

Schedule of Works

Park Farm Braiseworth Lane, Braiseworth, Suffolk, IP23 7HB

Listed building Grade 2

This site falls outside of any conservation areas

No searches showed any potential archaeological interest

Property owners: Shane Aldridge, Anne Cronin

Contact number: 07712431510

This 17th century farmhouse has suffered neglect through lack of occupation, ransacking and well-meaning but in appropriate past maintenance.

Most of the work to be carried out are in the opinion of the applicant nothing more than many minor repairs and maintenance. This works schedule is prepared to give the knowledgeable Heritage Officer the necessary information to ensure that the homeowner is complying with statutory expectation. It is unclear from speaking to the pre application team if this is the case.



New floor base.

The ground floor of the house has been made up of concrete.

The intention is to break out the concrete to a depth of 300mm and replace with a recycled blown glass aggregate that will allow for insulation and top with a traditional lime product.

This work will be carried out by DC screeding who have experience of working in heritage properties.

The purpose here is to create a breathable base which allows moisture to escape from the walls and timber frame and to evaporate naturally creating a dry atmosphere whereby protecting the building from further decay into the future.

Anticipate this work to be carried out early June.

Note: There is no historically significant material as concrete is a modern building material.

Limecrete floor systems are a modern interpretation of traditional solid floors that are both insulating and effective at managing ground moisture.

They can comfortably meet modern insulation requirements and can therefore ensure maximum efficiency of under-floor heating (UFH) systems.



Installing a limecrete floor, particularly in traditional properties, offers improved function compared to cement floors and their associated membranes and PIR insulation.

Unsympathetic, relatively impervious modern materials can create problems with moisture being pushed into ground level walls. This in turn can result in poor insulation, damp floors and even structural damage.

Glasscrete floor systems consist of a non-capillary material (GEOCELL Foam Glass) at their base to deal with ground moisture and improve insulation. The latter is particularly important if you are considering the use of underfloor heating systems in your home.

The floor slab is made of natural hydraulic lime (NHL) and appropriate aggregates rather than from cement.

Glasscrete floors are sympathetic, functional and insulating floor systems.

The proposal is to remove the cement floor throughout the ground floor and replace, following build up as shown in the illustration.

The fact that park farmhouse has suffered in the way that has means that there is an opportunity to make this effective improvement without harming any historic or characterful material.

The under-floor heating will be laid as shown. The softer more porous nature of lime will mean that should need arise the new handmade clay tiles shall be able to be lifted without damaging individual tiles.

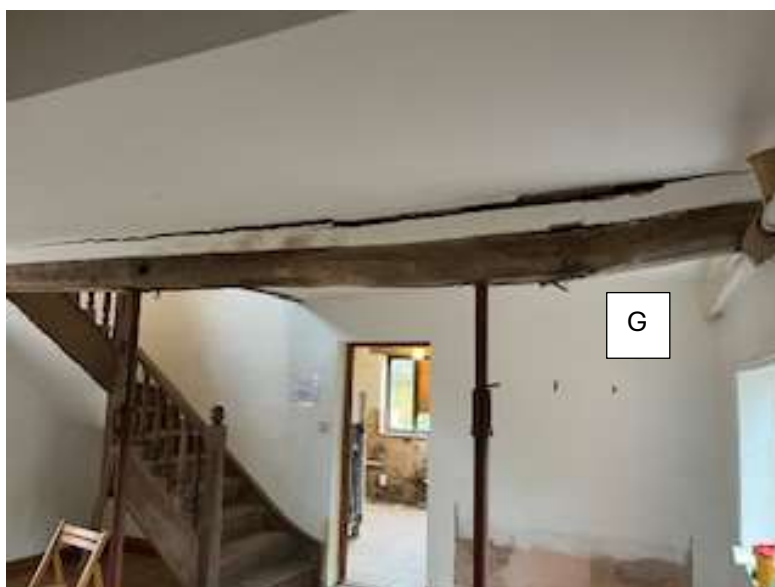
Underfloor heating laid in this type of system has been sited as one of the best ways to heat an old property creating gentle, constant background heat that creates effective drying by maintaining a constant warmth outside of dew point. (Pete Ward, Heritage house surveyors)

