



**Supporting Information for Listed Building Consent
Application
Survey and Method Statement**

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Youngloves Farm, Southern Green, Hertfordshire, SG9 0SP

Date: 10th April 2025

Revision History

Date	Author	Description
10 th April 2025	A De Feo	1 st Issue

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1. Introduction

This document aims to support the application of Listed Building Consent to execute sympathetic repairs to several aspects of a 16th Century House, named Youngloves Farm.

The property resides in a small Village called Southern Green, in Hertfordshire.

The repairs are proposed to be carried out on the following on the South and West Elevation and include the following:

- a. Removal of Concrete Render
- b. Inspection of exposed timber and if required repair of sole plate, posts and studs
- c. Rebuild of plinth in either existing bricks, reclaim bricks or new bricks with sympathetic reclaim finish
- d. Inspection of existing windows, and if deemed necessary repair of timer frames and leaded lights.
- e. Removal and replacement of weatherboard
- f. Various repointing of brickwork and replacement of bricks



Figure 1 - Existing House - South Elevation



Figure 2 - Existing House - West Elevation

2. Existing Survey

2.1. Timber

- a. A survey appears to show significant decay in the sole plate.
- b. Other timbers cannot be inspected until the concrete render has been removed.
- c. Weatherboard on the West Elevation is decayed and requires replacement

2.2. Foundation

- a. Two Trial pits were excavated on the south elevation and inspected by the Structural Engineer.
- b. The trial pits showed that there are no foundations or spread brick footings, which is expected.

2.3. Concrete Render

- a. The South Elevation is completely finished in a concrete render; the client wants to restore this to a permeable and breathable lime based finish.

2.4. Windows

- a. Several Windows on both elevations are in need of repair, timber frame replacement and leaded light refurbishment.

2.5. Brick Elevations

- a. The South and West elevation both have several areas where the brick faces are significantly damaged or decayed.
- b. In addition, Concrete Mortar has been used for historic repairs.

2.6. Diagrammatic Overview of South Elevation



2.7. Diagrammatic Overview of West Elevation



WEST ELEVATION 1:50 @ A1

2.8. Photographic Evidence

The following photos present the existing condition of the elevations that are proposed for repair/remediation.

2.8.1. South Elevation









Figure 2 - Trial Pit showing no foundation















2.8.2. West Elevation









3. Method Statement (Remediation Plan)

The following sequence of works will be carried out

3.1. South Elevation

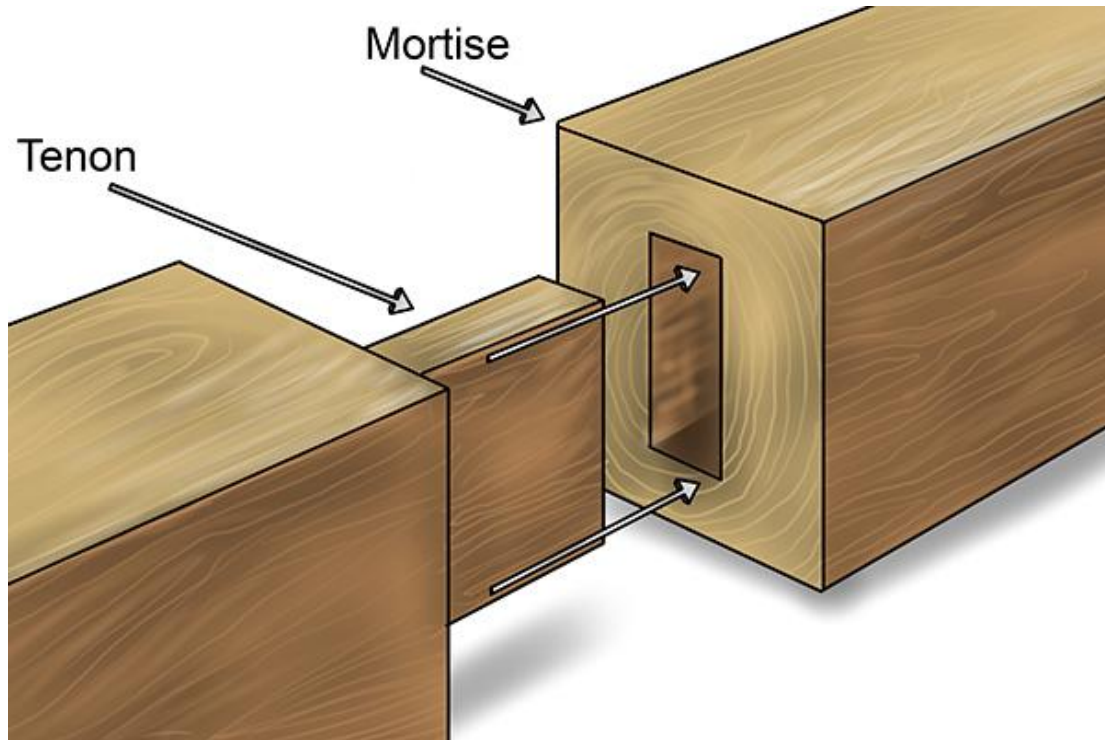
No	Step	Responsible Party	Supporting Notes
1	Strip Concrete Rendor	Cook & Sons	
2	Inspect Timbers	InGeni	Looking for rot and damage
3	Make Safe, Stabilise and Protection	InGeni	Utilizing acros, the building will be supported at key areas to ensure that the building remains safe and stabilised whilst works are carried out.
4	Excavate and build foundation	InGeni	Excavate to depth specified withing structural engineer scheme and as directed by building control. See Section 7 - Structural Engineering Scheme
5	Replace Damaged or decayed timbers	InGeni	Using appropriate methods shown in section 4, replace or repair oak timber with new green oak.
6	Build brick plinth to underside of sole plate	InGeni	Build the brick plinth in accordance with Structural Engineer scheme. See Section 7 - Structural Engineering Scheme
7	Re-Point	InGeni	Carefully remove concrete mortar and repoint in traditional lime mortar mix using appropriate aggregate.
8	Insulate Walls	Cook & Sons	If void present fill with Cosywall insulation
9	Apply new Lime Render System	Cook & Sons	Install 40mm Steico Protect Dry Apply 8 – 10mm Best of Lime Warmcote with embedded mesh Apply 6 – 8mm Best of Lime Limecote and Trowel finish Decorate in two coats of Keim Soldalit (White Tie 2002)
10	Remove Protection and stabilising acros	InGeni	Will re removed only once the brick plinth lime mortar has set hard.
11	Inspect and Repair windows as required	InGeni	Timber repairs of frame and if required leaded lights.

