

CONDITIONAL DISCHARGES

Site: The King's Head, Ivinghoe



Prepared for:

Chris Alexander

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The following Conditions are sought to be discharged following receipt of Planning approval 23/00481/ALB

Condition 8:

The restoration of the fireplace on the first floor has two elements; structural and conservation aesthetic.



Structural:

Opening up of the boarding and damaged plaster has revealed a horizontal timber beam, presumed contemporary to the installation of the fireplace. Below, the brick course is in poor condition; the bricks are loose and the mortar has degraded.



The recommended method of structural repairs are detailed as per below:

Signs in Stone
BESPOKE STONEMASONRY

Cherry Tree Farm Bungalow
Chesham Road
Wigginton
Hertfordshire
HP23 6JG

07734 551105
01494 758975

www.signsinstone.co.uk

Quotation for The Kings Head, Ivinghoe

First-floor fireplace – crack repair

The lintel of the fireplace has a very large crack, vertically through the stone, near the centre of the arch. Above this lintel there is a horizontal wooden beam – assumed to be original when the fireplace was built. This beam is not structurally fixed into the wooden uprights to the left and right and is built into the brick courses above the stone lintel of the fireplace.

The proposed structure of work to realign the stone lintel and make it structurally sufficient, is as follows:

1. Insert acrow props and strong boys where required to support the weight of the wall above.
2. With the acrow props in place, remove the brick course above the stone lintel and below the wooden beam. Remove the Victorian era fireplace and the expected rubble infill from the original fire opening – constantly assessing for any movement in the stone.
3. Lift the right-hand piece of stone linel back into its original place – closing the gap as best as possible. – The stone will be lifted as much as possible to allow for the old mortar bed of the right-hand joint to be removed and a new bedding mortar to be inserted.
4. Once set into the correct position, two holes will be drilled at an angle through from the top or possibly the bottom of the stone lintel to allow for 2no 10mm stainless steel threaded rods to be inserted into an injected chemical resin.
5. Fill the crack of the stone and the disrupted right-hand side joint with suitable lime mortar made using a similar stone dust that will closely match the original stone.
6. Replace the original brick course using appropriate lime mortar.

Conservation aesthetic:

Over many years, the stone fireplace has been subjected to several coats of gloss paint. When fully exposed, an inscription beneath the paint is just visible to the upper right hand side. We understand the inscription to read *WILIAM OVIAT 1?42*. The engraving is unclear, however we believe the century number to be 6 i.e. 1642. Genealogical research from the parish register shows a marriage between William Oviott and Ann Eames, 23rd October 1645 in St Mary the Virgin Church, Ivinghoe. They later had a son called William, one of seven siblings. He was recorded as baptised in 1647.



In addition, to the left of the centre head, what appears to be an F is visible, with separate dots to the right hand side.



Methodology:

It is proposed to use Peelaway poultice paint removal system. Approved by Historic England, the poultice is suitable for a range of substrates including stone. A test patch was commissioned at the lower left 'foot' of the fireplace. This successfully removed all layers of paint with no damage to the stone surface.



Condition 10:

New windows – a specialist window installer is still be sought and yet firmed up – drawings will be provided under separate Conditional cover in due course.

This buildings 12 month planned restoration will retain the damaged and rotten ones for now as the buildings windows are wind and watertight for the short term, and a focus on the roofing and walls ahead of the winter is being planned.

Synopsis:

To follow:

- any follow up from the watching brief relating to Conditions 12 and 13 once works get underway
- details yet to be served in relation to Condition 10 of the planning approval

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