

# DESIGN, ACCESS & HERITAGE STATEMENT

FOR

## BRICK HOUSE BRICKHOUSE HILL EVERSLEY



### The Site

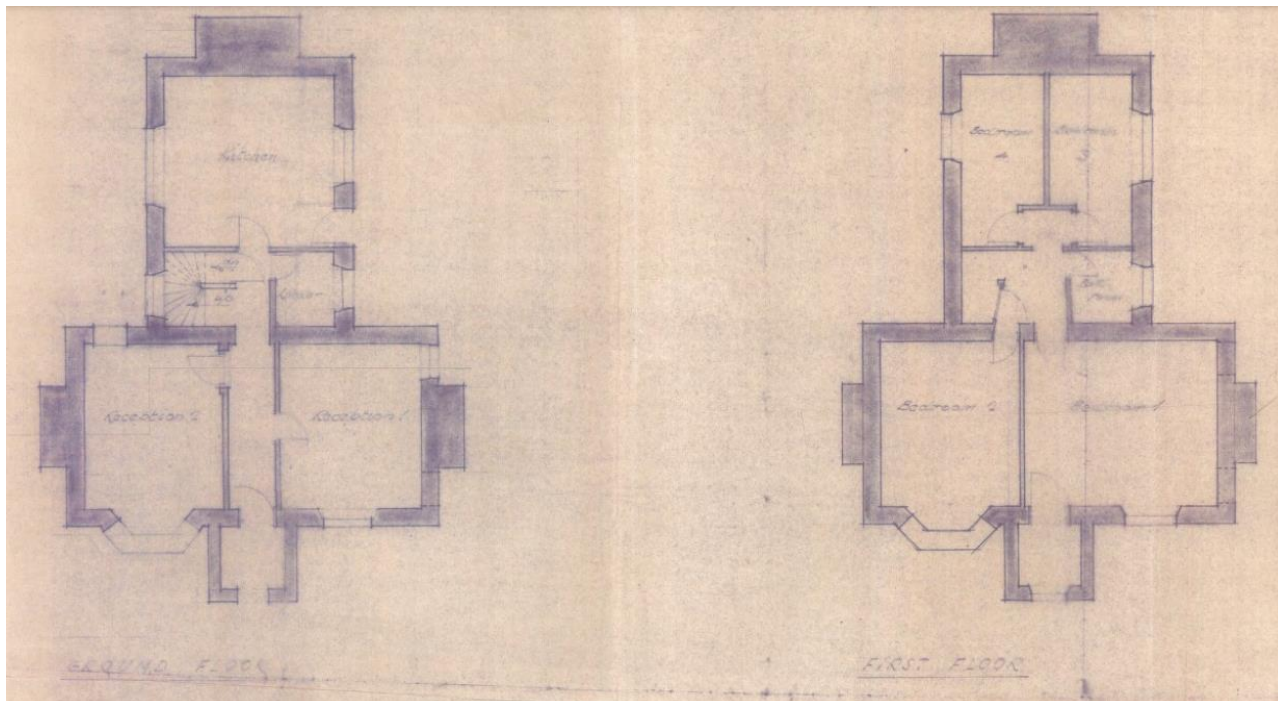
Brick House is approximately 1km south of Eversley Centre and 350m south east of Eversley Church located on the A327. The house is outside of the conservation areas and settlement boundaries.

The site is rectangular in shape measuring approximately 100m by 65m deep and approximately 0,75 hectares (1.8 acres), the site slopes gently up from west to east, away from the main road. To the north of the site is a group of farm buildings called Brick House Farm, to the east is a mix of farmland and woodland, to the south are residential properties and to the west is Brick House Hill (A327) and a mix of farmland and woodland beyond.

## Architectural History

Brick House is a grade 2 listed residential building.

Previously known as Brick House Farm House the original building formed part of the Bramshill 'Tudor' estate before Bramshill was modernised in the early 1600's. The house is a sixteenth century detached, three storey double fronted building, plus basement, 'T' shaped in plan, with clay tiles to the gable roof and very large brick chimney's to each gable. The house has a central front door/bay with a large bay to the left hand side, casement windows throughout which were originally leaded.



The listing describes the house as:

C16, altered C18. 2 storeys and attic: 1:1:1 windows. Originally a symmetrical design (of the north front) with 2-storeyed bay windows on either side of a central projecting 2-storeyed porch, the bay on the west being replaced in C18 by a flat wall (Flemish bond) with camber-headed windows. Red tile roof, the gables at each end being marked by massive chimney breasts, which are stepped upwards to form a rectangular base for  $\frac{1}{2}$  diagonal flues. Red brick walling in English bond, with a weathered band at 1st floor level throughout, and as hoods above windows in the west gable, plinth. The present windows are wooden casements (the brick mullions having gone from the surviving eastern bay). The roof of the porch is hipped at the front (with eaves lower than the main eaves); the square doorway has an old oak frame of Tudor pattern and there are stone steps: the original door is on the outside of (though originally within) the porch. The structure is T-shaped, having a substantial rear wing of the same height the gable ending in a massive chimney breast carrying 3 diagonal stacks: irregular fenestration. An unobtrusive modern single-storeyed garage block extends to the south.

