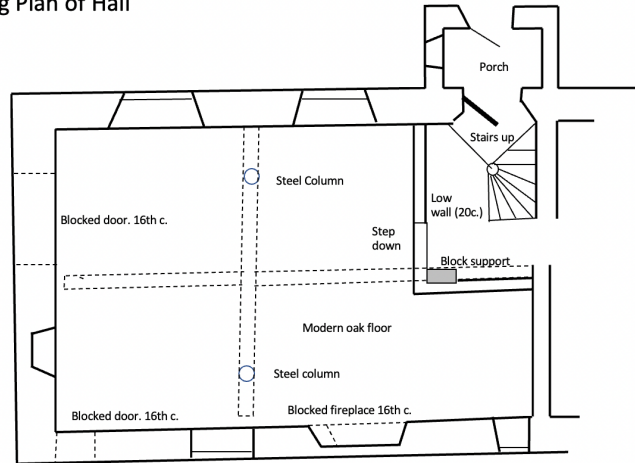


# Drakes House, Gatcombe, Blakeney

## Proposed Scheme of Works requiring Listed Building Consent

Drakes House Gatcombe  
Existing Plan of Hall

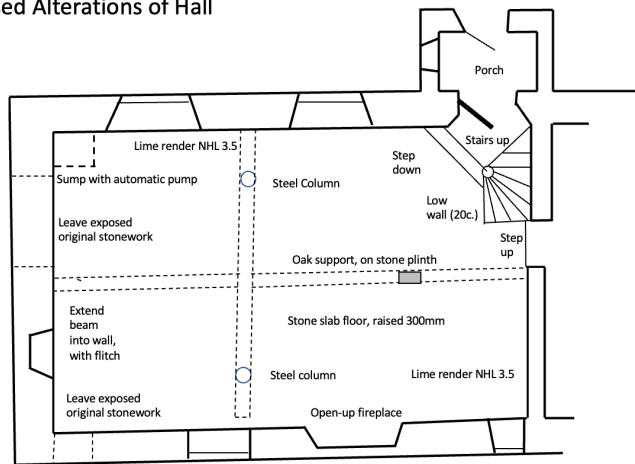


0 1m 2m 3m 4m 5m

Scale

North →

Drakes House Gatcombe  
Proposed Alterations of Hall



0 1m 2m 3m 4m 5m

Scale

North →

## 1. External Works

### 1.1 East Wall

Remove external concrete render on the east wall and allow wall to dry out. Re-render external wall with three coats of lime render. Dig out existing drain which has failed and replace with open drain which can be kept clean, to allow water to flow freely. Render surface in NHL5.



**Justification:** *Cement render likely to be main reason for internal damp and needs to be replaced by lime system. Drain repair to allow water flow.*

**Impact:** *Beneficial to building in allowing it to naturally dry out.*

### 1.2 West Wall

Investigate pebble-dash render on the West elevation which dates to the 1960's.

Hack-off to 500mm above ground level and replace with lime system. Dig out existing drain that runs along the wall and replace with open drain, capped by flagstones.



**Justification:** *At present the render appears to be sound, and pre-dates 1972. There is also a significant bulge in the side of the house, noted in 1972, and with no recent signs of movement, and we are reluctant to expose this. The present drain along the west wall has collapsed and is a cause of water ingress. An open drain will allow us to keep it clean of river silt, as estuary water often backs up during a high tide into this drain.*

**Impact:** *Beneficial to building in allowing it to naturally dry out.*

### 1.3 Air source heat pump

Install air source heating unit under the existing deck, to service underfloor heating in the hall. This will be subject to a planning application as required by government guidance.

**Justification:** *introduce carbon neutral heating into the house, to keep the walls dry and the timber in good condition and avoiding need for secondary glazing.*

**Impact:** beneficial to building in keeping it dry via carbon neutral methods. Very little visual impact as located under a deck, and invisible. As it's located next to railway embankment bund, the noise impact will be minimal.

