

56 High Street, Debenham, Suffolk.

A schedule of timber repairs to the south elevation.



We have been engaged to carry out any necessary timber repairs to the heavy carpentry elements of no.56 High Street, this document seeks to clarify and summarise the forthcoming works.

The initial LBC application included a clear set of drawings and most of the proposals for repairs and new timbers are clearly shown on those sheets. This document seeks to clarify some of those repairs as well as update some aspects now that sections of render have been removed to provide a better understanding of the makeup and current condition.

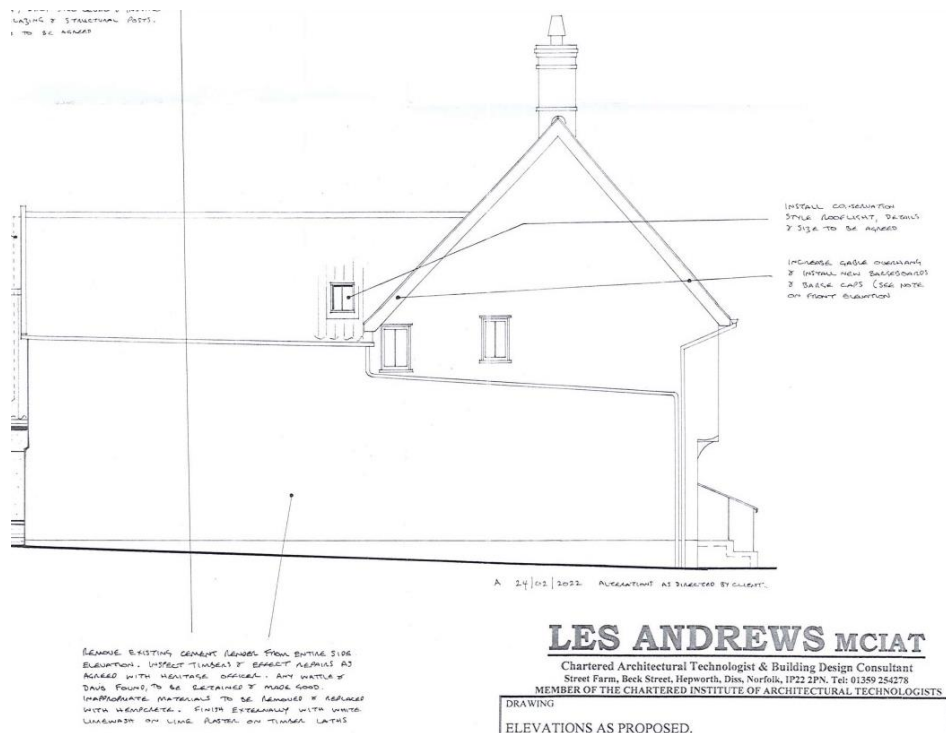
This is presented as both a method statement and a schedule of proposed repairs for the project in an attempt to provide further clarity for the local authority (LA), hopefully allowing them to discharge the relevant conditions attached to the LBC.

Most of the works to the frame were completed in 2023 (see previous documentations) but the south wall will be worked on in 2024 with this document clarifying the repairs to this elevation.

As is our standard practice – this document will also guide the works to the frame of the building as they proceed on site. Throughout the project, the general principles of the repairs will operate on a sliding scale: We would supplement the framing (splints, hidden metalwork etc.) if it were found to be deficient, but largely complete. If elements are in a worse condition, then targeted repairs (patches, scarfs etc.) will be carried out using the correct materials and appropriate techniques on a like-for-like basis. Only if a primary component is missing or beyond reasonable repair will we consider full replacement and then, as above, for the new components to match the original or existing fabric as closely as reasonably possible.

Once the project starts, anything found to be significantly worse and in need of a revised approach will be discussed with the LA before continuing that aspect of the works.

South (side) elevation.



The works to the south elevation have already been indicated on the submitted drawings but to further clarify there are the following observations and points to make.

The entire elevation is currently covered in a cement render – this is due for removal and our task is to carry out any necessary repairs before the elevation is re-covered in a new lime-based render (see comments from Sadler Traditional Building).

Viewed from inside, much of the framing has been heavily altered and the sole plate to the main range - under the floor level (below) will almost certainly need replacement.



The southern corner posts are highlighted as needing further investigation, possible repair, or even replacement. During the course of the works to the front elevation, the first floor post appeared to be in reasonable condition but the south face is yet to be seen (below). The ground floor post is still obscured by a fake timber plank and render. Given the position of rainwater pipes adjacent to this pair of timbers, there is likely to be some decay at the bottom but further investigation will guide us. Once work commences, this will be one of the first areas for us to resolve whilst maintaining access and security via the main entrance as well as ensuring adequate rainwater disposal.





Sections of render have been removed to give some limited insight into the frame condition – the sole plate (if it still exists!) is under concrete and the infill panels appear predominantly modern. Any defective historic timbers will be repaired as appropriate using hidden splints and face-patches primarily but scarfs if required. Once the studs and posts have been repaired a new sole plate will be fitted in sections and the components pegged together.



Any face patches would utilise air dried oak of good quality, the decayed surface would be dressed back to a point where it becomes sound, ideally below the line of the render but no more than is necessary, so it is hard to quantify until the timbers are exposed and cut into. The patches would be fixed to the existing components with a marine adhesive and stainless steel fixings that are then pelleted over so they are essentially invisible. Any irregularities to the shape of the historic timbers would be copied onto the new sections so that visually they are less obvious as well as more likely to shed water as opposed to directing it into the joint.

Mortice and tenon joinery would follow historic proportions – that is to say, the tenons will be approx. 32-38mm thick, approx. 80-100mm long and generally the full width of each stud/post. Each would be fixed with hand-cleft pegs of an appropriate size – usually about 18mm - 22mm for larger components. Mortices to be slightly larger for a “tolerant fit”, especially for non-vertical walls.

As is entirely normal in such circumstances, some elements of the work are unknown until further opening up has been commenced. If anything is found to deviate from the principles of this schedule, we will report back to the local authority and advise them of our findings before carrying out anything markedly different from what has been agreed.

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