The house was listed on 7<sup>th</sup> July 1952

## Relevant Planning History

In 1965 planning permission was given to add a single storey extension to the side and rear to accommodate a kitchen and double garage, to remove the right hand wall that formed the entrance hall and to replace the small spiral stairs with a more spacious arrangement. Planning permission was also given to add dormer windows to the rooms within the roof, however this aspect of the work was not completed. (ref: 10/00681/LBC)

In 2020 planning permission was given to convert the garage into a study and store, which was implemented. (ref: 20/02258/LBC)

**Existing Scenario** see existing Section, drawing P2

Unusually for this period the house is not timber framed, nor is it built using standard trusses. Instead two central posts support a raised collar that supports the purlins, these two posts sit on a beam (dropped tie beam). This was usual in the late sixteenth century for larger farm houses so that the roof space could be utilised as an additional floor for servants and farm workers. This arrangement created no obstructions that a standard Queen strut truss would have created.

This dropped tie beam was cut to install the stairs in 1965 and the supporting wall below was removed. The beam was then supported on a steel 'I' section post at first floor.



The dropped tie beam cut to accommodate the stairs, is supported on a metal post and repaired using pine flitch plates.



Vertical crack in beam



diagonal crack in beam, seen from below



5mm gap under beam where it pass through the partition

The west roof slope has moved outwards and pulled the stub tie beam with it cracking the post at the point where it is fixed to the stub tie beam. The tenon has been partially pulled out of the mortice on both sides and this has been stopped from moving further with metal straps.

The main dropped tie beam has cracked both vertically and diagonally in plan, this has been crudely repaired using pine planks/flitch plates either side of the beam and bolted through. The beam is not supported by the central stud partition, there is a 5mm gap between the partition and the beam, large enough for a pen to pass through.

The beam is still moving and the plasterboard, that has been removed to assess the hidden beam, was cracking.



cracked right hand post where the stub tie beam joins it

## **Proposals**

The proposal is to replace the dropped tie beam with a similar oak beam and replace the metal post with an oak post.

The existing oak posts, at second floor, although cracked, shows no sign of movement due to a stud infill panel above and below the stub tie beam. Therefore there are no proposals to replace this timber.

The existing oak dropped tie beam is 155x230mm deep, which the structural engineer considered undersized for the span, which is probably the reason why it has cracked, see structural engineers calculations. The beam deflected by approximately 120mm before cracking. The proposed oak beam is 225x275mm deep and will be mortice and tenoned onto a 150x150mm oak post.

As the two existing posts have been lowered by the deflection of the dropped tie beam, when the new beam is installed the ends of the posts will need to be reduced and new tenons cut into the bottom of the posts. This will maintain the overall height of the roof.



View of beam in bathroom



View of beam from below

Other options: The existing fitch plates are doing little to support the beam. The crack in the beam is approximately 150mm from the partition, which is where the pine fitch plates start, so there is only room for one bolt between the crack and the partition. This is doing very little to slow down the collapse of the beam which is still moving. Metal fitch plates were considered but as the beam has distorted in elevation and plan the structural engineer did not consider them suitable. Likewise 'L' shaped metal angles would not work due to the excessive bend.

The metal post could have been retained but the utilitarian character of the post is not appropriate for the residential setting nor the character of the listed building.

### **Method Statement**

The posts, raised collar and stub tie collars are to be supported off the ground floor with the use of a scaffolding tower. To do this the ground and first floor modern pine floor boards are to be carefully lifted, and small holes made in the ceilings to accommodate the tower legs.

The timber fitch plates are to be unbolted and removed from the beam, and the two halves of the beam carefully removed, together with the metal post.

The bottom of the posts are to be remodelled with extended tenons.

The hole in the modern stud wall (1965) is to be increased in width, as is the hole in the external western wall to accommodate the larger beam.

The beam will be fed through the partition hole and sit on the enlarged recess in the external wall. The beam will be lifted so that the post tenons sit in the new mortices within the beam, with the beam temporarily supported.

The new oak post will be lifted into an almost vertical position, then rotated so that the new beam tenon slides into the post head mortice.

The scaffolding tower will then be removed and the floors, walls and ceilings made good.

### **Heritage Statement and conclusion**

The repair work done to the collapsed beam is very detrimental to this beautiful sixteenth century house, the proposals will remove all of the previous 1960s shoddy workmanship, and restore this area of the house.