

JUSTIFICATION

BOILER FLUE & WATER TANK

A new water tank, boiler and associated flue have been installed in the attic. It forms a part of retrospective works applied for under this application.

The flue is a 100mm diameter pipe penetrating through the roof with flashing around it to ensure watertightness. It projects up circa 300mm from the face of the roof tiles but not above the main ridge line and is not visible from the front elevation.

Water cylinder is approx. 600mm diameter and stands on its own supporting timber base spreading the weight over the historic rafters below.

KEY:

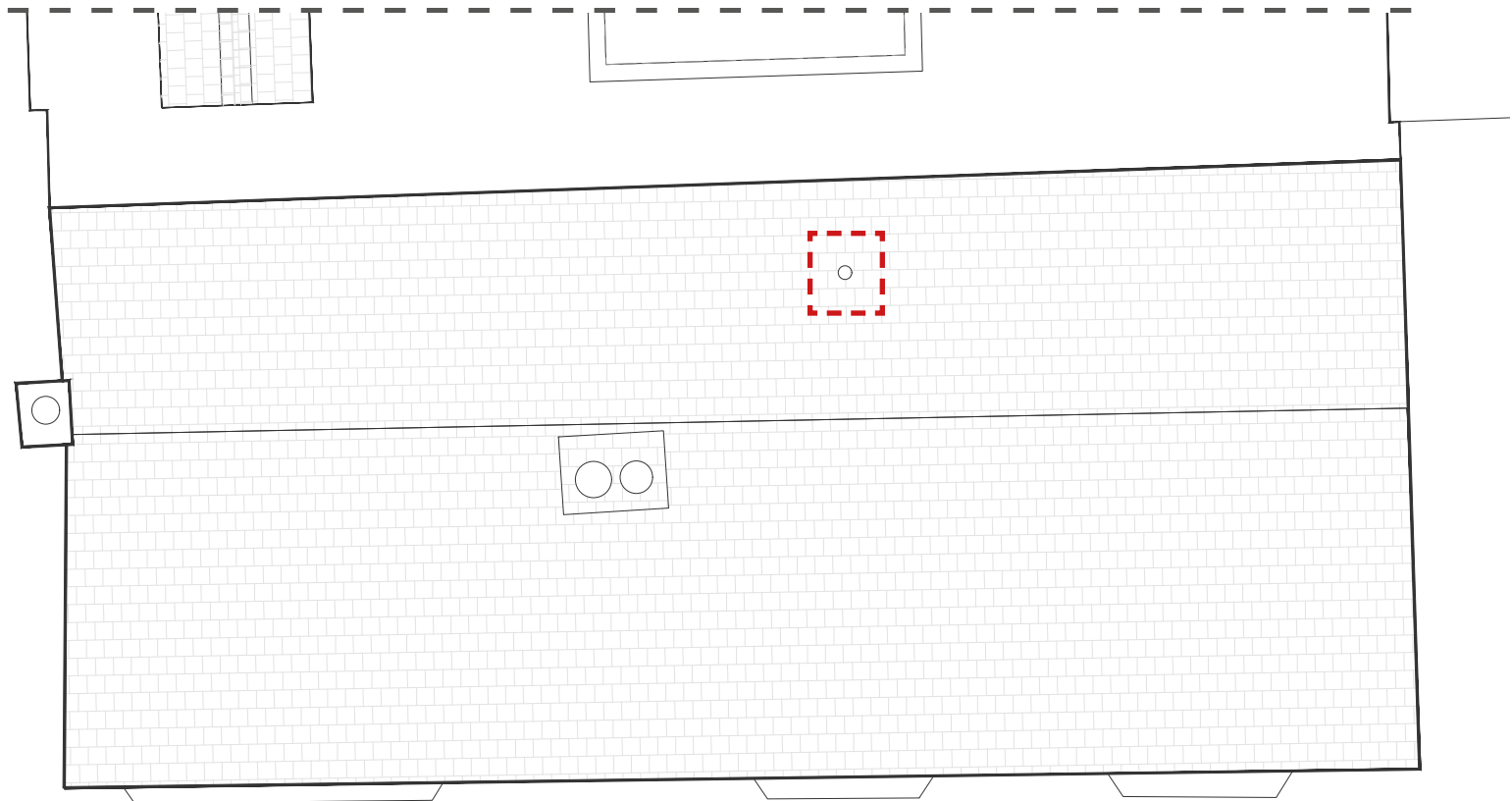
Highlighted area of deviation



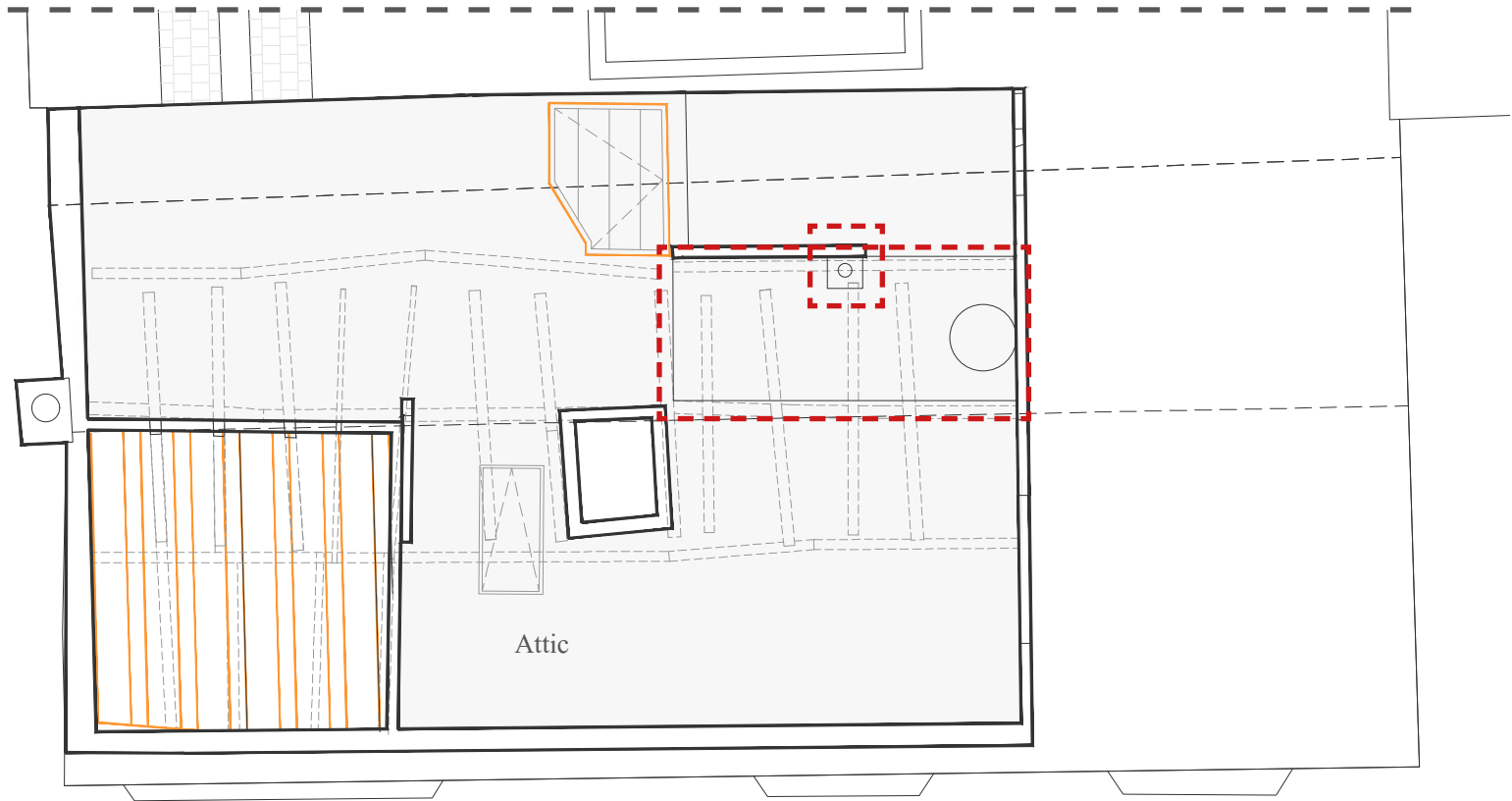
Recent photograph capturing the new boiler flue



