

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



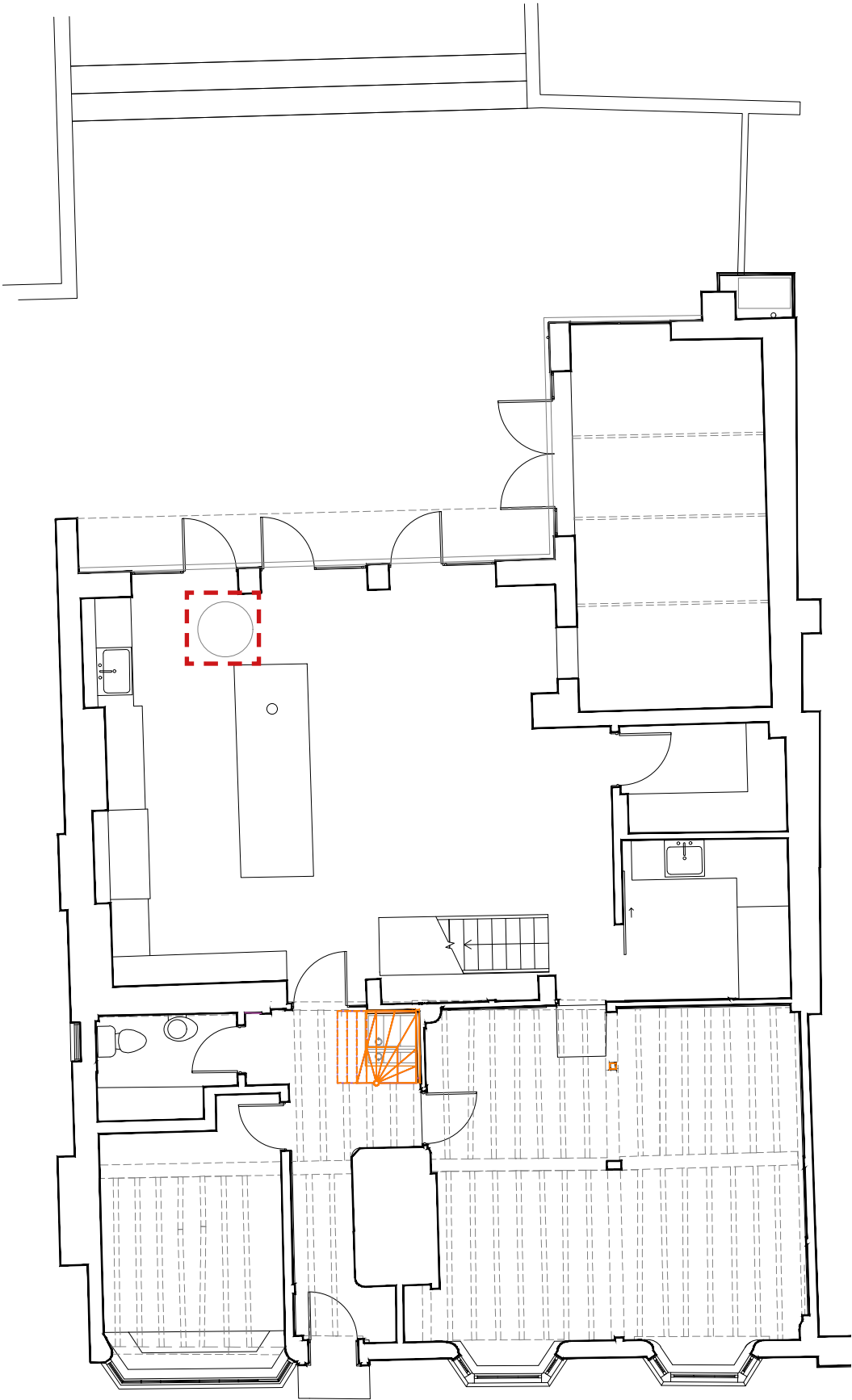
Opened well shaft



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

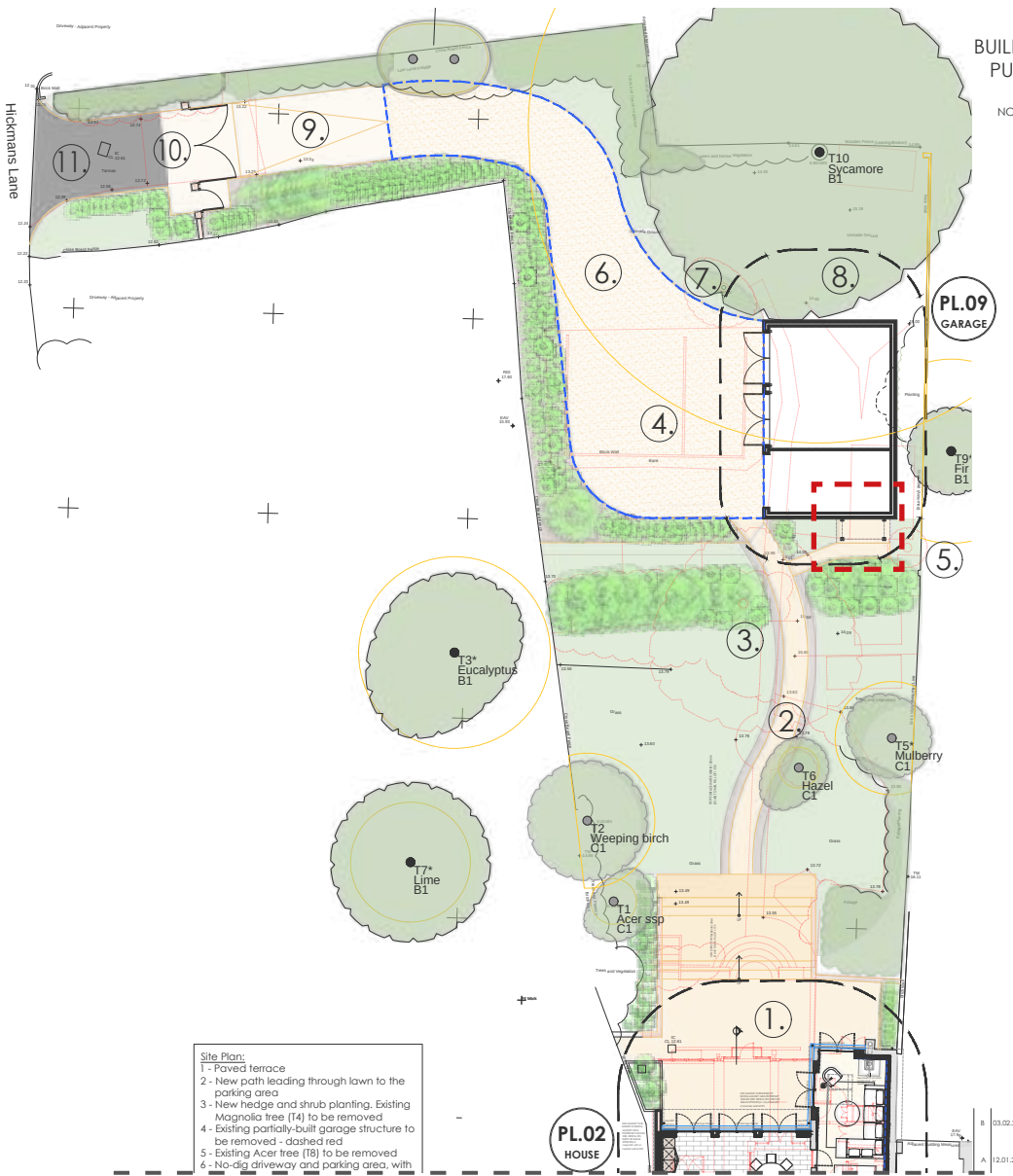


JUSTIFICATION
GARAGE

