PHOTO EXTRACT from the Design Access Heritage Statement

3.1 AMENDING THE NUMBER AND CONFIGURATION OF THE ROOF LIGHTS

Consent has previously been obtained for the replacement of the roof lights [Ref: 56613/002].


A

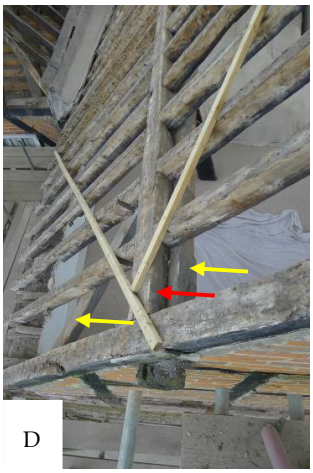

B


C

A: View of the south range roof stripped of roof coverings - view from the east.

B: Detail of the feet of common rafters showing adaptations to provide birds-mouth joints with the wall plate.

C: Detail of east slope to west range; the yellow dashed rectangle shows the proposed location of the egress roof light and that two common rafters will need to be cut and trimmed to accommodate the roof light.


D


E

D: Detail from above of the east slope of the west range. Note the original purlin and brace [yellow arrows] and the later purlin [red arrow] showing a history of adaptation and alteration to the roof frame.

E: Detail of the northern end to the east slope of the west range. Note the original purlin and brace [yellow arrows] and the later purlin [red arrow].

Photos B, D & E show that the common rafters to the roof were adapted within a later phase of alteration to the roof frame, possibly 18th century. The common rafters are nailed/spiked in place rather than using traditional joints and have had birds-mouth joints provided so that they could be reused to sit on the wall plates [Photo B]. All of which reflects that the common rafters illustrate a later phase of adaptation to the building.

The repair works that have been carried out to the building included the stripping of the roof coverings. This has revealed that most of the common rafters to the roofs of the building have been reused and adapted.

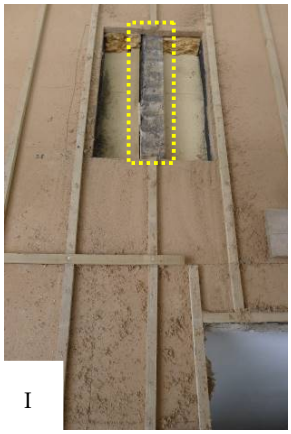
It is most likely that the roof adaptations were carried out at the same time as the under-building with bricks of the timber-framed walls at ground floor level; probably in the 18th century.

It is highly unlikely that the common rafters were reused in their original location. Repair and replacement is evident, with later rafters, to the catslide roof above the kitchen area [Photos F, G & H].

F

G

H



I

F: Detail of the lower north 'catslide' roof slope to the outshut; the yellow dashed rectangle shows the proposed location of the new roof light opening [ON-N-NEW-RL2] and the single common rafter that will need to be cut and trimmed to accommodate the roof light.

G: Detail of the north 'catslide' roof slope to outshut; showing re-used common rafters.

H: Detail of the lower north 'catslide' roof slope; the yellow dashed rectangle shows the proposed location of the existing roof light [ON-N-RL1]. Note the boarded over existing opening [red arrow].

I: Detail of the new roof light to the upper north slope of the south range [SR-N-NEW-RL2]. The section of the rafter that will need to be cut and trimmed to accommodate the roof light is shown by the yellow dashed rectangle. A bespoke roof light is to be installed so that the window fits between the adjacent common rafters and so an additional rafter does not need to be cut; to minimise the harm.

The location of the new openings to accommodate the roof lights are illustrated on Dwg. No. P922190_R_A.

No original timbers will be cut or adapted to accommodate the proposed new openings.

In total four common rafters, that are re-used timbers, will need to be cut and trimmed to make the openings to accommodate the new roof lights. The adapted common rafters will remain in-situ and the proposed works will able to be understood as a further adaptation of an existing timber.

All the remaining, approved, roof lights will be fitted within existing openings using roof lights of standard sizes without the need for cutting of rafters.

All the historic common rafters have been retained within the ongoing works, with those requiring strengthening remaining in-situ are being 'doubled-up' by fixing new timbers to the existing rafters. The archaeology of the building will remain intact and the history of adaptation can be readily interpreted as another phase of adaptation, albeit minimal, in the building's long history.

3.2 REPLACEMENT OF CASEMENT WINDOWS

It is proposed to replace three high level windows that have suffered from decay, as a result of poor construction and a lack of maintenance and repair, most probably the result of the difficulty of gaining access to these windows for repair and decoration.

