

Hutton + Rostron Environmental Investigations Limited

Great Bragmans Farm House, Bragmans Lane, Sarratt: Schedule of internal works

Site note 7 for 15 February 2024, job no. 158-74

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Distribution:

George Sylvester – Chess Construction

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1 INTRODUCTION

1.1 AUTHORITY AND REFERENCES

Hutton + Rostron Environmental Investigations Limited have prepared a schedule of internal works in accordance with the fee proposal issued on 29 January 2024 [5:38PM] and acceptance received 2 February 2024 [10:20AM] from George Sylvester. Reference and use were made of drawings supplied by Matthew Noades of Noades Architects for floor plans and the identification of rooms. For the purpose of orientation in this report, the principal elevation of the building was taken as facing north towards the block paved parking area

1.2 AIM

The aim of this report is to provide a schedule of internal works which identifies specific works to be undertaken to the internal fabric of the listed building to facilitate its refurbishment. This report was prepared to support a listed building consent application for alterations to the building and provide the local planning authority with sufficient information to assess and determine the application

1.3 LIMITATIONS

The schedule of works is confined to the assessment of internal fabric of the building. The information in this report is intended to meet the requirements of the planning system associated with the process of obtaining listed building consent. Any design work carried out in conjunction with this report must take account of available pre-construction or construction phase information to assist in the management of health and safety risks. The contents of this report do not imply the adoption of the role of Principal Designer by H+R for the purposes of the Construction Design and Management (CDM) Regulations 2015

2 STAFF ON SITE AND CONTACTS

2.1 H+R STAFF ON SITE

Katie McAndrew

2.2 PERSONNEL CONTACTED

George Sylvester – Chess Construction
Arebela Stower – Noades Architects

3 OBSERVATIONS AND RECOMMENDATIONS

3.1 CONTEXT OF SCHEDULE PREPARATION

3.1.1 Historic significance of the building

Great Bragmans Farm House was afforded statutory protection as a listed building on 3 October 1985. It is recognised as a grade II listed building. It is identified by the following list description (as copied from the NHLE):

House. C16, floored and heated in C17, part cased and extended in C18, altered C20. Timber frame with red brick nogging and casing, part weatherboarded. Tiled roof. 2 bay open hall with 2 bay lower cross wing. 2 storeys with cellar. Entrance in C20 gabled porch at left end of hall which has exposed framing, posts, studs, mid rail and tension braces, early brick nogging, flint in plinth. C20 2 light timber casements. Cross wing to left has a taller ridge. C18 brick casing, ground floor 3 light casement with a cambered relieving arch, first floor 2 light casement, cement rendered gable. External stack on left return. Inserted stack on front pitch at right end of hall. A C17/C18 bay to right with weatherboarding over brick ground floor, blocked entrance. Lean-to outshut to rear right. Interior not inspected. Attached to left front is a weatherboarded outbuilding with a stable door to front

Great Bragmans Farm House is believed to be of 16th century origin with phases of later alteration. Its original and historic parts are of timber frame and brick construction with plain tile roof covering and it retains particularly fine timber framing in the cross wing which is constructed with a crown post roof. The intrinsic interest of the building lies in the layout, arrangement, and form of its primary components; the main range, cross wing and former barn situated at the west end. Alterations and extension of the building have been undertaken in the mid-20th century, late 20th century and early 21st century. These later works, much undertaken after the building was listed and with the benefit of listed building consent, have seen the building transformed and gentrified from a vernacular working farmhouse to a grander dwelling in the countryside. Works undertaken in the 20th and 21st century have resulted in the loss of historic fabric and introduction of a substantial amount of modern materials, specifically modern windows, sheet boarded floors, plasterboard wall and ceiling finishes and gypsum plaster throughout the interior

3.1.2 Circumstances of the building

The current owner purchased Great Bragmans Farm House in November 2022. On purchasing the property, he instructed builders to refurbish the dwelling ahead of his occupancy: refurbishment was intended to cover repair, maintenance and redecoration and replacing modern bathroom and kitchen fittings. Unfortunately, as refurbishment advanced, the works began to exceed the scope of localised repair and maintenance. It is understood that in part this was the result of defects and problems not previously known coming to light and defects that were initially considered localised repair suddenly required a greater amount of intervention. By March 2023 there was concern that refurbishment of the listed building was escalating beyond what would be permissible without listed building consent and on 6 April 2023 works ceased

As a consequence of works undertaken between November 2022 – March 2023 the building was left in an uninhabitable state requiring a comprehensive scheme of refurbishment to address essential repair and return it to a habitable condition. In January 2024 a 'phase one' listed building consent application 23/1926/LBC was approved facilitating essential works to address previously executed unauthorised works and external envelope repairs to make the building wind, watertight and structurally sound along with limited internal works. The 'phase one' works are currently being executed. To bring the building back to a habitable state a 'phase two' scheme of works is now proposed to address internal refurbishment allowing for some alteration and facilitating the reinstatement of bathrooms, kitchens and other functioning services (electric, heating) and fundamentally make good the interior fit for habitation

3.1.3 Methodology of repair

The refurbishment approach to the interior seeks to apply guidance set out by Historic England and Society for Protection of Historic Buildings (SPAB) which is considered specific and relevant to this case. In this regard the following guidance is accounted for:

- i. *Historic England (2008) Conservation Principles, Policies and Guidance*
- ii. *Historic England (June 2018), Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency*
- iii. *Historic England (Jan 2016), Energy Efficiency and Historic Buildings: Insulating Timber Frame Walls*
- iv. *Historic England (April 2016), Energy Efficiency and Historic Buildings: Insulating Solid Walls*
- v. *Historic England (April 2016), Energy Efficiency and Historic Buildings: Insulating pitched roofs at ceiling level – cold roofs*
- vi. *Historic England (November 2015), Energy Efficiency and Historic Buildings: Insulating pitched roofs at rafter level*
- vii. *Historic England (April 2016) – Energy Efficiency and Historic Buildings: Insulating solid ground floors*
- viii. *Marianne Suhr and Roger Hunt in association with SPAB (2008) Old House Handbook*
- ix. *Marianne Suhr and Roger Hunt in association with SPAB (2013) Old House Eco Book*

The current situation of the building has facilitated full assessment of the construction of the building's structure and appreciation of the provenance and value of its fabric. This leads to the understanding of what fabric is significant within the building and what fabric is not. In acknowledging the specific circumstances of this building, the repair approach seeks to:

- i. retain all identified important surviving historic fabric notably the timber framing, surviving floor boards, surviving fireplaces and a limited amount of surviving historic plaster finishes
- ii. better reveal the significance of some features, particularly some original/historic first floor room proportions which were altered in the mid-20th century and blocked up/infilled fireplaces where practically possible
- iii. acknowledge that there is greater scope for refurbishment options to take account of improving the thermal performance of the building and introduce 'eco materials' without eroding or compromising the architectural and historic interests of this listed building taking account of Historic England guidance detailed in paragraph 1 (3.1.3) above

