

JUSTIFICATION

IMPROVEMENTS TO TIMBER FRAME

In their Heritage Report from December 2022, Desbruslais describe the poor state of the building interior as follows:

‘Surface finishes are a range of materials from older lime based wall plaster, to modern plasterboard infilling. There have been attempts also to re-face older lath wattle with cement based plaster in places, which is heavily deteriorated. Much of the infilling between the various exposed ceiling joists is modern nailed board and Artex. Ground floor nib walls have excessive modern filler in numerous places and older material survival is patchy and inconsistent.’

As part of the restoration works undertaken on the existing house, great care and attention were dedicated to reviving the historic 15th-century oak frame throughout the building. The transformation is remarkable, bringing the oak frame back to its original condition allowing it to be enjoyed for generations to come.

Previously, a substantial amount of the oak was concealed behind cladding, wallpaper, and cosmetic rendering. Now, the beautifully restored frame is proudly on display, allowing it to “breathe” throughout the house, as shown in the accompanying photographs. We estimate that more than 50% of the frame, once hidden, is now exposed, showcasing its craftsmanship and heritage.

This meticulous restoration was carried out by Nick Cain of Cruck Frame Carpentry, a highly skilled heritage carpenter who dedicated an exceptional amount of time and effort to this project. His expertise and dedication have been crucial in reviving the frame’s original beauty, and due recognition must be given for this outstanding achievement. The photographs clearly illustrate the contrast between the frame’s neglected past and its present, restored state.



Photographs of restored historic oak frame



Photographs of historic oak frame prior to restoration



JUSTIFICATION

EXTERNAL RE-POINTING

Following the changes to the roof above the bathroom, the applicant offered to re-point the southern gable of the neighbouring listed property at 109 High Street.

This work was carried out using lime mortar, rejuvenating the now more exposed brickwork façade, improving the fabric quality of the adjacent listed building, ensuring its longevity for years to come.

The adjacent photographs illustrate the condition of the wall before and after the works were undertaken.



109 High Street south gable wall before re-rendering



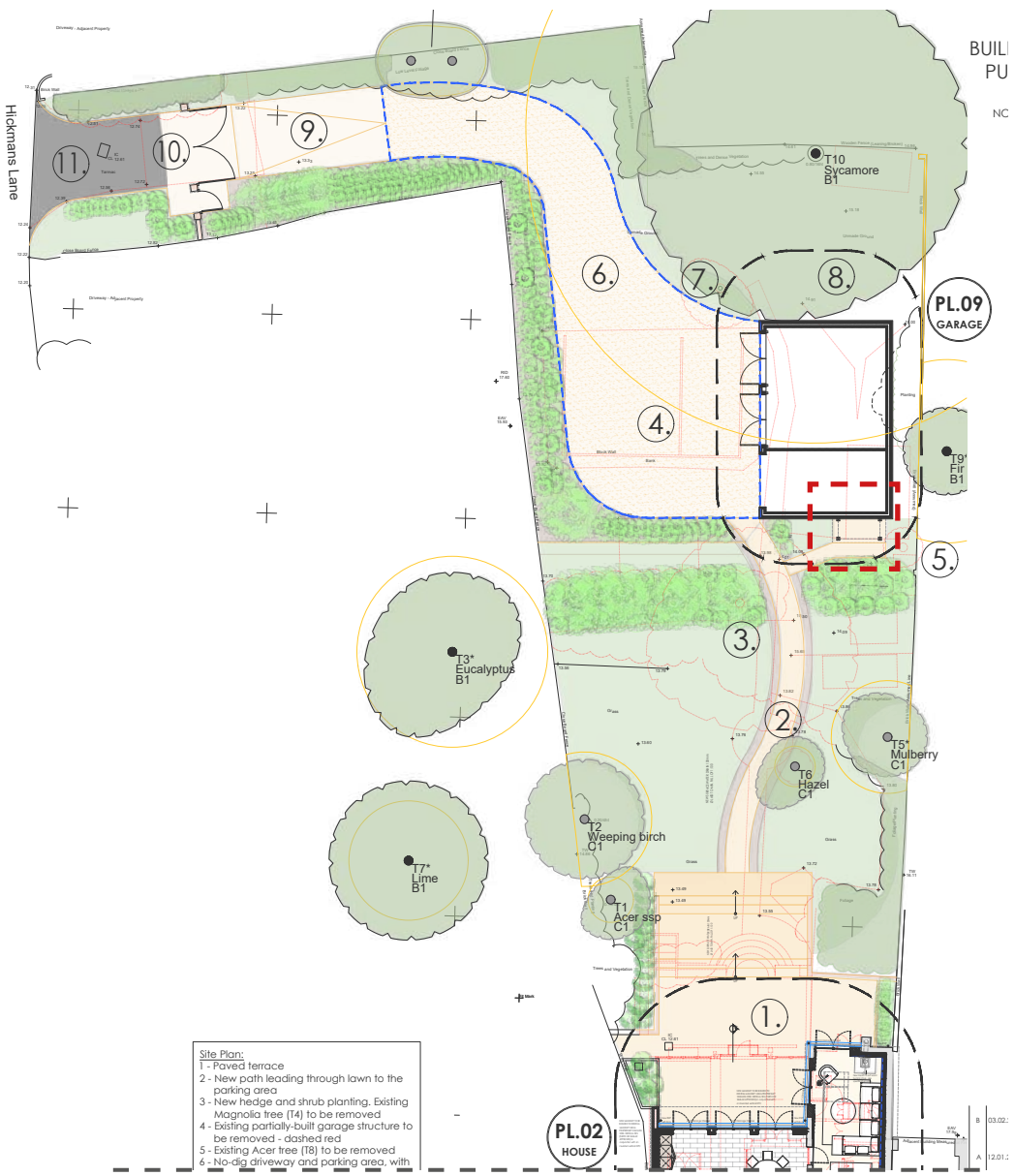
109 High Street south gable wall re-pointed in lime mortar

