

Application for Discharge of conditions

Properties 3 and 4, The Street Boxted. IP29 4JP

Applicant Mr G Weller-Poley

Agent Sue Baker (Goodchild Lime Plasterer)

Application Reference DC/20/03230

Timber frame and Infill findings Following the removal of the render from the rear(north) elevation of the properties.

Frame

The Timber frame is sound in all areas throughout the building. We have not detected any signs of rot or worm damage except below the rear elevation kitchen windows where there is an area of rot to the plate in the corner. There is evidence of modern alterations to this area of the building, the rear wall has been extended out and the original frame is visible behind the modern timbers, a newspaper dated from the 1970s was found in the infill beneath the kitchen window, which may indicate when these alterations were carried out. We will not be carrying out any repairs to the original frame.

Infill

The upper (first floor) level is all wattle and daub. The ground level infill consists of brick, wattle and daub, lathe and plaster and an area of boarded infill. The only cavity that will need to be insulated is below the kitchen windows.

Proposed Works

Plate beneath north elevation window RH side of door

Support weight load above window with Strongboys and Acro's. Cut timber plate

Cut rotten timber where it becomes solid, removing all the rotten section (see photo) splice in new oak timber using traditional pegged Scarf joint. (see illustration). Re-tie in existing studs to new plate using coach bolts.

Infill

Infill cavity below rear elevation kitchen windows using natural sheepswool insulation. Fix Laths and Apply lime plaster as per original application.

Photos to support the Application for Discharge of conditions

1. Rear elevation showing below kitchen windows



2. Showing Rear elevation below kitchen window – close up of corner of plate which needs to be replaced.



3. showing area of boarded infill



4. Showing original laths



5. Showing wattle and daub infill



6. Diagram of scarf joint

