

1. Special architectural or historic interest

Original gardeners house now subdivided into two dwellings with close studded timber frame, dating from c1600. Brick built gable end is later addition. Roof has steep pitch, covered with plain tiles formerly probably thatched.

2. Setting

The house is set well back from a quiet by-road, on the edge of the Thornham Hall estate, surrounded by mature trees. It was formerly part of the estate

3. Fabric

The house has oak timber frame, close studded on low brick plinth. Infill of wattle and daub. Outside rendered in cement.

4. Features

Heavy moulded and chamfered primary timbers and floor beams. Large inglenook in living room with chamfered chimney lintels.

5. Principles

All repairs will be kept to a minimum, consistent with making the building sound and weatherproof, retaining as much as possible of the original fabric. All materials for repairs will be compatible with the timber frame and infill panels, allowing the building to breathe ie fresh sawn green oak used for structural repairs, stainless steel fixings used where necessary, traditional non-hydraulic lime plaster on sawn oak laths used for external render. All infill panels will be reinstated as wattle and daub, saving an re-using any old daub which has to be removed to carry out frame repairs.

6. Justification

The work is essential to maintain the building's structural integrity, to allow the fabric to breathe, to prevent condensation, moisture build-up and rain penetration.

7. Mitigation

Only essential structural repairs will be undertaken, where timbers are identified as being seriously decayed or /cracked and leading to structural failure/collapse. Where possible, decayed timber will be cut back to sound wood and new sections inserted, leaving as such as possible of the original timber in place, rather than completely replacing whole sections of the frame, thus disturbing as little of the infill as possible.