Recent photograph capturing the new water tank and boiler installed in attic



Proposed roof plan



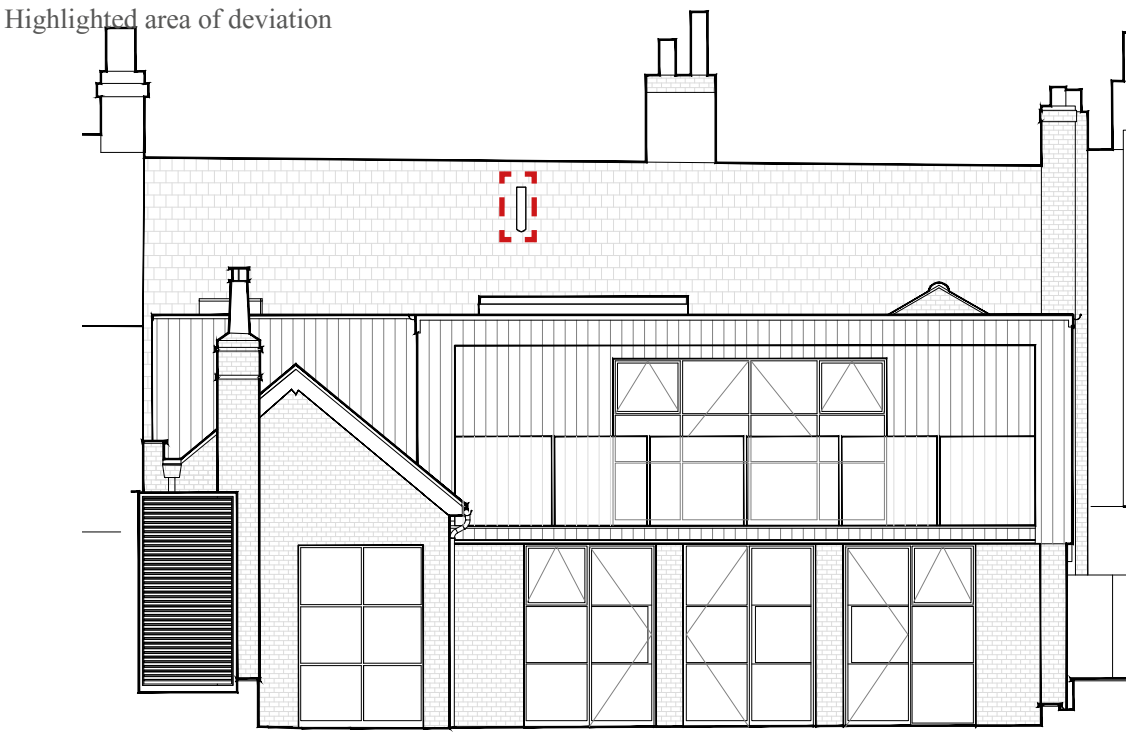
Proposed second floor plan



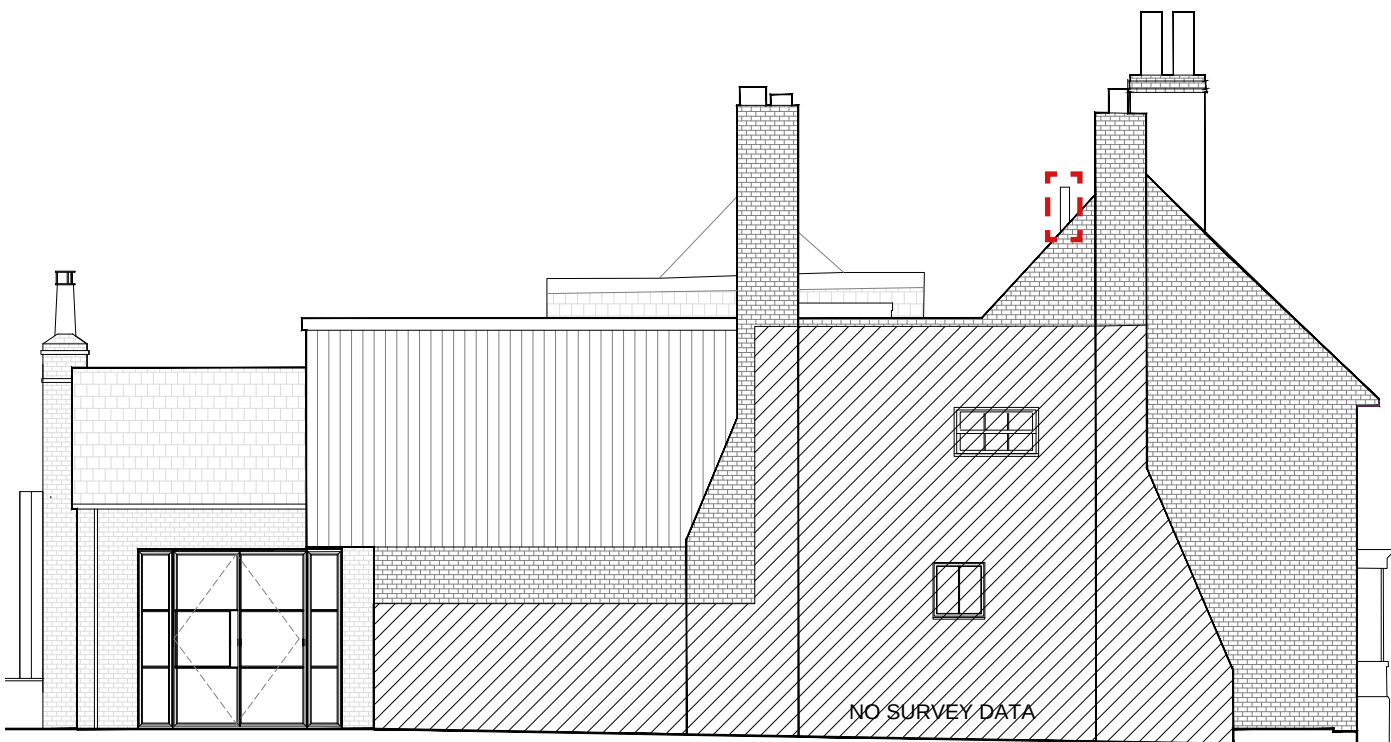
JUSTIFICATION
BOILER FLUE

As can be seen from the drawings below, the position of the boiler flue on the rear sloping roof pitch is such that it is not visible from the principal elevation.

KEY:



Proposed West Elevation



Proposed South Elevation

KEY:

 Highlighted area of deviation

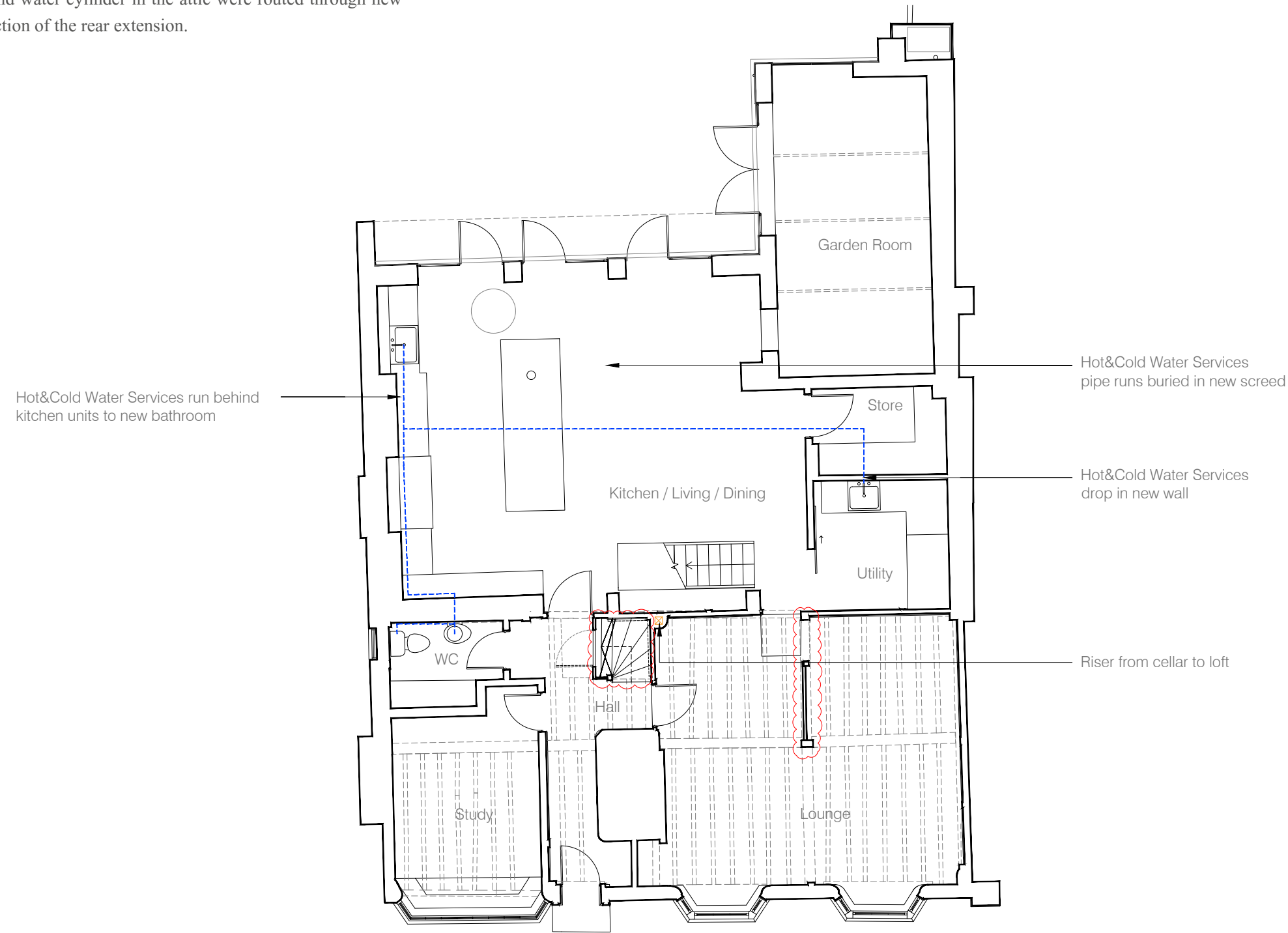


JUSTIFICATION

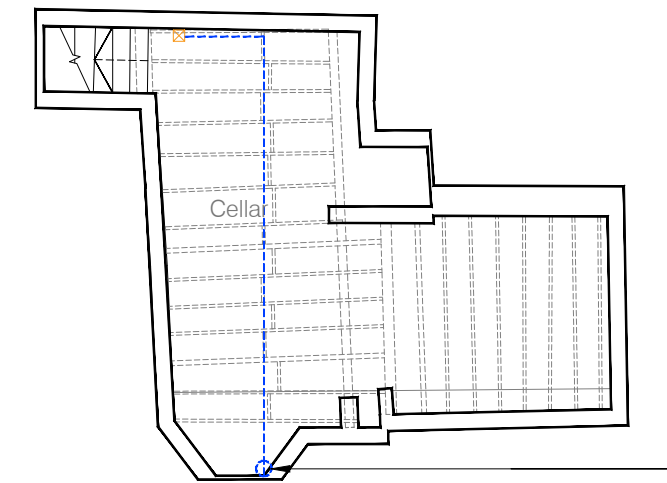
SERVICES

The adjacent diagram illustrates new water pipe runs serving the building.

