

**JUSTIFICATION of Gable Wall Repairs
for Listed Building Consent**

Old Hall, Finningham Road, Walsham-le-Willows, IP31 3BN

1. Introduction

This statement presents the proposal for the repairs to the gable wall of the rear range to Old Hall.

Special Architectural / Historic Interest:

Old Hall is a Grade II listed, former farmhouse. The three bays forming the one-and-a-half storey rear range were originally timber framed and may be of the same age as the main core (late 17th century or early 18th century). The entire rear wing was altered in the mid 19th century, with the walls rebuilt in flint and red brick. The garage extension to the rear wing dates to the late 20th century.

2. Schedule of Works (including Justification)

Existing works to gable wall granted permission under applications *DC/23/03093 and DC/23/03094*:

Demolition of 20th century garage

New patio doors, 1.8m wide.

Replacement window to first-floor gable window

In the process of carrying out these works, the condition of the gable wall has been assessed and a partial rebuild is deemed necessary. The brickwork to the gable wall is in poor condition throughout, with loss of mortar and weathered bricks. There is some significant horizontal and vertical cracking centrally, previously hidden within the garage. In addition, the gable wall is plumb for the first 2m or so above ground level, but then leans significantly inwards up to the garage rafters. Above the garage roof, the gable wall then leans outwards. There has also been significant loss of the original brickwork where the garage roof and walls have been keyed into the gable. The row of bricks lost where the garage roof is keyed in, has introduced a plane of weakness in the wall, which is likely contributing to the instability of the structure.

The planned demolition of the garage has been delayed, as it is likely that the gable wall is obtaining support from the garage structure and demolition of this could lead to collapse of the gable wall.

In light of the above, the safest course of action would be to take down the gable wall above first floor level, thereby removing the leaning section of wall and allowing for the structure to be rebuilt in a stable form. It is proposed to re-use the existing bricks in lime mortar.