3.2 SUMMARY OF PROPOSED INTERNAL WORKS

3.2.1 Roof structures

The historic roof structure associated with the main part of the house is formed of two distinct historic parts, specifically the cross wing and the main range with former barn to west and is constructed in oak. The roof structure associated with the 19th century single storey barn is historic and constructed in softwood. Modern soft wood roof structures are

associated with extensions added in the mid-late 20th century. Works undertaken since November 2022 have seen the roof covering removed then under 'phase one' works the timber roof structures have been repaired, a SIGA Majcoat breathable membrane has been installed and plain tiles re-laid (50% - 60% reused tiles) over new battens

Under 'phase two', where first floor ceiling finishes are reinstated to the underside of the pitched roof a wood wool board with lime plaster finish will be used to historic parts and an insulated plasterboard will be used in the 1980s extensions. Where first floor ceiling finishes are installed with cold roof above a wood wool board with lime plaster finish will be used with loose laid Thermafleecce (sheep wool insulation) over the ceiling structures

3.2.2 Ceilings

Historic ceilings do not survive within the first floor except for a small section of lath and plaster ceiling behind plasterboard over room F7 (hallway landing) which is unstable. The ceiling fabric throughout the first floor reflects refurbishments undertaken to the building in the mid-late 20th century

Within the first floor, ceiling finishes will be reinstated in wood wool board with lime plaster finish to historic parts and decorated. A decorated insulated plasterboard will be used in the 1980s extensions

Historic ceilings do not survive within the ground floor with the exception of possibly a small section of lath and plaster ceiling behind plasterboard over room G7 (hallway landing). The ceiling fabric throughout the first floor reflects refurbishments undertaken to the building in the mid-late 20th century

Within the ground floor, surviving ceiling finishes including those that remain between exposed ceiling joists (rooms G2, G4, G6, G7, G8 and G9) will be retained and made good using like for like materials and redecorated. In the single storey 19th century barn ceilings will be introduced to the underside of the roof structure using wood wool board with lime plaster and decorated. A decorated plasterboard will be used in the 1980s extensions

3.2.3 Internal walls

Within the first-floor surviving wall finishes predominantly comprise of decorated gypsum plasters and/or cementitious based plaster on a mixture of substrate including brickwork and timber frame, blockwork (in the case of the 1980s extension) and plasterboard. In some rooms these finishes sit between exposed historic timber framing. Where wall finishes were removed from room F2 to facilitate timber frame repairs these walls had comprised of decorated gypsum plaster on plaster board. The internal wall between room F5 and F6 is highly significant because it retains wattle and daub and lath and lime plaster. Room F5 also retains some lime plastered walls behind counter battens and plasterboard. Some limited evidence of other lime plaster finishes surviving underneath gypsum has been noted

Within the first floor, breathable internal wall insulation with lime plaster finishes will be used to external walls which will be achieved by removing non-breathable gypsum plasters and cementitious based plasters where necessary (lime plaster finishes will remain where they survive). In the 1980s extension an insulated plasterboard will be used. Where internal walls are concerned these will be repaired and made good in like for like materials to match existing. Particular care will be made to repair the highly significant wall between room F5 and F6

Within the ground floor surviving wall finishes predominantly comprise of decorated gypsum plasters and/or cementitious based plaster on a mixture of substrate including brickwork and timber frame, blockwork (in the case of the 1980s extension) and plasterboard. In some rooms these finishes sit between exposed historic timber framing.

In the room G4 (entrance hall) lower parts of walls had previously (pre-November 2022) had timber wainscotting present which concealed surviving historic lath and lime plaster

Within the ground floor, in historic parts breathable internal wall insulation with lime plaster finishes will be used to external walls which will be achieved by removing non-breathable gypsum plasters and cementitious based plasters where necessary (lime plaster finishes will remain where they survive). In room G4 timber wainscotting will be reinstated to the lower part of the walls and the historic fabric beneath will remain untouched. In the single storey 19th century barn wall finishes over the timber frame will be introduced using wood wool board with lime plaster and decorated. In the 1980s extension an insulated plasterboard will be used. Where internal walls are concerned these will be repaired and made good in like for like materials to match existing

3.2.4 Floors

At first floor, floorboards survive in some rooms, specifically rooms F1 (1980s extension, F5, F7 and F8) but these are later uniform floorboards. Elsewhere flooring comprises of sheet board materials. Some early wide historic floorboarding has been found beneath the floorboards in room F7 and potentially in room F8

All existing floor construction will be retained on the first floor. The wide historic floorboards which survive under the floor in room F7 and possibly room F8 will not be disturbed and will remain in-situ

At ground floor limecrete flooring incorporating underfloor heating has been installed under 'phase one' works

New floor coverings to be introduced over the limecrete flooring

3.2.5 Architectural features

Great Bragmans Farm House exhibited exposed timber framing, on first and ground floor, as significant interior architectural features comprising of some ceiling structures (spine beams and joists), posts, braces and studs. This includes particular fine timbers in the cross wing

All exposed structural timbers present on the first and ground floor shall be left exposed in coordination with the reinstatement of ceiling and wall finishes.

Throughout the building there has been no evidence of cornicing or pictures rails. Where skirting exists, this has been a plain skirting detail (without moulding)

Skirting will be retained and reinstated with a plain skirting detail

No historic internal doors survive within the building, where some internal doors remain in-situ these are modern (mid-20th century or later) timber plank and batten doors

Surviving internal doors shall be retained and where doors shall be reinstated these shall be timber plank and batten doors

At first floor there is a chimneybreast in the east wall of F6 and until recently the fireplace had been bricked up and plastered over. As part of investigative works and localised opening up the fireplace opening with its timber lintel have been revealed

The open fireplace shall be retained as a feature and focal point within the room. Gypsum and cementitious plaster finishes shall be removed from the chimneybreast. The option of having the brickwork cleaned and left exposed shall be investigated but if the brickwork is too damaged then the chimneybreast shall be finished with a lime plaster finish. The timber lintel shall remain exposed

At ground floor there are two feature fireplaces one being the former main inglenook in room G4 with bread oven and the other the being on the east wall of room G6. The original extent of the inglenook in G4 is identifiable by the length of the chamfered timber lintel but later brick fireplaces have been introduced to the opening

In room G4 later inserted brick fireplaces shall be removed from the inglenook and the inglenook restored to its original proportions with bread oven remaining to the north side. No works shall be undertaken to the fireplace in G6

3.2.6 Other matters

The building is currently without services specifically electric, heating system, water and waste

Services will be introduced to meet user requirements and will be done so sensitively in a manner which does not cause harm to the historic timber frame structures

4 H+R WORK ON SITE

- 4.1** H+R inspected the interior of the building to report on the type of fabric which survives within the building and presence of architectural features to understand the significance of the interior. The identification of internal fabric and architectural features provides the basis on which to schedule internal construction works

5 PROPOSED ACTIONS BY H+R

- 5.1** H+R will advise on the conservation of specific historic fabric, if instructed
- 5.2** H+R will review proposed elements of work, if instructed
- 5.3** H+R will liaise with conservation and historic building authorities, if instructed

6 INFORMATION REQUIRED BY H+R

- 6.1** H+R require copies of up-to-date copies of project programmes, as these become available
- 6.2** H+R require copies of up-to-date lists of project personnel and contact lists as these become available
- 6.3** H+R require copies of up-to-date proposed drawings for any scheme of refurbishment works for comment as these become available

7 ADMINISTRATION REQUIREMENTS

- 7.1** H+R require formal instructions for further investigations and consultancy on this project
- 7.2** H+R require confirmation of distribution of digital and printed copies of reports and site notes

Attachment A

SCHEDULE OF INTERNAL WORKS

Room references to be read alongside the existing floor plans as well as photographs provided in the Heritage Statement. Room descriptions correct of February 2024 with 'phase one' works having commenced.

