

JUSTIFICATION

RE-USE OF ATTIC FLOORBOARDS

Three number of ground floor new doors have been constructed by re-using space floorboards found in the attic. The doors have been finished in a manner to compliment the character of the listed building. These are annotated with numbers on the adjacent drawing and illustrated with recent photographs.

Mainly on the first floor, new doors have been made of the same oak panels used for overlaid flooring. These doors are marked with ‘*’ on the adjacent drawings. Doors marked with ‘E’ are existing timber doors.



①



②



③



④



JUSTIFICATION

REMOVAL OF INTERNAL CASEMENT WINDOWS

The casement windows to the west facade of the listed building have been removed and openings filled in, deviating from the approved scheme proposing their retention.

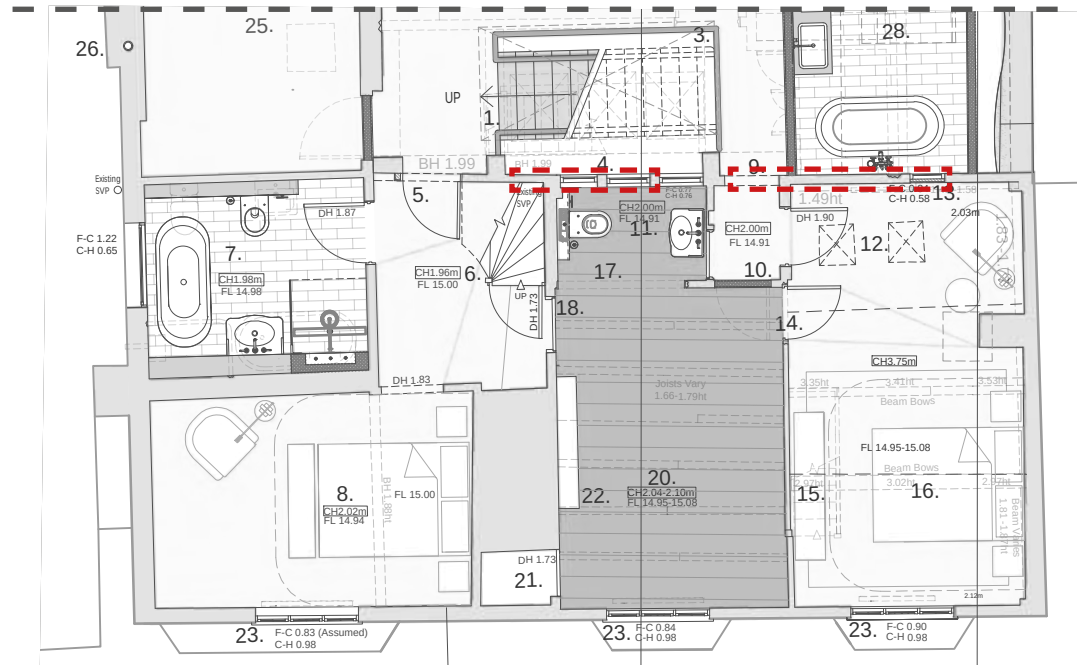
The windows were not original, added in 1990s and poorly detailed. After their removal the openings have been infilled with traditional fibrous wood wool boards faced in lime plaster. This change reveals and expressed the 15th century timber framing, which has been carefully repaired and renovated, which according to the supporting HCUK report is a significant heritage benefit.



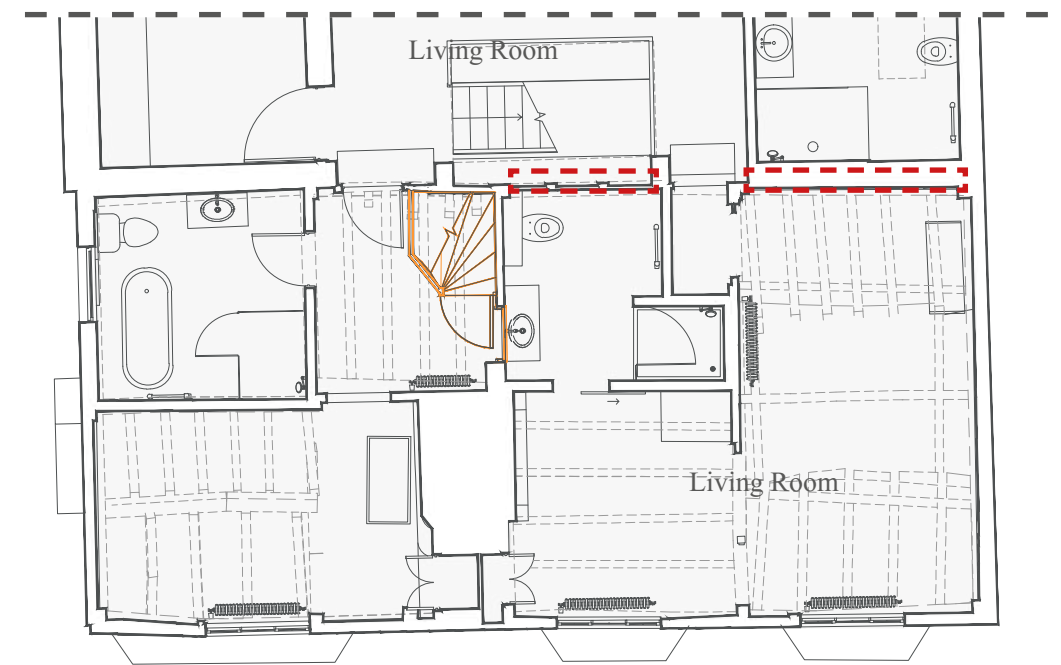
Recent photograph of west elevation wall with casement windows removed and openings filled in (first floor)



