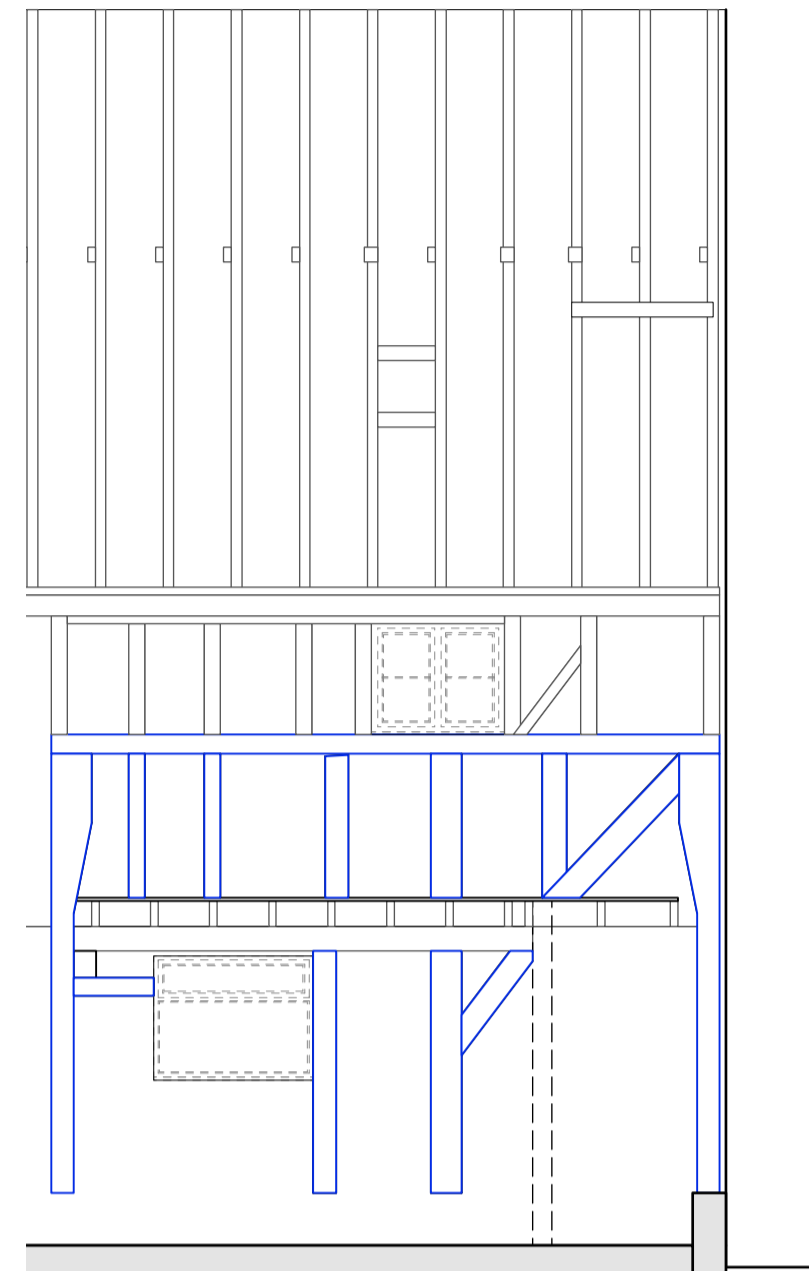