REFERENCE	ITEM	EXISTING FABRIC	PROPOSED WORK	DETAILS (where applicable)
INTERIOR – FIRST FLOOR				
F1 (Former En-suite) C. 1988 Extension	Ceilings	<p>Exposed modern c. 1988 ceiling joists, orientated east/west, plasterboard ceiling removed.</p> <p>Ceiling finish previously c.1988 decorated gypsum plaster on plasterboard and sham (non-structural) timbers as feature.</p> <p><i>Relevant information: Extension built c.1988 under planning permission 8/177/88 and listed building consent 8/175/88/LBC¹. Sham ceiling timbers and plasterboard ceiling removed January 2024 under 'phase one' work in conjunction with listed building consent 23/1926/LBC.</i></p>	<p>Reinstate ceiling to underside of ceiling joists. Use Kooltherm 118 insulated plasterboard with lime plaster finish. Decorate.</p>	See drawing 21-02 Typical Detail roof.
	Walls	<p>External walls: modern c.1988 decorated gypsum plaster finishes on block and brick cavity walls.</p> <p>Internal (north) wall: exposed modern c.1988 timber stud partition.</p> <p><i>Relevant information: See item¹ above.</i></p>	<p>External walls: Introduce EcoTherm PIR Insulated plasterboard. Plaster and decorate.</p> <p>Internal (north) wall: Reinstate wall finish over stud partition as plaster board. Plaster and decorate.</p>	See drawing 21-01 Typical Details – Wall Types for further information.

REFERENCE	ITEM	EXISTING FABRIC	PROPOSED WORK	DETAILS (where applicable)
	Floors	Modern c. 1988 uniform tongue and groove floorboards orientated north/south. <i>Relevant information: See item 1 above</i>	Remove existing floorboards and floor structure. Insert new timber floor structure at revised height aligning with floor level in G2 and accommodating new staircase and lift. Reintroduce new uniform floorboards orientated east/west (engineered wood flooring)	See drawing 33-50 B Proposed Floor finishes. See drawing 24-01 Rev B for Staircase and lift.
	Internal doors	No doors present.	Allow for internal door as new vertical plank timber door.	See drawing 32-10 Proposed door schedule 1.
	Fixtures and fittings	Skirting removed. No evidence of cornice or picture rail. No fixtures or fittings. <i>Relevant information: See item 1 above.</i>	Reinstate plain skirting.	-
F2 (Former bedroom) <i>Historic barn</i>	Ceilings	Exposed to underside of roof structure, plasterboard ceiling removed. Ceiling finish previously mid-20 th century decorated gypsum plaster on plasterboard. <i>Relevant information: Former double height barn converted to residential use c.1966 and prior to building's listing² Plasterboard was removed after January 2024 to facilitate timber frame repairs to purlins in conjunction with listed building consent 23/1926/LBC.</i>	Reinstate ceiling to underside of rafters, in wood wool board with lime plaster finish. Decorate. Purlins to remain exposed as feature.	See drawing 21-02 Typical Detail roof.
	Walls	External walls: exposed to timber frame, plasterboard wall finishes removed. Wall finishes previously mid-20 th century decorated gypsum plaster on plasterboard.	External walls: reinstate wall finishes over timber frame in wood wool board with lime plaster finish leaving principal timber frame members exposed. Decorate. Collar, tie beam, principal posts (central	See drawing 21-01 Typical Details – Wall Types for further information.

REFERENCE	ITEM	EXISTING FABRIC	PROPOSED WORK	DETAILS (where applicable)
		<p>Internal (east) wall: EML with gypsum plaster and cement plaster finishes over timber frame and brickwork. Tie beam as exposed feature.</p> <p>Internal (south) wall: exposed modern c.1988 timber stud partition.</p> <p><i>Relevant information: See item 2 above.</i></p>	<p>and corner posts) and braces to remain as exposed as features.</p> <p>Internal (east) wall: make good existing wall finish with like for like materials. Decorate. Tie beam to remain as exposed feature.</p> <p>Internal (south) wall: reinstate wall finish over stud partition in plasterboard with gypsum plaster. Decorate.</p>	
	Floors	Plyboard flooring.	Lift existing plyboard. Introduce uniform floorboards orientated east/west (engineered wood flooring).	See drawing 33-50 B Proposed Floor finishes.
	Internal doors	No doors present	Allow for internal door as new vertical plank timber door.	See drawing 32-10 Proposed door schedule 1.
	Fixtures and fittings	Skirting assumed removed. No evidence of cornice or picture rail. No fixtures or fittings.	Allow for plain skirting.	
F3	Ceiling	Gypsum plaster on mid-20 th century plasterboard. Part sloping to north following alignment of roof.	Replace with wood wool board and lime plaster finish.	See drawing 21-02 Typical Detail roof.
<i>Historic main range</i>	Walls	<p><u>External (north):</u> Decorated gypsum finish over plasterboard.</p> <p><u>Internal (east):</u> Decorated gypsum finish over plasterboard.</p> <p><u>Internal (south):</u> Undecorated board.</p> <p><u>Internal (west):</u> Decorated gypsum</p>	<p><u>External (north):</u> Remove gypsum plaster finishes and take wall back to brickwork and timber frame. Introduce Steico Therm insulation board with internal lime plaster finishes.</p> <p>Internal (all): Make good existing internal finishes with like for like materials. Decorate.</p>	See drawing 21-01 Typical Details – Wall Types for further information.

REFERENCE	ITEM	EXISTING FABRIC	PROPOSED WORK	DETAILS (where applicable)
		plaster and cementious plaster on EML over timber frame and brickwork.		
	Floors	Plyboard flooring.	Retain flooring. Allow for bathroom tiles as floor finish over.	See drawing 33-50 B Proposed Floor finishes.
	Internal doors	No doors present.	Allow for internal door as new vertical plank timber door.	See drawing 32-10 Proposed door schedule.
	Fixtures and fittings	Skirting removed. No evidence of cornice or picture rail. No fixtures or fittings.	Allow for plain skirting.	
F4 (Hallway) <i>Historic main range</i>	Ceiling	Exposed to underside of ceiling structure, wood board ceiling removed. Ceiling finish previously mid-20 th century wood board with decorated gypsum plaster finish. <i>Relevant information: Hallway formed C.1966 in conjunction with conversion of double height barn at west end to residential use, prior to building's listing ³. Ceiling removed after January 2024</i>	To east end: East end corridor and consequently east end ceiling removed, and space restored to one room with F5. Wood wool board with lime plaster finish to underside of rafters. Decorate. To west end: Space retained as en-suite. Reinstate ceiling to underside of ceiling joists, in wood wool board with lime plaster finish. Decorate.	See drawing 21-02 Typical Detail roof.
	Walls	<u>External (south)</u> : East part as decorated gypsum plaster on part solid substrate with wall plate and 3 no. exposed studs visible. West part as decorated gypsum plaster finishes on plasterboard.	<u>External (south)</u> : Make good existing wall finish with like for like materials. Decorate.	See drawing 21-01 Typical Details – Wall Types for further information.