JUSTIFICATION
GARAGE

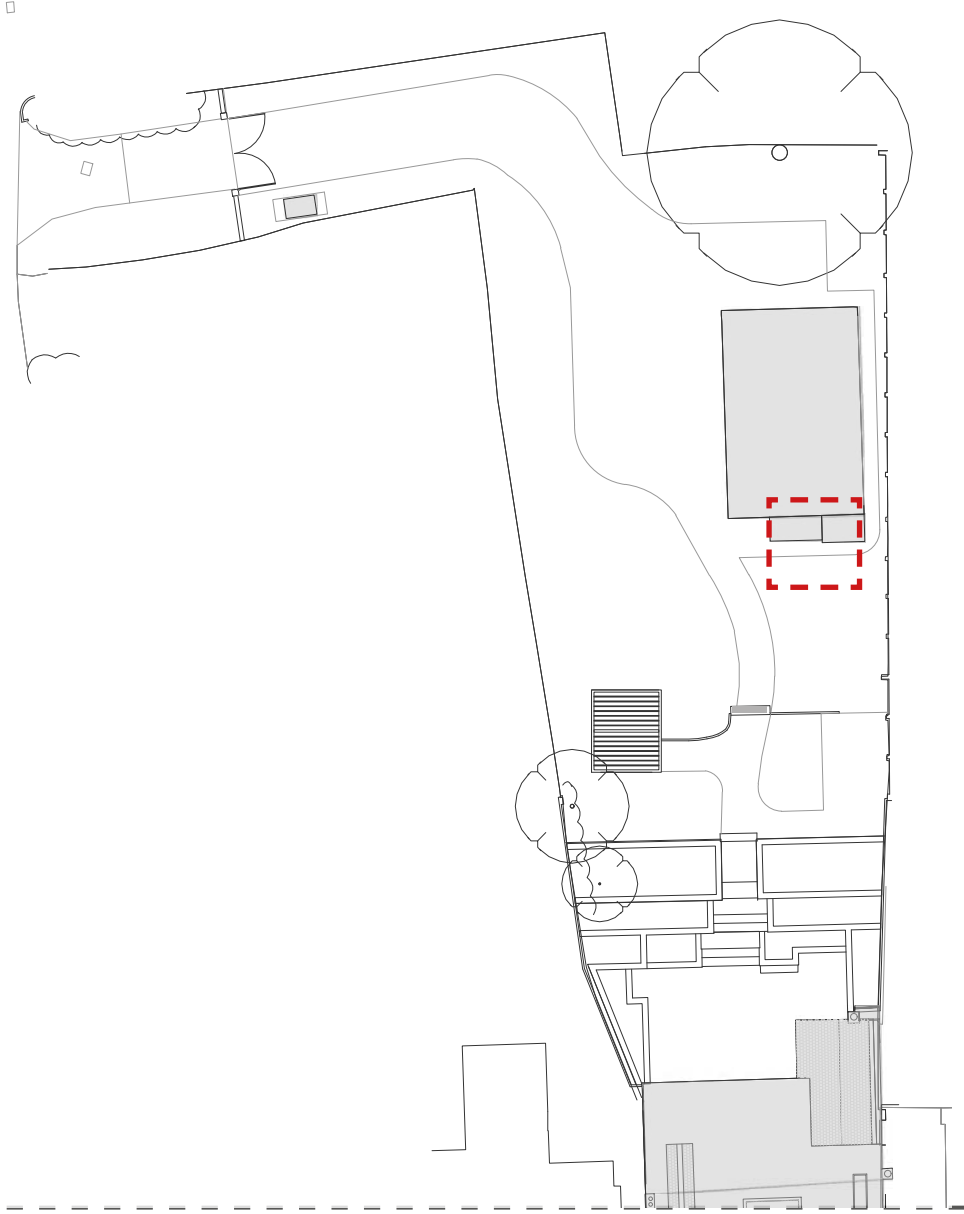
The garage has been constructed with minor variation to the approved scheme - the approved log store was constructed lower and in shifted location (centre of the elevation instead of side).



Current photograph- garage



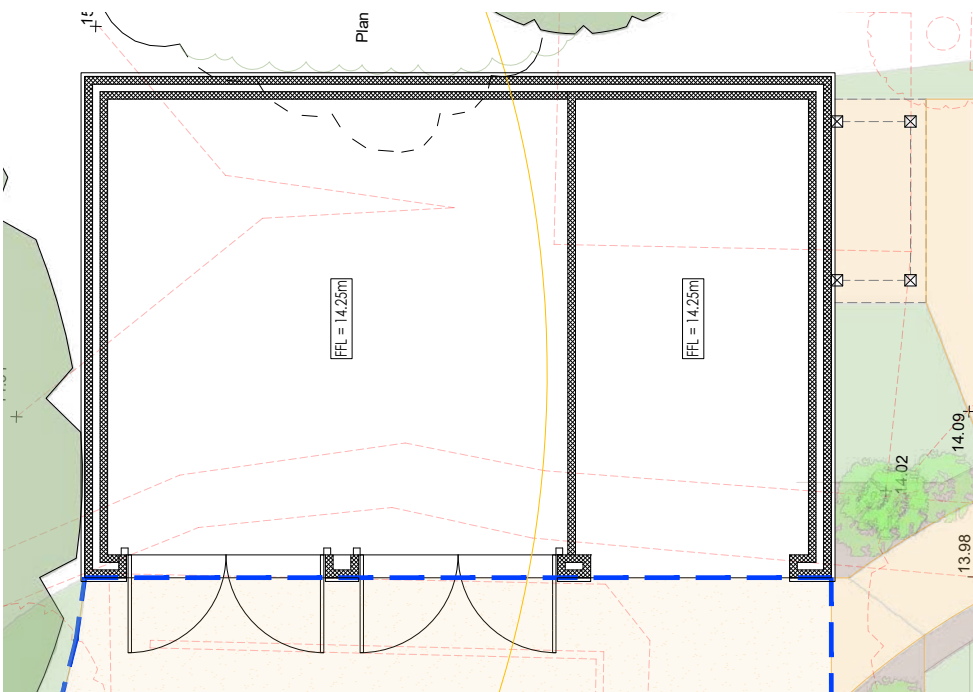
1. Approved Site Plan - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved).