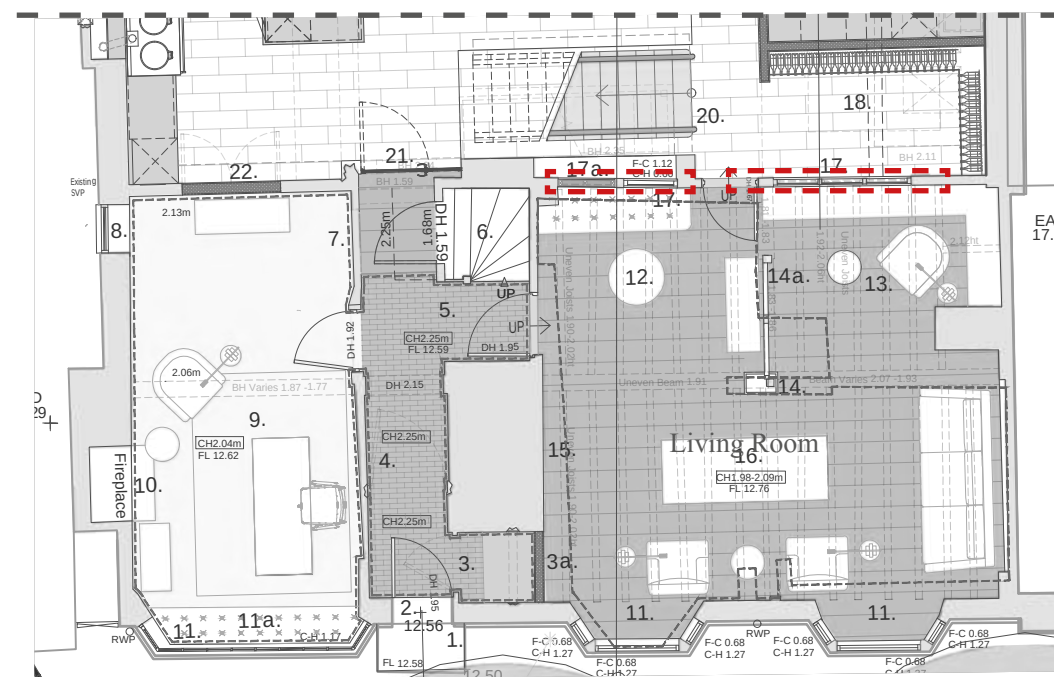
Pre-construction photograph of low quality casement windows, west facade (ground floor)



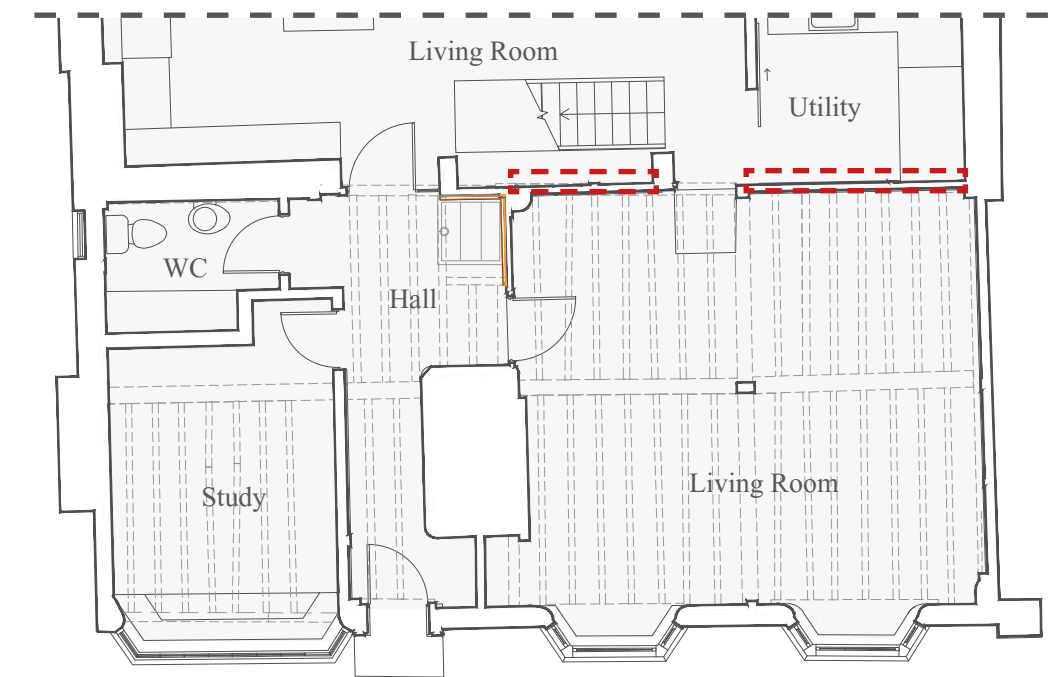
3. Approved first floor plan - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved)