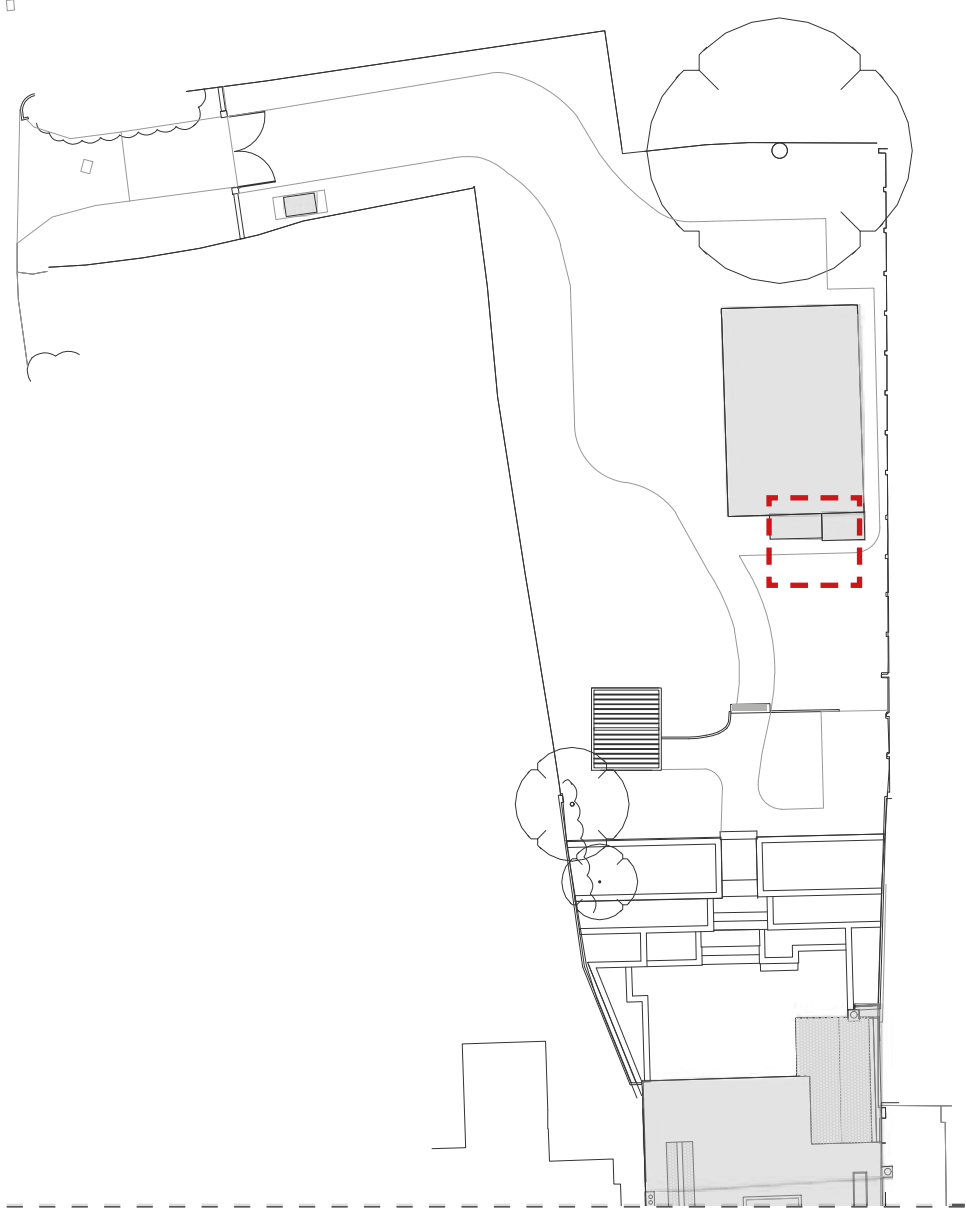
The garage has been constructed with minor variation to the approved scheme - the approved log store was constructed lower and in shifted location (centre of the elevation instead of side).