REFERENCE	ITEM	EXISTING FABRIC	PROPOSED WORK	DETAILS (where applicable)
		<p><u>Internal (north):</u> East part as decorated gypsum plaster on plasterboard. West part as newly formed in-built cupboards.</p> <p><u>Internal (east):</u> Decorate gypsum plaster finishes over timber frame and brickwork.</p> <p>Relevant information: see item ³ above.</p>	<p><u>Internal (north):</u> East end corridor and consequently wall removed, and space restored to one room with F5. West end cupboards removed.</p> <p><u>Internal (east):</u> Make good existing wall finish with like for like materials. Decorate.</p>	
	Floor	Plyboard.	Retain all existing flooring. Allow for bathroom tiles as floor covering over existing flooring at new west end bathroom. Allow for new floorboarding (engineered wood flooring) as floor finish over existing flooring at east end bedroom.	See drawing 33-50 B Proposed Floor finishes.
	Internal doors	No doors present.	Allow for new vertical plank timber door.	See drawing 32-10 Proposed door schedule 1.
	Fixtures and fittings	Plain skirting. No cornice or picture rail. No other fixtures or fittings present.	Retain and reinstate plain skirting.	
F5 (Bedroom) <i>Historic main range</i>	Ceiling	<p>Decorated gypsum plaster on mid-20th century hardboard sloping to underside of roof structure at north and underside of mid-20th century ceiling structure to south.</p> <p>Relevant information: Proportions of room formed C.1966 in conjunction with conversion of double height barn at west end to residential use and creation of corridor on south side of main range,</p>	Remove mid-20 th century hardboard ceiling finish and ceiling structure. Reinstate ceiling to underside of rafters following fabric evidence confirming alignment of former historic ceiling in wood wool board with lime plaster finish.	See drawing 21-02 Typical Detail roof.

REFERENCE	ITEM	EXISTING FABRIC	PROPOSED WORK	DETAILS (where applicable)
		<i>prior to building's listing ⁴</i>		
	Walls	<p><u>External (north):</u> Decorated gypsum plaster on plasterboard on counter battens overlying earlier lime plaster finish.</p> <p><u>Internal (east):</u> Decorated lath and lime plaster to north side of central post and earthen plaster (containing fragments of straw to south side of post)</p> <p><u>Internal (south):</u> Decorated gypsum plaster on plasterboard stud partition.</p> <p><u>Internal (west):</u> Decorated gypsum plaster on plasterboard overlying earlier historic lath and lime plaster fabric.</p>	<p>External (north): Remove plasterboard and counter battens. Retain underlying historic fabric. Introduce Steico Therm with internal lime plaster finishes. Decorate.</p> <p>Internal (east): Retain all historic fabric and repair. Decorate.</p> <p>Internal (south): Wall removed as part of internal reconfiguration.</p> <p>Internal (west): Remove plasterboard and counter battens. Retain underlying historic fabric and repair. Decorate.</p>	See drawing 21-01 Typical Details – Wall Types for further information.
	Floor	Floorboards orientated east/west, uniform sizing.	Retain floorboards. Allow for new floorboarding (engineered wood flooring) as floor finish over existing floorboarding.	See drawing 33-50 B Proposed Floor finishes.
	Internal doors	Modern (mid-late 20 th century) plank and batten door with art nouveau style handle.	Allow for internal door off hallway (F7) as new vertical plank timber door.	See drawing 32-10 Proposed door schedule 1.
	Fixtures and fittings	Plain skirting @ 40mm height. No cornice or picture rail. No other fixtures of fittings present.	Retain and reinstate plain skirting.	
F6 (Bedroom)	Ceiling	Exposed modern mid-20 th century sham (non-structural) ceiling as spine beam and joists, orientated east/west, hardboard ceiling over removed.	Remove mid-20 th century sham ceiling structure. Reinstate ceiling to underside of roof structure (rafter and collar) - in STEICO wood fibre board and lime	See drawing 21-02 Typical Detail roof.

REFERENCE	ITEM	EXISTING FABRIC	PROPOSED WORK	DETAILS (where applicable)
<i>Historic cross wing</i>		<p>Ceiling finish previously mid-20th century hardboard with Artex (ACM) decoration and sham (non-structural) timbers as feature beneath.</p> <p><i>Relevant information: Hardboard with Artex finish removed January 2024 in conjunction with listed building consent 23/1926/LBC. Consent was also granted to remove sham timbers which had to be completed ⁵.</i></p>	<p>plaster finish following fabric evidence confirming alignment of former historic ceiling.</p> <p><i>Relevant information: Works to ceiling as approved under listed building consent 23/1926/LBC.</i></p>	
	Walls	<p><u>External (North) wall</u>: decorated gypsum plaster on timber frame and brickwork. Wall plate exposed with metal bracing at either end.</p> <p><u>External (East) wall</u>: decorated gypsum plaster on timber frame and brickwork. Wall plate, south corner post, 1 no. stud and 1 no. brace to south visible. Fireplace incorporated into elevation.</p> <p><u>Internal (South) wall</u>: decorated gypsum plaster on plasterboard between exposed timber framing. Tie beam, corner posts wide curved braces and 10 no. studs (or part studs) visible.</p> <p><u>Internal (West) wall</u>: Historic earthen</p>	<p>External (north): Remove gypsum plaster finishes and take wall back to brickwork and timber frame. Introduce Steico Therm insulation board with internal lime plaster finishes. Wall plate to remain visible.</p> <p>External (east): Remove gypsum plaster finishes and take wall back to brickwork and timber frame. Introduce Steico Therm insulation board with internal lime plaster finishes around fireplace and timber framing. Wall plate, south corner post, 1 no. stud and 1 no. brace to south remain visible. Consider leaving brickwork to fireplace exposed but if too damaged on removal of gypsum plaster, then replaster in lime.</p> <p>Internal (south) wall: Make good existing wall finish with like for like materials. Decorate.</p>	See drawing 21-01 Typical Details – Wall Types for further information.

REFERENCE	ITEM	EXISTING FABRIC	PROPOSED WORK	DETAILS (where applicable)
		plaster finishes between studs to south side of central post (highly significant) and assumed lath and plaster to north side of central post. Wall plate, central post, wide curved brace to south side and 5 no. studs to south side of central post. The south corner post and brace present tamper burns (highly significant).	Internal (west) wall: Retain all historic fabric and repair. Decorate.	
	Floor	Wood board and plyboard partially present.	Retain existing boarded floor surface and make good. Allow for carpet floor finish over.	See drawing 33-50 B Proposed Floor finishes.
	Internal doors	No doors present.	Reinstate door as new vertical plank timber door.	See drawing 32-10 Proposed door schedule 1.
	Fixtures and fittings	Partial areas of plain skirting @ 40mm height remain. No cornice or picture rail. No other fixtures or fittings present.	Retain and reinstate plain skirting.	
F6a (En-suite)	Ceiling	Undecorated gypsum over plasterboard.	Retain existing ceiling and ceiling finishes. Decorate.	See drawing 21-02 Typical Detail roof.
<i>Historic cross wing</i>	Walls	<u>External (east):</u> Undecorated gypsum on plasterboard and/or brickwork. <u>Internal (north):</u> Undecorated gypsum on plasterboard. East brace visible. <u>Internal (south):</u> Undecorated wood board. <u>Internal (west):</u> Undecorated plasterboard.	External (east): Remove gypsum plaster finishes and take wall back to brickwork and timber frame. Introduce Steico Therm insulation board with internal lime plaster finishes. Internal (all): Retain and make good existing wall finishes with like for like materials. Tile and/or decorate to serve bathroom function.	See drawing 21-01 Typical Details – Wall Types for further information.