4. Proposed first floor plan



1. Approved ground floor plan - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved)



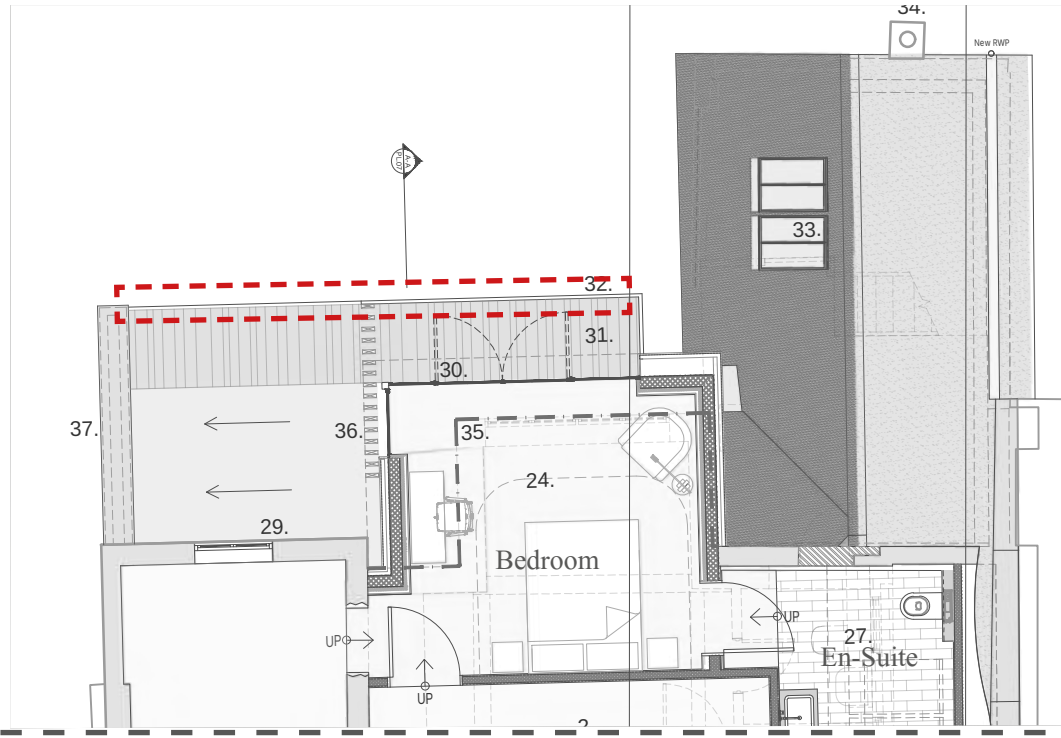
2. Proposed ground floor plan

JUSTIFICATION
TERRACE BALUSTRADE

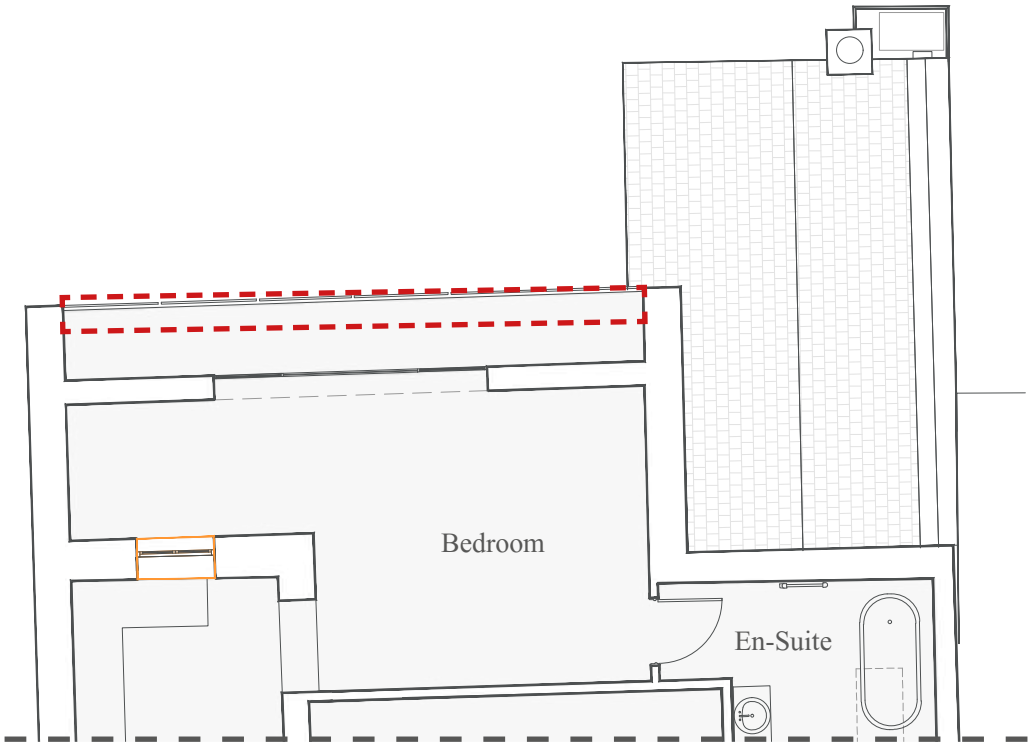
The constructed balustrade to the rear elevation is a deviation
The balustrade to rear terrace has been constructed in deviation to the approved scheme. Due to the increased width of the ‘as-built’ extension the current balustrade has more length. Its design has been changed from metal rail with balusters to a frameless glazing system.