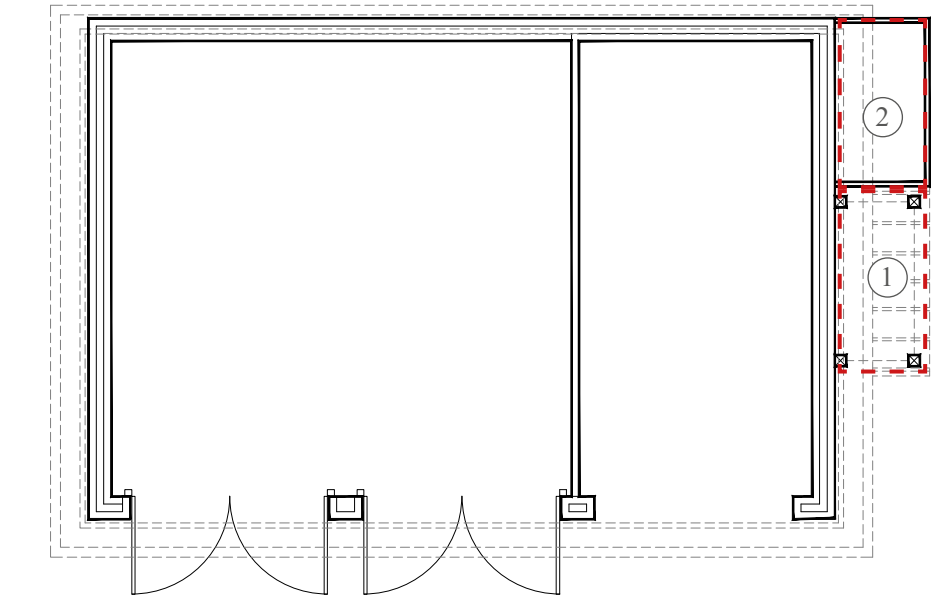
2. Proposed Site Plan

KEY:
Highlighted area of deviation

JUSTIFICATION
GARAGE



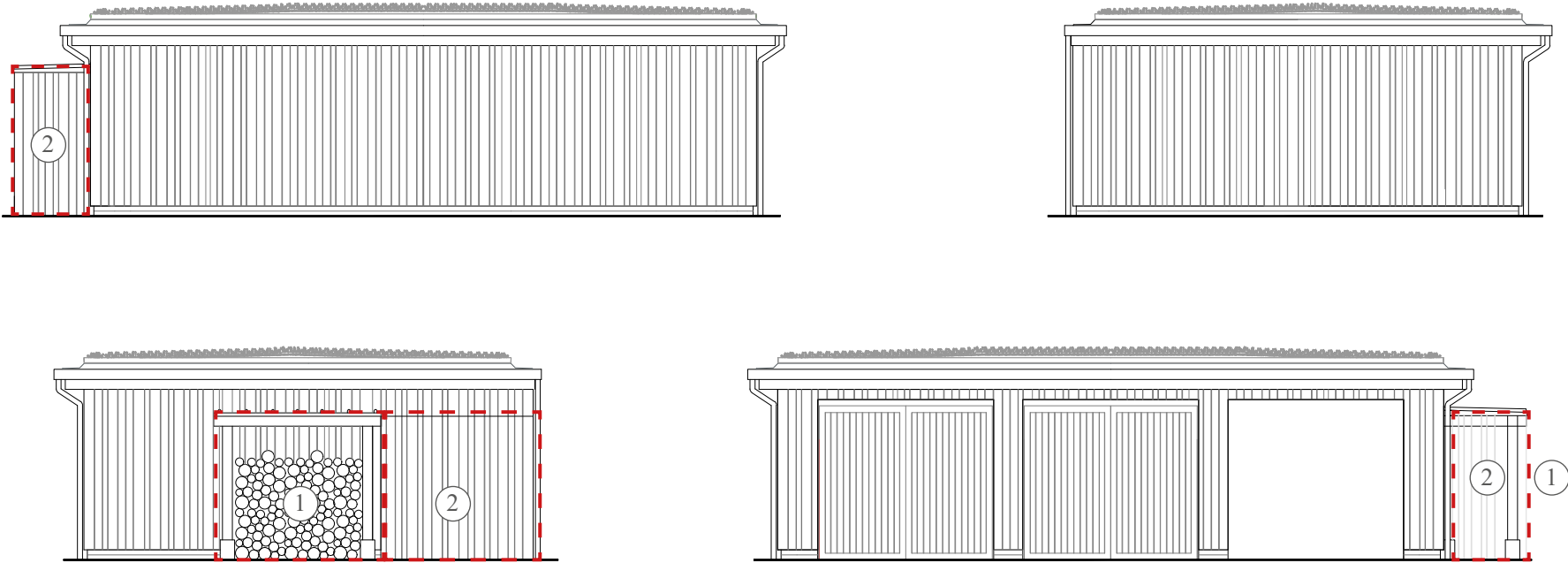
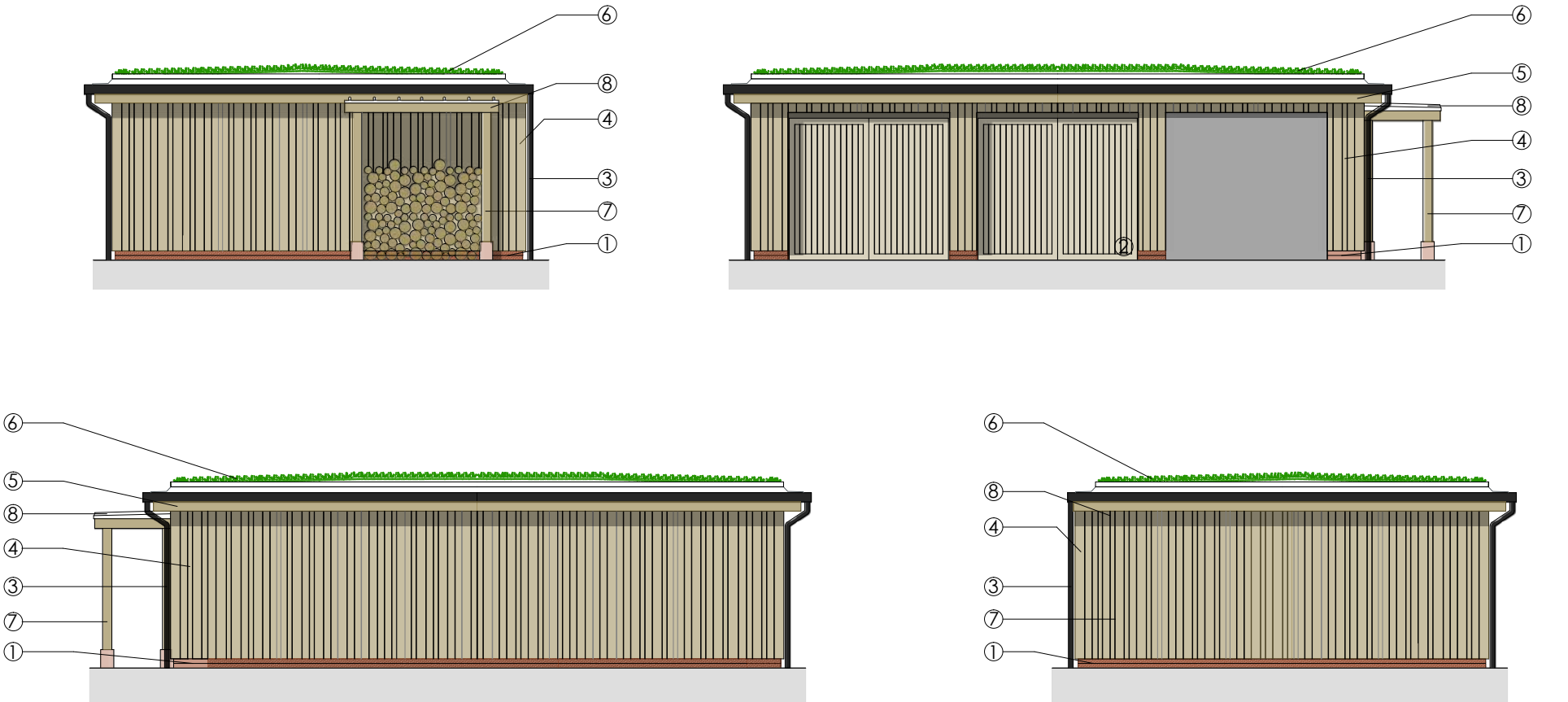
1. Approved Garage Drawings



