

# **Heritage Statement**

**For**

**The Dial House  
Warwick Road  
Knowle  
Solihull  
B93 0ED**

## Introduction

This design statement has been prepared for urgent repair work that is required to the exposed gable to the front elevation of the dial house the work required is to remove the existing lead light windows and get them restored and remove the existing rotten oak transoms and mullions and replace them using green oak on a like for like basis. The infill panels have been previously infilled with brick and concrete with cement render surface , this has caused moisture retention and over a very prolonged period has caused excessive rot in both vertical sections and horizontal members that are now beyond repair and require replacement .

## Planning History

The property consists of a two storey 16<sup>th</sup> century house with 17<sup>th</sup> and 18<sup>th</sup> century additions. Around the premises there are a number of outbuildings of similar age, these are accessed from the rear of the building or through the drift away barn.

The property is constructed in a combination of timber frame and red hand made brick with hand made plain clay tiled roofs. The house and outbuildings form part of a Grade II listing and present a distinguished and imposing residence on the Warwick Road. The property is located in the green belt and is landscaped with a variety of mature trees. Access to the property is via a gated tar macadam driveway off the A41 Warwick Road. The drive way widens out to the East side of The Dial House which has a tar macadam surface and provides the parking area for family and visitors. Further to the East of the parking area is a small area of land which is well screened from the main dwelling and forms the boundary of the property. This area of land is enclosed by the rear of a neighbouring agricultural building and substantial hedging making it almost hidden from the main dwelling and neighbouring property and land. This section of land currently has sheds and greenhouses located in this area.

In 2008 a full planning application was registered with Solihull Metropolitan Borough Council under Application 2008/1509 registration date being 05/08/2008 and was subsequently approved. In 2014 an application was registered with Solihull Metropolitan Borough Council under Application PL/2014/00919/LBW and was subsequently approved on 11<sup>th</sup> July 2014.

## Design Principles

The aim of the proposal is to remove the decayed frame above the bressumer beam situated over the first floor bay window , this will involve removing the vertical and horizontal members together with the previously cement rendered infilled sections of masonry infill and replace using green oak with mortice and tenon and pegged joints , to protect fabric of the building from further damage caused by leaks and to use the work schedule as an opportunity to improve the energy efficiency of this section of the frame by the introduction of lambswool to the cavities / voids in the frame.

### Layout and Appearance

The repair of the gable frame will be an exact like for like replacement of the existing frame, with the exception of the treatment to the voids created by the frame which will be constructed using traditional methods of wattle and daub with lamb's wool infill and finished externally with earth born clay paints, and internally using lime wash.

### Scale

There will be no changes to the size or shape of the gabled roof , and if during the works further decay is encountered then , the local authority conservation officer shall be notified before any further work is continued.

### Conclusion

The proposed repair is considered urgent to prevent further decay and damage resulting from age and poor repairs carried out previously The work is essential to protect the building from additional damage caused by rain water ingress and will benefit from the opportunity to improve the energy efficiency of the building.