REFERENCE	ITEM	EXISTING FABRIC	PROPOSED WORK	DETAILS (where applicable)
	Floor	Part wood board on modern floor frame overlying earlier floor boards orientated north/south.	Retain floor frame and existing wood board surface and complete. Allow for tiled floor covering to serve bathroom function.	See drawing 33-50 B Proposed Floor finishes.
	Internal doors	Modern timber ledged and braced door with art nouveau style handle.	Retain door.	
	Fixture and fittings	No cornice, picture rail or skirting. No other fixtures or fittings present.	-	
F7 (Hallway) <i>Historic cross wing</i>	Ceiling	Decorated gypsum plaster on plasterboard, overlying earlier lath and plaster ceiling (as seen from roof space). Ceiling live and moving.	Remove existing ceiling. Reinstall ceiling in wood wool board with lime plaster finish. Decorate.	
	Walls	<p><u>External (south):</u> Decorated gypsum plaster on brickwork.</p> <p><u>Internal (north):</u> Decorated gypsum plaster on plasterboard between exposed timber frame. Corner post, wide curved brace and 3 no. studs visible.</p> <p><u>Internal (east):</u> Decorated gypsum plaster on plasterboard over stud partition.</p> <p><u>Internal (west):</u> Decorated gypsum plaster and cement-based plaster on assumed brickwork. Wall plate, 2 no. studs and remains of over light above doorframe at north end visible.</p>	Retain and make good existing wall finishes. Decorate.	
	Floor	Floorboards orientated north/south, uniform. Overlying wide early historic	Retain existing floorboards.	See drawing 33-50 B Proposed Floor finishes.

REFERENCE	ITEM	EXISTING FABRIC	PROPOSED WORK	DETAILS (where applicable)
		floorboards orientated east/west.		
	Internal doors	N/A	N/A	
	Fixture and fittings	Plain skirting @ 40mm height. No cornice or picture rail. No other fixtures of fittings present. Staircase: Modern (mid-20 th century) timber balustrading to top of staircase with newel, handrail and 8 no. mirrored balustrades (3 are missing)	Retain and reinstate missing plain skirting. Staircase: Replace modern balustrading.	
F8 <i>Historic cross wing</i>	Ceiling	Exposed modern c. 1988 ceiling joists, orientated east/west, plasterboard ceiling removed. Ceiling finish previously decorated gypsum plaster on plasterboard.	Reinstate ceiling in wood wool board with lime plaster finish. Decorate.	See drawing 21-02 Typical Detail roof.
	Walls	<u>External (east):</u> Damaged decorated gypsum plaster and cement-based plasters on brickwork. <u>External (south):</u> Damaged decorated gypsum plaster and cement-based plasters on brickwork. <u>Internal (west):</u> Undecorated gypsum plaster on stud partition <u>Internal (north):</u> Exposed modern stud partitioning. Boarded wall finish removed.	External (all): Remove gypsum plaster finishes and take wall back to brickwork and timber frame. Introduce Steico Therm insulation board with internal lime plaster finishes. Internal (all): Retain and make good existing wall finishes. Decorate.	See drawing 21-01 Typical Details – Wall Types for further information.

REFERENCE	ITEM	EXISTING FABRIC	PROPOSED WORK	DETAILS (where applicable)
	Floor	Floorboards orientated north/south, uniform. Possibly overlying wide early historic floorboards orientated east/west.	Retain existing floorboards. Allow for carpet floor covering over.	See drawing 33-50 B Proposed Floor finishes.
	Internal door	No door present.	Reinstate door as new vertical plank timber door.	See drawing 32-10 Proposed door schedule 1.
	Fixture and fittings	No cornice, picture rail or skirting. No other fixtures or fittings present.	Allow for plain skirting.	
INTERIOR – GROUND FLOOR				
G1 <i>C.1988 Extension</i>	Ceiling	Exposed modern c. 1988 ceiling joists, orientated east/west, plasterboard ceiling removed. Ceiling finish previously c.1988 decorated gypsum plaster on plasterboard and sham (non-structural) timbers as feature. <i>Relevant information: Extension built c.1988 under planning permission 8/177/88 and listed building consent 8/175/88/LBC and fabric reflected this date of construction ⁶. Sham ceiling timbers and plasterboard ceiling removed January 2024 under 'phase one' work in conjunction with listed building consent 23/1926/LBC.</i>	Remove existing floor/ceiling structure. Insert new timber floor/ceiling structure at revised height aligning with floor level in F2 and incorporating new staircase and lift. Reintroduce plasterboard ceiling and decorate.	See drawing 24-01 Rev B for Staircase and lift.
	Walls	External walls: modern c.1988 decorated gypsum plaster finishes on block and brick cavity walls. <i>Relevant information: See item ⁶ above.</i>	External: Introduce EcoTherm PIR Insulated plasterboard. Plaster and decorate.	See drawing 21-01 Typical Details – Wall Types for further information.

REFERENCE	ITEM	EXISTING FABRIC	PROPOSED WORK	DETAILS (where applicable)
	Floor	<p>Installation of solid limecrete floor incorporating under floor heating underway. Works executed since January 2024 under 'phase one'.</p> <p><i>Relevant information: work approved in 'phase one' under listed building consent 23/1926/LBC.</i></p>	Install limestone floor tiles as floor covering over limecrete flooring.	See drawing 33-50 B Proposed Floor finishes.
	Internal door	N/A	N/A	
	Fixture and fittings	Skirting removed. No cornice or picture rail. No other fixtures or fittings present.	Allow for plain skirting.	
G2 <i>Part historic main range and part former historic barn</i>	Ceiling	<p>Exposed floor/ceiling structure comprising of spine beams and joists with decorated gypsum plaster on plasterboard between. Note some plasterboard has been removed at the north end to facilitate timber frame repairs.</p> <p><i>Relevant information: Former double height barn converted to residential use c.1966 prior to building's listing and utilised modern building materials 7.</i></p>	Retain existing ceiling arrangement and make good existing plaster ceiling finishes between timber frame with like for like materials. Decorate.	
	Walls	<p><u>External (north):</u> Decorated gypsum plaster over part brickwork and part modern blockwork with part exposed timber frame. Posts, intermediate wall plate and studs visible.</p> <p><u>External (West):</u> Decorated gypsum plaster over part brickwork, part modern blockwork, part cavity with part exposed</p>	External (all): Remove gypsum plaster finishes and take walls back to brickwork, blockwork and timber frame. Introduce Steico Therm insulation board with internal lime plaster finishes. Posts, intermediate wall plate and studs to remain visible.	See drawing 21-01 Typical Details – Wall Types for further information.