Where possible existing house service routes were used, minimising impact on the existing building. Pipe runs to new boiler and water cylinder in the attic were routed through new construction of the rear extension.



As-built ground floor plan

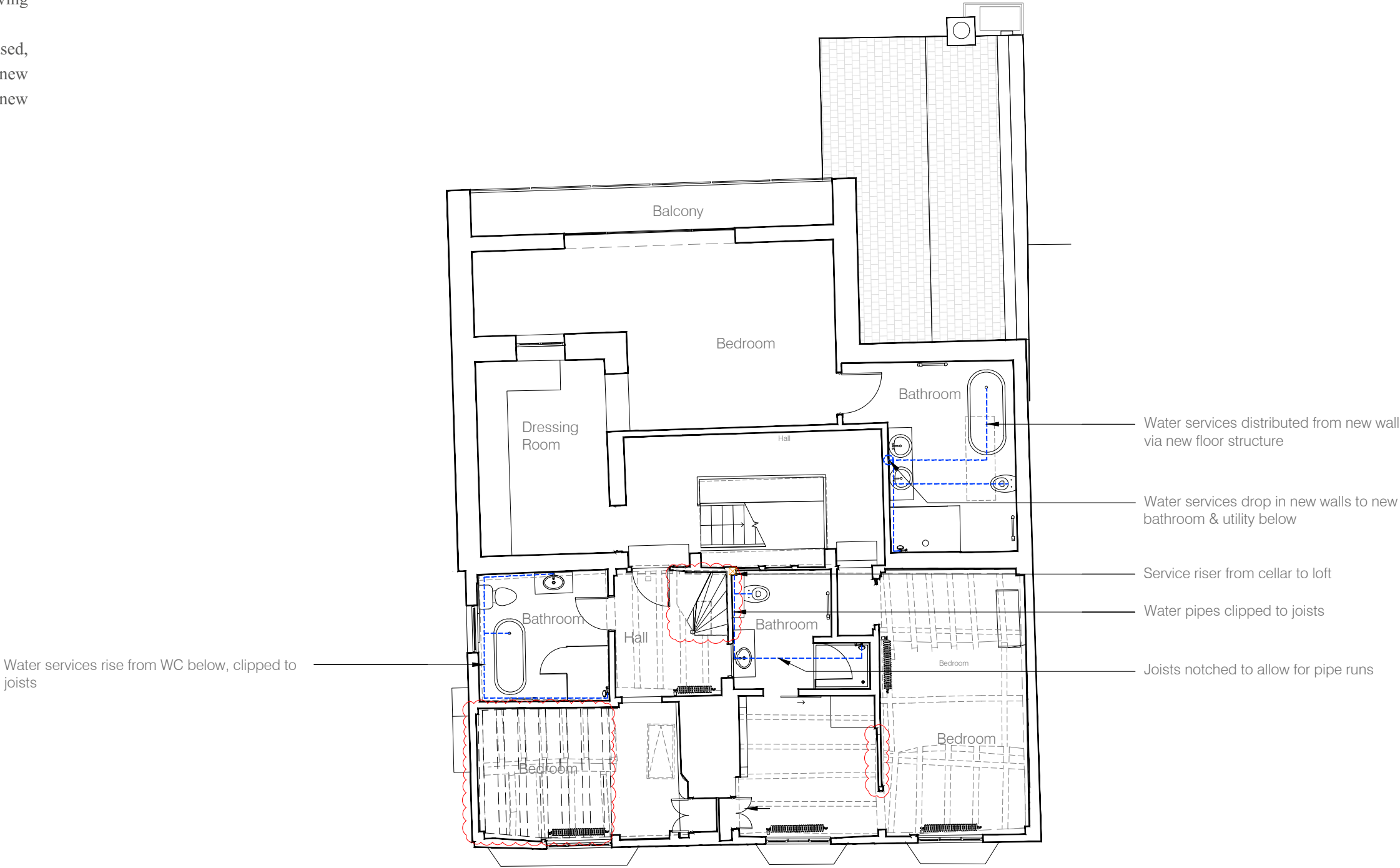


As-built basement plan

JUSTIFICATION
SERVICES

The adjacent diagram illustrates new water pipe runs serving the building.

Where possible existing house service routes were used, minimising impact on the existing building. Pipe runs to new boiler and water cylinder in the attic were routed through new construction of the rear extension.



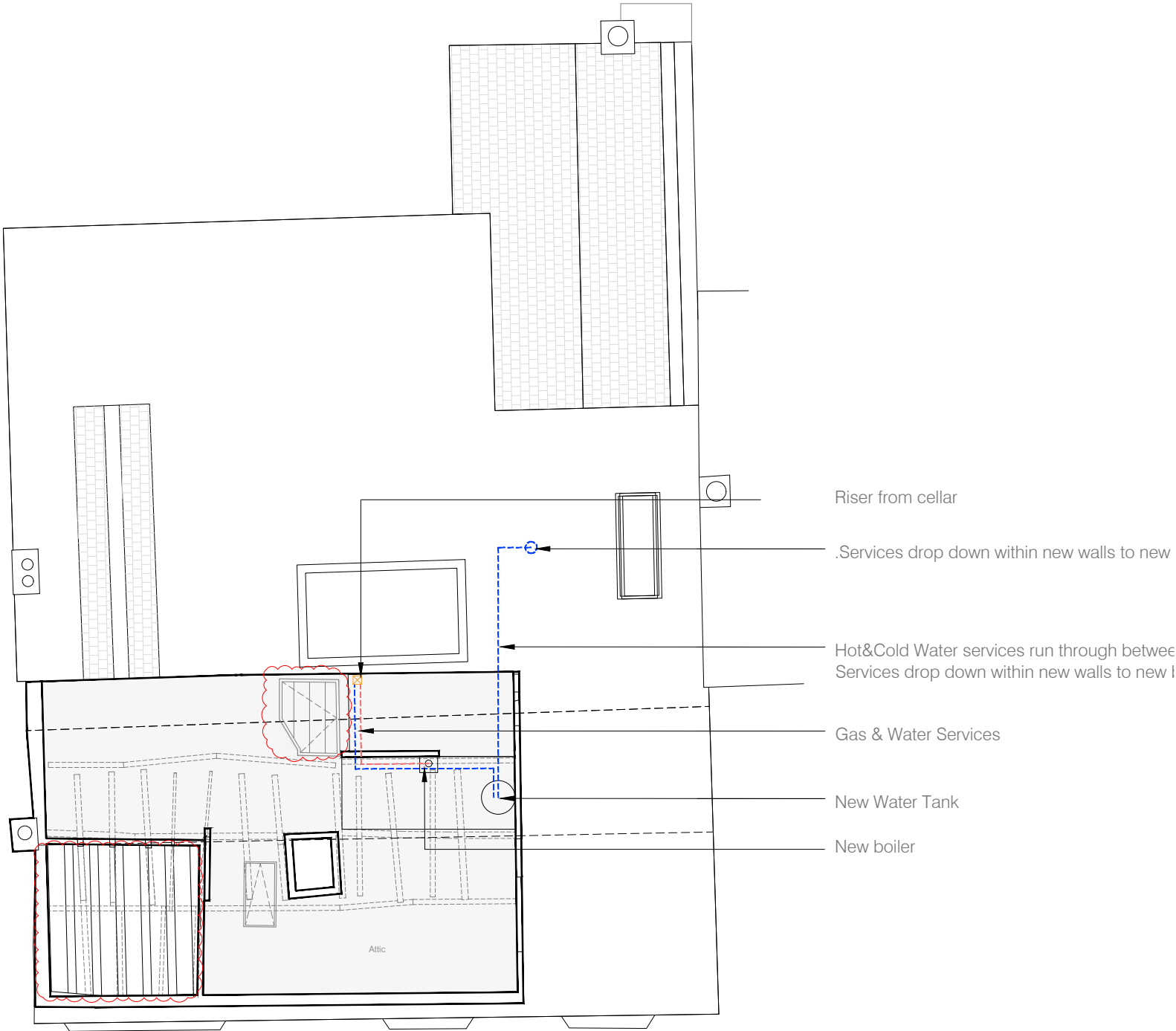
As-built first floor plan



JUSTIFICATION
SERVICES

The adjacent diagram illustrates new water pipe runs serving the building.

Where possible existing house service routes were used, minimising impact on the existing building. Pipe runs to new boiler and water cylinder in the attic were routed through new construction of the rear extension.



As-built attic floor plan



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.

Timber frame was carefully cleaned and left untreated. There could have been some damage done by the previous owners as the Heritage Statement by Desbruslais confirms that the frame was cleaned on a regular basis. Additionally, many of the oak joists and bressummers have been oiled, as illustrated on the adjacent photograph.

Black soot can be found in various locations, however it was stated by the Desbruslais report that it must have been lost due to the previously mentioned cleaning. Refer to HCUK Heritage Statement for further information.

The following works have been undertaken to restore timber frame:

1. Comprehensive survey of the historic timber elements to assess the condition of the oak. Timbers checked for decay, insect damage, splits, warping, or structural weakness.
2. Timber renovated using historically appropriate techniques - gentle clean using soft bristle brush. Timber left are without any coatings. The timber’s patina, age marks, and tool finishes retained.

It was confirmed in the Heritage Report by Desbruslais that: *‘the lower parts of the wall plate and so many other areas being systematically cleaned by previous owners.’* The owner confirmed that no treatment was done to timber frame since the possession.

Before and after photographs are provided for comparison, proving no change in timber appearance.