The change to a frameless glazing system is more discreet and visually seamless, reducing the visual obstruction of the overall appearance of the facade, creating less distraction and visual clutter. According to the supporting HCUK Heritage Statement, it is considered to have neutral impact on the significance of the listed building.

As noted previously, the approved drawings of application DM/22/3694 & DM/22/3695 are not consistent. The balustrade appears to span full length of the rear extension on the plan, which is what was implemented.



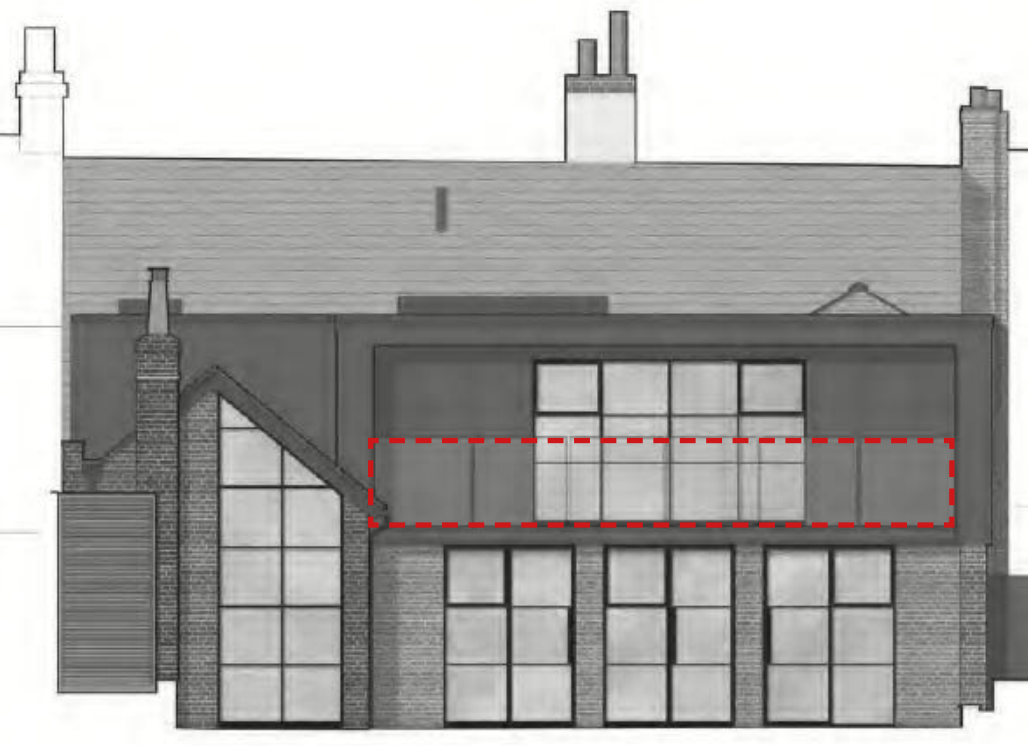
1. Approved first floor plan - submitted drawings under application DM/22/3694 & DM/22/3695 (planning approved)



3 Proposed first floor plan



2. Approved scheme rear elevation - submitted under application DM/22/3694 & DM/22/3695 (planning approved)



4. Proposed rear elevation.

KEY:
Highlighted area of deviation

JUSTIFICATION

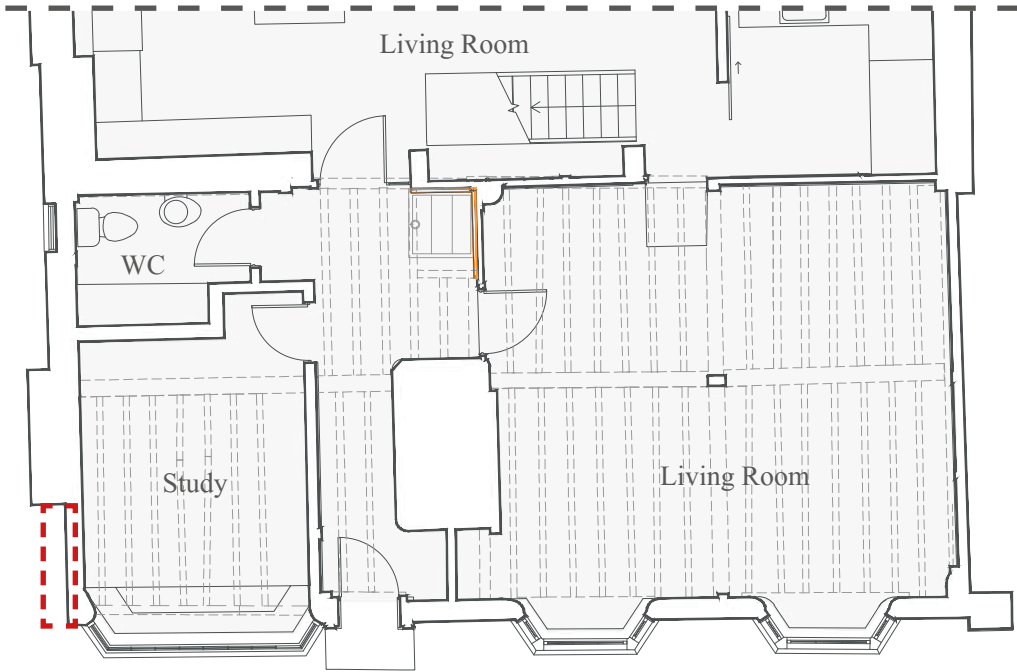
TIMBER WEATHERBOARDING

It was approved for the existing timber weatherboarding to the return corner of the front (East) and side (South) elevation to be extended down to ground level.