REFERENCE	ITEM	EXISTING FABRIC	PROPOSED WORK	DETAILS (where applicable)
		<p>timber frame. Posts, intermediate wall plaster and studs visible.</p> <p><u>Internal (East):</u> incorporating exposed back wall of chimneystack constructed in mix of brickwork and flint and revealing outline of former fireplaces and rear of bread oven.</p> <p>Internal (South): Small section of decorate gypsum plaster and cementious finishes over brickwork and blockwork.</p> <p><u>External (West):</u> Decorated gypsum plaster over part brickwork, part modern blockwork, part cavity with part exposed timber frame. Posts, intermediate wall plaster and studs visible.</p> <p><i>Relevant Information: As per item 7 above.</i></p>	<p>Internal (east): Repair and consolidate fragile historic fabric to rear of chimneystack. Introduce boarded studwork frame in front of chimneystack to protect chimneystack. Plaster and decorate.</p> <p>Internal (south): Retain and make good existing wall finishes. Decorate.</p>	
	Floor	<p>Installation of solid limecrete floor incorporating under floor heating underway. Works executed since January 2024 under 'phase one'.</p> <p><i>Relevant information: work approved in 'phase one' under listed building consent 23/1926/LBC.</i></p>	Install limestone floor tiles as floor finish over limecrete flooring.	See drawing 33-50 B Proposed Floor finishes.
	Internal doors	No door present.	-	

REFERENCE	ITEM	EXISTING FABRIC	PROPOSED WORK	DETAILS (where applicable)
	Fixtures and fittings	Assume skirting removed. No cornice or picture rail. No other fixtures or fittings present.	Allow for plain skirting. Install kitchen units.	-
G3 <i>Conservatory c. 2001</i>	Ceiling	Glazed roof. <i>Relevant information: Conservatory built c.2001 under listed building consent 01/01708/LBC & planning permission 01/01707/FUL⁸.</i>	Replacement conservatory proposed to incorporate solid roof with decorated plasterboard ceiling with exposed oak joists.	See drawings 21-03 A Proposed Conservatory.
	Walls	<u>North:</u> Exposed brickwork, c. 2001 construction. <u>East:</u> Exposed brickwork, historic. <u>South:</u> Double-glazed windows set on red brick plinth, c. 2001 construction. <u>West:</u> Exposed brickwork with flint panel feature, c. 1988 construction. <i>Relevant information: As per item⁸ above.</i>	North: Remain as existing. East: Introduce insulated plasterboard. Plaster and decorate in conjunction with new conservatory structure. South: Introduce new double-glazed wall in conjunction with new conservatory structure West: Remove wall as part of proposed alterations. .	See drawings 21-03 A Proposed Conservatory.
	Floor	Installation of solid limecrete floor incorporating under floor heating underway. Works executed since January 2024 under 'phase one'.	Install limestone floor tiles as floor finish over limestone flooring.	See drawing 33-50 B Proposed Floor finishes.

REFERENCE	ITEM	EXISTING FABRIC	PROPOSED WORK	DETAILS (where applicable)
		<i>Relevant information: work approved in 'phase one' under listed building consent 23/1926/LBC.</i>		
	Internal doors	Modern timber ledged and braced door with art nouveau style upright handle.	Retain door.	
	Fixtures and fittings	N/A		
G4 (Entrance hallway) <i>Historic main range</i>	Ceiling	Exposed floor/ceiling structure comprising of spine beams and joists with decorated gypsum plaster on plasterboard between. <i>Relevant information: Documentary information, specifically interior photography from 1986, indicates a ceiling had existed below the joists and was subsequently removed to expose the timbers in the ceiling.</i>	Retain existing ceiling arrangement and make good existing plaster ceiling finishes between timber frame with like for like materials. Decorate.	
	Walls	<u>External (north):</u> Above c. 950mm, decorated gypsum plaster on brickwork and timber frame. Below c. 950mm, wainscotting removed exposing wall construction of flint, brickwork, embedded timbers and remains of a lime plaster finish. <u>Internal (east):</u> Above c. 950mm, exposed stained timber frame with corner post to north, posts either side of doorway openings, curved brace to north corner and 6 no. studs visible and	<u>External (north):</u> Above c.950mm, remove gypsum plaster finishes and take upper wall back to brickwork and timber frame. Below c.950mm retain remains of historic lime plaster finish. Introduce Steico Therm insulation board across full height of wall with internal lime plaster finishes above c.950mm. Decorate. Reinstate painted timber wainscotting (uniform 100mm width) to lower part of wall from ground to height of c.950mm. <u>Internal (east):</u> Above c.950 mm retain and make good existing wall finishes between timber frame with like for like materials. Below c.950mm, retain all historic fabric and reinstate painted timber	See drawing 21-01 Typical Details – Wall Types for further information.

REFERENCE	ITEM	EXISTING FABRIC	PROPOSED WORK	DETAILS (where applicable)
		<p>decorated gypsum plaster panels between. Below c.950mm, wainscotting removed exposing wall construction of part riven lath and lime plaster over timber framing with underlying wall structure of, sole plate, brick nogging and large field flint and brick at plinth level.</p> <p><u>Internal (south):</u> Decorated gypsum plaster and cementious render over brickwork. Lower part of wall below 950mm steps outwards.</p> <p><u>Internal (west):</u> Incorporating fireplace. Above c.950mm, decorated gypsum plaster. Below c.950mm, wainscotting removed exposing part painted brickwork. Undecorated modern timber wainscotting remains to north side of wall around bread oven. At fireplace modern brickwork and timbers removed from frontage of fireplace to reveal older inserted fireplace behind.</p>	<p>wainscotting (uniform 100mm width) over to lower part of wall from ground to height of c.950mm.</p> <p>Internal (south): Retain and make good existing wall finishes with like for like materials. Introduce painted timber wainscotting (uniform 100mm width) to lower part of wall from ground to height of c.950mm.</p> <p>Above c.950 mm retain and make good existing wall finishes with like for like materials. Below c.950mm, retain all historic fabric and reinstate painted timber wainscotting (uniform 100mm width) over to lower part of wall from ground to height of c.950mm. Remove modern wainscotting from around bread oven. Remove brickwork infill from fireplace to reinstate original proportions of Inglenook opening and allow to repair brickwork.</p>	
	Floor	<p>Installation of solid limecrete floor incorporating under floor heating underway. Works executed since January 2024 under 'phase one'.</p> <p><i>Relevant information: work approved in 'phase one' under listed building consent 23/1926/LBC.</i></p>	<p>Install limestone floor tiles as floor finish over limecrete flooring.</p>	<p>See drawing 33-50 B Proposed Floor finishes.</p>

REFERENCE	ITEM	EXISTING FABRIC	PROPOSED WORK	DETAILS (where applicable)
	Internal doors	Timber plank and batten door between G4/G5.	Retain existing door and modify to accommodate slight change in floor level floor height.	
	Fixtures and fittings	No cornice, picture rail or skirting present. Bread Oven as feature fixture to north side of fireplace.	Retain bread oven.	
G5 (Porch) <i>c. mid-20th century addition</i>	Ceiling	<p>Porch removed.</p> <p>Ceiling finish previously open to underside of roof structure.</p> <p><i>Relevant information: Documentary information identifies that the porch was added as part of alterations undertaken to the building c.1966 and before the building was listed⁹. Porched remove to facilitate repairs to historic timber frame under listed building consent 21/1926/LBC.</i></p>	Reinstate porch like for like to removed porch with ceiling open to underside of roof structure.	
	Walls	<p>Porch removed.</p> <p>External walls previously exposed brick and timber frame</p> <p>Internal (south) wall as historic wall to main range of exposed brickwork.</p> <p><i>Relevant information: As per item⁹ above.</i></p>	Reinstate porch like for like for removed porch with walls as exposed brick and timber frame.	
	Floor	<p>Porch removed.</p> <p>Concrete floor and tiled finish removed.</p> <p><i>Relevant information: As per item⁹</i></p>	Reinstate floor bricks (terracotta tiles).	See drawing 33-50 B Proposed Floor finishes.