Current photograph- garage

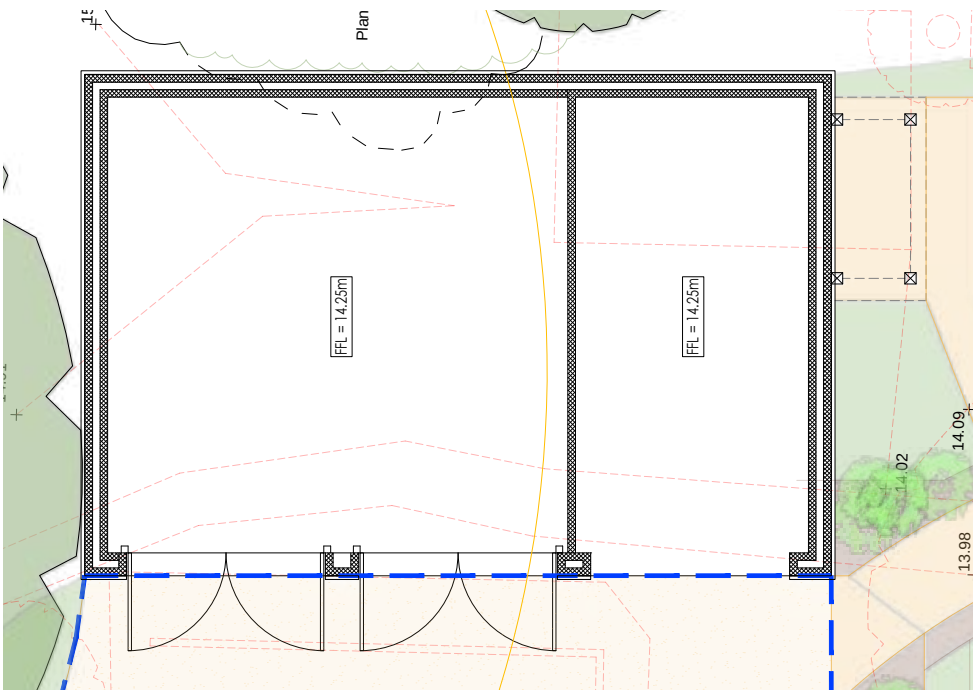


1. Approved Site Plan - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved).

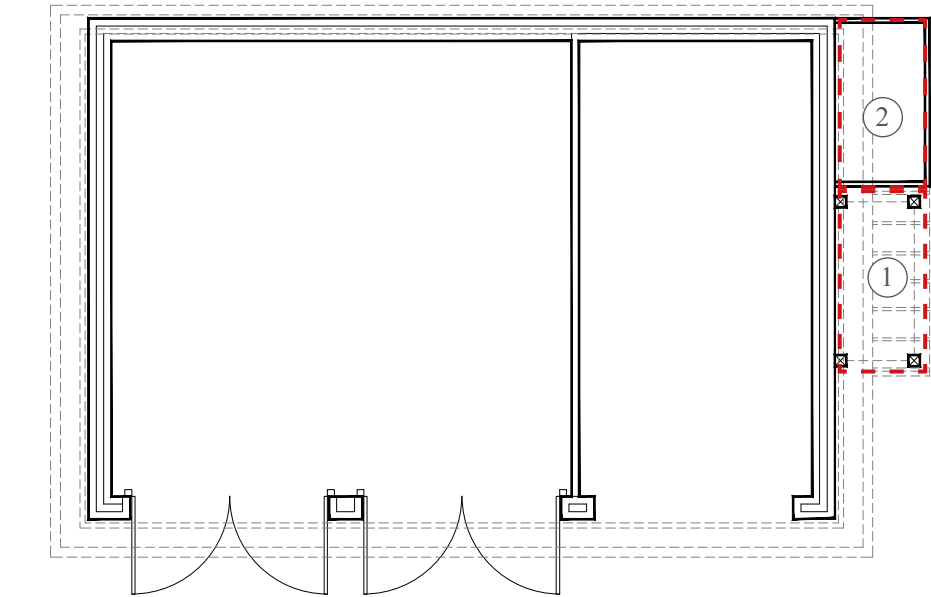


2. Proposed Site Plan

JUSTIFICATION
GARAGE



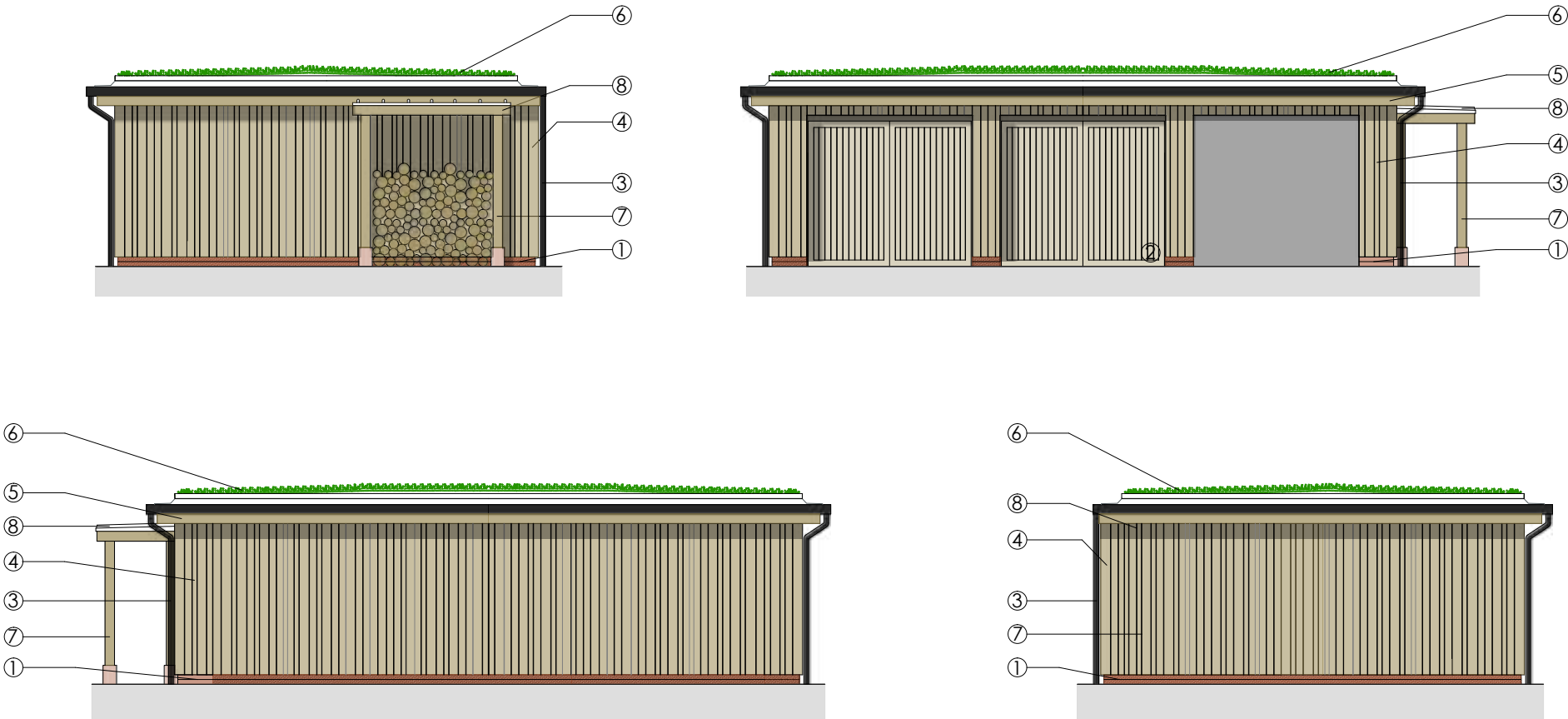
1. Approved Garage Drawings



2. Proposed Garage Drawings

KEY:

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



JUSTIFICATION

IRRIGATION TANK ENCLOSURE

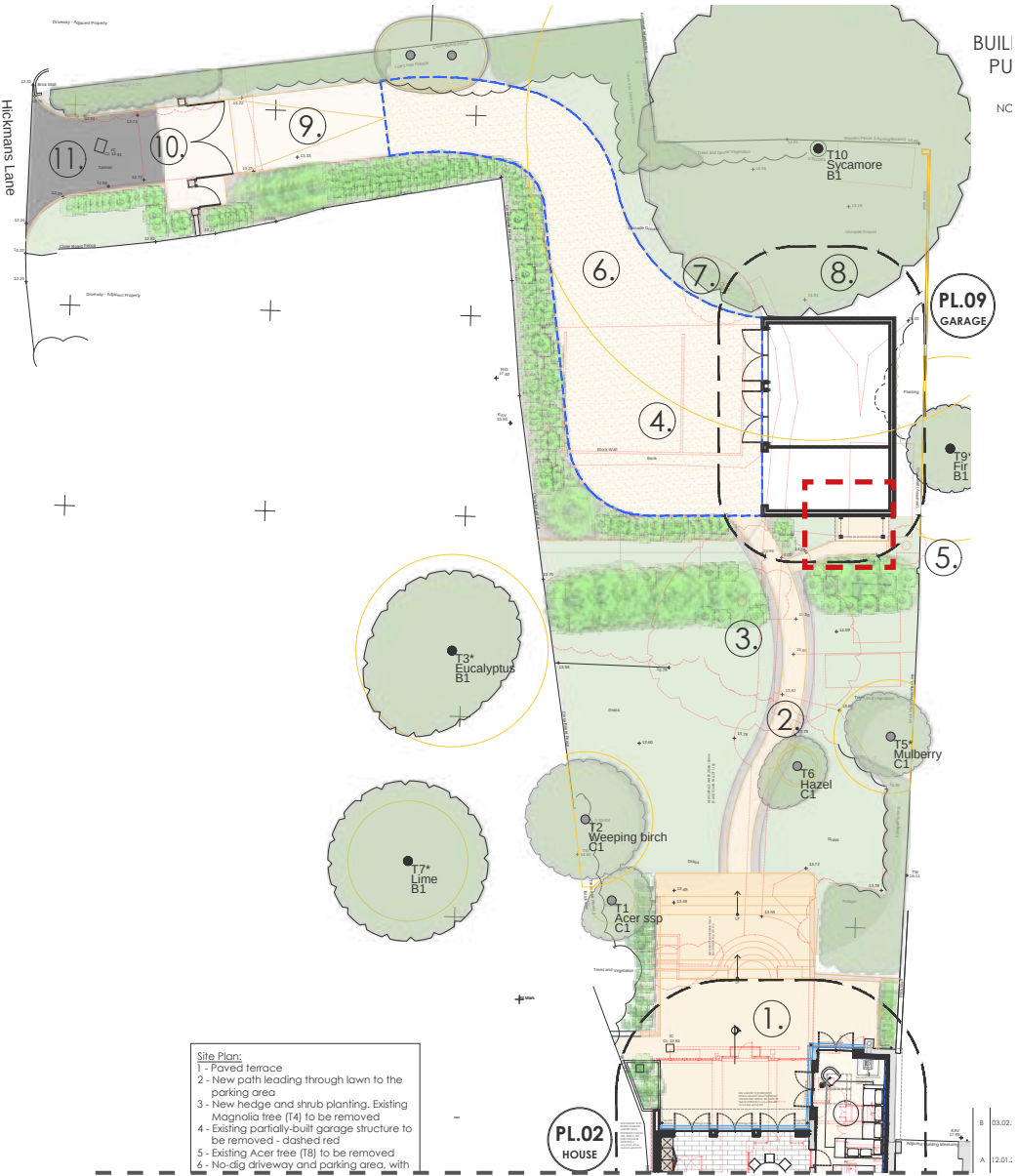
The irrigation tank enclosure was constructed without planning permission and is a part of retrospective works applied for under this application.

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.

