



Directorate for Planning, Growth & Sustainability

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By Email

Mr Gary Mathis
Rhenolds Close
28 North End Road
Steeple Claydon
Buckinghamshire

Date: 16th September 2021
Ref: Heritage Advice

Dear Mr Mathis

Request for Heritage Advice at:

**Rhenolds Close
28 North End Road
Steeple Claydon
Buckinghamshire
MK18 2PG**

Please find attached my response to your request for heritage advice concerning listed building works at the above-mentioned property.

I hope that you find the attached advice of assistance.

Yours sincerely

Joanna Horton BA (Hons) Int. Arch, MA Cons, IHBC.

Heritage Officer
Planning, Growth and Sustainability

Rhenolds Close
28 North End Road
Steeple Claydon
Buckinghamshire
MK18 2PG

Description of heritage asset(s)

Rhenolds Close is a grade II listed building which does not fall within a Conservation Area or within immediate proximity to any other listed buildings. It is of timber frame construction with cruck trusses under a thatched roof. The majority of the building is thought to date to c. 15th / 16th century with a later 17th century addition forming a SW bay to the right hand side of the property and a further rubble stone lean-to to the front which incorporates an old bread oven.

Existing windows are mostly original leaded casements.

The Listed Building retains a wealth of original fabric and detailing both internally and externally. Its significance rests in this fabric, its plan form, and the cohesion over all elevations of the original exterior form which is largely unspoilt by modern interventions.

Relevant planning history

11/50162/LB1 - Works to ridge of thatched roof

00/00570/ALB - Change from existing block ridge to a flush ridge thatched roof

Applications were approved in the 1980s for a variety of dwellings to be constructed on land which appears to have originally formed part of the curtilage of the enquiry site.

Discussion of proposed works

Advice is sought on the following matters:

- Renovation works to the existing garage
- Deterioration of the timber wall plate to the south west elevation /corner.
- Remedial works to the lead light windows and metal frames
- Insertion of a first floor bathroom
- Renovation and repairs to the bread oven
- Replacement of the kitchen
- Alterations to the chimney / fire

The **garage** was not really discussed on site but any like for like repairs would not require Listed Building Consent (LBC). There would be no objections to the demolition of the existing structure and rebuild of a suitably sympathetic new garage. Demolition and rebuild would however require Planning Permission (PP).

House repairs – in removing a rubberised coating around the base plinth at the south west elevation it is clear that significant decay of the timber sole plate has occurred with some dropping away in the SW corner as a result. The situation is not helped by the abutting cement pathway and long term a French drain would provide better protection for the structure. **LBC would be required** for the substantial works required to replace the sole plate and works should be carried out by a suitably qualified specialist. Any future submission should include a method statement and statement of safety for the building during the repair works. New timbers should be seasoned oak. Repairs to the

stone work should be carried out using suitable lime mortar to match original in terms of colour, aggregate mix and softness. If repainted the plinth should be covered only in a breathable coating, products should be specified in the application documents. Planning permission is likely to be required for any new French drain as there are no Permitted development rights for excavations or new structures in the curtilage of a LB.

Windows – it is understood that some windows have already been removed for repair off site. This kind of extensive repair and removal does require LBC and any alterations to the windows to provide a better fit or justifications for replacement will need to be provided. The following shows the level of detail we would normally require for works to historic windows:

TO ESTABLISH PRINCIPLE OF REPLACEMENT (extent of repair)

- photographed or drawn window schedule for the whole building with comprehensive condition report (if to be replaced) and written proposals for the treatment of each window

DETAIL DRAWINGS

A set of Dwgs for both **Existing and proposed**

- 1:20 elevations (could be provided by window type i.e. if there are multiple very similar units at roughly the same size, a typical example would do)
- 1:5 or 1:2 detail cross sections– these should show how the existing window fits within the window reveal and relates to the sill. Details should show how openers relate to the window frame, glazing type, glazing bar profiles and details of any other mouldings.
- For sash windows, sections should include top rail (including sash box), glazing bar profiles, meeting rail (both sashes), bottom rail and sill.

New bathroom - The most obvious and preferred option for locating a second bathroom would be bedroom 2. A new partition wall would easily preserve the existing circulation routes and maintain the function of other more functional spaces.

A new partition within bedroom 3 could also provide en-suite facilities to this room, or as suggested on-site with a step in /cut away and some thought to the doorway arrangements a separate bathroom could be created making use of the existing window. The floor drops away significantly due to the failing sole plate below and so proposals for levelling might be required to level new fixed sanitary ware.

In all cases, the challenges relate to discretely running services and waste without undue damage to original fabric or unsightly interruptions to the exterior elevations as well as ensuring that exposed framing internally can still be read, and is not unduly impacted through subdivision.

It is noted that currently most externally run services / waste are located to the front elevation, which has become the secondary elevation over time, and which offers more recesses and corners where they can be sited with minimal visual intrusion. The use of a macerating toilet unit could reduce this impact further and use of an internal Air Admittance Valve inside the new toilet space could also eliminate the need for an external stack pipe and vent.

Mechanical extraction would be required in order to protect existing fabric from the excess moisture created by modern bathrooms.

The success of any scheme would be dependant on a well considered and discrete proposal for the above, and should provide details of all external plumbing / vents / and identify where any coring through will be necessary. An application would also need to provide details on how existing interior surface finishes including, lime plaster walls and floor boards are to be preserved and protected. For instance, tiling is possible, but should not be directly onto existing beams or original plaster, but should be attached over a sacrificial waterproof composite board and should

be attached in such a way as not to damage but preserve the fabric behind. **Listed Building Consent will be required.**

Bread oven – the tiles on the roof of the bread oven appear to have passed their useful life and should be carefully removed and replacements bedded in to lime mortar as necessary. Removal of the cement fillet to the flank of the lean to should help to address some of the damp evidenced internally in this location (as would careful removal of the impervious paint layers internally). Tiles should be sourced to match existing. All of this work including paint removal **will require LBC.**

Kitchen – there is no need for LBC for replacement of the kitchen unless the work requires new coring through the external or original internal walls.

Fire - It is important to point out that open fires (and in particular log burners) represent a significant fire risk to thatched roof buildings. You will be required to comply with Building Regulations in relation to your chimneys, any lining proposed and most importantly the distance between the ridge and the top of the chimney pot (currently 1.8m). Compliance with Building Regulations may also be a stipulation of your insurance. A gas fire could offer a suitable and safer alternative solution, but acceptability will depend on the alterations necessary for the flue and provision of gas to this area of the building. Full details should be provided with any future application. The fire itself does not require LBC but the flue and new gas pipes would.

I have included links to a few publications/ websites which you may find helpful.

- [Dorset model for thatched roofs](#)
- [Historic England - technical advice on thatch](#)
- [Historic England - reducing the risk of fire](#)

Need for Listed Building Consent

As indicated above

You are reminded that it is an offence to carry out works that require listed building consent without such a consent being obtained. Details of how to make an application for listed building consent, along with what information is required, is available on our website and further guidance can be found [here](#).

It is suggested that you engage suitably experienced and qualified professionals to assist in making your submission and to carry out works. A number of organisations (for example RIBA, RICS, CARE and others) have conservation accreditation schemes which may be useful to consider.

Advice on next steps

As above

Author: Joanna Horton

Date: 16th September 2021

Please note:

The advice given in this letter is the informal opinion of an Officer of the Council and does not constitute any formal decision of this Council, nor is it binding.

Please note that this response covers only the consideration of the service applied for and on the basis of the information submitted. For advice on the need for planning permission/building regulations, please contact the relevant department.