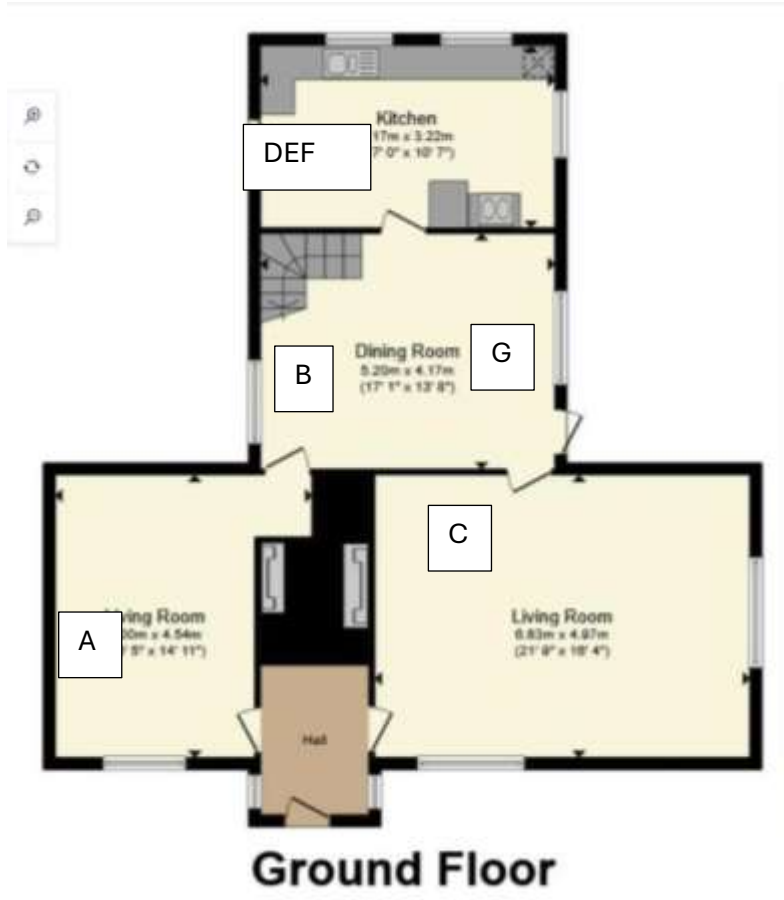
Replacement of a recent timber.

This timber was seemingly put into the house at the time of a recent stair way (30 years) it has failed due to history water ingress from the roof encouraging death watch beetle. This has been verified.

The proposal is to support the above floor joists and replace the failed beam with a suitably sized oak timber.

Rick Lewis has extensive knowledge and is well regarded in the timber frame community. He is scheduled to do this work with agreement. There are no historic elements here and the replacement is due to catastrophic failure of the timber.





The pictures show that theft of floor tiles has taken effect throughout. Although the tiles taken and those remaining are old tiles they are not thought to be original.

The tiles have been over laid to concrete that can be destructive to timber frames.

E, shows that the tiles have been laid up to fitted kitchen units demonstrating modern application.

F damaged condition.

Although ransacking has taken these characterful materials it is planned that the floors will be restored with greater functionality.



Replacement of up to and no more than five failed floor joist timbers.

One bay of the house seems to have suffered a particularly virulent infestation of wood boring insects over a prolonged period. There is evidence that the attack has eroded one timber through. It is suspected that any or all may have suffered equal fate. If there are any substantial elements not deteriorated to point of severe weakness, then repairs shall be made and strong timber retained.



This element of work is necessary to facilitate further repairs to flooring and plasterwork and retain the integrity of the building.

Removal of cement render, low level.

Externally a lower 'skirt' of cement render has been applied presumably following some repairs to brick work beneath the sole plate. The proposal is to remove this render and replace in traditional lime. It is felt that this section of any old building is particularly vulnerable to moisture. Breathability is of particular benefit in this area. The thinking is that lime above the sole plate is key to protecting what seems to be the original sole plate from damage arising from damp. This work will be conducted by Edward Fitch who is skilled in traditional building methods.

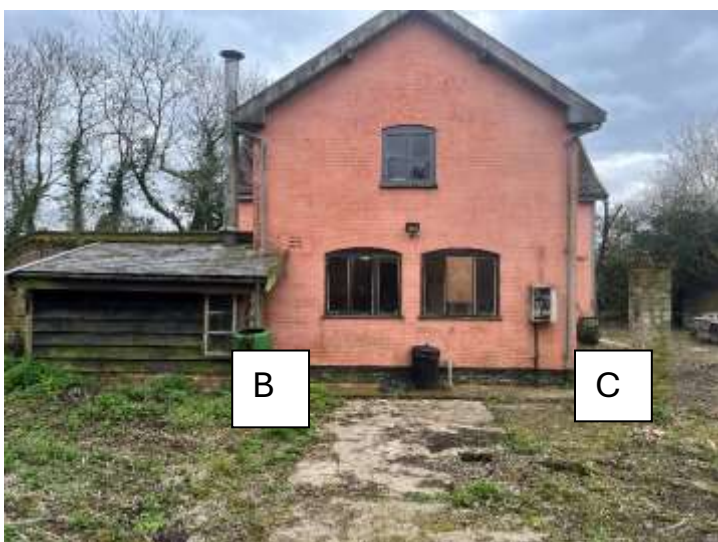
We acknowledge the comments from Conservation Officer regarding securing condition following removal of this lower 'skirt.' As the nature of the building allows simple and uninhibited access to the inside of the sole plate, it is clear that the timber is likely to have structural integrity. If upon inspection from the outside the timber is found to be in poor repair, we shall seek to retain all material possible and effect suitable repairs following further consultation and collection of evidence. This work shall be conducted by Rick Lewis.