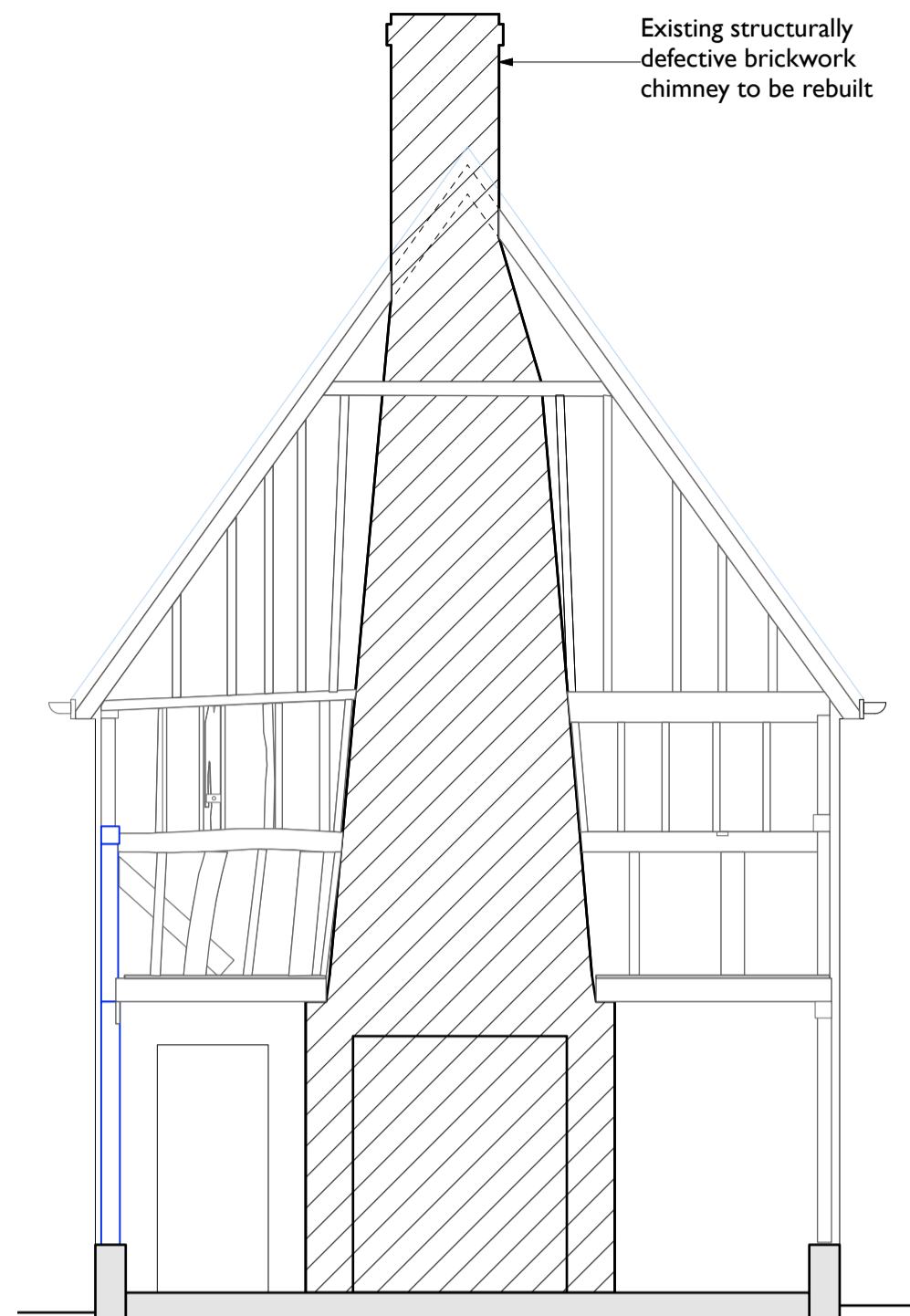