2. Proposed Garage Drawings

KEY:

- Highlighted area of deviation
- 1 Timber log store
- 2 Irrigation tank enclosure



JUSTIFICATION

IRRIGATION TANK ENCLOSURE

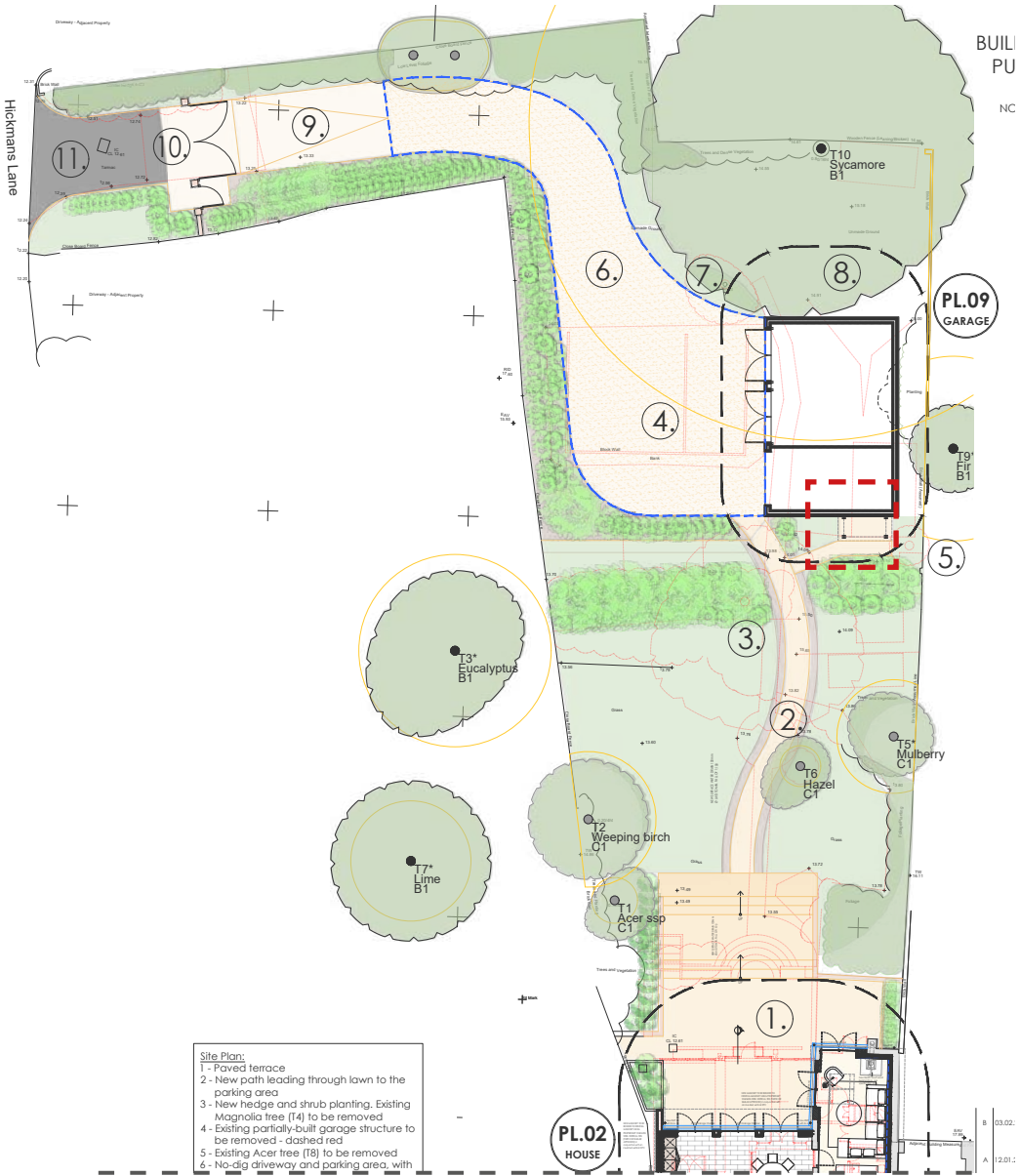
The irrigation tank enclosure was constructed without planning permission and is a part of retrospective works applied for under this application.

Introduction of the irrigation tank is considered beneficial as it is a man-made reservoir used to collect and store water for horticultural purposes. It helps manage water supply during dry periods and ensures that plants get enough water to grow properly.

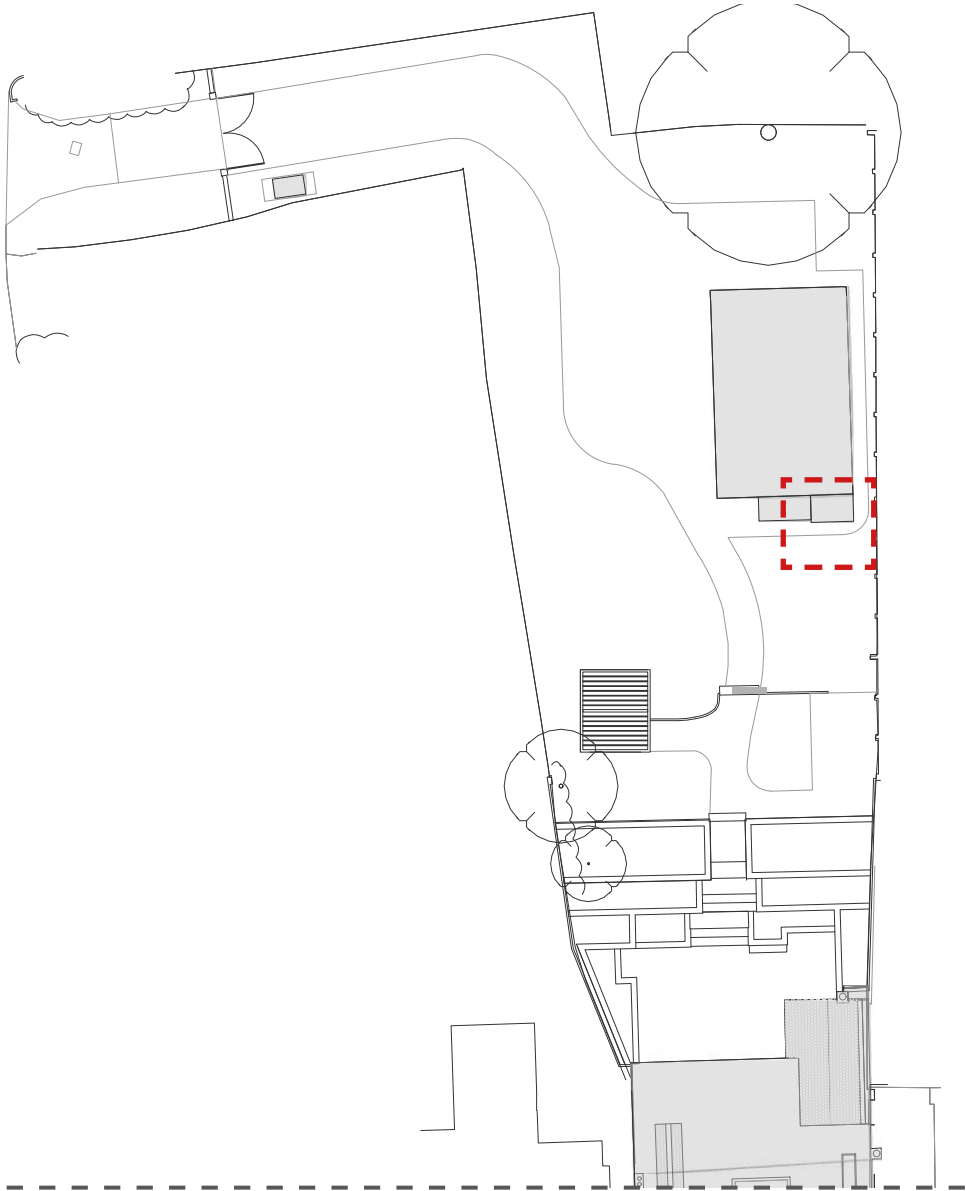
The enclosure was constructed in a sensible manner, using vertical timber panels matching garage cladding. The enclosure is located in a discreet location, adjacent to the garage. As presented on adjacent recent photographs. The reduced height log store is a slight improvement on the approved design. The enclosure is barely noticeable. It is considered to be of low harm to the listed building setting.