## 2.0 Internal Ground Floor

### 2.1 Internal Floor level

We propose to raise the internal floor level by 420mm from the concrete base, inserted in c. 1972 (+250mm above present timber floor). This will help to keep the floor dry (see flooding over the slab). The system, as suggested by Ty Mawr, will be as follows:

1. Permeable geotextile
2. Glapor recycled foamed glass 150mm
3. Geotextile
4. Heatmat system forming underfloor heating
5. Limecrete sub-base, encasing heatmat 200mm
6. Screed 45mm
7. Stone Slab 25mm

Ground water that accumulates at the base of the floor will be able to pass through the glapor, while channels have been cut into the base slab. In the SW corner, a covered sump will collect the water, and be pumped out, via an automatic switch, into the external drain.

We will reduce the floor level in the passage by 100mm from the front door to the dining room, to enable a continuous level across the hall and passage.

We will employ sandstone slabs, sourced locally, with a grey lime grout.

**Justification:** The original 16<sup>th</sup> century floor was at this level (as is apparent with the fireplace hearthstone) and was dug out in the 19<sup>th</sup> century. Paving stones will be in keeping with the period nature of the room (replacing the present modern wooden floor), and underfloor heating will help keep this room and the rest of the house dry and warm. If the room is external flooded, it will be possible to recover in a resilient way. The sump will keep the ground floor internal rooms dry and free of damp.

**Impact:** Beneficial. We want to return the room to the original proportions, with window seats and the beam heights at the correct level, with appropriate floor covering. This will also introduce



*internal flood resilience, which will help protect the building, and reduce the need to heighten the external floor defences, and so altering the setting of the building.*

## 2.2 East Wall fireplace

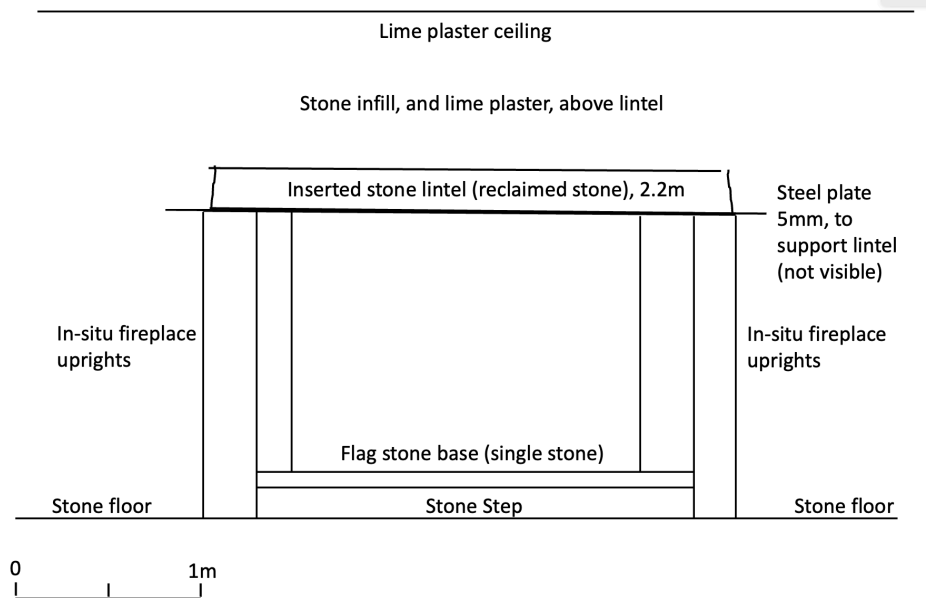
While removing the concrete render, we uncovered the uprights of the original fireplace in the hall, which was blocked in the 19<sup>th</sup> century. These are of limestone, and similar to the fireplace on the first floor. The overall width is 1.8m, needing a mantel of 2.30m. We propose to open up this fireplace, which involves removing concrete and stone blockwork infill. We have been able to source an appropriate stone lintel that will span the full 2.3m and propose to infill above with blue lias stone. At this stage, we do not intend to have a working fire, so there will be no alterations to the external elevation.

