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# Hoare, Ridge & Morris

## Architects

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23<sup>rd</sup> October 2023

Dear Sir,

Jackdaws Ford, Chelsworth

Application for Discharge and Partial Discharge of Conditions relating to:  
Listed Building Consent: DC/23/01551

We visited Jackdaws Ford last week to review the historic timber frame and infill panels with the structural engineer (Ed Morton), the site carpenter, and the contractor following the removal of the failed/cementitious render from key areas of the frame. This visit occurred alongside a review of ongoing roofing works to the small former Butcher's Shop on the southeast corner of Jackdaws Ford.

Although the works to repair the timber frame, adjust the brick plinth at the western crosswing to avoid trapping water in the sole plate (as currently occurs), add external wall insulation, and re-render with lime render have already received Listed Building Consent, they are subject to 'LBC Condition 3 Timber Frames', 'LBC Condition 4 Lime Render,' and 'LBC Condition 18 Walls and Floor Build Up.'

Therefore, the descriptions below along with enclosed drawings, annotated photos, and specifications, have been submitted for discharge of Conditions 3 and 4, and partial discharge of Condition 18.

We would very much appreciate your prompt review and response to this application so that the timber frame repairs and brick plinth works that are adjacent to the public road on the south side of the house can be undertaken while roofing works to the former Butcher's Shop are ongoing. Undertaking this work simultaneously has the benefit of reducing the number of days that traffic management measures (i.e. traffic lights) are required at significant daily cost. Additionally, temporary structural propping of the timber frame as been required to both inside and outside the house following the discovery of a seriously decayed sole plate on the southern side, and the applicant would like to undertake the repairs as soon as possible so that the structure can be promptly secured and temporary propping removed.

The works relating to conditions in the discharge application are described below.

Timber Frame Repairs (Condition 3, full discharge):

Timber frame repairs to the western crosswing are to be as illustrated in the enclosed annotated photographs and drawings. It is worth noting that all of the new timber will be concealed behind external wall insulation and render; therefore we have proposed to retain as much of the existing timber frame as possible by partnering new (concealed) timbers to members that require repair/strengthening, instead of cutting out and removing the decayed pieces.

Eastern Crosswing: No repairs required to the east side of former Butcher's Shop or to the timber frame wall above the former Butcher's shop roof.

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Hoare Ridge & Morris Architects • Mark Hoare riba • Edward Ridge riba • Charles Morris frics

Western Crosswing:

- On the west side, the two corner posts are to be strengthened/improved by replacing decayed earlier repair furrings with new partner furrings.
- On the west side, two small sections of replacement sole plate are to be spliced in with half-lap joints where the current sole plate has decayed. Slate is to be driven in below the sole plate in limited areas.
- On the south side, the existing sole plate and the bottom of several studs have suffered serious decay due to water being trapped in the timber by a concrete and brick haunching on the exterior and a concrete floor slab on the interior, so the sole plate requires replacement. We had considered cutting off the bottom of the studs and raising the sole plate to be above concrete slab level, but some of the tenon shoulders at the bottom of the existing posts survive. Therefore, we propose to install the new sole plate to match the location and size of the existing sole plate and to partner new timber studs to the bottom of the decayed studs. The plinth/haunching detail will also be altered as shown in the enclosed drawing.

All frame repairs are to be made with air-dried oak, though kiln-dried oak may be substituted in limited circumstances if sufficiently-sized air-dried oak is not available.

Lime Render (Condition 4, full discharge):

Lime render per the below specification (or similar) to be applied in two-coats with a wood-float finish.

Basecoat: Best of Lime, Warmcote

Topcoat: Best of Lime, Limecote

Wall Buildup including Insulation (Condition 18, partial discharge):

The external wall insulation applied on the face of the timber frame is to be 40mm T&G woodfibre insulation/render carrying board "Pavatex Isolair Multi," as shown in the enclosed conditions discharge drawings and in the original planning application drawings.

Please also refer to our 30th May 2023 letter for a more thorough description of the benefits of the proposed insulation and lime render system. In brief, the woodfibre insulation offers better long term protection to the timber frame, while also reducing unwanted heat losses and gains, reducing energy bills, and reducing CO2 emissions. It also can bend sufficiently to follow the undulations of the frame and results in a traditional breathable finish, supported on a durable and breathable substrate.

It appears that the historic render at Jackdaws Ford was 50-60mm thick, as evidenced by the 50-60mm protrusion of the two south-facing windows in the timber frame that apparently pre-date the removal of the historic over-frame render in the late 19th century. (See photographs on the next page). This thickness matches the proposed thickness of the 40mm woodfibre boards + lime render, which means that the proposed wall build up will relate well to the existing 19th century window reveals and cills.

We are aware of Babergh/Mid-Suffolk heritage team's interest in adding batten and laths between the external woodfibre insulation and lime render on other recent applications for listed building consent on timber frame buildings to be externally insulated with woodfibre insulation. Adding batten and laths would not be possible at Jackdaws Ford because the additional approximately 30mm thickness required to do so would cause the render to protrude beyond the historic window reveals and cills, and also beyond the reveal and cill of the approved details for the reinstatement of first floor mullion window on the west side of the house.

Installing batten and laths would also require a significant number of additional fixings through the woodfibre insulation, which would compromise the thermal value. It would also introduce an unventilated void outside the external wall insulation, reducing overall breathability of the wall.

The remaining portion of Condition 18 in regard to floor alterations will be applied for discharge at a later date when details for it have been developed.

Yours sincerely,  
 Jeremy Emerson  
 for Hoare Ridge & Morris LLP



*First floor western crossing 19th Century window, showing 60mm protrusion beyond timber frame*



*19th Century window above butcher's shop roof, showing 50mm protrusion beyond timber frame*



*Southwestern corner of house, showing required repair/strengthening of corner post and sole plate*



*Decayed sole plate at south side of western crossing to be replaced*



*Concrete and brick plinth at south side of western crossing currently traps water against sole plate*



*Decayed sole plate at south side of western crossing to be replaced*