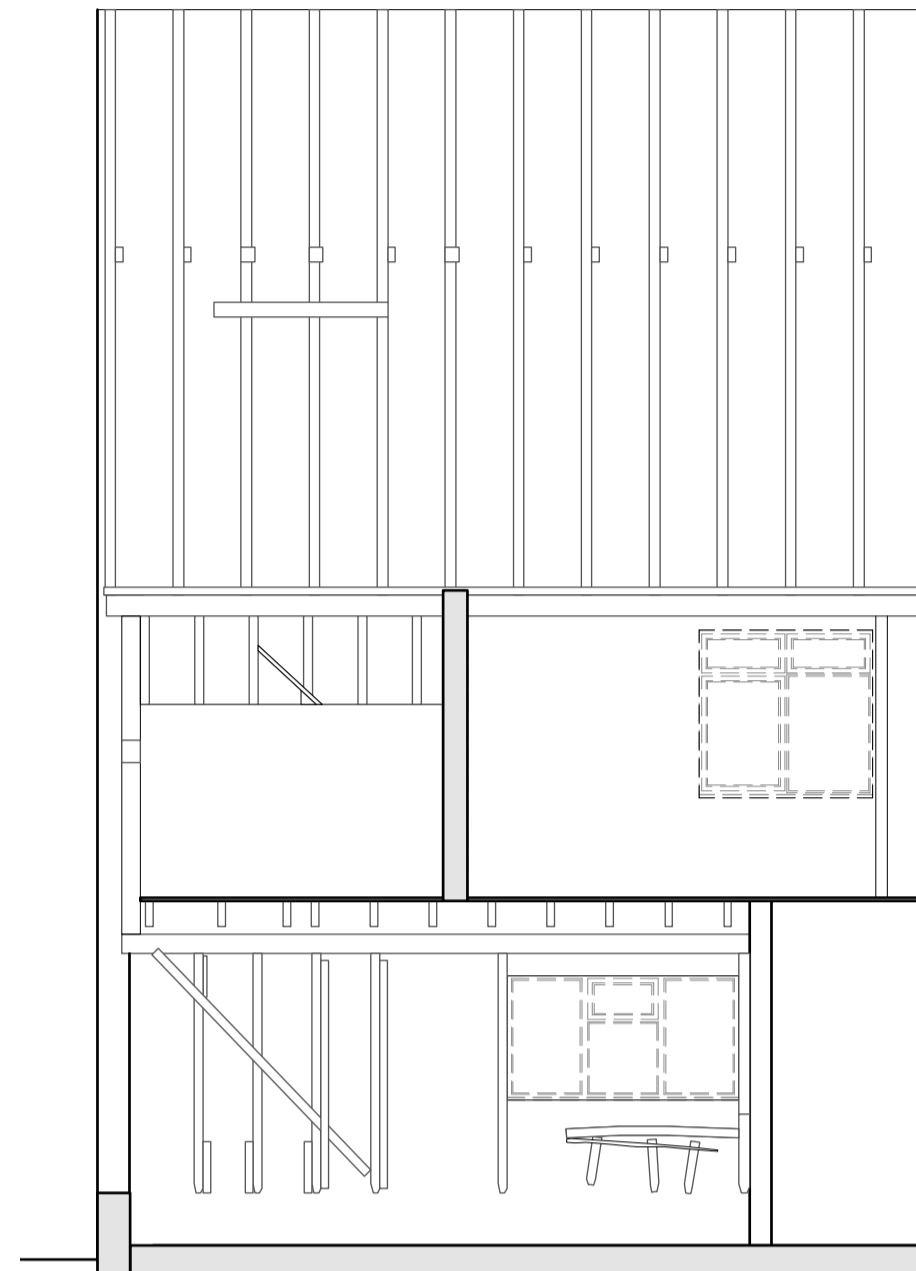
EXISTING



INTERNAL EAST ELEVATION



INTERNAL SOUTH ELEVATION

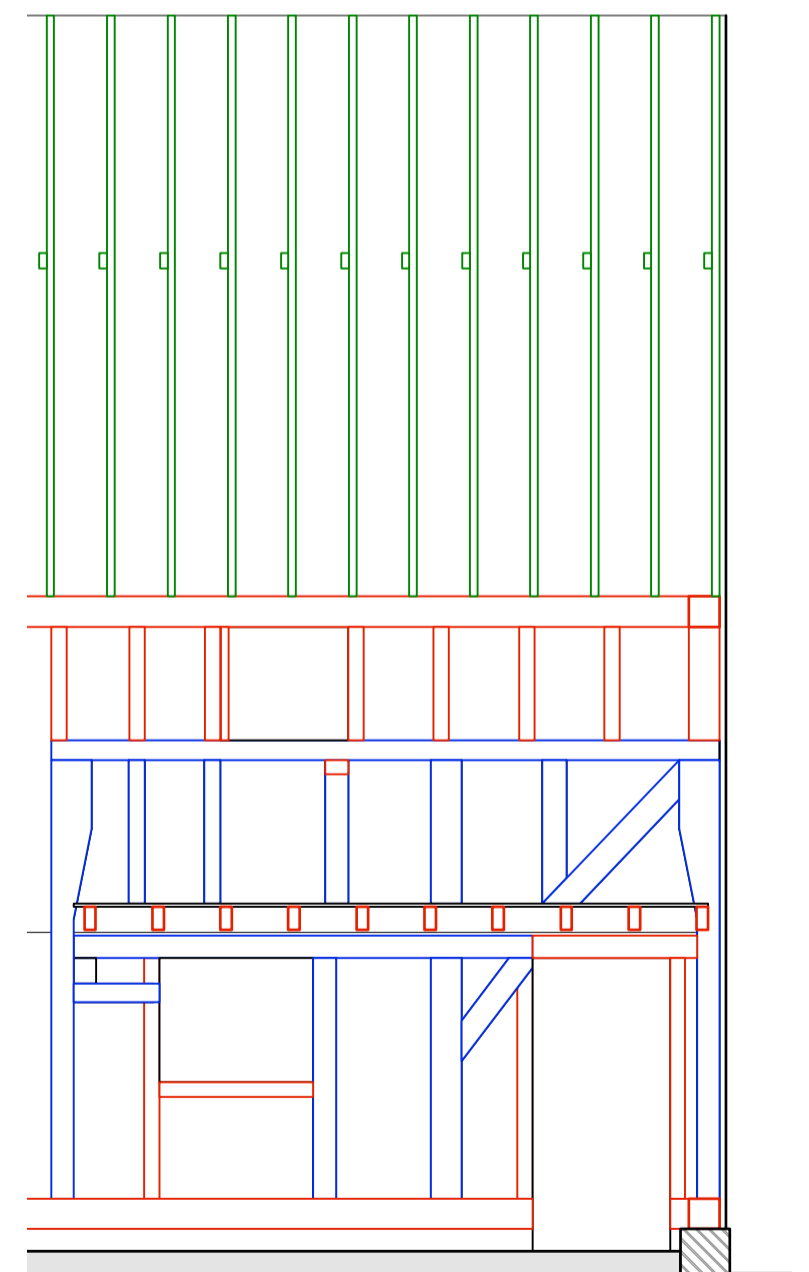