Recent photographs of the irrigation tank enclosure



1. Approved Site Plan - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved).



2. Proposed Site Plan

KEY:

Highlighted area of deviation

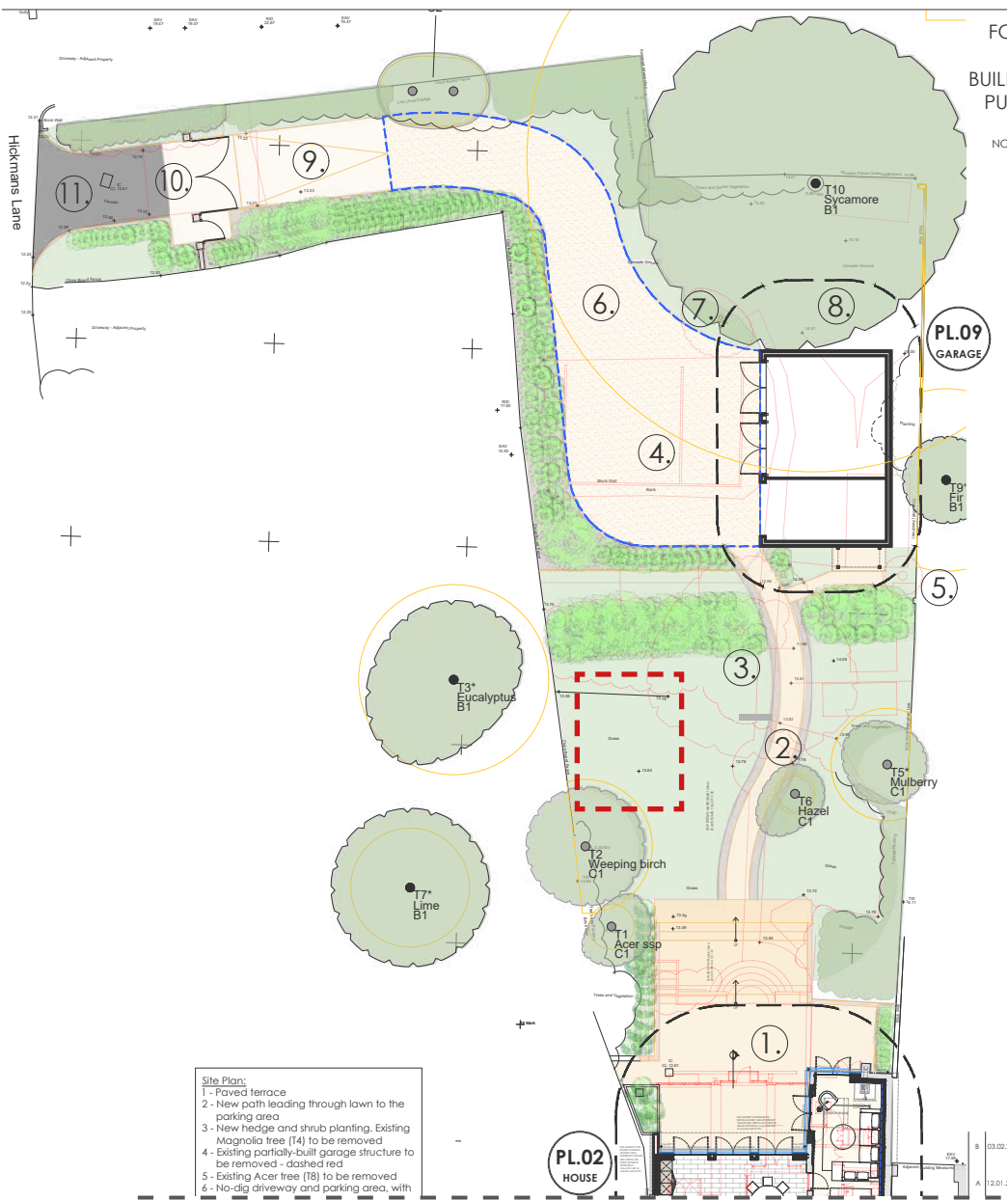
JUSTIFICATION
PERGOLA

Timber pergola was constructed without planning permission and is a part of retrospective works applied for under this application.