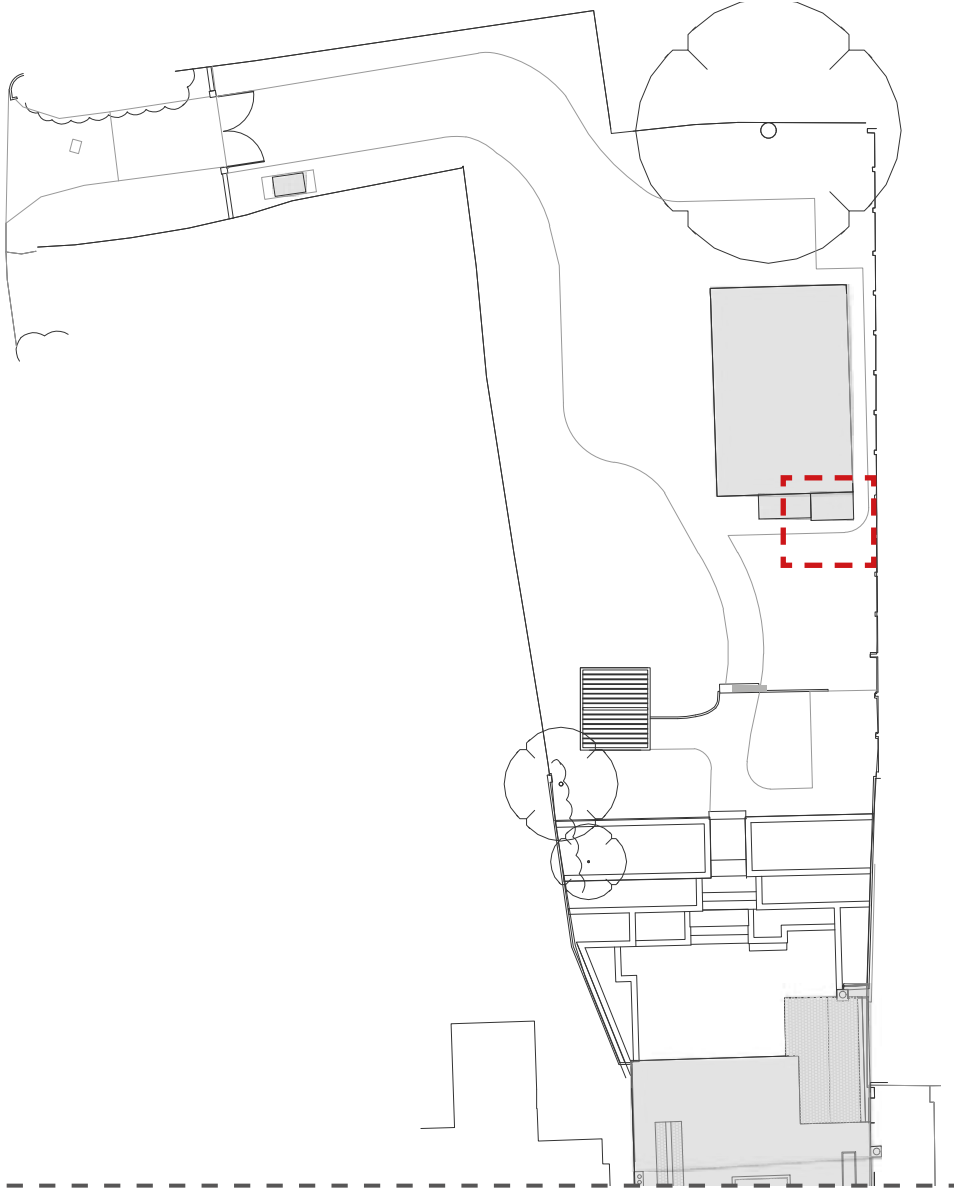
The enclosure was constructed in a sensible manner, using vertical timber panels matching garage cladding. The enclosure is located in a discreet location, adjacent to the garage. As presented on adjacent recent photographs. The reduced height log store is a slight improvement on the approved design.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

