

Design, Access and Justification Statement incorporating Heritage Appraisal

Proposed works to Lark Hall, Sandpits Lane, Holton St Mary

This statement accompanies an application for Listed Building Consent for works to the external elevations of the house comprising removal of existing concrete render and re-render with lime-based plaster together with removal of the existing white plastic guttering and replacement with white aluminium seamless guttering.

Site and surrounding

Lark Hall is a Grade II designated asset located in the countryside, to the west of Holton St Mary. The detached dwelling consists of an early C15th timber framed property with a mid C20th extension to the south east.

The list entry describes the house as:

“Early C15 with later alterations, right cross wing reconstructed c.1939. Timber-framed, rendered. C20 cross wing brick, rendered. Plain tile roof. Red brick stacks. H-plan. Original open hall now 2 storeys with 2-storey gabled cross wings. 2-bay hall and cross wing. Lobby entry formed by insertion of stack into cross passage at left. Studded board door. Replaced mullion and transom window. Swept roof. Triple diamond-set stack probably somewhat rebuilt. Further stack to right. Left cross wing has cross casement flanked by single arched lights. Jettied 1st floor with 3-light casement. 3-light casement and band of pargetting to C20 wing. Return wall of left cross wing has C19 windows in Tudor Gothic style. Rear: cross wings hipped to rear. Stack to left wing. Interior: left service wing retains studded partition wall and one of the service doors with chamfered Tudor arch. Inglenook under chamfered bressummer to rear wall and long shutter groove to front wall. Hall inglenook under chamfered bressummer with plastered chamfered jambs. 2 chamfered bridging beams and exposed joists. Truncated shafts to posts of principal truss. At 1st floor level the latter shows jowled posts with large chamfered arch braces to chamfered cambered tie beam supporting cross-quadrate crown post. Cross wing: jowled posts with arch braces to cambered tie beam supporting plain stop-chamfered crown post with braces to purlin, now incorporated into later partition wall. Studded walls. Diamond mullion mortices and shutter groove to front wall plate. C20 wing contains section of C18 stair balustrade. Hall roof smoke-blackened, cross-quadrate crown post braced to chamfered purlin and collar. Inserted queen struts and clasped purlins.”

Pre-application advice (reference: DC/19/05726) noted “Lark Hall is a timber framed late medieval hall house with cross-wing. The building features a fine truss with deep braces and atop it a cross quadrate crown post, which is smoke blackened. The building is clearly a high status structure which has been subject to little change over the centuries- though a pre-war eastern (actually southern) wing constructed in brick may have replaced an earlier timber framed cross-wing of similar dimensions. This simplicity and lack of major alteration to either the planform or the fabric reinforces its significance.”

Works and Justification

1. Careful removal of existing concrete render, repair laths and render with lime-based plaster

The existing external concrete render is in poor condition with many cracks and blown areas which is allowing water to penetrate to the structure below. Repairing the existing concrete render is not considered the best long-term option for the house due to the extent of repair required and the unsuitability of the concrete render for the timber structure. Removing the existing render (with the

exception of the existing pargetting on the west elevation) and re-rendering using a traditional lime-based plaster will allow the timber structure to breathe and accommodate any seasonal movement. Three coats of Limecote plaster will be applied.

Thermafleece sheep wool will be used to insulate any voids within timber framed elevations which will help to reduce heat loss and reduce any build-up of moisture. Sawn Douglas Fur laths will be used where missing.

The house will be repainted using limewash to match the existing house colour.

2. Replace existing white plastic guttering with white aluminium guttering

The existing white plastic guttering and downpipes are in poor condition and leak which is causing water to run directly down the external walls to the base of the house. The existing guttering will be replaced with white seamless aluminium ogee 5" guttering and white round aluminium downpipes. The new guttering will be attached to the existing roof rafter brackets.

Assessment of potential impact on the heritage asset

Removing the concrete render and replacing with lime will have a positive impact on the listed building, preventing further water egress and allowing it to breathe.

Replacing the guttering will have a positive impact on the listed building. The new guttering will be visually similar to the existing and will ensure rainwater is directed away from the walls and the base of the house.