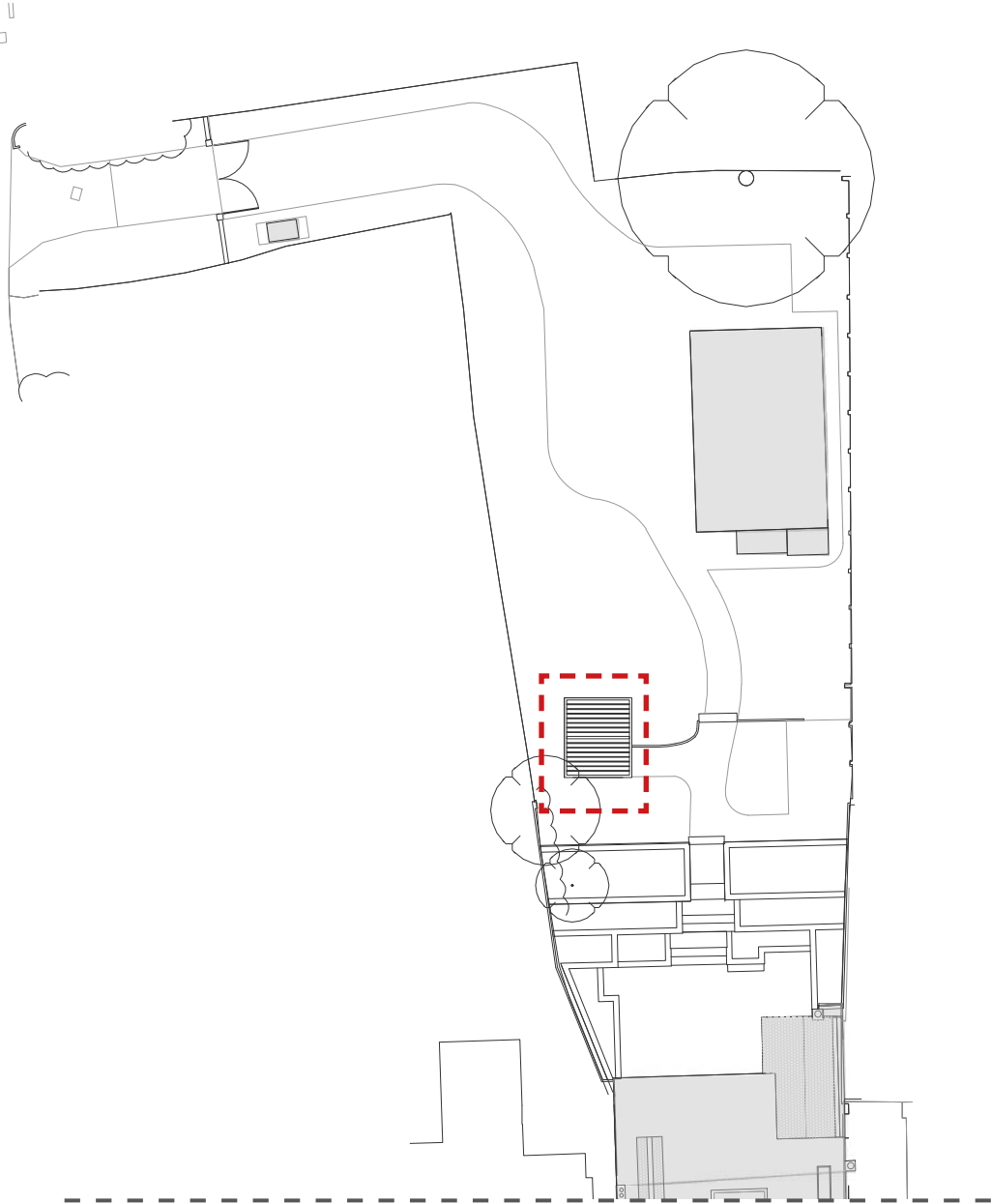
The pergola is a high quality, oak timber structure of a low harm to the listed building and its setting.



Recent photographs of the timber pergola



1. Approved Site Plan - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved).



2. Proposed Site Plan

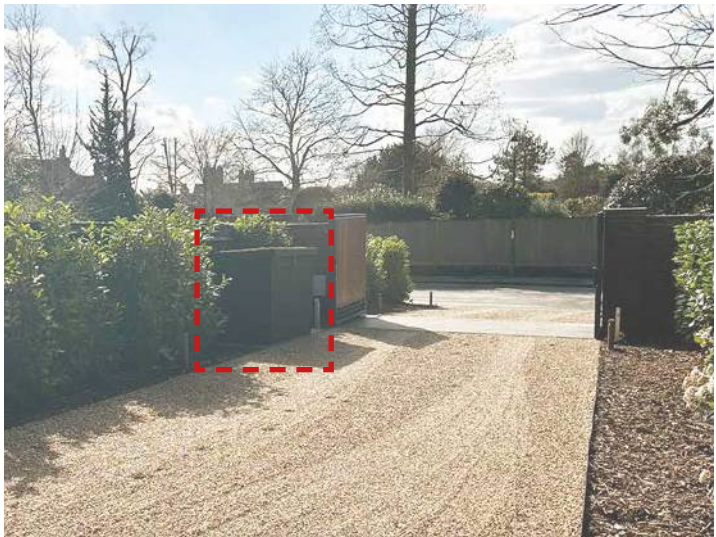
KEY:

 Highlighted area of deviation

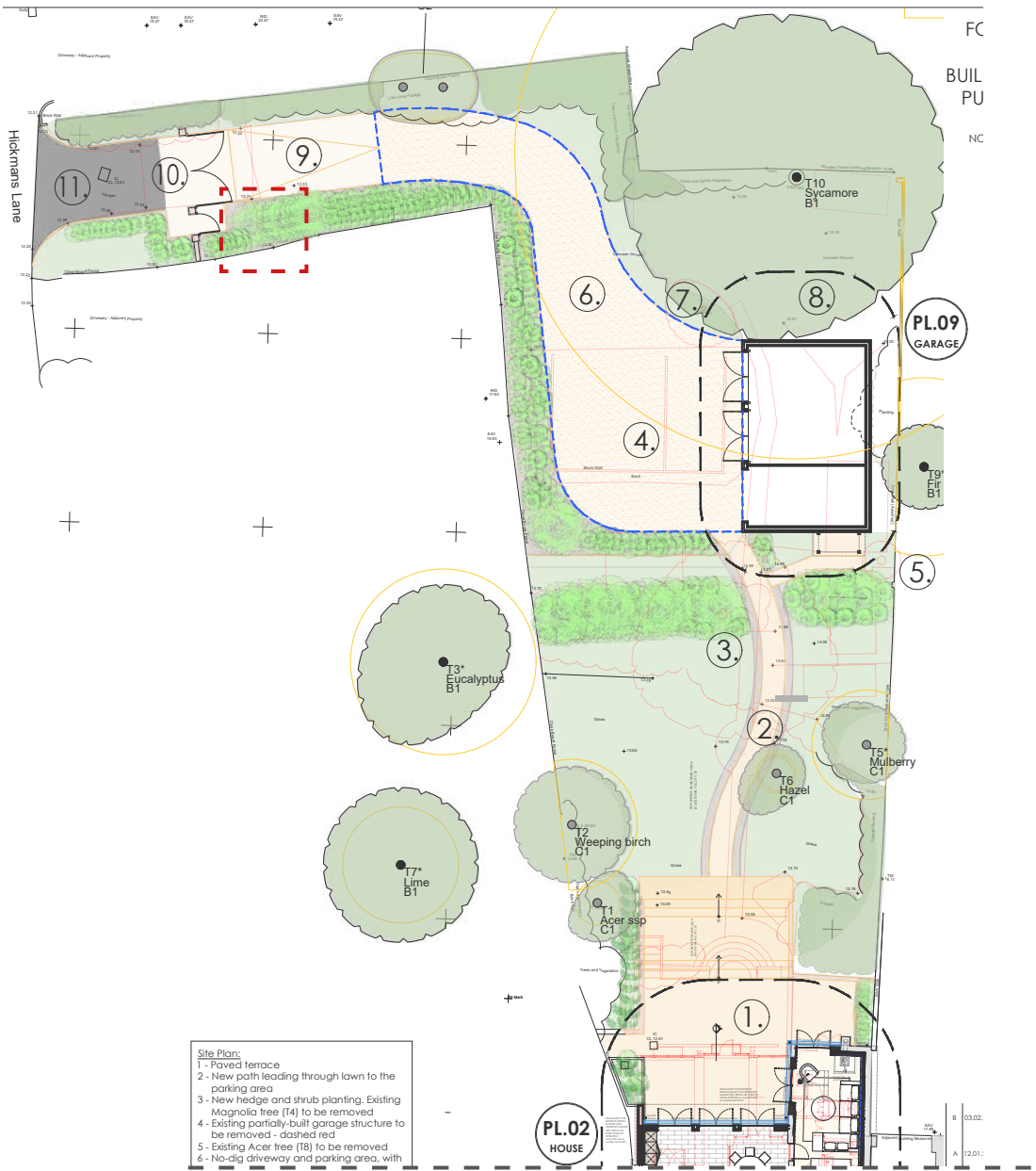
JUSTIFICATION
BIN STORE

Timber bin store was constructed without planning permission and is a part of retrospective works applied for under this application.

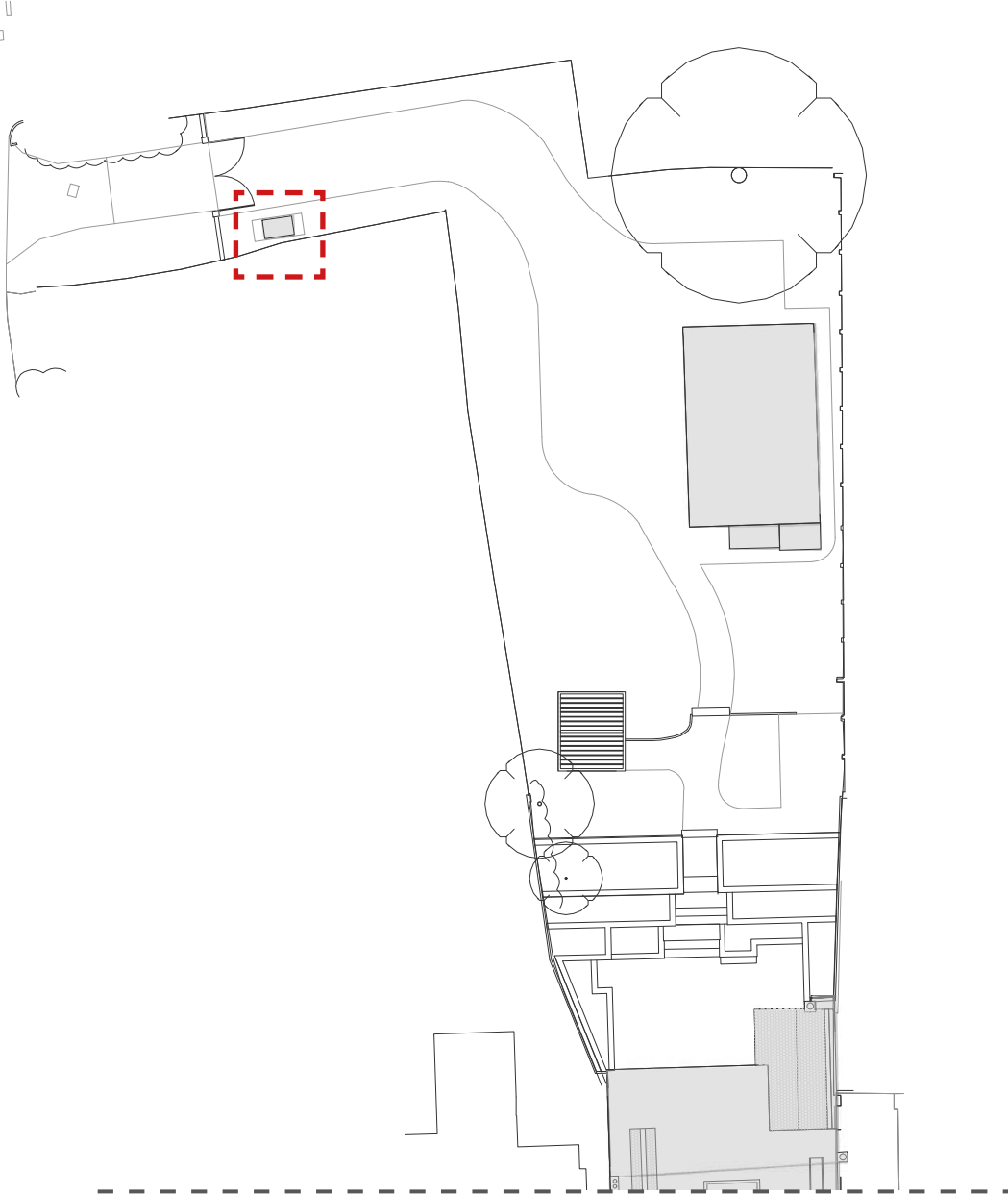
The bin store is of a modest design and small size. Its materiality matches the garage. A green roof was introduced to further match the appearance of the garage building. The bin store is located in a significant distance from the listed building and tucked away within planting on a side of the driveway. This is a sensible solution serving the essential purpose of refuse storage. It is considered to be of low harm to the listed building and its settings as outlined in the supporting HCUK heritage statement.



