

09-06-23

SCHEDULE OF WORKS AND IMPACT ASSESSMENT INTERNAL ALTERATIONS

Barfords, Donkey Lane, Lawshall, IP29 4QU

1. Introduction

- 1.1. The proposed works at the above are described in detail and their heritage impact assessed. This should be read in conjunction with the John Stebbing Architects drawings and the Heritage Statement for the property, which sets out the background, development and includes the assessment of significance.
- 1.2. The works can be described as:
 - Internal alterations to the west range of the main dwelling to provide a new kitchen space – see drawing 2360_04 and 2360_05
 - This includes the removal of an incongruous internal brick fireplace and its associated hearth surround.
 - The external works for the fireplace are under a separate application ref DC/23/02120 (LBC) and DC/23/02119
 - It also includes the removal of previous masonry repairs to the historic timber frame internal walls between the main building and the west cell and their repair with traditional joinery to match existing in order to reinstate the timber frame, which it is intended will be left open and exposed.
- 1.3. The existing fireplace and surround is contemporary, brick and of poor architectural quality. It is incongruous with the host building and its date is around the period the building was listed.



- 1.4. The removal and repair of this item is considered to be of beneficial impact to the heritage asset. As part of the repairs the internal finishes (which are all modern plasterboard) will be repaired to match existing.
- 1.5. It is proposed that the internal wall between the west cell and the main dwelling is opened up to provide a degree of openness to the bay. Initial opening up has shown that this internal wall is in fact made of two layers with the west annexe cell independent of the host dwelling.
- 1.6. This is consistent with the historic summary that suggests this was the old dairy building and originally a detached building set apart of the cottage at the east end of the range that were later joined.
- 1.7. On side A (west cell) the timber floor beams bear onto a wall plate which has peg holes. Opening up works has determined that these peg holes purely decorative. Beneath the plate (which is spliced together in part and not continuous), is modern brick + render down to the plinth level. In itself it is of low significance.
- 1.8. On side B (dwelling house) the main floor beam spans onto a timber frame modern alteration which is set in the wall with brick below.
- 1.9. Below the wall plate, the remains of a previous historic timber frame are evident although it is incomplete and has been removed and replaced with red brick, then over rendered with a stainless steel lath, again all modern and with no heritage significance.
- 1.10. These cementitious repairs are incongruous and deleterious to the heritage fabric.
- 1.11. It is proposed that the timber frame is repaired and reinstated along this section with the following method statement for the works proposed:
 - Insert some temporary support needles to carry the existing wall and to support the existing floor beams.
 - Remove the existing wall structure to kitchen floor level.
 - Insert timber plate on existing reduced height wall.
 - Insert new vertical studs @ some 400mm centres along the length of the removed walling including vert support studs under the existing beam bearings.
 - Insert half height timber noggings between each vertical stud.

1.12 Its recognised that these repairs need to be carried out under the supervision of a structural engineer with conservation experience and that further detail will be required. However, until an in principle consent is agreed the necessary additional opening up works cannot be carried out. Its suggested that any LB consent might condition the detail of this to be agreed in due course so the applicant and their design team together with the local authority can proactively manage this process to ensure the repair appropriate for this heritage asset .

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