***Justification:*** *This is one of the original features of the house, and its position in the centre of the hall considerably adds to the special architectural character of the building. Reinstating the fireplace will involve blocking a window that dates to the 19<sup>th</sup> century, although not removing any significant historic fabric in the process. This window has a poured concrete lintel which is failing, supporting the floor beams – one of which is scorched and unattached. Infilling the window will help resolve this issue.*

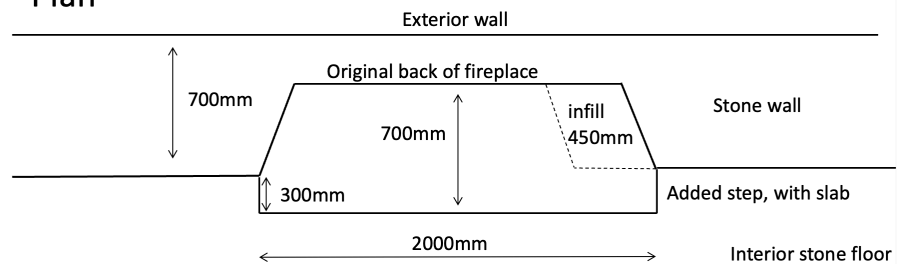
***Impact:*** *Beneficial, as this will restore one of the original features of the building, dating from its original use as a warehouse / dwelling. We have good evidence of the nature of the original mantel, as similar is found elsewhere in the house.*



## Elevation of Proposed Reinstated Fireplace



## Plan



## Proposed lintel and hearth for fireplace





**2.3 South Wall Fireplace**  
We have removed the existing fireplace which was placed there in the 1970's. It was built of cinder blockwork and poured cement. It was freestanding and not keyed into the primary wall behind. It covered up the primary river entrance, which we would like to leave exposed. We will place fitch plates on either side of the unsupported longitudinal

beam and tie it back onto the S wall, where there is a surviving corbel. The beam will be extended with oak and stained to match existing.

**Justification:** *The present fireplace is modern and does not support the main longitudinal beam of the house, with the sawn-off end hanging. Removing the 1970's fireplace enables a solution to support the beam.*

**Impact:** *Beneficial – historically there was never a fireplace at this location, and one was inserted incorrectly in the 1970's. Removal of the fireplace enables the end wall to be fully exposed, with its rare entrance to the riverside; one of the key elements of special architectural significance of the building.*

#### 2.4 Internal Wall Coverings

When the walls have fully dried, we will cover with three coats of NHL3.5 lime render, and six coats of ochre-coloured limewash. We will repoint and leave the south and parts of the east wall exposed. Before applying render, we will take detailed photographs, and a detailed laser scan of the room.



**Justification:** *Lime plaster is the most appropriate wall covering for a building of this period, and we can see some evidence for it in the surviving fabric. This will allow the building to breathe and stay dry.*

**Impact:** *Beneficial, this is the original treatment to the walls, before they were stripped in the 1970's (a small fragment of original plaster survives). This will restore the original look of the hall, walls and window reveals.*

## 2.5 Ceilings.

The present ceiling coverings all date to the 1970's and are currently failing. We will remove and treat the timber joists with woodworm treatment and replace. In the north east quadrant, we will clean the original oak beams, and infill the gaps with lime plaster board. We will also leave the timbers around the stair exposed.



**Justification:** *Original beams survive in one of the four areas. The remainder are replacement floor joists that date to 1972. The timbers around the stair are of particular architectural interest.*

**Impact:** *Beneficial, exposing original ceiling beams where they survive and enable the 1970's timber to be retreated for woodworm infestation.*

## 2.6 Window lintels and sills

Some of the original window lintels survive (but have been covered over). We will expose these and repair where necessary. The existing sills date to the mid 1980's and are made from an imported hardwood. We will replace these with stone sills, in keeping with the one surviving stone sill.



**Justification:** *While the original mullioned windows have been lost, the lintels retain historic interest, and we would like them to be exposed as they were originally meant to be seen.*

**Impact:** *Beneficial, by allowing more primary fabric to be exposed and understood and removing inappropriate coverings.*

## 2.7 Passage Rails

We would like to remove the passage rails that were placed there when the floor was lowered in the 19<sup>th</sup> century. The rails are reused timber from panelling in the house, with cast iron decorative pieces, set into a limestone base that is now heavily



decayed. We will re-use the timbers as stair handrails and retain the cast iron pieces within the property. The longitudinal beam is supported on a pillar made from breeze blocks. We will replace this by a timber post made from oak sourced at Lydney

Park and worked as a jowl-post in a style appropriate to the 16<sup>th</sup> century. The timber will rest on a stone plinth, currently reused in the passage rails, but which probably was used for this purpose originally.