INTERNAL WEST ELEVATION

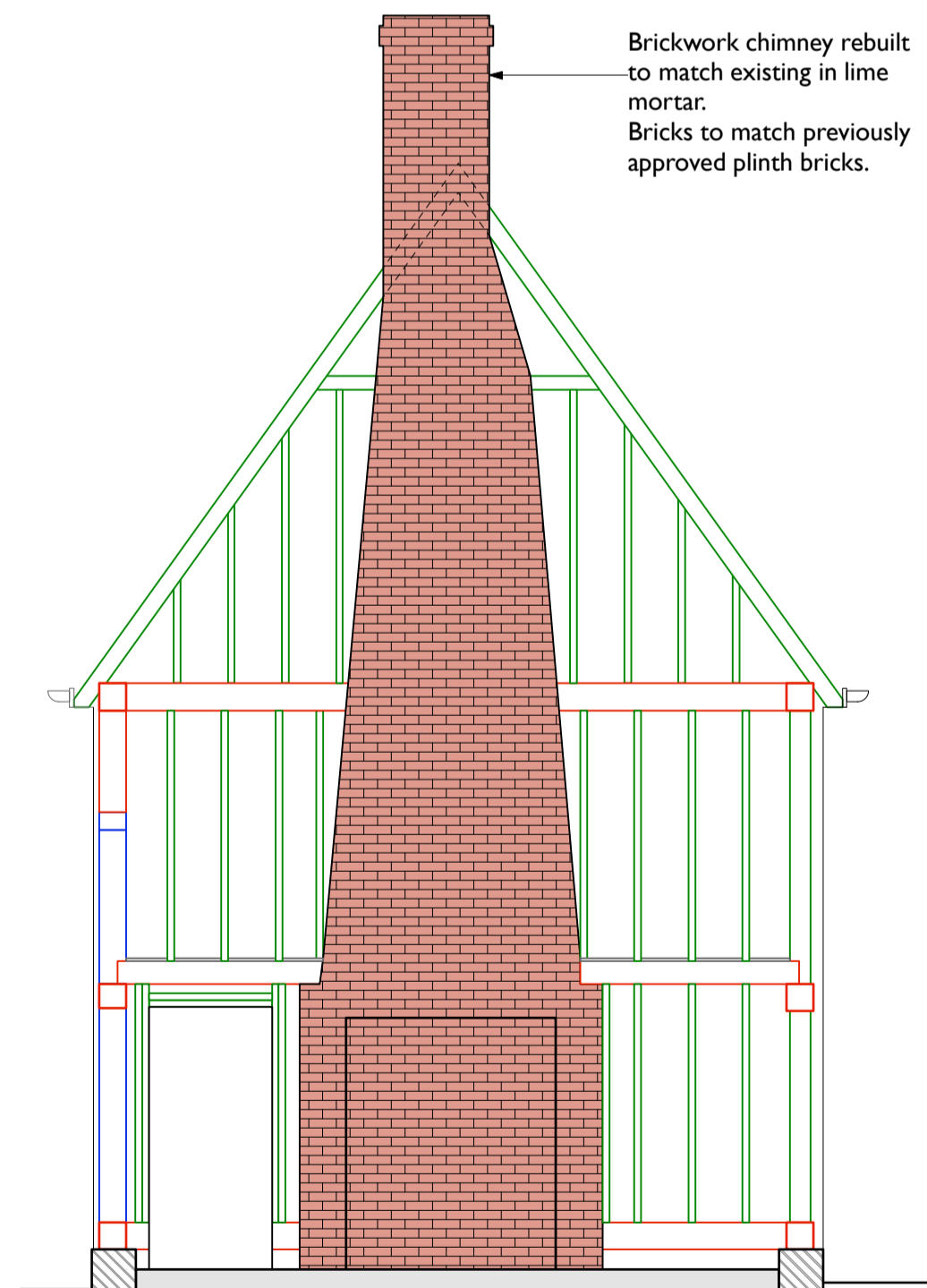
KEY

- Existing 1970s timbers to be replaced
- Existing retained timbers
- New oak timbers - replacement of defective / decayed timbers
- New softwood timbers - replacement of defective / decayed timbers