Photographs of restored historic oak frame



Photographs of historic oak frame prior to restoration



Photographs of oiled oak joist prior to restoration
Photographs of ground floor study - previously not visible timber frame on ceiling exposed

JUSTIFICATION
IMPROVEMENTS TO TIMBER FRAME

The adjacent photographs taken in July 2025 illustrate the current state of timber frame throughout the building.



JUSTIFICATION
WELL

A historic well was discovered during the course of construction works and retained as an internal feature within the rear extension. Historic fabric of well has been retained and new brick lining placed in front on a lintel within the well. A glass cover was added, allowing full view into the well.

The following works were undertaken:

1. Survey and safety checks

Initial inspection of the well shaft: depth, structural stability, water level, possible contaminants. Check for gas accumulation or air quality (old wells can trap gases). Confirmation whether the shaft is stable enough for conservation.

2. Clearing & Preparation

The water from the well was pumped out to reduce water levels to make it as safe and as practicable to undertake construction works as possible.

Well was cleaned of debris and silt, any loose stonework linings removed.

3. Relining the shaft

Shaft relined with the multicoloured Hamsey Mixed Stock brickwork to stabilise the structure, prevent collapse of soil around it, and provide a neat vertical surface. Brick lining laid in lime mortar.

4. Wall lights

2no. wall lighting installed to enhance the setting of the well within the context of the listed building and contemporary extension above / around it.

4. Structural Cap & Support

At the top of the shaft, a structural ring was installed to take the load of the glass cover. Glass cover installed on top, flush with new floor finish.

KEY:

 Highlighted area of deviation



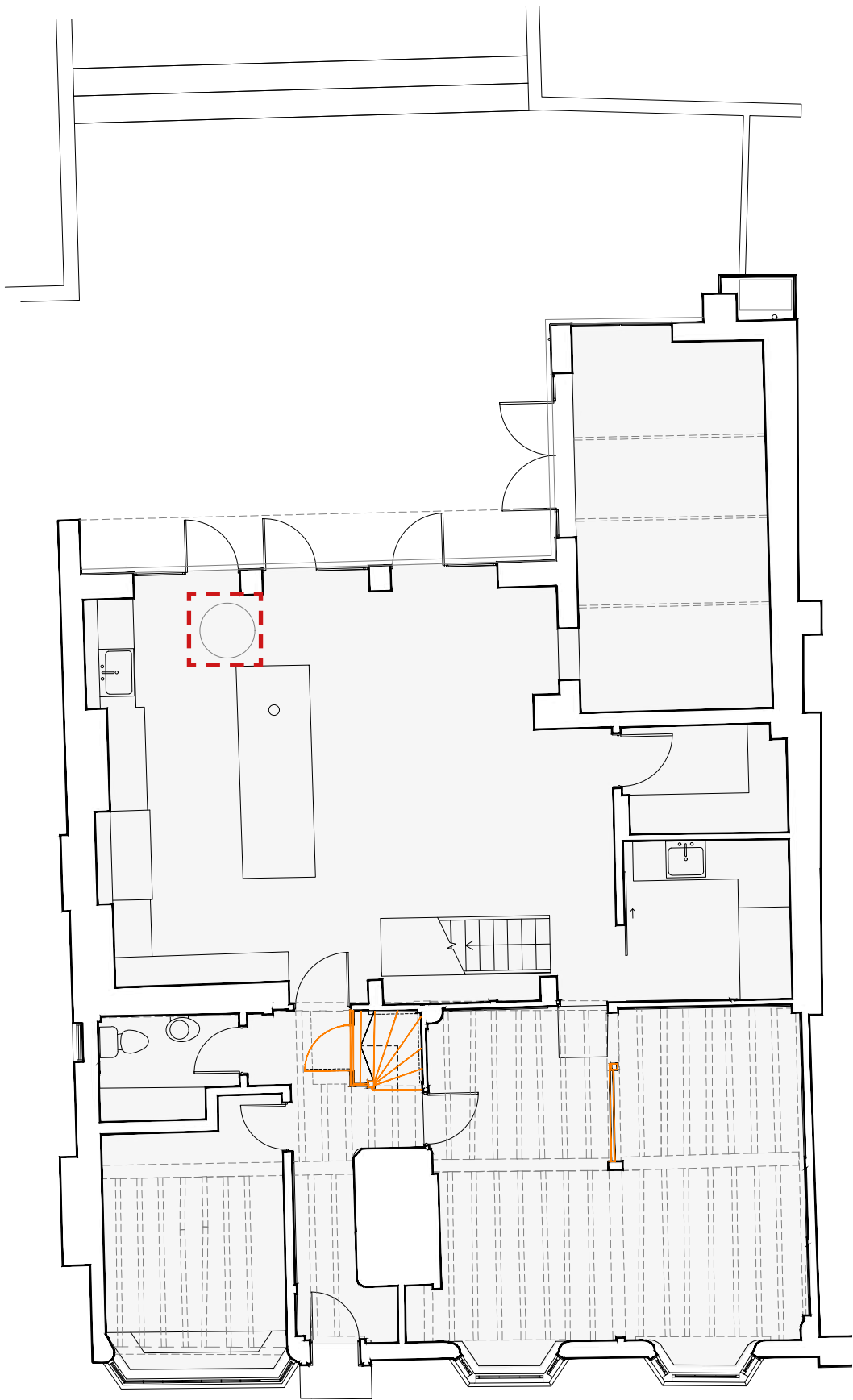
Opened well shaft



Shaft lining



Recent photograph of the well with glass enclosure



Proposed ground floor plan



JUSTIFICATION
FRONT ELEVATION

The Applicant restored the front elevation to return it to its original grandeur, delivering a clear heritage benefit. All windows and doors were meticulously replicated to match the original, which had deteriorated, and the front door surround was also faithfully reproduced. This is a heritage benefit and



Photographs of front elevation before restoration works



Photographs of front elevation after restoration works

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.

Where existing mortar and repointing has been found to be defective, new repointing was carried out in accordance with the methods below:

REPOINTING MIXES

- All final mixes must match the removed sample section. Note that it is likely that mix constituents will vary to suit the varying site conditions.

PROCESS

- Begin from top of wall. Immediately before re-pointing, flush out joints with water to remove all dust and to control suction. Wet surface until it remains wet. While damp fill joint with specified mortar. Thoroughly compact mortar to fill all voids and to ensure it adheres firmly to each side of joint. Iron mortar in with appropriate pointing tool (not trowel) of width to suit joint width, keeping finished mortar face back from damaged and weathered arrises and to width of original joint. Allow sufficient time for the re-pointing to be done without hurry.
- Ensure that all new pointing to stonework harmonises in pattern, width, style, colour and texture with the old and surrounding work.
- Finish joints slightly recessed from the stone / brick face.
- Rub mortar as it ‘goes off’ with a stiff bristle brush to pull forward grit and give the mortar a roughened but weathering surface. Take care to ensure that no mortar is smudged over the surfaces of the stone / brick and that no mortar is left covering stone arrises.

SPECIFIC TO BRICKWORK REPOINTING

- Using a small, thin-necked chisel, carefully remove surrounding pointing, taking care not to damage arrises of adjacent brickwork.
- Clean out joints to a minimum of 25mm using hand tools
- Tamp or hand grout empty joints with mortar to a depth of 25mm from the face of the masonry
- Clean the prepared face using a bristle brush, flush the joint out thoroughly with clean water, taking care to avoid saturation
- Remove all dust and loose material working from the top to the bottom of the wall
- Lightly wet the joints and point neatly in the appropriate mortar mix (see above).
- Brush over lightly with a stiff bristle brush or dab with a piece of coarse sacking after the initial set has taken to leave a slightly textured finish

WASH DOWN

- Wash down completed sections of wall from top to bottom after pointing has hardened.



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



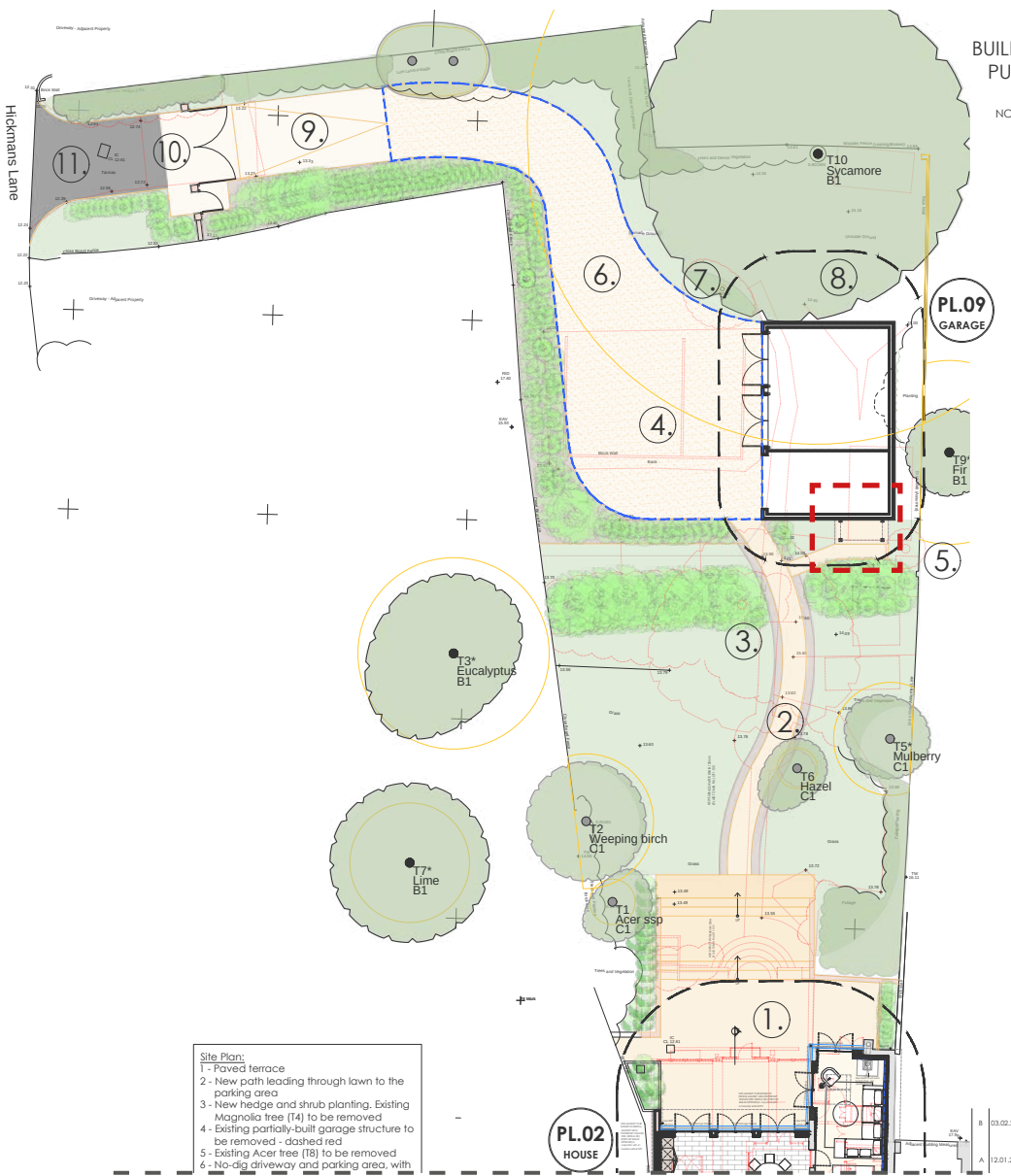
109 High Street south gable wall before re-pointing

