Design and Access Statement 17/03/2024

Removal of external render, fixing plinth, sole plate and reinstating wattle & daub infill.

Areas of cement render marked on the plan of the cottage in green were removed. (Refer to **PGC/Front elevation proposed, Rear elevation proposed)**
This gave access to the wattle and daub walls. Finding these to be in an extremly poor condition, having suffered from beetle attack and decay over many years, they were removed. We needed to gain access to the frame, that had also dacayed and needed repair. (**Pic 1**)
We made repairs to the brick plinth and sole plate. Where frame repairs were necesarry we used green oak of the same dimensions as existing. The sole plate was replaced using 6 x 6 inch green oak bedded onto lime mortar.
The studs were attached into morticed slots in the side with stainless steel screw bolts. Using the screw bolts helped to pull the studs into the sole plate, as these had begun to spred. (**Pic 2**)

The wattle and daub infill we repaired or replace like for like. The hazel being tied onto fixed hazel cross pieces. (**Pic 3**) Bolder clay, barley straw with the addition of hemp were mixed and daubed onto hazel rods. (**Pic 4**)

The walls were then plastered with lime plaster.

Plc 1

Plc 2

Plc 3

Plc 4

Bedroom 1

1960's/70's Plasterboard and studwork additions to this room was removed to give access to the original fabric of the cottage. **Pic 5 & 6** Missing purlins and a roof collar was added see **PGC/ First floor proposed and Pic 7** using 6'' x 2'' green oak.
Where indicated insulation material was added, either Steico wood-wool, 60mm thick thermal conductivity of 0.036 W/mk or Thermafleece Cosywool 75mm thick, this has a thermal conductivity rating of 0.039 W/mK. Breathable Savolit board was finally fixed and lime plastered. **Pic 8** We used Best of Lime, Limecote plaster.

Plc 5 Bedroom 1 with plasterboard ceiling

Removal of plasterboard ceiling

Plc 6

Reinstated purlin and truss

Plc 7

Plc 8 Repaired roof collar and purlins, final lime plaster over savolit board. Sheeps wool insulation.

Bedroom 2

1960's/70's gypsum plasterboad and studwork removed to gain access to original fabric of the building. **Pic 9**
We removed the studwork and plasterboard constructed shower and toilet cubicle too. **Pic 10 and PGC/First floor proposed.**

Rear wall was repaired and plastered. **Pic 11**
Decayed front, lath and earth plaster was restored, using sawn oak, earth plaster . Finished off with lime plaster. **Pic 12, 13 & 14.**
During the restoration of the frame timbers to the front of this section of the wall, a small window opening was left, the idea was to allow more light into the stairwell. **PGC/ Front elevation proposed.**
Pic 15, 16

The staircase from the living room to bedroom 2 was found to be suffering from woodworm and some bettle attack. It had lost its structural integrity and was unsafe. For a while it was proped with an acro, but constant heavy use led to failure.
We elected to have a replacement build. This was made by Sam Leah carpenter in situ using oak, replacing the soft wood existing. In terms of design it was like for like. **Pic 19,20,21**

Plc 9 Removal of plasterboard ceiling.

Plc 10 Removal of toilet and shower & plasterboard division in room.

Repair to lath and earth plaster ceiling.

Plc 11

Plc 12

Plc 13

Plc 14 Repaired ceiling, plastered in Limecote.

Plc 15

Plc 16

Plc 19

Plc 20