Leaving it as it is retains the legibility of a possibly truncated timber jetty as well as the exposed timber framing and brick nogging to this return elevation. Under-implementation of this change is preferable in heritage terms.



Recent photographs of timber weatherboarding



Proposed ground floor plan

KEY:

 Highlighted area of deviation



JUSTIFICATION

REMOVAL OF GYPSUM PLASTERBOARD CEILING TO SOUTH-EAST BEDROOM

The approved documents and drawings contain conflicting information relating to this aspect of the scheme; this is confirmed on point 27 on drawing GH342 PL 07 B, but not clearly shown on the drawn content.

The modern ceiling build up with timber joists and gypsum plasterboard finish have been removed in the SE bedroom, with the creation of a vaulted ceiling. This has been created utilising reclaimed timber oak timber rafters with lime plaster infill. It is proposed to retain these works.

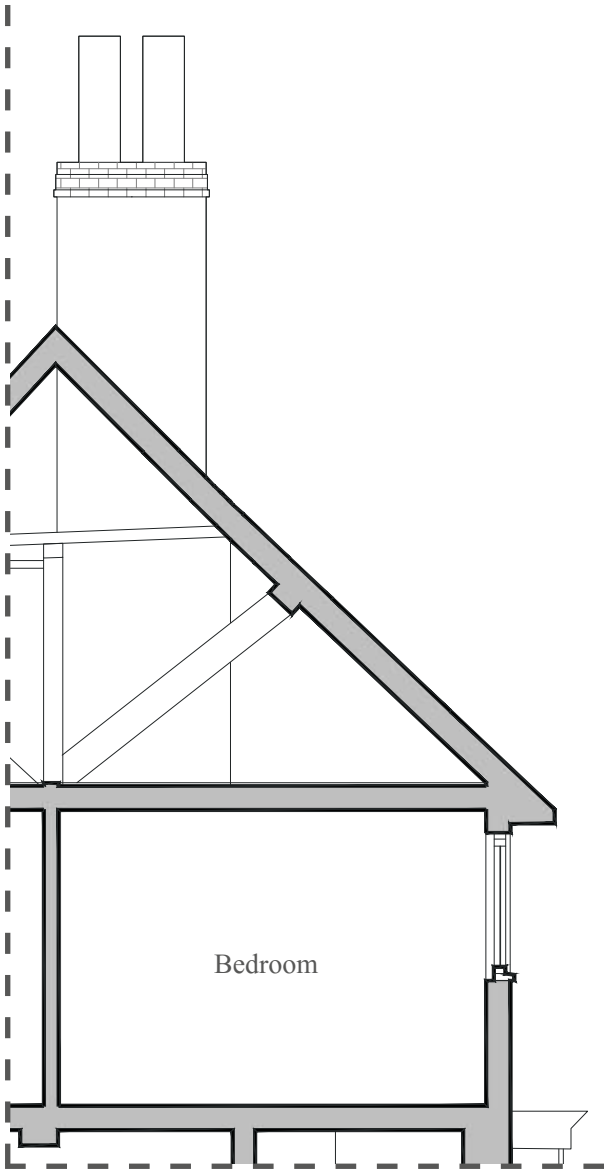
According tot the supporting HCUK heritage statement, this change has an ostensibly neutral impact on the listed building’s significance but is undoubtedly an improvement on the approved scheme which reinforces historic character and quality of the bedroom space.



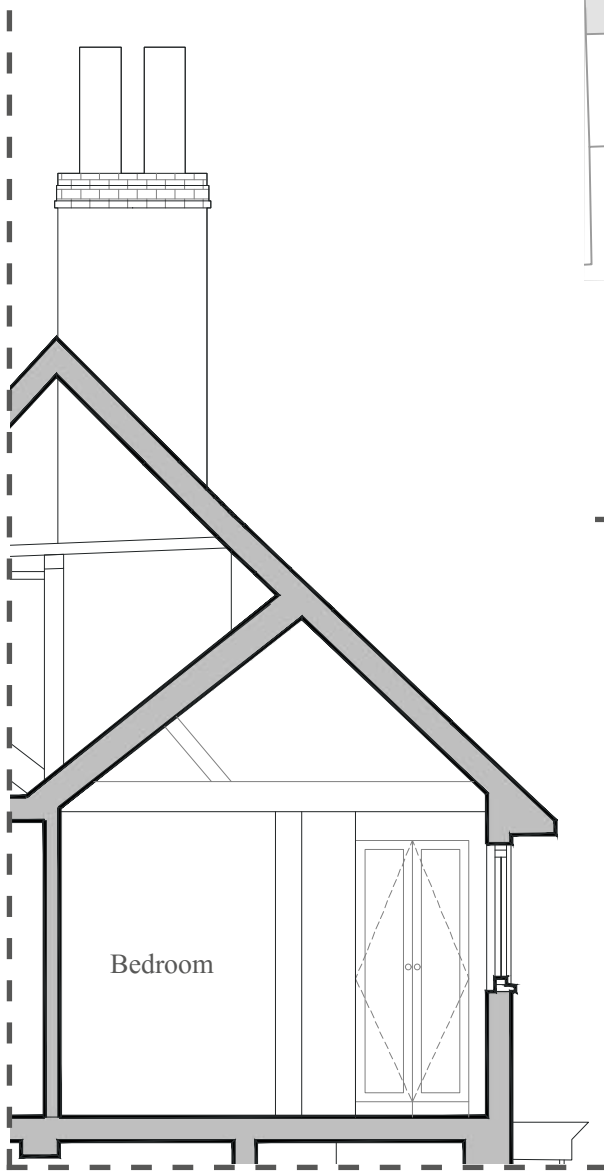
Vaulted Ceiling in SE Bedroom

KEY:

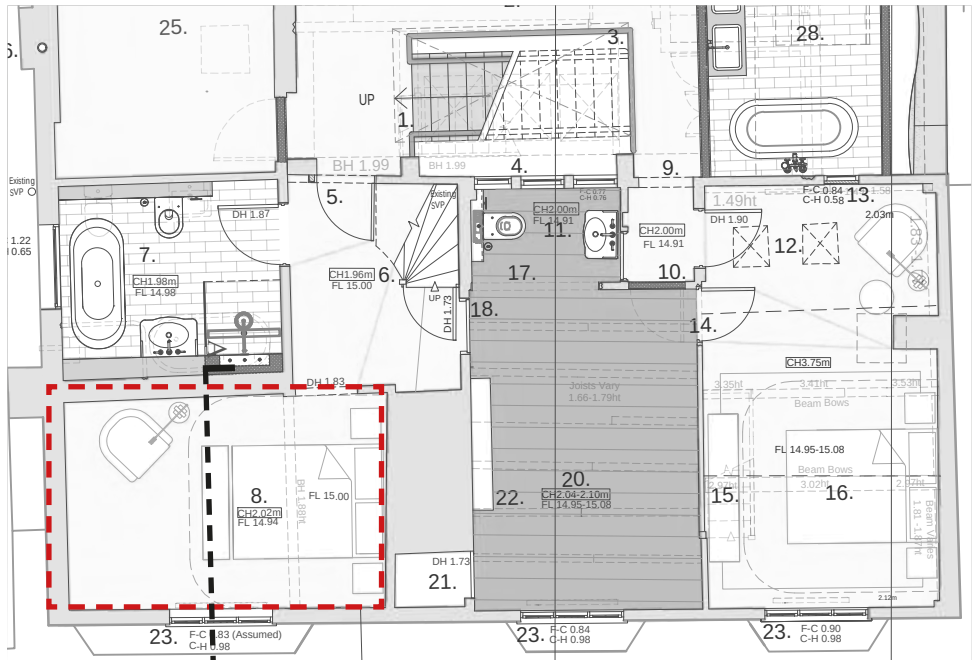
 Highlighted area of deviation



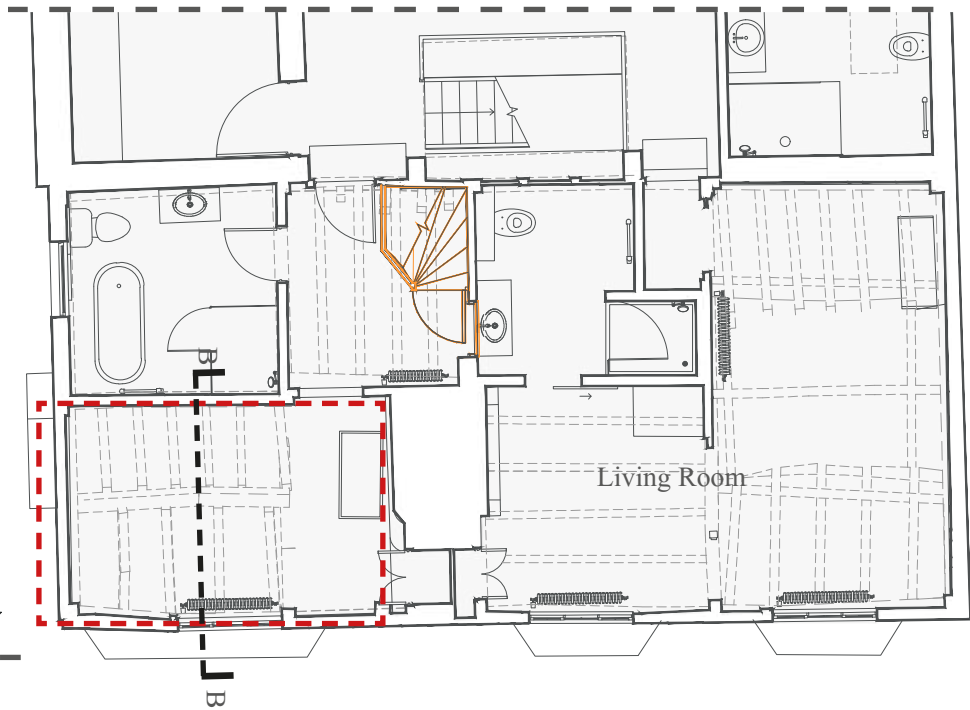
Approved Scheme
Section AA



Proposed Scheme
Section BB



KEY PLAN
Approved First Floor



KEY PLAN
Proposed First Floor



JUSTIFICATION

TIMBER FRAME REPAIR TO MAIN PARLOUR

The replacement of the steel post propping the building’s timber frame has been approved at planning. This has been implemented and the steel post was replaced with a traditional gunstock post in seasoned oak. HCUK Heritage Report notes that:

‘this intervention represents a significant improvement on the improvised steel post and Acro-prop arrangement which it replaced. The Oak post is of a traditional design, with tapering ‘gunstock’ jowls. It is a credible and archaeologically accurate form of repair which nonetheless reads as honest and new.’

