

## **SYCAMORE COTTAGE, 40 WATER LANE, BUTLEIGH, GLASTONBURY – HERITAGE STATEMENT AND DESIGN & ACCESS STATEMENT**

### **1 Background**

This document provides supporting information for the proposed tying in of the end gable at Sycamore Cottage. It has been informed by a quotation received for ASRS Ltd for the work. It also contains photographs of the gable and land adjacent to it.

### **2 The Listed Building**

These are extracts from <https://historicengland.org.uk/listing/the-list/list-entry/1175738>

*Statutory Address: SYCAMORE COTTAGE, WATER LANE*

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

*County: Somerset*

*District: Mendip (District Authority)*

*Parish: Butleigh*

*National Grid Reference: ST 52064 33652*

*Details BUTLEIGH CP WATER LANE (West side) ST53SW*

*12/35 No. 40 (Sycamore Cottage) -*

*GV II Cottage. C16, later alterations, particularly C19. Coursed and squared rubble, coped verge, thatch, 2 brick ridge stacks. Picturesque; open-hall house; now floored; incorporating a byre; L-plan. Single storey and attic, very irregular fenestration, 2-light casements with glazing bars, some under wooden lintols, that to left in a shallow projecting wing under a front facing gable; window on first floor under an "eyebrow". Two door openings, plank doors with glazed panels, that to left under a tiled hood. Interior with an inglenook fireplace; roof appears of cruck construction with some smoke blackening.*

*Listing NGR: ST5206433652*

### **3 The proposed works**

The need for the proposed works were identified in a "Building Survey Report" undertaken by Davies Chartered Surveyors Ltd, 19 The Old Glove Factory, Bristol Road, Sherborne, Dorset, DT9 4HP on 6<sup>th</sup> May

2021. Subsequently, a quotation was provided by ASRS Ltd, (Anderton Structural Repair Services) and which has been referenced in this application.

The proposed works are described in Table 1 and illustrated in the attached documents:

- Sycamore\_Cottage\_Plan\_of\_Works.pdf
- Sycamore\_Cottage\_Elevation\_of\_Works.pdf

The relevant Method Statements from ASRS Ltd are provided in a separate document (Sycamore\_Cottage\_Method\_Statements.pdf).

A photograph of the gable, which is to the former byre, is shown in Figure 1. Scaffolding will need to be erected against this gable. However, the scaffolding will not be required on the adjacent elevations.

A photo of the adjacent garden is shown in Figure 2. There is a small jasmine hedge along the foot of the wall and several magnolia trees on a line from the north-east corner of gable. These shrubs have been neglected in recent years and are in poor condition. That said, care will be taken not to damage them during the works. Pruning will follow in the spring for both the jasmine and the magnolia.

ASRS have undertaken to make good all areas disturbed by the installation.

#### **4 Design and Access**

The proposed works are a necessary repair to ensure the structural integrity of this Listed Building. As with any structural work, it is preferable for this work to be undertaken at the earliest opportunity.

ASRS have stated that whilst their work may be visible for a short period of time, it will weather in over time.

There will be no impacts on access to the single residential dwelling (Sycamore Cottage) over this time. There will be no impact on access for third parties – other than that associated with off-loading scaffolding and equipment required for the works.

#### **5 Heritage Statement**

Sycamore Cottage is one of the oldest buildings in Butleigh. Its **significance** is described in the extracts from the listing by Historic England in Section 2 of this Report. The **setting** is the context of Water Lane and wider village, wherein there are numerous other Listed Properties.

During the works, there will inevitably be some short-term impacts on the appearance and setting. However, these will be short term due to the planned duration of the works of around two weeks.

Following completion of the works, there may be some short-term evidence of the repairs. They expect this to be visible for a short period of time, but this will be weathered in with the rest of the gable end over time.

In summary, there should be no impact of the proposed works on the heritage value of Sycamore Cottage.

## **6 Conclusion**

This document and supporting drawings describe proposed work that is necessary to ensure the long-term future of the listed building. There should be no impact on the heritage value of the listed building nor long-term impact on its appearance.

*Table 1: Specification of work to be undertaken*

**Re: Sycamore Cottage, Butleigh, BA6 8SP.**

Thank you for the kind invitation to provide a quotation for structural stabilisation works at the above-named property. The specification is based on our survey conducted on 26.07.2021. The following repair proposal is designed to restore the structural integrity of the masonry where cracking, bowing and delamination has occurred by the introduction of the Helifix system installed horizontally across existing cracks, additionally Helifix HD Bow ties/Cem ties installed to reconnect the external masonry back to first floor joists and internal masonry, thus offering substantial resistance to further cracking and outward movement.

**Please note the purpose of this specification is to make recommendations regarding any necessary remedial works to the areas as specified. It does not constitute a full structural survey and clients should not regard this as a replacement for one.**

**SPECIFICATION.**

**Right Gable Elevation**

1. Install 5 No twin bands of Helibar 60 stainless steel bed joint reinforcing, positioned horizontally to distribute the structural loads, 2 No drilled back (indicated black), as detailed on enclosed ASRS drawing. Installed in accordance with manufacturers method statement LB-04 or similar (copy enclosed).
2. Install 25 No single bands of Helibar 60 stainless steel crack reinforcing, positioned horizontally across existing crack, returned (indicated red), as detailed on enclosed ASRS drawing. Installed in accordance with manufacturers method statement CS-05 or similar (copy enclosed).
3. Install 5 No Helifix HD Bow ties through the external masonry into first floor joists, as detailed on enclosed ASRS drawing. Installed in accordance with manufacturers method statement HD Tie or similar (copy enclosed).
4. Install Helifix Cem ties, to provide a connection between the external masonry and internal masonry. To be positioned at 450mm centres horizontally, 450mm vertical centres. Installed to area hatched out blue only, as detailed on enclosed ASRS drawing. Installed in accordance with manufacturers method statement RF-01 (copy enclosed).
5. Install 10 No Helifix Pinning Cem ties, to be positioned as detailed on enclosed ASRS drawing. Installed in accordance with manufacturers method statement CS-09 or similar (copy enclosed).
6. Rake out all existing cracks and inject with thixotropic cementitious grout.
7. Inject cracks with resin.
8. Make good all areas of mortar disturbed by our installation.

*Figure 1: Photo of gable end*



*Figure 2: Photo of garden adjacent to gable*