**Justification:** *As the floor will now be level, there is no purpose for these rails which break up the floor span. They are significantly decayed, and not part of the original fabric of the building. The wall is also holding back the ground water causing significant damp issues in the northern part of the house and its removal will allow the house to dry out.*

**Impact:** *Neutral, removing evidence for later public house use of the house. However, this has a low significance for the historic interest, and in mitigation, the timber, already reused, will be used as handrails elsewhere in the building. Their removal is needed to enable a single floor level. With their removal, the full 'sweep' of the hall will be visible on entry, enhancing the architectural interest of the building and helping resolve the damp issues within the house.*



### 3.0 Second Floor

#### 3.1. Bathroom

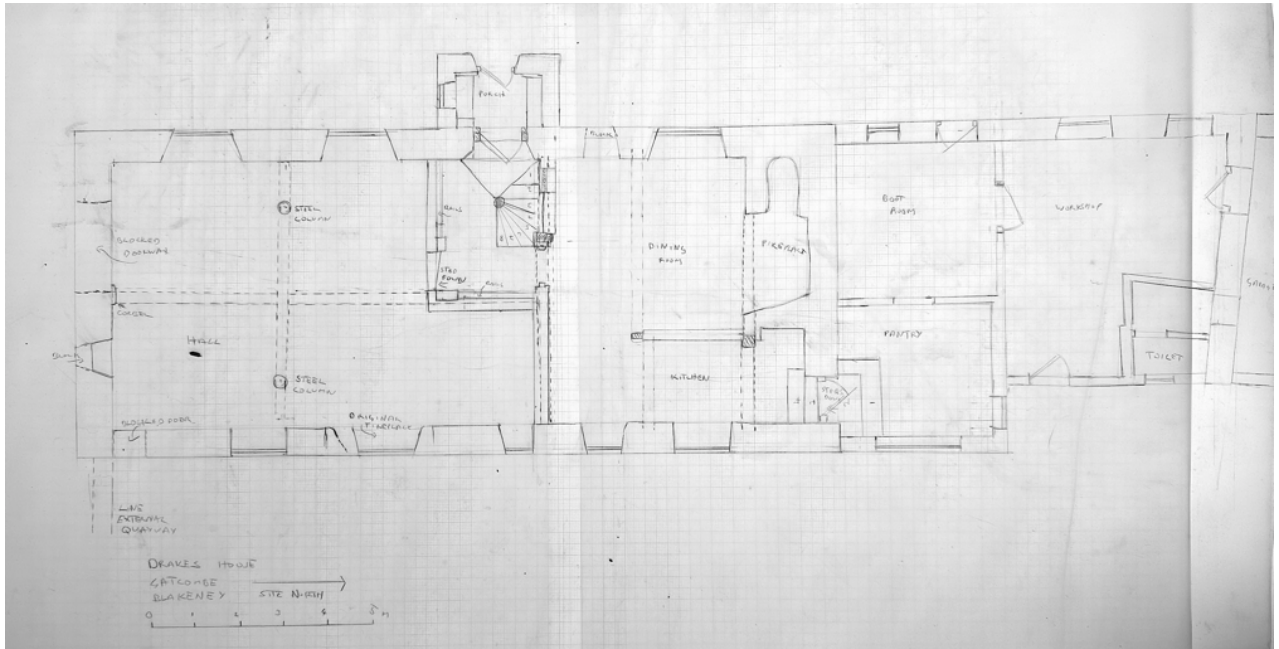
Remove the internal partition and fitted cupboard in the northeast bathrooms and remove existing baths and sanitary ware dating to the 1970's. Reinstall a single bathroom in the space.

**Justification:** *This partition was added in the 1970's.*

*The bathrooms are all very dated, the pipes leak and the toilet outlets are partially blocked. Two bathrooms are not required at the level anymore*



**Impact:** Beneficial, as this will open up the top floor to the original plan again, enabling it to be more understandable, as well as exposing the primary truss, currently hidden behind a cupboard.



*Measured Plan of the Ground floor of Drakes House (1:50)*

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Gatcombe  
Blakeney  
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