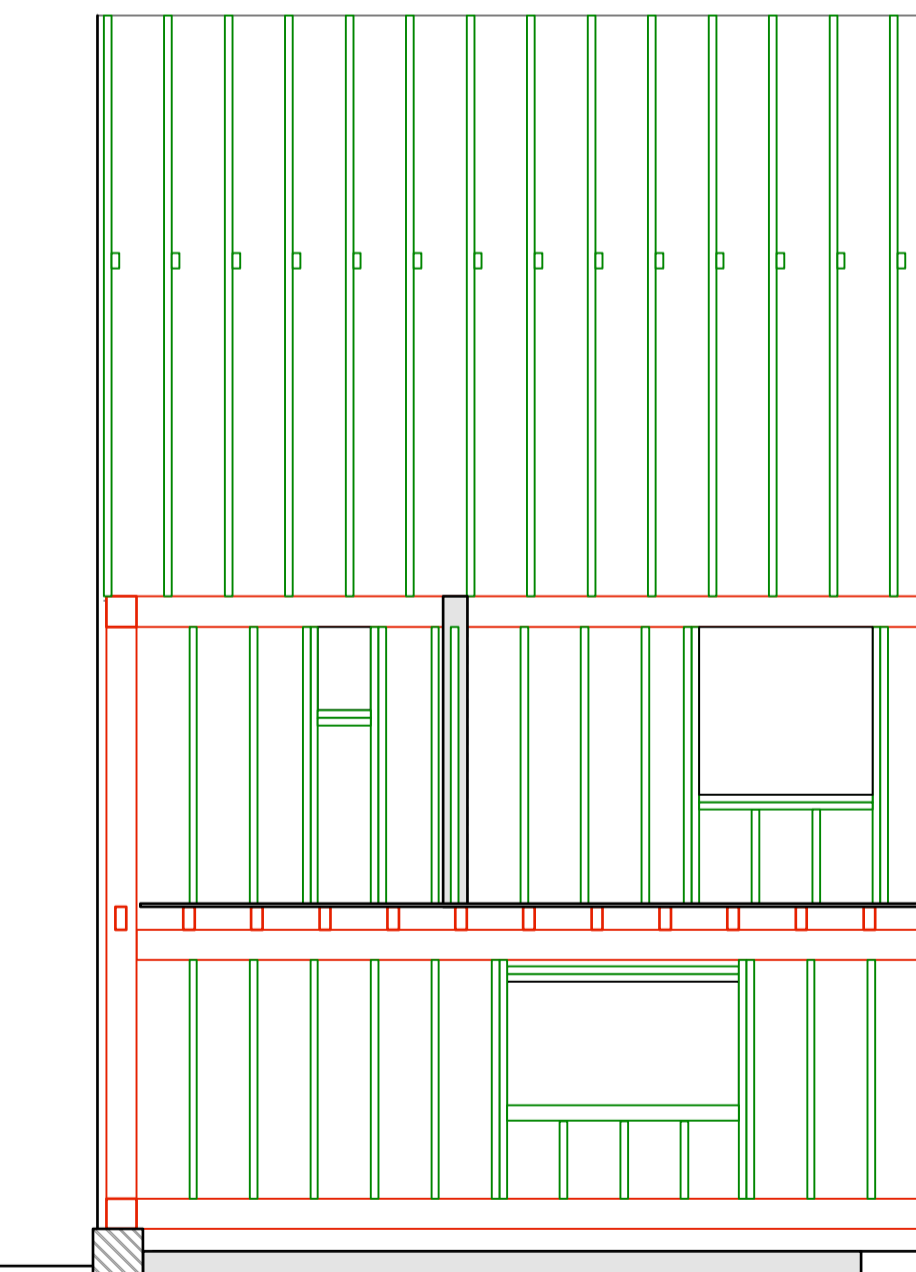
PROPOSED



INTERNAL EAST ELEVATION



INTERNAL SOUTH ELEVATION



INTERNAL WEST ELEVATION

South end of Farmhouse
 The South end of Farmhouse appears to be a later extension to the original house.

Removal of the existing internal and external linings (comprised of sand and cement render on metal lath) was commenced (previous Listed Buildings permission DC/20/03735) but this work had to be stopped when it became apparent that this end of the building is structurally unsafe.

Timber frame to the south end of the farmhouse:-
 West and south elevation timber frame is in 1970s softwood. It is structurally defective and in poor condition, with extensive decay. There is no sole plate or dpc.
 Most of the studs to the west elevation were found to have their bottom part missing and had been infilled at the bottom with concrete. These studs were nailed to diagonal bracing and were not load bearing.
 This wall is therefore structurally unstable and all timber framing needs to be replaced.
 East elevation timber frame includes some older oak timbers and these will be retained and repaired. This wall also has no sole plate or dpc.

South chimney: The brickwork chimney was found to be structurally unstable, please refer to Structural Engineer's report 'May 2023 Defects 5002-Report-160523'

The following actions are required to make the building structurally sound and solve the damp ingress:-
 Take down the unstable chimney.
 Remove the defective / decayed timber framing.
 Remove the defective plinth wall.
 Remove the modern softwood first floor joists.

Rebuild brickwork chimney to match existing in lime mortar. Bricks to match previously approved plinth bricks.
 Install a replacement concrete foundation and rebuild the plinth wall in brickwork with lime mortar (to match previously approved). Bricks to match previously approved plinth bricks.
 The existing oak timbers to the east elevation are to be propped in place, removed and repaired one at a time and refixed in the original position.
 Timber framing to be replaced as follows:-
 New replacement 200 x 200mm oak sole plate, and 200 x 200mm oak head plate, left exposed.
 New replacement softwood timber studwork and framing, which will be concealed by plasterboard and skim plaster.
 New replacement first floor joists in oak, exposed in room below.

C 21.9.23 Updated.
 B 19.9.23 Updated.
 A 18.9.23 Updated.
 Rev

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DRAWING
 South end of farmhouse showing repairs

SCALE	DATE	DRAWN BY	CHECKED
1:50 @ A1	FEB 2019		
DRAWING NUMBER	JOB NUMBER	STATUS	REV
25	396	Not For Construction	C