JUSTIFICATION
GARAGE

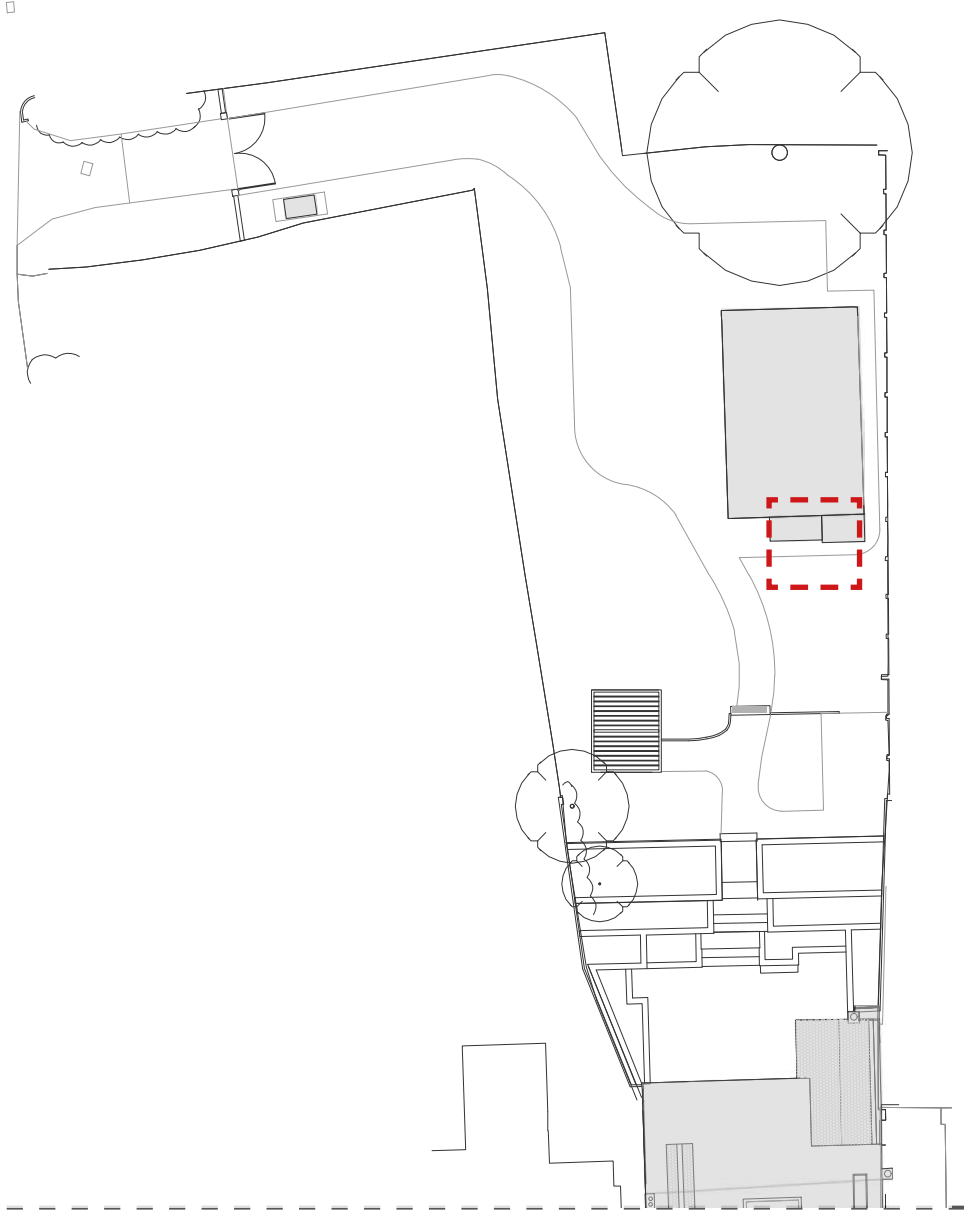
The garage has been constructed with minor variation to the approved scheme - the approved log store was constructed lower and in shifted location (centre of the elevation instead of side).



Current photograph- garage



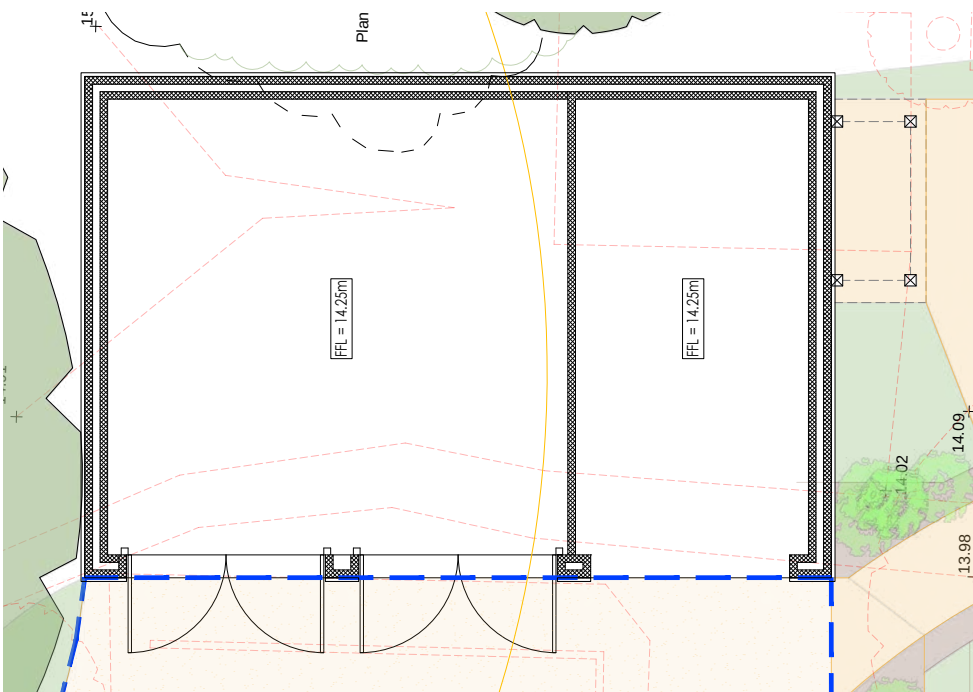
1. Approved Site Plan - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved).