This repair is of clear heritage benefit.



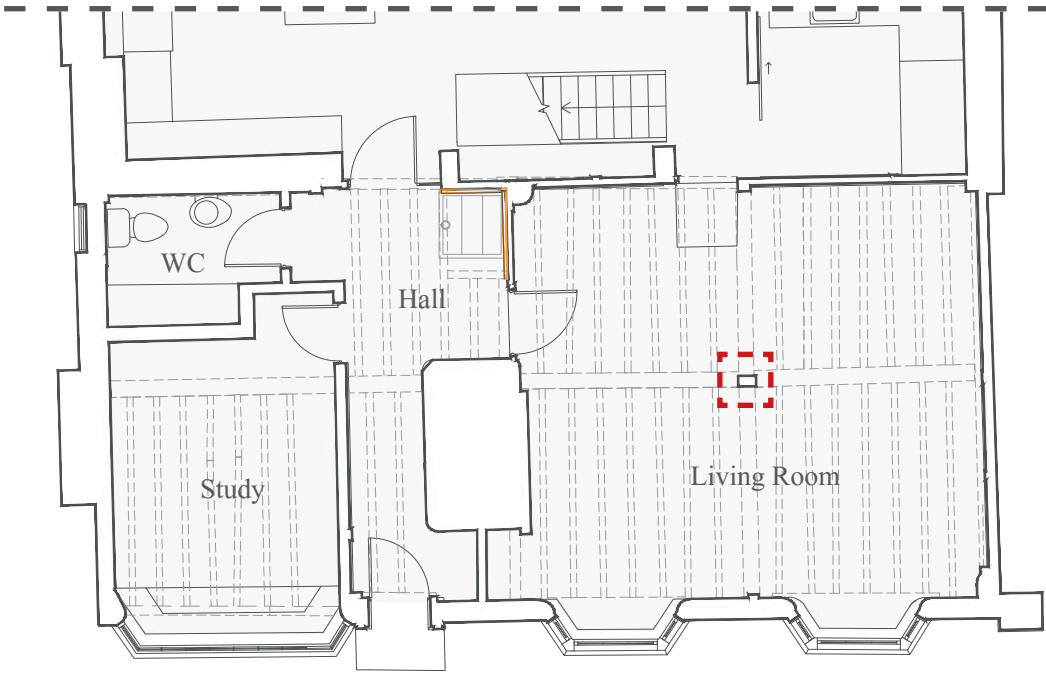
Pre-construction photograph - steel post supporting timber frame



Steel post replaced with traditional gunstock post in seasoned oak



Junction of the traditional gunstock post in seasoned oak to existing ceiling beams



Proposed ground floor plan

KEY:

 Highlighted area of deviation



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

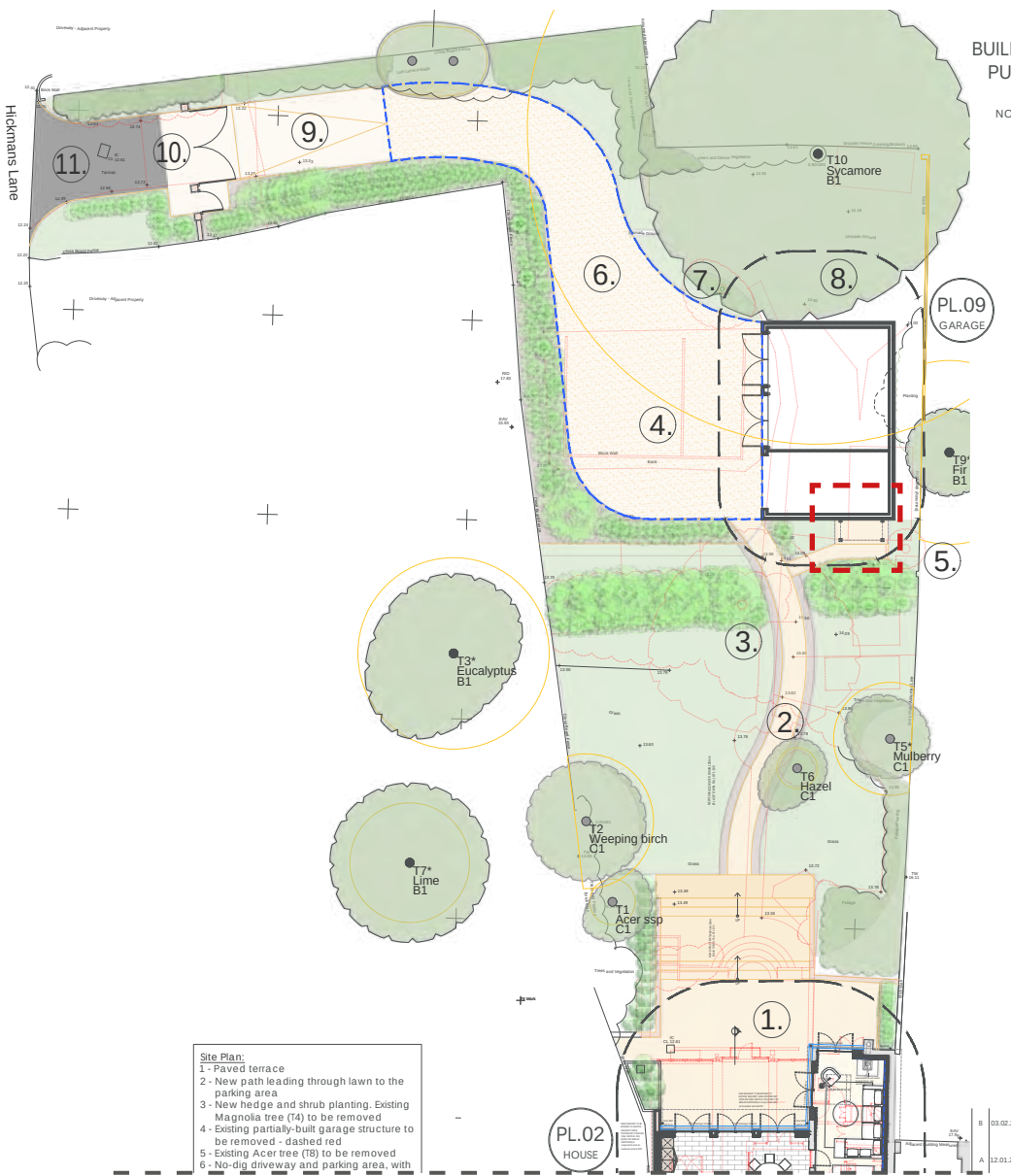


JUSTIFICATION
GARAGE

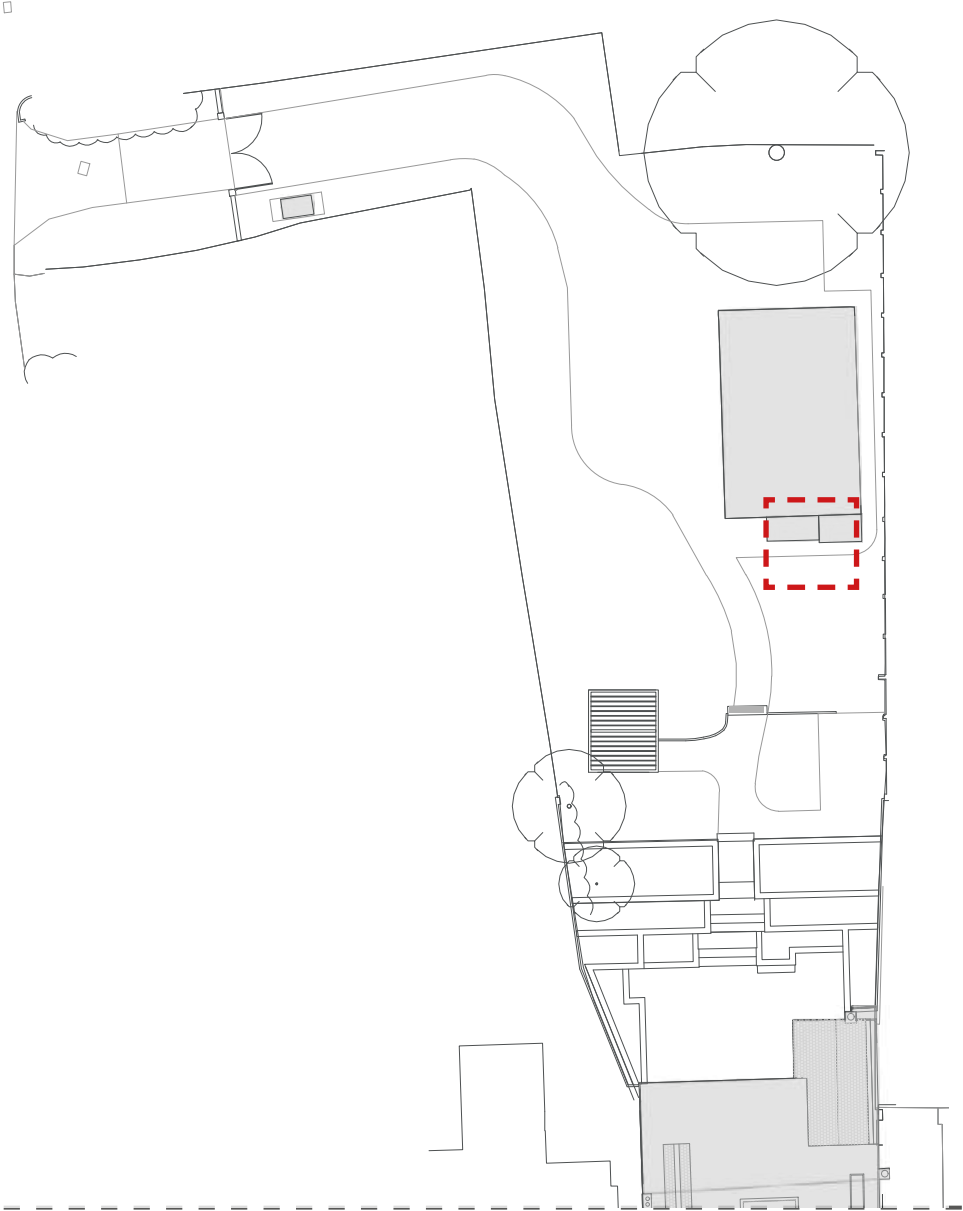
The garage has been constructed with minor variation to the approved scheme - the approved log store was constructed lower and in shifted location (centre of the elevation instead of side).



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