Heritage statement Manor Farm House, HP23 4NA

Background

The property at Manor Farm House is in part listed under

**Designation Type:** Listing
**Grade:** II
**List UID:** 1161083

4/111 Manor Farmhouse

House. C16, altered early and late C19. N.W. range has ground floor of chequer brick and first floor of whitewashed roughcast, probably over timber frame, jettied to front on restored beam ends. Upper left gable has timber frame with brick infill. Right gable and rear wing of original L-plan house have been rebuilt in late C19 pale brick. Extension of similar brick in S.W. angle. Old tile roofs. Large brick chimney between wings has rebuilt square brick shafts set diagonally, 2 single shafts and 2 paired shafts. Another brick chimney between right bays of N.W. wing. 2 storeys. N.W. front of 3 bays, that to right blank, others with barred 3-light horizontal sliding sashes. 6-panelled door, top-lit, between windows. Lean-to to left, of irregular red and vitreous brick, has similar window to front and door to side. Barred wooden casements in 2 gabled bays to rear.

Listing NGR: SP9206815044

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

42096

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest

Approach to renovation

Having consulted three local artisan craftsmen the objective of the repairs to Manor Farm House and taken their recommendations the repairs are merely for the maintenance and upkeep and good order of the current materials.

3 bedrooms

Plaster has blown and detached due to age from the existing lathes. In all cases it is intended to repair on a like for like basis. That is for the interiors to patch repair where possible maintaining the existing timber lathes and plastering with same materials. Where fuller repair is required upon assessment the repair will be of the same materials ( lime mortar and timber lathes) having due regard to the extent of each wall surface to be renovated. Walls are currently in a poor condition as can be seen from the photographs submitted. Such areas where plaster board has been used previously, on ceilings and walls to effect repairs, it is intended to revert to original lime mortar and timber lathe.

Research is required as to the nature of wall papers on the walls at present, but appear to be anaglypta over historic paint. The intention to be redecorate in keeping with the original finish.

An airing cupboard has been constructed in stud partition plaster board over timber frame, this is to be replaced on a like for like basis as the finish is poor

The bathroom in the Tudor end of the property, circa 1972 has been removed due to a water leak which caused significant damage to the plaster work and tiling in that room. The water leak has been traced and capped off at this time. The current finish is a mix of lime mortar and gypsum. It is intended to replaster with lime mortar throughout, re paint in white as previously decorated and re-instal a similar bathroom suite as has been removed.

Externals renovation

Two external windows require repair and re-painting and we are intending to merely repaint the windows after due repair and maintenance of the wood and putty. No replacement will take place. Other downstairs windows in the non-tudor part of the house are to be repaired or replaced on a like for like basis with hard wood painted quarter light double glazed units which are direct replacement (expected to be 6 of 17 windows where significant wood rot has deteriorated the windows)

The external chimney which is a significant feature of the house is currently rendered in a cement render. Our consultants tell us this is causing significant damage to the brick work of the chimney stacks. They advocate the removal of cement render and replacement with lime mortar to allow permeablility and re-leading around the stacks to protect the current brickwork

To the end of the NW range which is currently covered over timber in whitewashed roughcast, there is significant deterioration due to the use of cement render. It is considered appropriate to remove and patch repair these areas of cement render with lime mortar as specified in the accompanying letter to the application which lays out the method and material to be used.

In carrying out the proposed renovation there is expected to be no structural change to the property merely appropriate repair with traditional method materials to high specification. We appreciate the bathroom is not in keeping with the original property configuration but will be replaced with an appropriate suite.