We therefore are seeking listed building consent for this element of works.



Drainage.

A new drain run will be created that will allow down water pipes to feed into the large garden pond and remove the need for quite possibly silted up soak away close to the building. The aim here is to encourage seasonal drying of the ground surrounding the house. Removal of low level and close-proximity shrubbery will also be conducted and maintained.





**Underground Drainage 110mm
Pipe Fittings Bend Trap Gulley
Socket Grid Coupler**



Roof repairs.

The pantile roof that shelters the rear brick extension shows many key elements of the original. As such the owner is keen to retain it as is. Some tiles need replacing at the current time only one single tile is missing. This shall be replaced as soon as access can be arranged. Early inspection indicates that the lead valley that joins with the much older peg tile roof (seemingly with some recent attention) need replacement. There are many faulty repairs visible and a sound replacement in lead should ensure the valleys success for many years.

Upon inspection internally it is clear that the roof is doing an effective job of keeping the building dry. The original torching is still in place. However, the valley has failed and is letting in water in a number of places. The homeowner is therefore seeking permission to replace the lead valley urgently.



Window repairs.





Generally, all windows and their frames are to be retained in entirety. The applicant is of the opinion that the conservation team at Mid Suffolk would be pleased to see simple small repairs to the lower say 10% of the frames where splicing in in hard wood to match existing will extend the life and durability of the windows. There are notably four windows in total that on inspection need some form of timber repair.

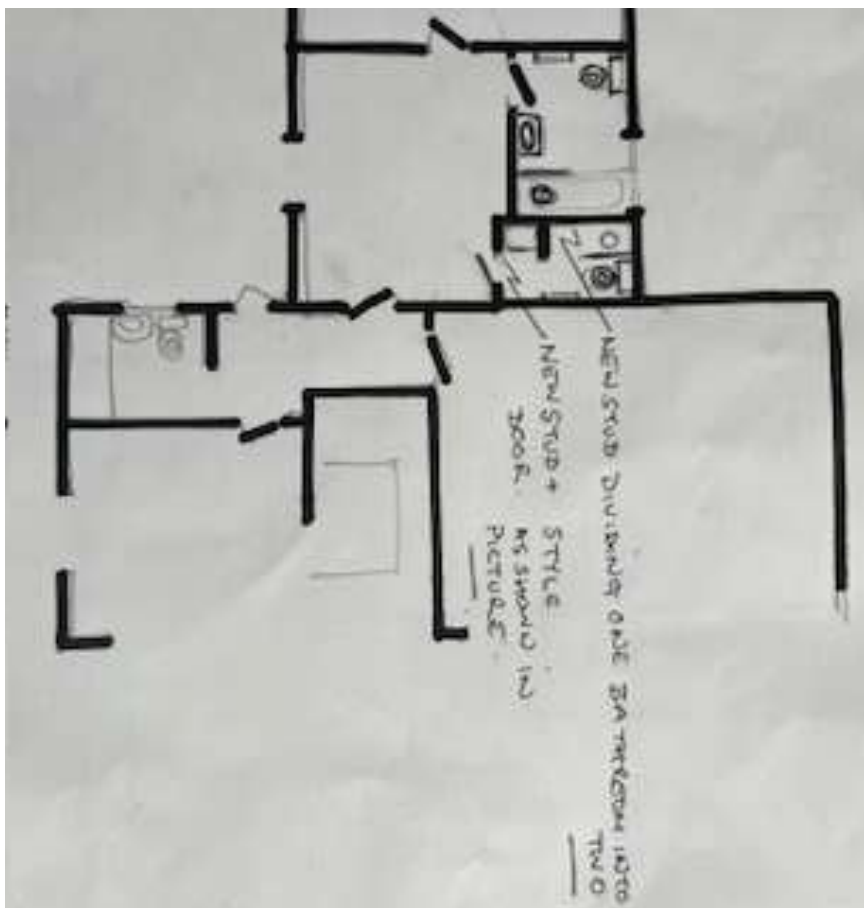
It is understood that this is considered ongoing maintenance.