REFERENCE	ITEM	EXISTING FABRIC	PROPOSED WORK	DETAILS (where applicable)
		<i>above.</i>		
	Internal doors	As G4 above.	As G4 above	
	Fixtures and fittings	.	-	
G6 (reception room) <i>Historic cross wing</i>	Ceiling	Exposed floor/ceiling structure comprising of waney joists laid flat with decorated gypsum plaster on plasterboard between.	Retain existing ceiling arrangement and make good existing plaster ceiling finishes between timber frame with like for like materials. Decorate.	
	Walls	<p><u>External (north):</u> Decorated gypsum plaster possibly over some remaining lime plaster on brickwork.</p> <p><u>Internal (east):</u> Incorporating fireplace. Decorated gypsum plaster on brickwork.</p> <p><u>Internal (south):</u> Decorated gypsum plaster on plasterboard between exposed timber framing. Wide curved brace and 3 no. studs visible.</p> <p><u>Internal (west):</u> Decorated gypsum plaster possibly over some remaining lime plaster on timber frame. Beam visible.</p>	<p>External (north): Remove gypsum plaster finishes and take walls back to brickwork. Introduce Steico Therm insulation board with internal lime plaster finishes.</p> <p>Internal (all): Retain and make good existing wall finishes between timber frame. Decorate.</p>	See drawing 21-01 Typical Details – Wall Types.
	Floor	Floorboards orientated north/south.	Retain existing floorboards.	See drawing 33-50 B Proposed Floor finishes.
	Internal doors	Modern timber ledged and braced door with art nouveau style upright handle.	Retain door.	
	Fixtures and fittings	Plain skirting present. No cornice or picture rail. No other fixtures of fittings present.	Retain plain skirting.	

REFERENCE	ITEM	EXISTING FABRIC	PROPOSED WORK	DETAILS (where applicable)
G7 (Rear hall) <i>Historic cross wing</i>	Ceiling	Decorated gypsum plaster over possible lath and plaster.	Retain existing ceiling arrangement and make good existing plaster ceiling finishes. Decorate.	.
	Walls	<p><u>Internal (north):</u> Decorated gypsum plaster between timber frame. Post (west post), curved bracing and part exposed beam above visible.</p> <p><u>Internal (east):</u> Decorated gypsum plaster on plasterboard.</p> <p><u>Internal (south):</u> Decorated gypsum plaster on plasterboard.</p> <p><u>Internal (west):</u> Decorated gypsum plaster on cementitious plaster, some lime plaster over brickwork between timber frame. Sole plate and timbers to door frame visible.</p>	Retain and make good existing wall finishes between timber frame with like for like materials. Decorate.	
	Floor	<p>Installation of solid limecrete floor incorporating under floor heating underway. Works executed since January 2024 under 'phase one'.</p> <p><i>Relevant information: work approved in 'phase one' under listed building consent 23/1926/LBC.</i></p>	Install floor bricks (terracotta tiles) as floor finish over limecrete flooring.	See drawing 33-50 B Proposed Floor finishes.
	Internal doors	No doors present.	-	
	Fixtures and fittings	Skirting removed. No cornice or picture rail. No other fixtures or fittings present.	Reinstate skirting.	
G8 (Rear Porch)	Ceiling	Decorated gypsum on plasterboard.	Retain and make good existing ceiling finish with like for like materials. Decorate.	

REFERENCE	ITEM	EXISTING FABRIC	PROPOSED WORK	DETAILS (where applicable)
c. mid-20 th century addition		<i>Relevant information: Documentary information identifies that the porch was added as part of alterations undertaken to the building c.1966 and before the building was listed ¹⁰.</i>		
	Walls	External walls: decorated gypsum plaster over brickwork. <i>Relevant information: As per item ¹⁰ above.</i>	Introduce EcoTherm PIR Insulated plasterboard. Plaster and decorate.	See drawing 21-01 Typical Details – Wall Types.
	Floor	Installation of solid limecrete floor incorporating under floor heating underway. Works executed since January 2024 under ‘phase one’. <i>Relevant information: work approved in ‘phase one’ under listed building consent 23/1926/LBC.</i>	Install floor bricks (terracotta tiles) as floor finish over limecrete flooring.	See drawing 33-50 B Proposed Floor finishes.
	Internal doors	No door present.	-	
	Fixtures and fittings	None.	-	
G9 (Rear Hall) <i>Historic cross wing</i>	Ceiling	Exposed floor/ceiling structure comprising of waney joists laid flat with decorated gypsum plaster on plasterboard between.	Retain existing ceiling arrangement and make good existing plaster ceiling finishes between timber frame with like for like materials. Decorate.	
	Walls	<u>Internal (north):</u> Decorated gypsum plaster over lime plaster and brickwork between timber frame. Sole plate, curved brace and 1 no. stud visible and 1 no. stud concealed by modern cupboard.	Retain and make good existing plaster wall finishes between timber frame with like for like materials. Decorate.	

REFERENCE	ITEM	EXISTING FABRIC	PROPOSED WORK	DETAILS (where applicable)
		<p><u>Internal (east):</u> Decorated gypsum plaster over cementious plaster on brickwork to either side of wide opening.</p> <p><u>Internal (south):</u> Decorated gypsum plaster.</p>		
	Floor	<p>Installation of solid limecrete floor incorporating under floor heating underway. Works executed since January 2024 under 'phase one'.</p> <p><i>Relevant information: work approved in 'phase one' under listed building consent 23/1926/LBC.</i></p>	Install floor bricks (terracotta tiles) as floor finish over limecrete flooring.	See drawing 33-50 B Proposed Floor finishes.
	Internal doors	No door present.	Introduce new vertical plank timber door into new walling to east wall between G9/G10.	See drawing 32-10 Proposed Door Schedule 1.
	Fixtures and fittings	No cornice, picture rail and skirting. No other fixtures of fittings present.	-	
G10 <i>c.1986 extension</i>	Ceiling	<p>Exposed modern c. 1986 ceiling joists, orientated north/south, plasterboard ceiling removed.</p> <p>Ceiling finish previously c.1986 decorated gypsum plaster on plasterboard and sham (non-structural) timbers as feature.</p> <p><i>Relevant information: Extension built c.1986 under listed building consent 8/467/86LB & planning permission 8/361/86.¹¹ Sham ceiling timbers and plasterboard ceiling removed January</i></p>	Reinstate plasterboard ceiling. Plaster and redecorate.	