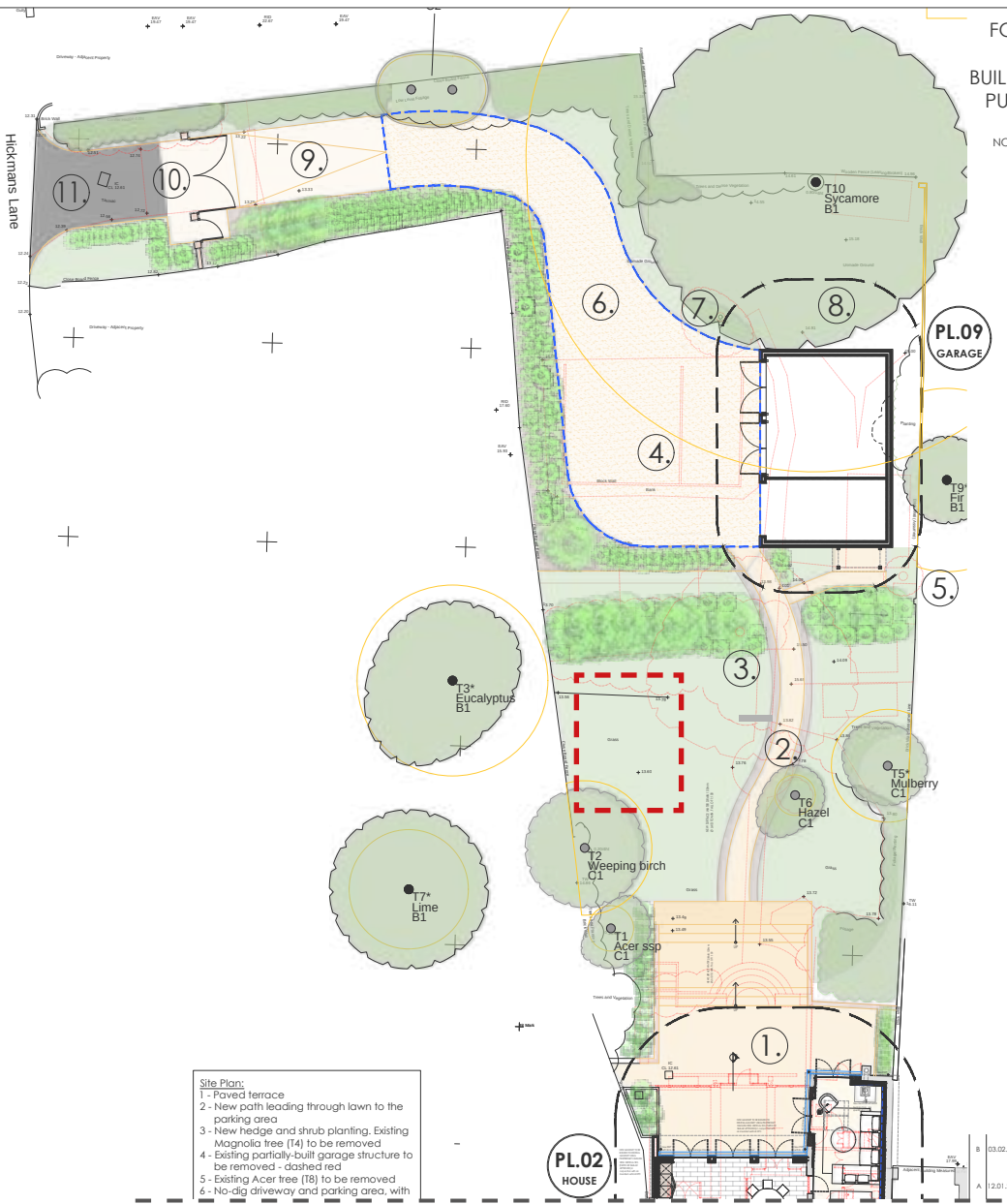


Recent photographs of the timber pergola

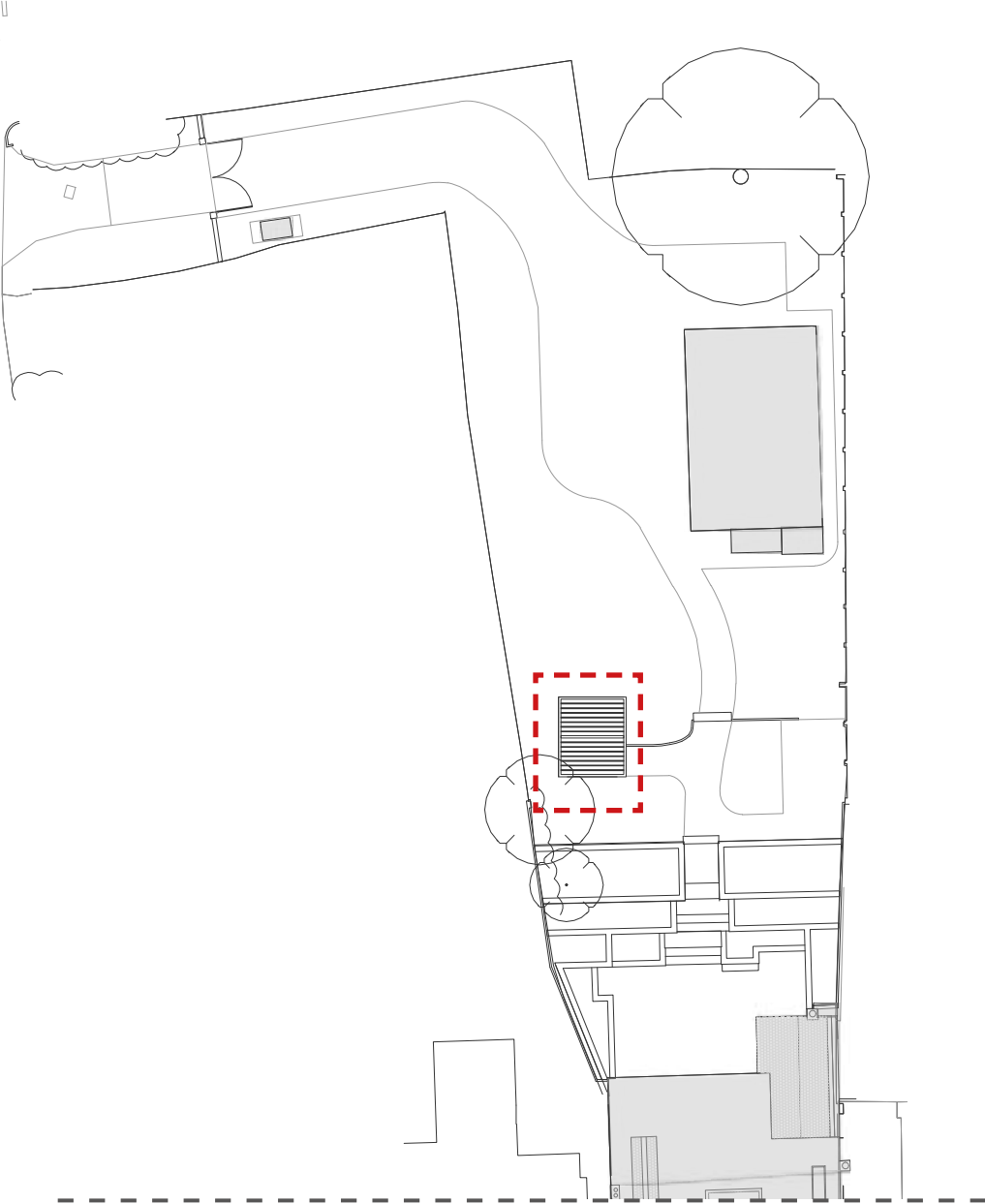


KEY:

 Highlighted area of deviation



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



2. Proposed Site Plan

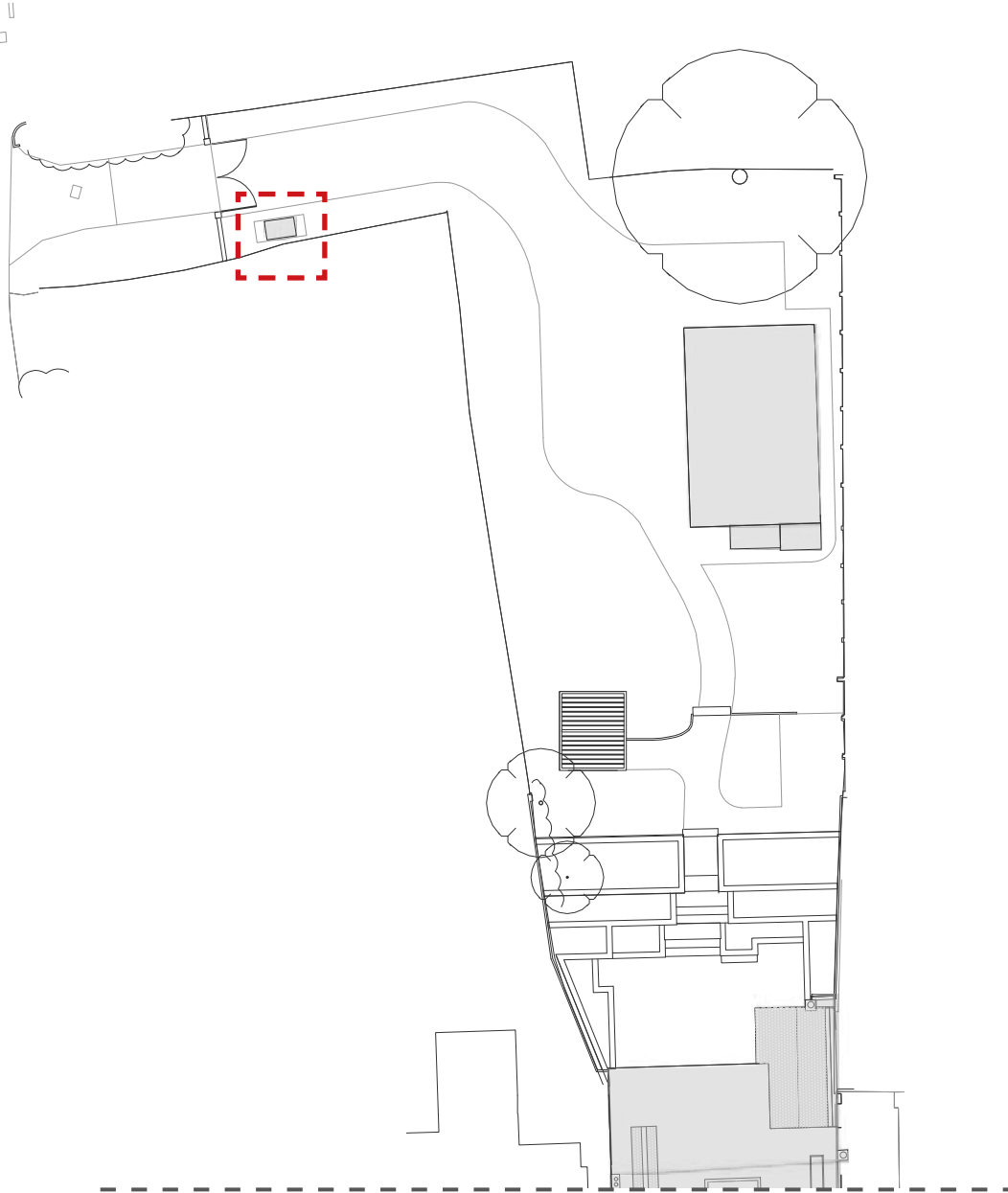
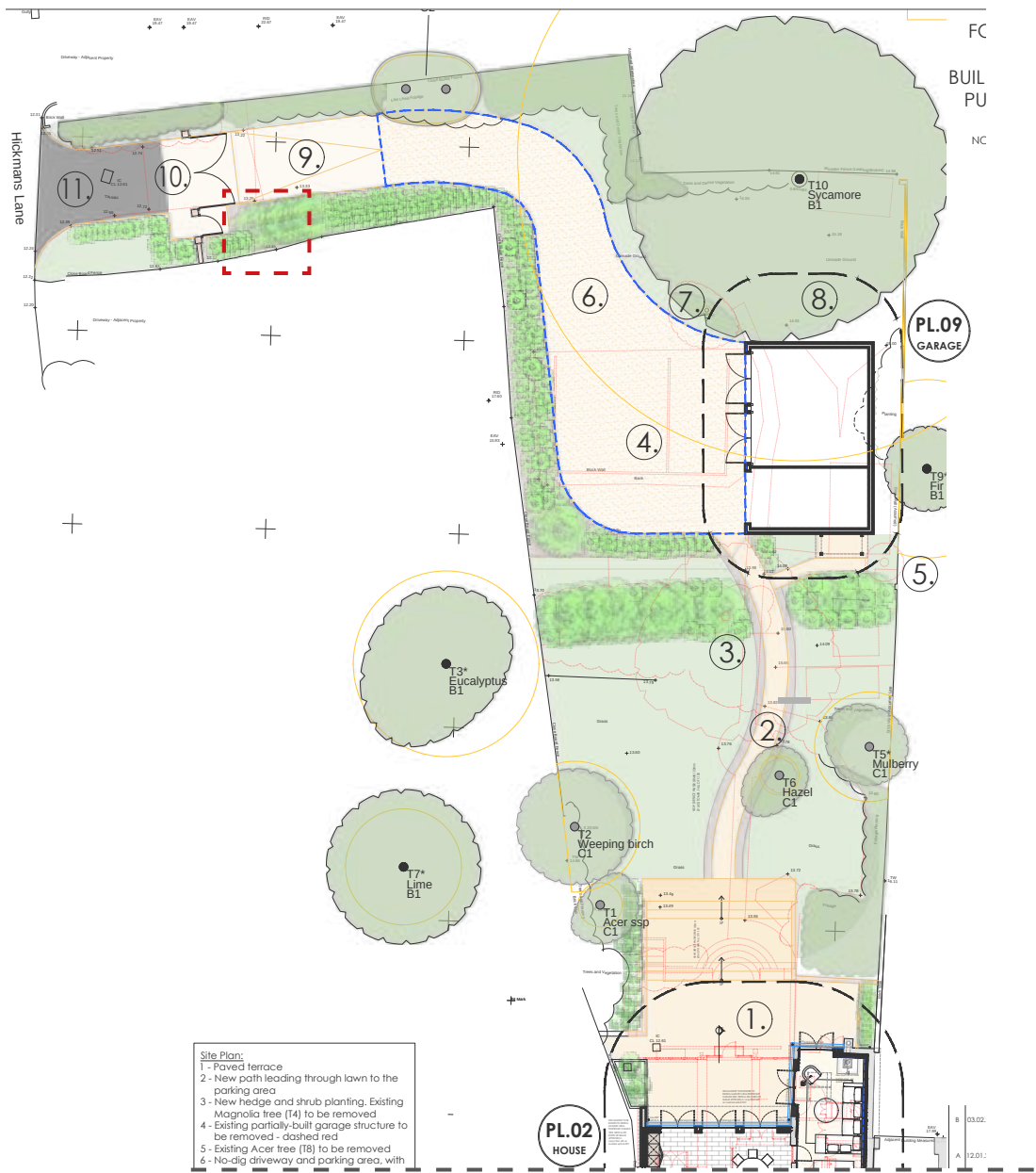
JUSTIFICATION
BIN STORE

