

Design and Access Statement

1. Introduction

This report has been drafted to provide a statement of works for the emergency repair affecting four timber beams forming part of the roof joinery of 4 Lewin Close to obtain retrospective listed building consent.

We understand the value of our property as a listed building, and as a part of a conservation area. We have therefore taken an approach that will positively influence the visual identity of the house and the area whilst positively contributing to long-term conservation. For a detailed discussion of the impact of the works, please refer to Section 6 of the Heritage Assessment.

2. Project Need

Following observation of cracks in walls and a timber joint, saw dust, and water ingress in the 1980s created staircase, urgent works to inspect and repair these issues were required.

3. Statement of Works

The completed work was an emergency repair to 4 beams part of the internal joinery as well as making good in the 1st floor landing and loft sections of the 1980s staircase.

The repairs addressed three aspects:

1. a moving purlin, which was not appropriately secured,
2. rot on load bearing wooden beams, and
3. suspect beetle infestation.

The work was undertaken in four phases.

Phase 1: Paint Removal

The first phase of the work consisted of removing the black paint from the timber to allow for inspection of the above issues and devise a repair and treatment plan. The following steps were undertaken on the exposed timber structure in the 1980s staircase:

1. Apply samples of various chemical paint stripper to small sections of timber to assess efficacy.
2. Select most appropriate product and apply to all surface areas in accordance with manufacturer's instructions.
3. Clean and neutralise surface areas.
4. Inspect timber for historic or archaeological marks.
5. Repeat steps 2-4 where required.
6. Clean remaining residues using brushes.
7. Carefully remove plaster fillings in holes including purlin joint using chisels.

Phase 2: Repair of Joint between Purlin and Common Rafter

The second phase was the repair of the joint between the moved purlin and the common rafter:

1. Clean joint of remaining debris.
2. Support purlin in loft area to relocate to original level.
3. Fix purlin to rafter using locally sourced English Oak wedges.
4. Remove support in loft area.

Phase 3: Address suspect Beetle Infestation and Rot

The third phase addressed a suspect beetle infestation and rot:

1. Consult with joiner to assess suspect bug infestation and decide whether chemical treatment is appropriate or partial replacement is required.
Decision was to undertake chemical treatment using wood hardener.
2. Careful removal of any rotten wood not affecting any healthy timber.
3. Application of wood hardener in accordance with manufacturer's instructions.

Phase 4: Making Good

The final phase was the making good:

1. Surface preparation in accordance with manufacturer's instructions:
 - a. Remove paint for 1980s vertical beams using 120 grit belt sanders.
 - b. Carefully light manual sanding of period wood using 120 grit.
2. Treat surfaces using natural oil in accordance with manufacturer's instructions (two coats).
3. Repair damages to plaster and touch up paint on walls.