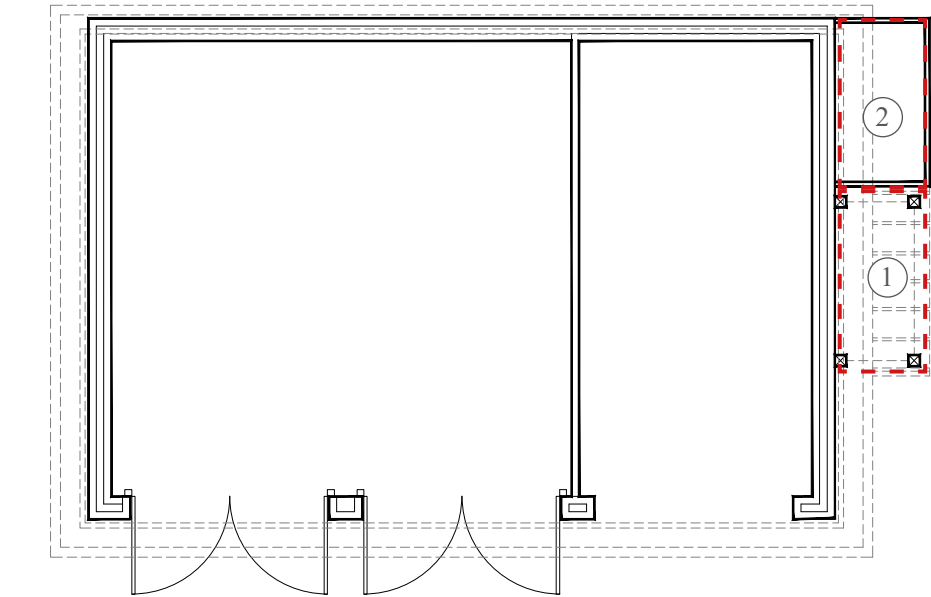
2. Proposed Site Plan

KEY:
Highlighted area of deviation

JUSTIFICATION
GARAGE



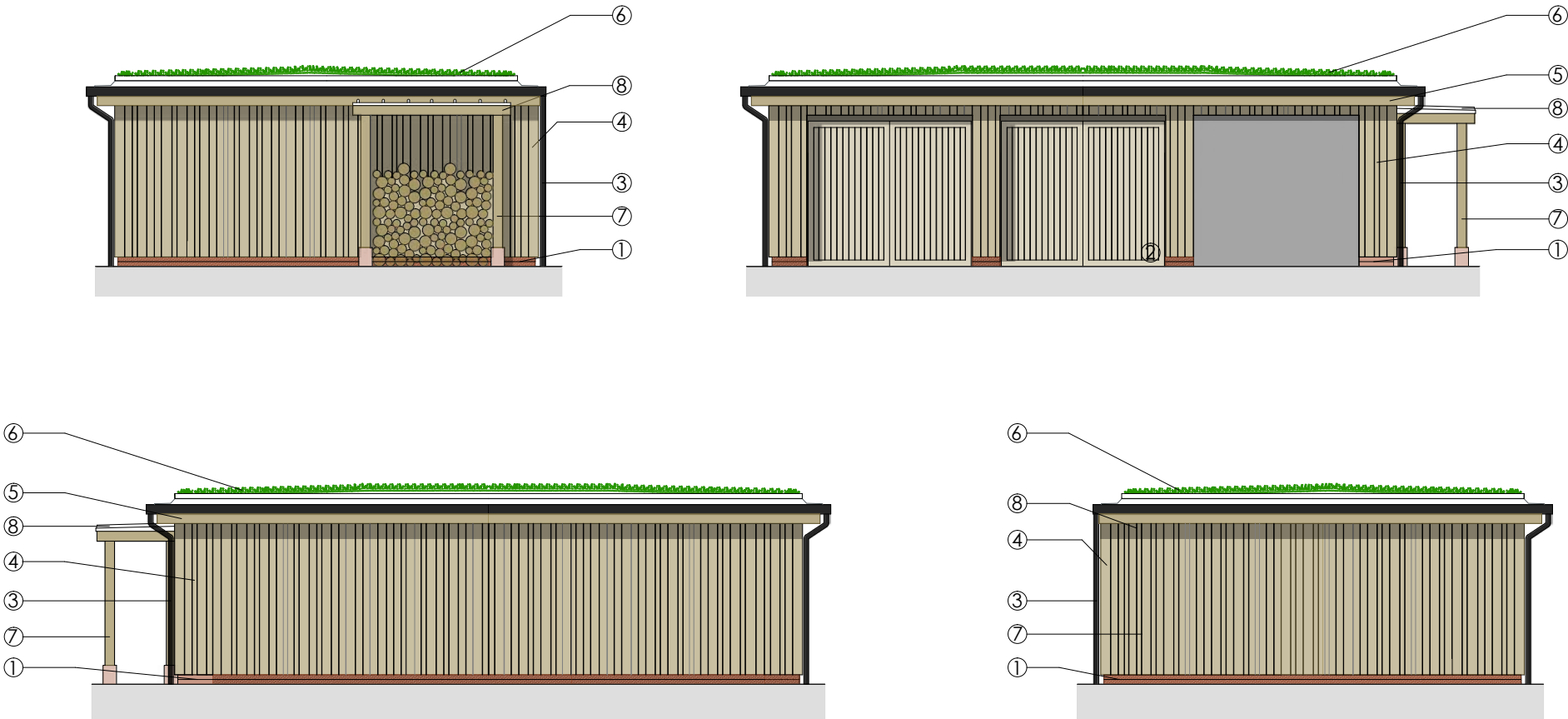
1. Approved Garage Drawings



2. Proposed Garage Drawings

KEY:

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



JUSTIFICATION

IRRIGATION TANK ENCLOSURE

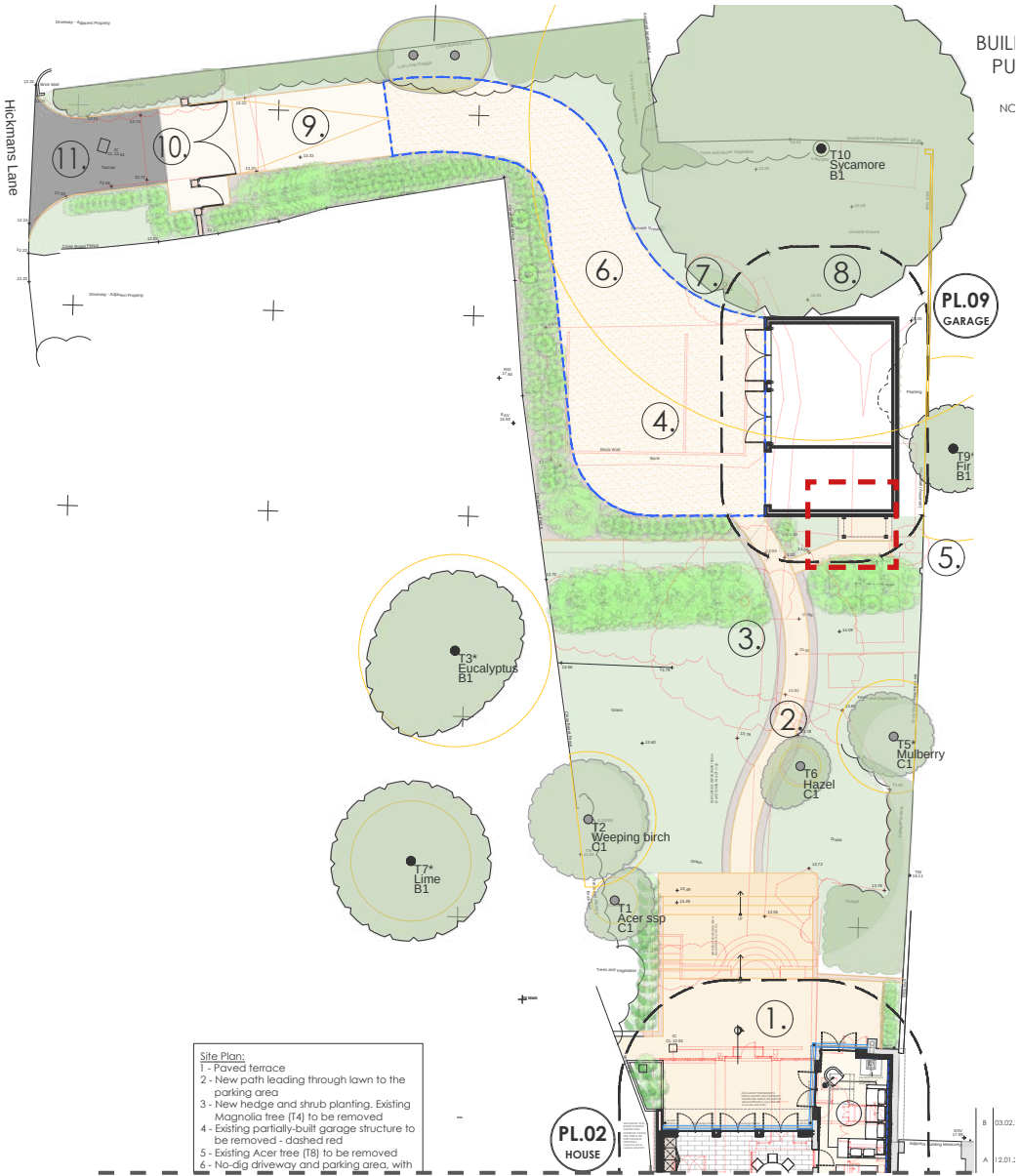
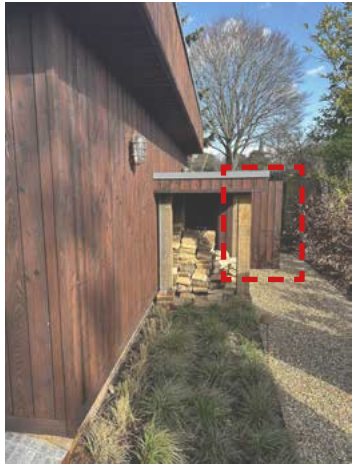
The irrigation tank enclosure was constructed without planning permission and is a part of retrospective works applied for under this application.

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.