Bathrooms, stud walls.

Existing bathroom layout



Proposed bathroom layout





The applicant plans to split this bathroom to form two bathrooms. This will involve creating a new doorway onto the landing. The wall in question is very modern, formed of modern stud work and plasterboard. It is felt that by backing the second bathroom onto the first there shall be little or no further requirement for external services.

The applicant feels that this is an opportunity to not only improve the living experience within the building but also to replace the modern plasterboard wall with a lath and plaster wall again furthering the breathability of the building.



Left: Example of proposed doors to be used matching similar style to the only two remaining doors seen internally in the house, one of which seemingly is of considerable age.

Right: Last remaining internal door

Improvement to plastering.

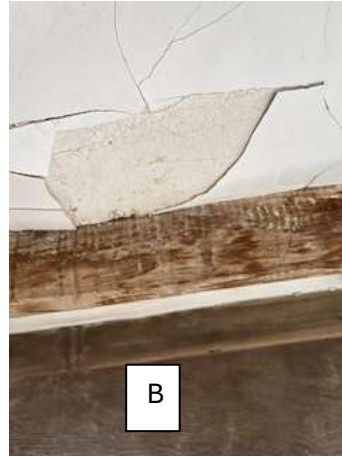
All lime plastering on the ceilings between beams have been either skimmed in gypsum plaster or replaced entirely with plaster board in fills.

The proposal here is to replace any plasterboard with new lath and plaster and lime. The sections that have been damaged during ransacking will also be replaced.

Some of the remaining sections that have survived are in cosmetically good order will be better served by an attempt to remove the modern gypsum plaster and re skim in lime. It is felt that this action may help the building to breathe through.



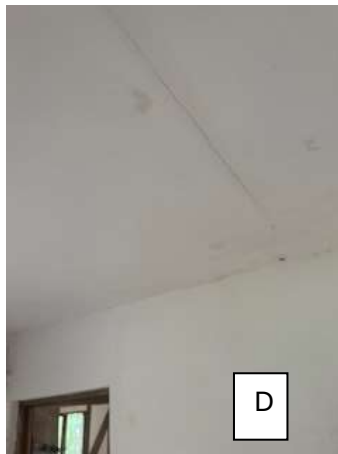
A



B



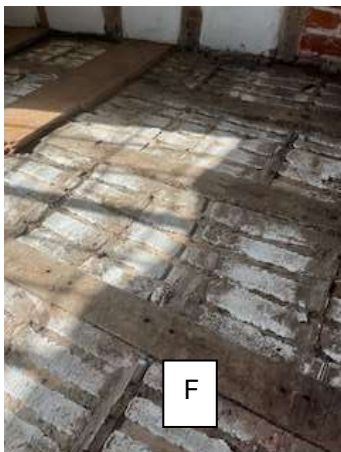
C



D



E



F



G



A: Nine infill panels damaged during ransacking previously skimmed with gypsum plaster, seeking permission to replace wooden laths with lime plaster.

B and C: Six plasterboard panel infills. Six damaged lath and plaster infills. Six further damaged lath and plaster infills with gypsum plaster surfaces. Requesting permission to repla

D: Entire ceiling all plasterboard with gypsum plaster. Seeking permission to replace this damaged modern material with wooden laths and lime plaster.

E and F: A from above

G: This room can be seen to have been plaster boarded on all of the infills. This is visible from the picture provided from inside the loft space. This room has also been boarded out and chip boarded over a layer of plastic and inappropriate glass fibre insulation. The applicant is seeking to remove up to 25% of the infills in this room and replace with timber laths and lime plaster. The applicant also wishes to remove the chipboard flooring, plastic and glass fibre insulation and replace with square edged wide oak floorboards.

Flooring.

As can be seen in the pictures below almost all of the floorboards have been stolen. The homeowner feels it may be better not to fuel demand for reclaimed materials. And replace in new. The homeowner would be grateful to know the current policy of the Heritage department.

The proposal is to reinstate the stolen flooring with new square edged boards made from oak.



Floor joists.



The thick red band illustrates the corner of the house that is affected by extreme insect infestation.

It is proposed that up to five floor joists be replaced with new oak timbers.

It Rick Lewis has been retained to take responsibility for the repairs and or replacements. Rick is widely regarded as one of the most knowledgeable timber framers in the county.

Were timbers are found to have structural stability repairs will be affected.

