DESIGN, ACCESS & HERITAGE STATEMENT

FOR

LIME TREES
DIPPENHALL STREET
CRONDALL

The Site

Crondall is a small rural settlement that is located on the rolling chalk downlands of North Hampshire, 1km south of the A287 between Farnham and Odiham.

The site is in the centre of Crondall Conservation Area. The character of the area is determined by the large number of listed residential buildings either side of its two narrow streets, and surrounded by open countryside.

The site is rectangular in shape measuring 85m deep with a 55m wide road frontage . To the east of the site is Dippenhall street, with housing beyond, and to the north and south. To the west of the site is a field with a golf course beyond.

Architectural History

Lime Trees is a detached grade 2 listed residential building.

The original building was built in the late fourteenth century, and is possibly the oldest house in Crondall. The two storey house comprised two bays with Cruck frames.

The house was extensively enlarged in the seventeenth century and early twentieth century.

The listing describes the house as:

C15, C17. 2 storeys. Cruck frame within, with additional C17 framing within and partly exposed outside. Main (west) front has 1 storey and attic in centre and 2-storeyed wings, a northern 1-storeyed outshot and C17 rearward extension behind south end. Red tile roof, hipped at front, gabled at back, gabled dormer in centre: large brick stacks. Tile-hung upper, walls, brought forward to form canopy to door. Red brickwork, with English and other bonding. Modern casements on a 3 window front. Inside: framing of different periods.

The house was listed on 8th July 1952

Planning history

Last year Listed Buildings permission for a replacement stair, was refused (ref: 23/01247/LBC), due to insufficient information as to how it attached to the existing building. The conservation officers report also criticised the design as being a mix of Georgian and Victorian, requesting a less fussy/more rustic design.

Proposals

The small 1.5m wide area, where the stairs are, was built in the mid twentieth century when the central gable was added. The stairs are likely to be from this period if not a little later. Although the 1950's extension fits in well externally, the stairs are very much out of character with the listed building.

Neither the rise or the going/tread comply with Building Regulations being both too small, nor are such gaps allowed in the stairs and landing balustrades. The timber used is pine.

Stairs and balustrade to be removed

Boxing (above row of tiles) to accommodate redundant radiator pipes to be removed

The proposal, as before, is to replace the stairs and the landing balustrade using European Oak. By increasing the rise and going the number of steps can be reduced, this will reduce the length of the stairs allowing better access into the garden room.

The stairs will be constructed using 250x38mm wall and outer strings, fixed to the existing brick wall using 100mm screws at 600mm staggered centres within predrilled holes located within the router/groove made to accommodate the treads. The outer string will be mortice and tenoned into 100x100mm newel posts that are bolted to the existing ground floor. The outer string is now simplified/straight rather than being stepped as previously shown. The first floor newel posts will be bolted to the existing floor joist and the half newel will be screwed to the existing timber frame. Rather than a ball finial we are now proposing a traditional acorn to reflect the oak used.. A 75x50mm handrail will be mortice and tenoned to the newel posts and the balustrade will be constructed using 32x32mm simple square spindles positioned so the gaps between are less than 100mm. The partition below the stairs will be replaced with tongue and groove oak boards with a 'V' and bead joint in the same style as some of the other cupboards around the house, rather than the previously shown decorative panels.

Method Statement

Carefully remove the existing handrail/balustrade and stairs.
Carefully remove newel posts and oak beam above existing floor joists, and partition below the stairs.

Install new oak newel post and balustrade to landing only

Between each floor joist add a 75x50mm timber, fixed to the top of the beam.
Add a continuous 75x50mm head plate to the underside of the floor,
Add short studs between the two new timbers at 400mm centres,

Line both sides of the studwork with Split and riven chestnut Laths nailed to stud/Joist with 10mm gap between. Wet Laths one day before and again 2 hours before plastering.

Apply lime plaster in three coats.
12mm Scratch Coat using 2:5 Hydraulic lime (NHL2):sharp sand mix with hair reinforcement. Scratch and allow min 72 hours to dry. Dampen before applying next coat.
10mm Floating Coat using 1:3 Hydraulic lime (NHL2): coarse sand mix with hair reinforcement. Scratch and allow min. 72 hours to dry. Dampen before applying next coat.
3mm Finishing coat using 1:1 lime putty: fine silica sand mix.

Install new oak newel post, string, stairs, handrail and spindles
Install new oak boarding below stairs, fixed to string and a soft wood base plate.

Subdivide space under stairs with a new partition comprising
100 x 50mm sw verticals at 400mm c/c and staggered horizontal nogging at mid span with 100 x 50mm sw sole and head plates.

Studs fixed to block walls using M10x100 Coach bolt screws with masonry rawl plug and washer at 600mm verticle centres.
Line both sides with 12.7mm Gypsum square edged plasterboard, tape all joints and junctions and skim finish.

Heritage Statement

The replacement of the ugly 1970's stairs, with a more attractive design, will be beneficial to the listed building, and no historic fabric will be disturbed. The stairs and first floor balustrade will be safer and comply with Building Regulations.

Although none of the work can be seen by the public, the public benefit of this project is that local builders and craftsmen will be employed to carry out the work, maintaining a skilled workforce necessary for this complex building. This also contributes to the economic vibrancy of the area and ultimately preserves the historic fabric of the village.