

The Old Cottages, Thrandeston.

Having completed the first phase of works during June 2022 we removed the final sections of render to clarify the extent of the remaining works. These are numbered 2, 4, 5, 6, 7 & 8 below.



The only section where render was left in place was number 5 – this small section will require the decommissioning of the central heating and hot water boiler and we feel it is crucial for this to remain in service for as long as possible and once work commences, only decommissioned for as short a time as possible. The repair works necessary to this area are very clear and easily understood but will be discussed in order below.



2. We propose to replace this sole plate (above) with a new section of green oak approximately 3m long x 150mm x 125mm. Four decayed studs will have patches to their outer faces with the stud then attached to the new sole plate with stainless steel L-brackets fixed to each component with M10 stainless steel coachscrews. With the plinth in reasonable condition, the use of L-brackets will allow this to remain undisturbed. Mortice and tenons require the removal of two courses of brick for assembly and given the plinth condition, this is an expedient compromise retaining the maximum amount of historic fabric but not disturbing the internal floors by rebuilding the brick plinth. The wattle and daub panels will be repaired with reconstituted clay daub mixed with new wheat straw.



4. We propose to fit a new length of plate approximately 2.1m x 125mm x 125mm that will be scarfed adjacent to the crossframe and the studs attached with L-brackets as noted above. The wattle and daub will be repaired with reconstituted clay daub mixed with new wheat straw.



5. Behind this section of render (above) is the boiler for the central heating and hot water. There are remnants of plate at floor level (which is basically subterranean) behind the boiler but it's not easy to get a photograph, let alone one that makes sense within a document such as this. Towards the gable it has disappeared completely and this section has been filled with fletton bricks and concrete. There is a small section of wattle and daub remaining behind the staircase which has dropped and the wattles are extremely friable but most of the lower part of this wall is now cast concrete.

The oil boiler will need to be disconnected, possibly also a considerable number of pipes for the underfloor heating system as well as many cables that are all fitted within this corner. The cast concrete will be broken out and a new length of sole plate introduced of an appropriate size and fixed to the (repaired?) studs with stainless steel L-brackets. The modern brick infill panels will be replaced with sheep's wool insulation.



6. The southeast corner post (left) will be scarfed with a new section of oak, approx. 700mm long x 160mm x 180mm using a simple half-lapped scarf joint approximately 250-300mm long and fixed with M10 stainless steel coachscrews.

The new oak sole plate in the south elevation (noted above) will fix to a new section of plate within the gable (see below) and sit underneath the post. Any deficiencies within the plinth at this point will be repaired with a coarse lime mortar mix.



7 & 8. We propose to fit an entirely new length of oak sole plate from the SE corner post (6) through 7 and up to point 8. We had hoped to retain the section shown at 8 but it is in poor condition and replacement will give a stronger end result, assisting the critical corner point. It will be approx. 3m x 200mm x 150mm copying the existing timber and for it to be packed up underneath with a coarse mortar mix. Two of the three studs are to be repaired with simple patches to the outer face using air-dried oak. We will also trim the modern DPC so that it isn't in contact with any historic timbers.



I trust that these elements are satisfactorily presented but if there are any omissions or the LA remain uncertain and have any concerns then I am happy to discuss it further (details below).

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