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



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

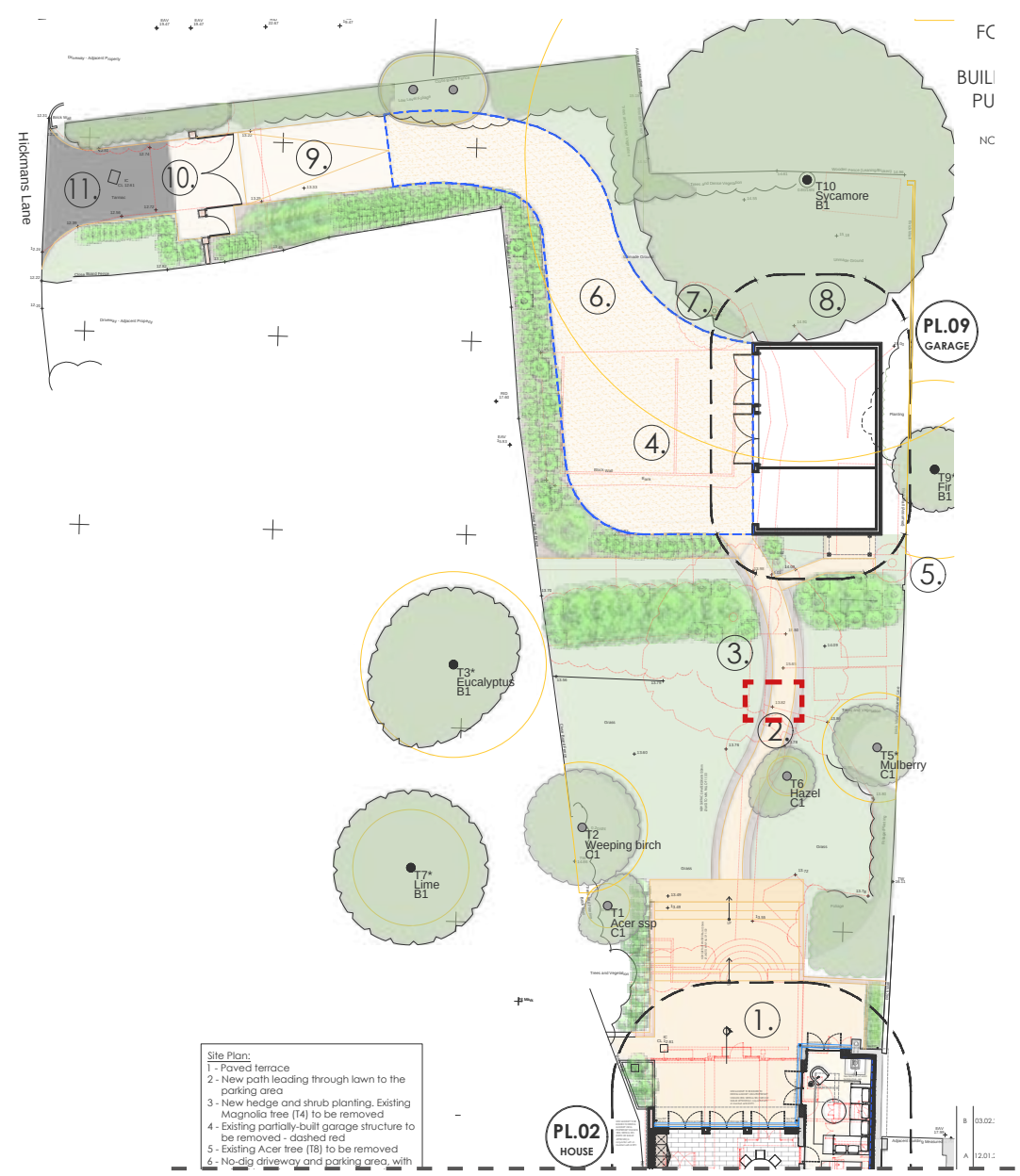
JUSTIFICATION
ORNAMENTAL GARDEN ARCH

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.

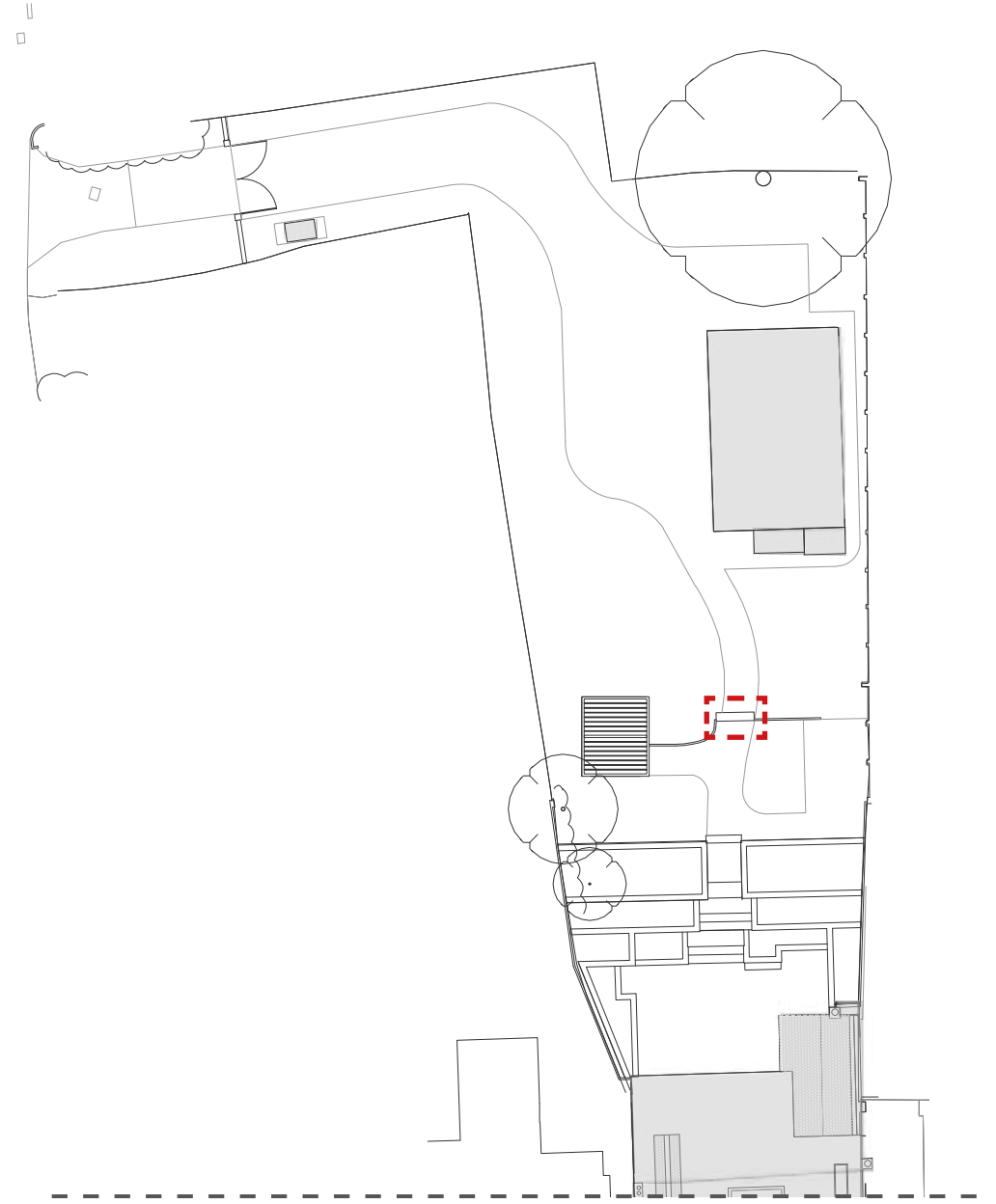
In the supporting Heritage Statement, HCUK describes it as follows: ‘The feature Corten steel arch is an attractive contemporary addition to the landscaped garden and would have a neutral impact on the listed building’s significance.’



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