Combination of poorly constructed timber and metal casement windows that are in a poor condition.

The proposed replacement of three existing windows with modern metal frame casements with leaded lights to match the existing 'diamond diaper' pattern.

The introduction of double-glazed units will significantly reduce the risks of condensation and associated issues, such as damp and mould growth, particularly as the roofs have been well insulated.

The photo on the left is of the east gable attic window

Timber framed metal casements with diamond pattern leadwork. The casements are poorly constructed and have been subject to a history of ad-hoc repair.

The casements are different sizes and in a poor condition.

The photos above show an internal view and detail of the north gable attic window. This is a 20th century metal casement window with diamond pattern leadwork.

The original collar of the historic timber frame was cut to accommodate this window. The priority within the ongoing repairs was to reinstate the primary structural performance of the collar.

The reinstatement of the missing section of the collar meant that the existing window could not be reinstated in its original location, as the repair has reduced the size of the opening.

This provides an opportunity for a new window, made to fit the opening available, to be introduced. It is proposed that this window be a double-glazed unit that otherwise matches the existing unit as a metal framed casement with leaded lights.


The photos above show the casement window to the west dormer, before repair works [left photo] and in the process of the repair works [roght photo]. This is the third window it is proposed to replace.

The dormer was added in the 20th century and the window is anticipated as being contemporary with the addition of the dormer.

The timber casements were found to be in a poor condition requiring extensive repair. The casements were of a poor initial consturciton and detailing and would need to be replaced for a functional weathertight window to serve the dormer. The dormer is elevated and is exposed to the prevailing weather and will need regular maintenance and repair.

The photo above shows a sample of the proposed replacement metal framed window against the metal casement removed from the north gable. The leadwork can be made to match the diamond/diaper pattern of the existing window. The traditional detailing of the sample window would provide a replacement window that is consistent in materials and appearance whilst the double glazing would provide the benefit of improved thermal performance.

In accordance with National Guidance Note 'Making Changes to Heritage Assets, Historic England Advice Note 2' which states: *'New features added to a building are less likely to have an impact on the significance if they follow the character of the building'*.

The replacement window units closely follow the style of previous windows in terms of their design, size and the pattern of the leaded lights and, as such, are less likely to have an impact on the significance.

3.3 CREATION OF AN ENTRANCE LOBBY & THE ADDITION OF A GLAZED PARTITION

Refer to Dwg. No. P922190_G_A, Dwg GF_SEL_01 and Dwg GF_SEL_02.

The photo on the left shows the south entrance door within the 'cross passage'. It is proposed that an oak framed glazed door be inserted to create an entrance lobby – approximate location illustrated by the yellow dashed lined rectangle.

The photo on the right shows the existing opening between the dining room and the 'cross passage' where the proposed glazed screen partition and door is to be located, illustrated by the green dashed lined rectangle.

The creation of an entrance lobby will help manage draughts and improve comfort levels.

The introduction of the oak framed glazed partition screen and door will improve comfort levels within the dinign room and encourage improved use of this principal room.

The choice of oak framed glazed partition screen and doors was made to illustrate that they are contemporary additions, rather than a pastiche, and do not restrict natural light.

3.4 CREATION OF ENTRANCE LOBBY TO THE REAR ENTRANCE TO THE NORTH GABLE

Refer to Dwg. No. P922190_G_A

The photos above show a view and a detail of the existing opening where it is proposed to add a door to create an entrance lobby to serve the door to the north gable of the west range.

The ground floor room to the north of the west range has been sub-divided by a solid wall in the 20th century to create the WC and a small boot room.

The existing rear/north door is ledged vertical boarded door. It is proposed that the inner door be of a similar design set within a timber frame.

The recently added, 21st century, dado panelling on the partition walls will be adapted to accommodate the frame for the door.

3.5 THE PROVISION OF AN EN-SUITE SHOWER ROOM TO A FIRST FLOOR BEDROOM

Refer to Dwg. No. P922190_1_A

The proposed shower room/WC is to be sub-divided from the bedroom by stud partition walls that are fully reversible and are not to be fixed in a manner that damaged historic fabric.

3.6 THE REINSTATEMENT OF BATHING FACILITIES TO THE ATTIC/SECOND FLOOR

Refer to Dwg. No. P922190_2_A

The proposed reinstatement of attic/second floor bathing facilities will be created by the provision of stud partition walls to replace lightweight soft-board walls to form the room.

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24th November 2023