



South end of Farmhouse
 The South end of Farmhouse appears to be a later extension to the original house.

Removal of the existing internal and external linings (comprised of sand and cement render on metal lath) was commenced (previous Listed Buildings permission DC/20/03735) but this work had to be stopped when it became apparent that this end of the building is structurally unsafe.

Timber frame to the south end of the farmhouse:-
 West and south elevation timber frame is in 1970s softwood. It is structurally defective and in poor condition, with extensive decay. There is no sole plate or dpc.
 Most of the studs to the west elevation were found to have their bottom part missing and had been infilled at the bottom with concrete. These studs were nailed to diagonal bracing and were not load bearing. This wall is therefore structurally unstable and all timber framing needs to be replaced.
 East elevation timber frame will all be retained and repaired (including some older oak timbers and mullioned window). This wall also has no sole plate or dpc.

South chimney: The brickwork chimney was found to be structurally unstable, please refer to Structural Engineer's report 'May 2023 Defects 5002-Report-160523'

METHOD STATEMENT

The following actions are required to make the building structurally sound and solve the damp ingress:-
 Take down the unstable chimney.
 Remove the defective / decayed timber framing.
 Remove the defective plinth wall.
 Remove the modern softwood first floor joists.

Rebuild brickwork chimney to match existing in lime mortar. Bricks to match previously approved plinth bricks.
 Install a replacement concrete foundation and rebuild the plinth wall in brickwork with lime mortar (to match previously approved). Bricks to match previously approved plinth bricks.

The existing oak timbers to the east elevation are to be propped in place, removed and repaired one at a time and refixed in the original position.
 Timber framing to be replaced as follows:-
 New replacement 200 x 200mm oak sole plate, and 200 x 200mm oak head plate, left exposed.
 New replacement softwood timber studwork and framing to south and west walls, which will be concealed by wall linings.
 New replacement first floor joists and support beams in oak, exposed in room below.

East Wall: The exact extent of decay to the east wall timbers cannot be ascertained until the external cement render has been removed, but it has become evident that the timber frame and wall is being held together structurally by the external cement render; and if the render were removed the wall is likely to collapse and set off an uncontrolled demolition of the south end.

It is therefore proposed to label the existing east wall timbers, carefully dismantle the timber frame in a careful and controlled manner and by the timbers in order on the ground. The cement render will be cleaned off, the timbers will be inspected to ascertain their condition and extent of decay, and proposals for repairs / replacement will be confirmed.

It is already obvious that it will be necessary to replace the south east corner post entirely because the outer 2/3 of the existing post has previously rotted away and the remaining inner 1/3 is rotten.

As stated previously, there is no sole plate and the bottom of the lower timber studs have rotted away previously leaving a considerable gap to where the sole plate would have been. If the lower timber studs are found to have an adequate cross sectional area of sound (not decayed) timber remaining it should be possible to splice in new sections of stud and connect to the new sole plate.

G	25.4.23	Internal East elevation minor update.
F	24.4.23	Internal East elevation updated for Listed Building Conditions.
E	18.3.23	Internal East elevation updated as per further heritage comments.
D	29.2.23	Internal East elevation updated as per heritage comments.
C	21.9.23	Updated.
B	19.9.23	Updated.
A	18.9.23	Updated.
Rev		

Beech ARCHITECTS
 Church Farm Barn
 The Street
 Thornston
 Suffolk
 IP23 7JR
 www.beecharchitects.com
 enquiries@beecharchitects.com
 t 01379 678442

CLIENT
 Stuart & Fiona Cadman

PROJECT
 Yew Tree Farm
 Ward Green
 Old Newton
 IP14 4EZ

DRAWING
 South end of farmhouse showing repairs

SCALE	DATE	DRAWN BY	CHECKED
1:50 @ A1	FEB 2019		
DRAWING NUMBER	JOB NUMBER	STATUS	REV
25	396	Not For Construction	G