in this area. Externally we note evidence of historic distortion to the brickwork above and below this window and the installation of lateral restraints at first floor level which suggest previous structural problems to the right-hand side elevation.

Inside the porch which is inset towards the mid front section of the main, cracking has developed to the right-hand side lightweight wall which divides the drawing room. The cracking in this location is indicative of possible downwards rotation of the foundations. The porch doors are also wedge shut.

The proposed repairs include crack damage and reinstatement the property back to its pre-loss condition, the proposed works include rebuilding boundary wall arch which collapsed as a result of the ground movement.

4.0. Important site and layout features

We believe the main building structure and roof contains the main areas of significance on site. Whilst the front section is the focal area of repair, it seems appropriate that all areas are repaired faithfully.

5.0. Heritage significance

The setting and importance of the property are compromised only by damage caused by the incidents of movement affecting the front elevation and the boundary wall of the property.

6.0. Impact of the proposal

Conceptually, the scheme proposed has been considered in terms of repairing the areas of damage caused by movement and strengthening the masonry thus limiting the effect on the historic building whilst looking to return its movement damage condition.

The identity of the building is not interrupted by works.

The above-mentioned strengthening to the historic elements is a positive repair and will allow this building to be used and maintained in the future. The next section of the report deals with the design and materials specified and repair work proposed.

7.0. Reinstatement works

Where repair is required this is undertaken using appropriate materials in a sensitive, traditional manner. The proposed masonry repair is the best course of action, retaining the existing materials faithful to the original ethos of the building but, on occasions seeks to demonstrate that the element is a modern strengthening. In these terms it will be easy for future historians to understand the protected structure and read its evolution.

The notes provide a description of the intended works which we believe are a major positive benefit to the building.

8.0. Elements of the new design

It is proposed to carefully spot drill into the existing cracking to the front elevation and injecting an epoxy resin. Where the render is defective localised repairs to the render will be undertaken.

At the junction of the chimney and main house it is proposed to neatly cut back mortar/brickwork along line of the main building/extension to form a movement joint. Fill open joint and point with polysulphide sealant. Where bricks are fractured, it is proposed to cut out the damaged brickwork and replace to match existing as closely as possible using reclaimed bricks.

Cracks repairs are proposed to the boundary wall including raking out the existing fractured mortar bed joints, wedge, repoint and stitch in new colour and profile to match existing.

The collapsed archway will be rebuilt as existing.

Upon completion of the masonry repairs the front rendered finish wall will be repainted as existing.

Internally, it is proposed to repair the existing cracks by raking out the existing cracks, remove dust, fill, and repair in preparation for decoration. Lime plaster will be reinstated where it currently exists. In the lounge area it is proposed to repair the damaged lath and plaster wall which may involve replacing some laths and recovering with lime plaster.

The internal areas will be re-decorated as existing.

9.0 Conclusion

Failure to reinstate the property promptly will create a significant risk of progressive decline and an accelerated deterioration of the building structure and fabric. The proposed repair process will result in the best possible solution and offers a practical method of restoring the listed elements.

The scheme seeks to reinstate the property so that it might once again be used and enjoyed in a suitable manner. This will preserve it for future generations by ensuring that individuals living in it are maintaining and caring for it.

We feel that this statement and supporting information justify the proposal which preserves and enhances the existing protected building.