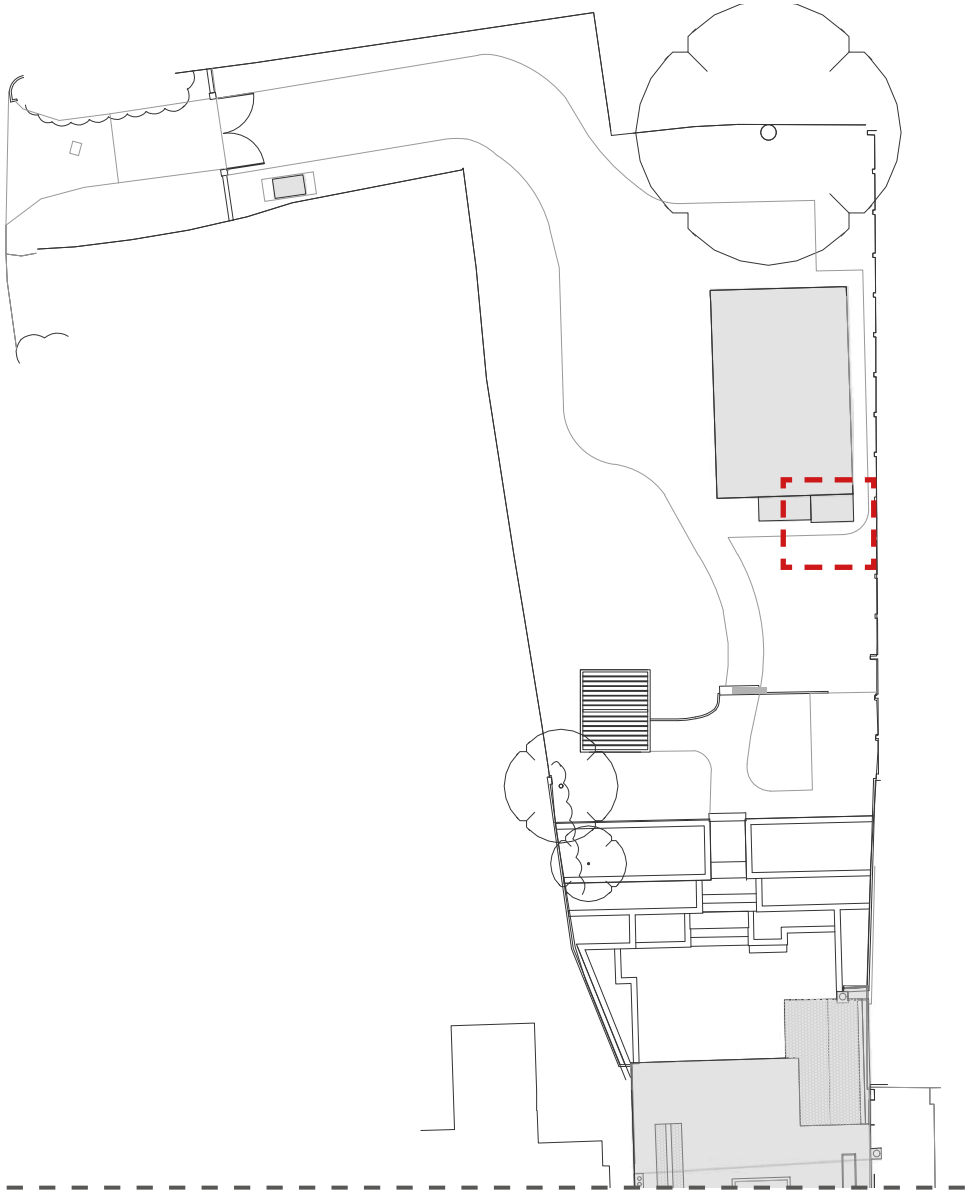
The enclosure was constructed in a sensible manner, using vertical timber panels matching garage cladding. The enclosure is located in a discreet location, adjacent to the garage. As presented on adjacent recent photographs. The reduced height log store is a slight improvement on the approved design. 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.

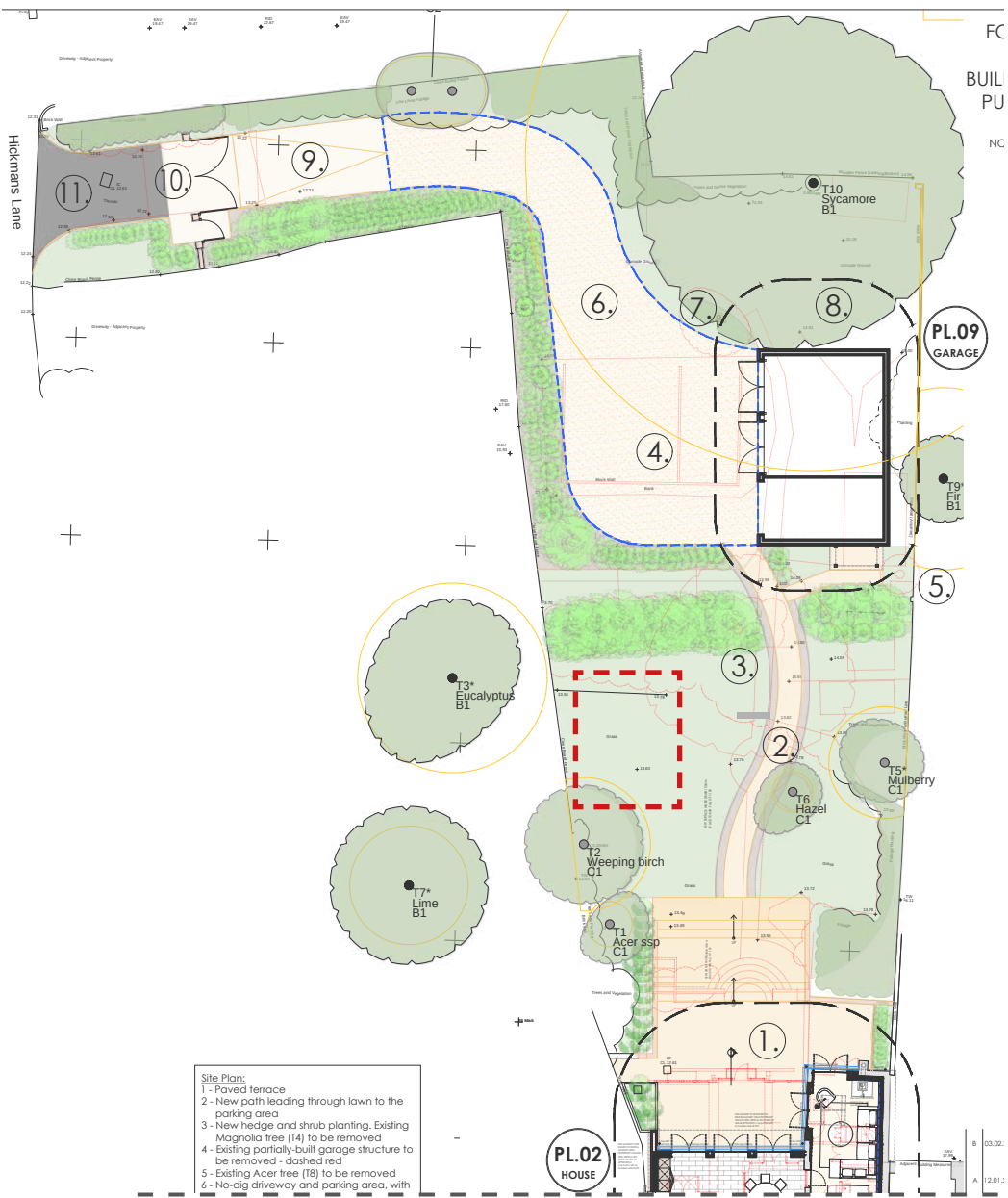
The pergola is a high quality, oak timber structure of a low harm to the listed building and its setting.



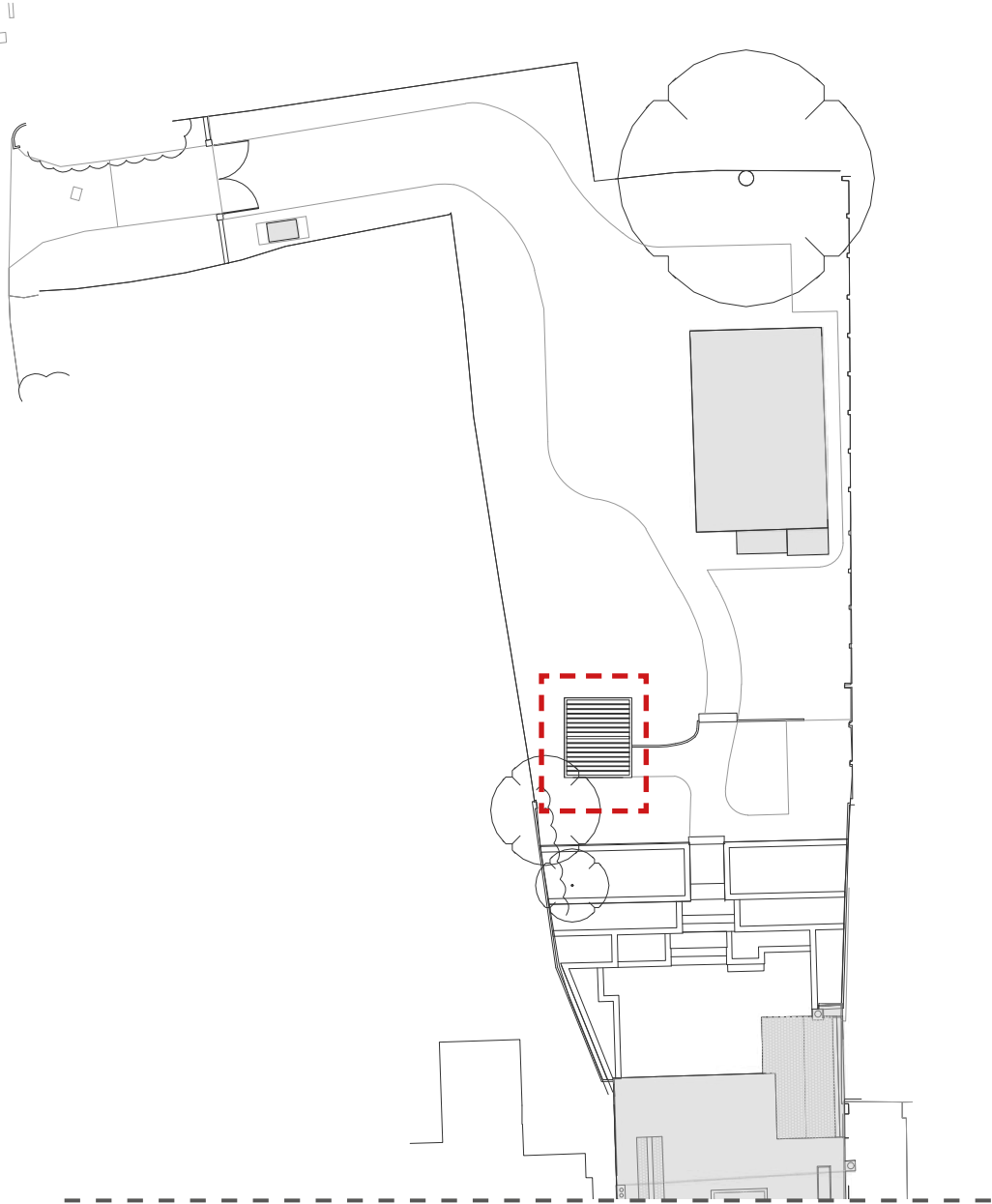
Recent photographs of the timber pergola