REFERENCE	ITEM	EXISTING FABRIC	PROPOSED WORK	DETAILS (where applicable)
		<i>2024 under 'phase one' work in conjunction with listed building consent 23/1926/LBC.</i>		
	Walls	<p><u>External</u> walls: Exposed c.1986 brick and blockwork with some decorated gypsum finishes remaining.</p> <p>Internal (west): Historic brickwork exposed where decorated gypsum plaster has been removed.</p> <p><i>Relevant information: See item ¹¹ above.</i></p>	<p>External walls: Introduce EcoTherm PIR Insulated plasterboard. Plaster and decorate.</p> <p>Internal (west) wall: retain historic brickwork undecorated within new cupboard.</p>	See drawing 21-01 Typical Details – Wall Types.
	Floor	<p>Installation of solid limecrete floor incorporating under floor heating underway. Works executed since January 2024 under 'phase one'.</p> <p><i>Relevant information: work approved in 'phase one' under listed building consent 23/1926/LBC.</i></p>	Install limestone floor tiles as floor finish over limecrete flooring.	See drawing 33-50 B Proposed Floor finishes.
	Internal doors	No doors present.	Introduce new vertical plank timber door into new walling to south wall with G11.	See drawing 32-10 Proposed Door Schedule 1
	Fixtures and fittings	Skirting removed. No cornice or picture rail. No other fixtures of fittings present.	Reinstate skirting.	
G11 <i>c. 1986 extension</i>	Ceiling	<p>Exposed modern c. 1986 ceiling joists, orientated north/south, plasterboard ceiling removed.</p> <p>Ceiling finish previously c.1986 decorated gypsum plaster on plasterboard and sham (non-structural) timbers as feature.</p>	Reinstate plasterboard ceiling. Plaster and decorate.	

REFERENCE	ITEM	EXISTING FABRIC	PROPOSED WORK	DETAILS (where applicable)
		<i>Relevant information: See item 11 above.</i>		
	Walls	<p><u>External (north and east):</u> Exposed c.1986 brick and blockwork with some decorated gypsum finishes remaining.</p> <p><u>Internal (west):</u> decorated gypsum plaster over brickwork.</p> <p><i>Relevant information: See item 11 above.</i></p>	<p>External walls: Introduce EcoTherm PIR Insulated plasterboard. Plaster and decorate.</p> <p>Internal (west) wall: Retain and make good existing plaster wall finishes with like for like materials. Decorate.</p>	See drawing 21-01 Typical Details – Wall Types.
	Floor	<p>Installation of solid limecrete floor incorporating under floor heating underway. Works executed since January 2024 under ‘phase one’.</p> <p><i>Relevant information: work approved in ‘phase one’ under listed building consent 23/1926/LBC.</i></p>	Introduce floor bricks (terracotta tiles) as floor finish over limecrete flooring.	See drawing 33-50 B Proposed Floor finishes.
	Internal doors	No door present.	Introduce new vertical plank timber door between G10/G11.	See drawing 32-10 Proposed Door Schedule 1
	Fixture and fittings	Skirting removed. No cornice or picture rail. No other fixtures or fittings present.	Reinstate skirting.	
G12 <i>19th century barn</i>	Ceiling	<p>Exposed 19th century timber roof structure.</p> <p>Previous decorated plaster board and undecorated Celotex removed.</p> <p><i>Relevant information: removed January 2024 under ‘phase one’ work to allow for timber frame repairs in conjunction with listed building consent 23/1926/LBC ¹².</i></p>	Install Savolit Plus wood wool board and lime plaster finish.	See drawing 21-02 A Typical roof details.

REFERENCE	ITEM	EXISTING FABRIC	PROPOSED WORK	DETAILS (where applicable)
	Walls	<p><u>External (north and west):</u> Exposed 19th century timber frame walls on brickwork plinth.</p> <p>Previous decorated plaster board and undecorated Celotex removed. Previous unauthorised blockwork removed and timber frame reinstated.</p> <p>Internal wall (central): timber stud partitioning with historic weatherboarding to west side.</p> <p><i>Relevant information: See item ¹² above.</i></p>	<p><u>External (north and west):</u> Install Savolit Plus wood wool board and lime plaster. Decorate.</p> <p>Internal wall (central): Retain historic weatherboarding to west side of wall allow for marine ply with tile finish to east side.</p>	See drawing 21-01 Typical Details – Wall Types.
	Floor	<p>Installation of solid limecrete floor incorporating under floor heating underway. Works executed since January 2024 under 'phase one'.</p> <p><i>Relevant information: work approved in 'phase one' under listed building consent 23/1926/LBC.</i></p>	Install limestone floor tiles as floor finish over limecrete flooring.	See drawing 33-50 B Proposed Floor finishes.
	Internal door	No door present.	Introduce new vertical plank timber door between G12/G12.	See drawing 32-10 Proposed Door Schedule 1.
	Fixture and fittings	None.	Install bathroom fittings.	
G13 19 th century barn	Ceiling	<p>Exposed 19th century timber roof structure.</p> <p>Recent insulation board removed.</p> <p><i>Relevant information: Modern internal finishes and unauthorised structures</i></p>	Install Savolit Plus wood wool board and lime plaster. Decorate.	See drawing 21-02 A Typical roof details.

REFERENCE	ITEM	EXISTING FABRIC	PROPOSED WORK	DETAILS (where applicable)
		<i>removed January 2024 under 'phase one' work to allow for timber frame repairs in conjunction with listed building consent 23/1926/LBC ¹²</i>		
	Walls	<p><u>External (north and south):</u> Exposed 19th century timber frame walls on brickwork plinth.</p> <p><u>External (east):</u> exposed brickwork.</p> <p>Previous decorated plaster board and undecorated Celotex removed. Previous unauthorised blockwork removed and timber frame reinstated.</p> <p><i>Relevant information: See item ¹² above.</i></p>	<p><u>External (north and south):</u> Install Savolit Plus wood wool board and lime plaster finish. Decorate and/or tile.</p> <p>External (east): Install Steico board and lime plaster finish. Decorate.</p> <p>Internal (west): Install new internal stud partition with plywood walling and tile finish.</p>	See drawing 21-01 Typical Details – Wall Types.
	Floor	<p>Installation of solid limecrete floor incorporating under floor heating underway. Works executed since January 2024 under 'phase one'.</p> <p><i>Relevant information: work approved in 'phase one' under listed building consent 23/1926/LBC.</i></p>	Install limestone floor tiles as floor finish over limecrete flooring.	See drawing 33-50 B Proposed Floor finishes.
	Internal doors	No door present.	Introduce new vertical plank timber door between G12/G13.	See drawing 32-10 Proposed Door Schedule 1.
	Fixtures and Fittings	None.	Introduce sink.	
INTERIOR - GENERAL				

REFERENCE	ITEM	EXISTING FABRIC	PROPOSED WORK	DETAILS (where applicable)
All Rooms	Services	The building is currently without any services. There is no function electric system, heating system, water or waste serving the building. Some old wiring and sockets can be found to walls, but it is not functioning.	Renew all services to be introduced to meet user requirements.	