Recent photographs of the bin store



1. Approved Site Plan - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved).



2. Proposed Site Plan

JUSTIFICATION

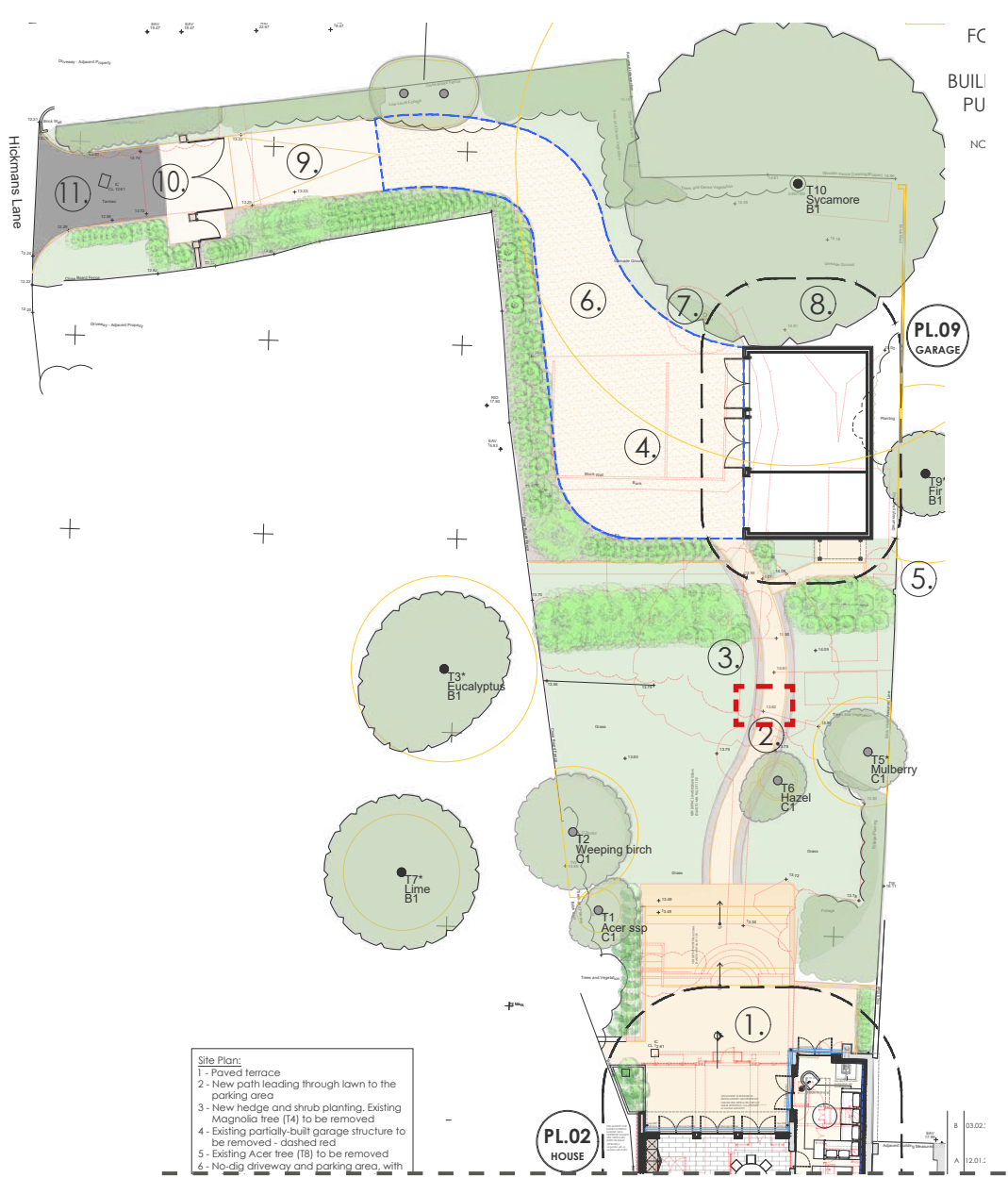
ORNAMENTAL GARDEN ARCH

The ornamental arch in corten steel at the entrance to the garden has been constructed without planning permission and is applied for approval under this application.

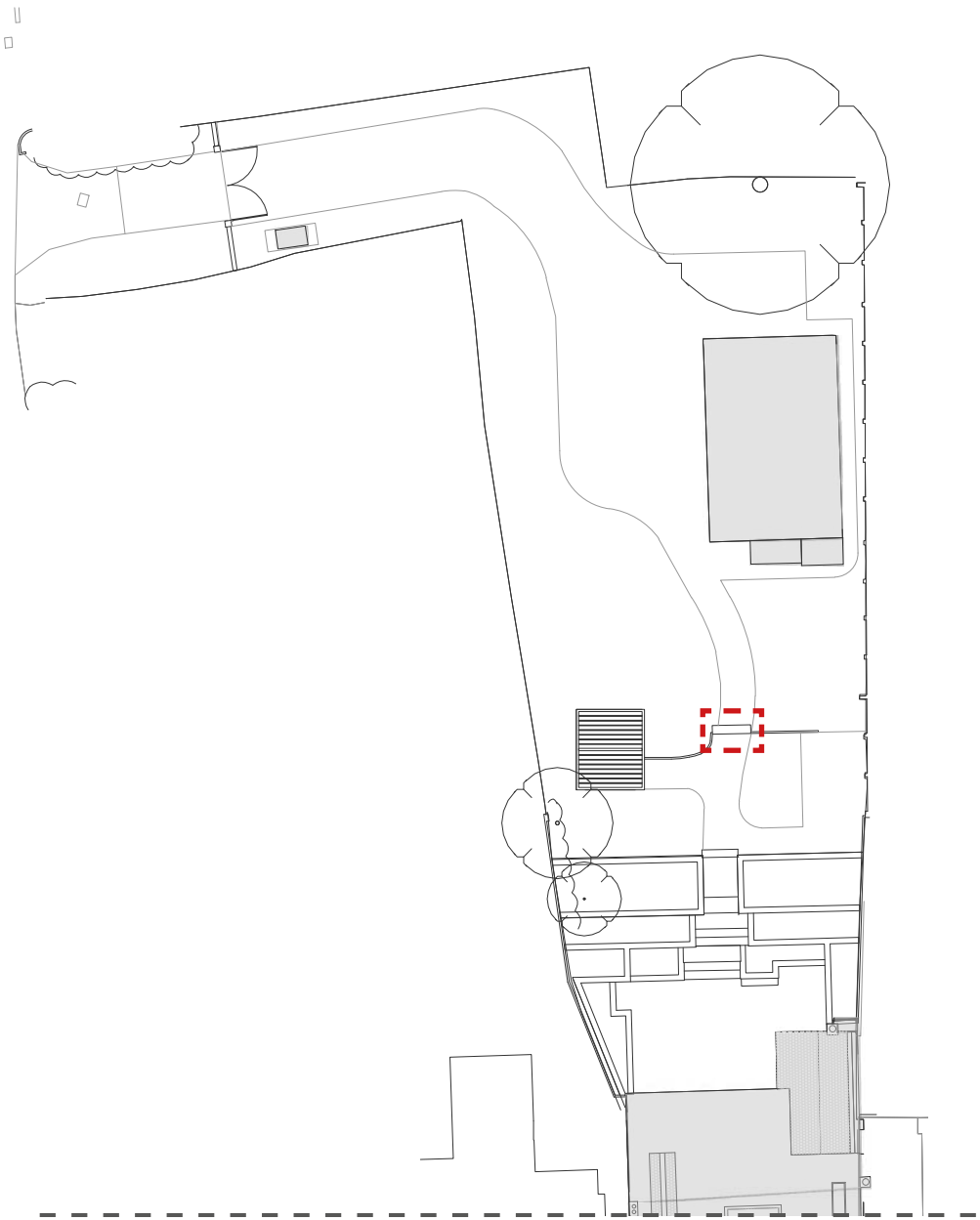
In the supporting Heritage Statement, HCUK describes it as follows: ‘The feature Corten steel arch is an attractive contemporary addition to the landscaped garden and would have a neutral impact on the listed building’s significance.’



Ornamental garden arch in Corten steel at entrance to garden



1. Approved hard landscaping design - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved).



2. Proposed hard landscaping