KEY:

 Highlighted area of deviation



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



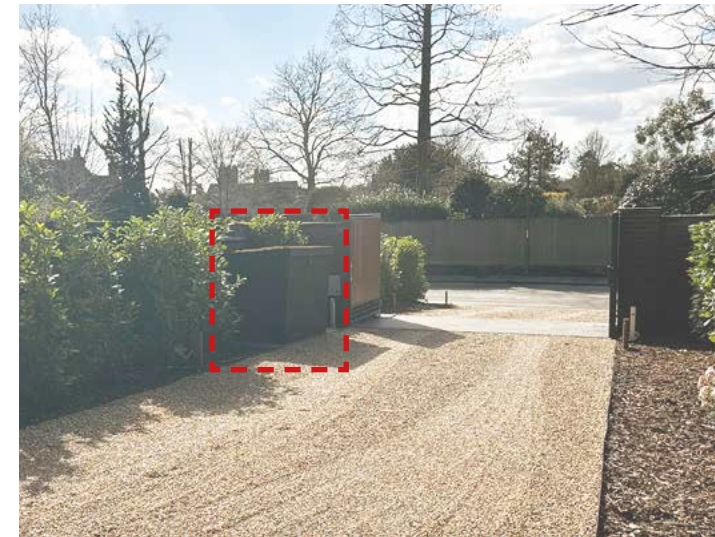
2. Proposed Site Plan

JUSTIFICATION

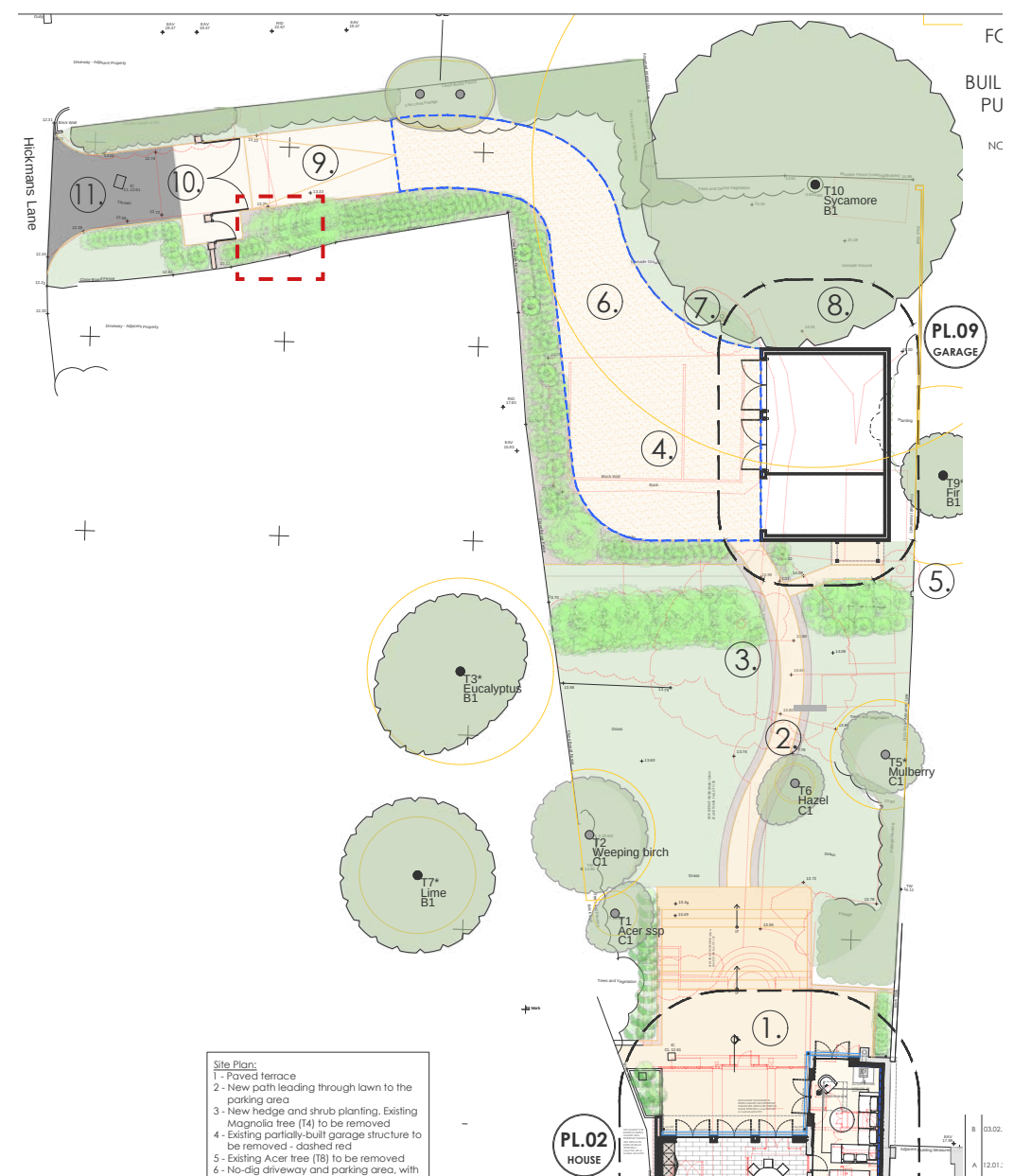
BIN STORE

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

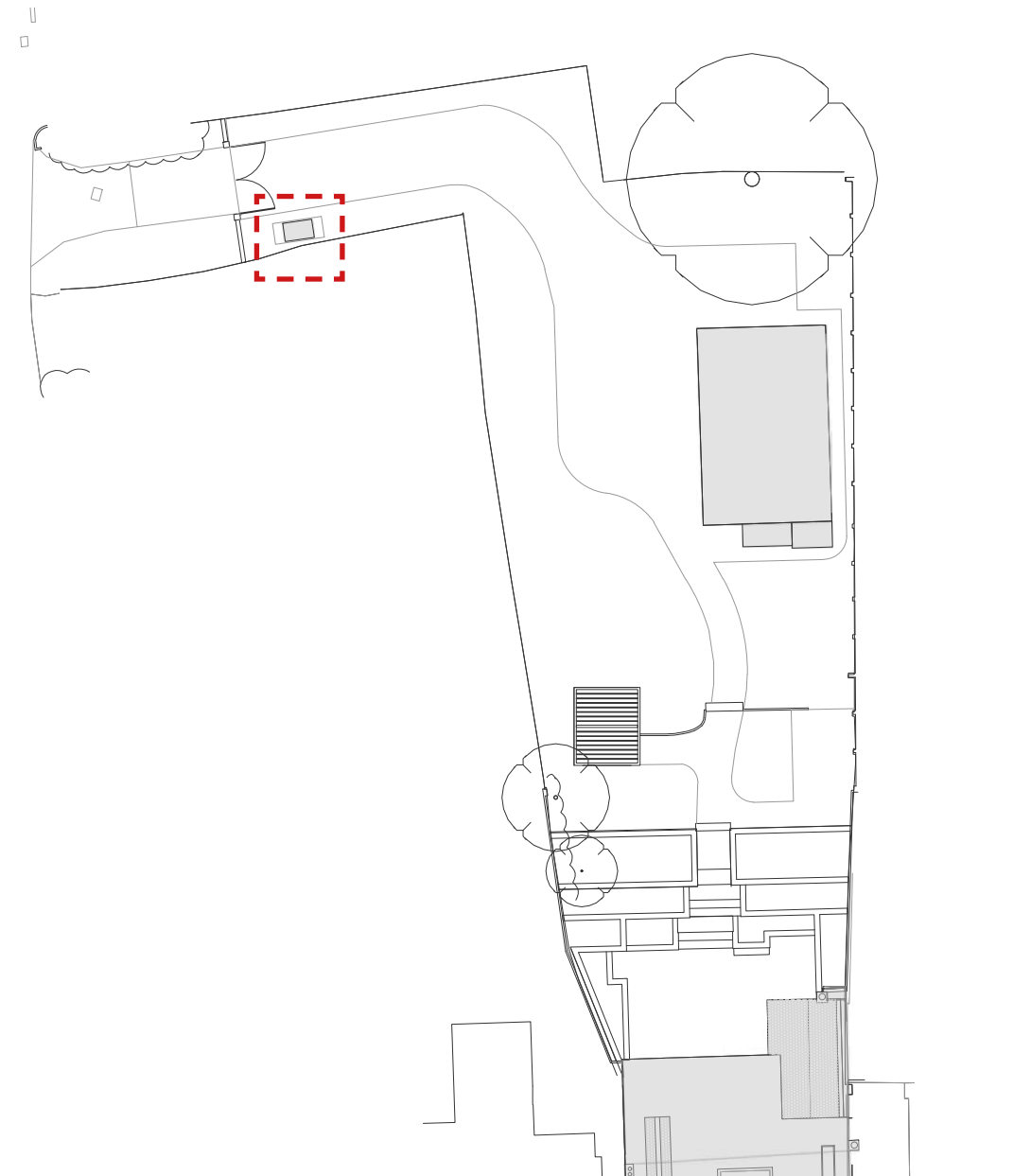
The bin store is of a modest design and small size. Its materiality matches the garage. A green roof was introduced to further match the appearance of the garage building. The bin store is located in a significant distance from the listed building and tucked away within planting on a side of the driveway. 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