3.2. West Elevation

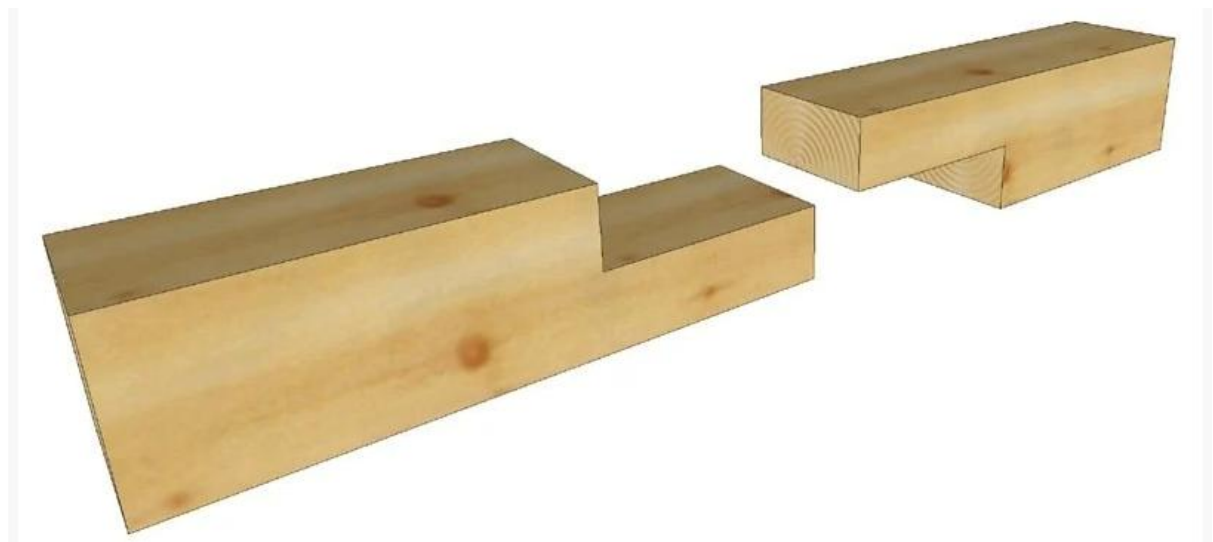
No	Step	Responsible Party	Supporting Notes
1	Remove Weatherboard	InGeni	
2	Inspect Timbers	InGeni	Looking for rot and damage
3	Replace Damaged or decayed timbers	InGeni	Using appropriate methods shown in section 4, replace or repair any timbers with new green oak.
4	Insulate Walls	InGeni	If no insulation exists, use natural based product (Cosy wall)
5	Re-Point	InGeni	Carefully remove concrete mortar and repoint in traditional lime mortar mix using appropriate aggregate.
6	Replace Weatherboard	InGeni	Replace using pre painted softwood and top coat with Bedec Black Barn Paint.
7	Inspect and Repair windows as required	InGeni	Timber repairs of frame and if required leaded lights.

4. Timber Connection Types

4.1. Mortise and Tenon Joint



4.2. Half Lap Joint

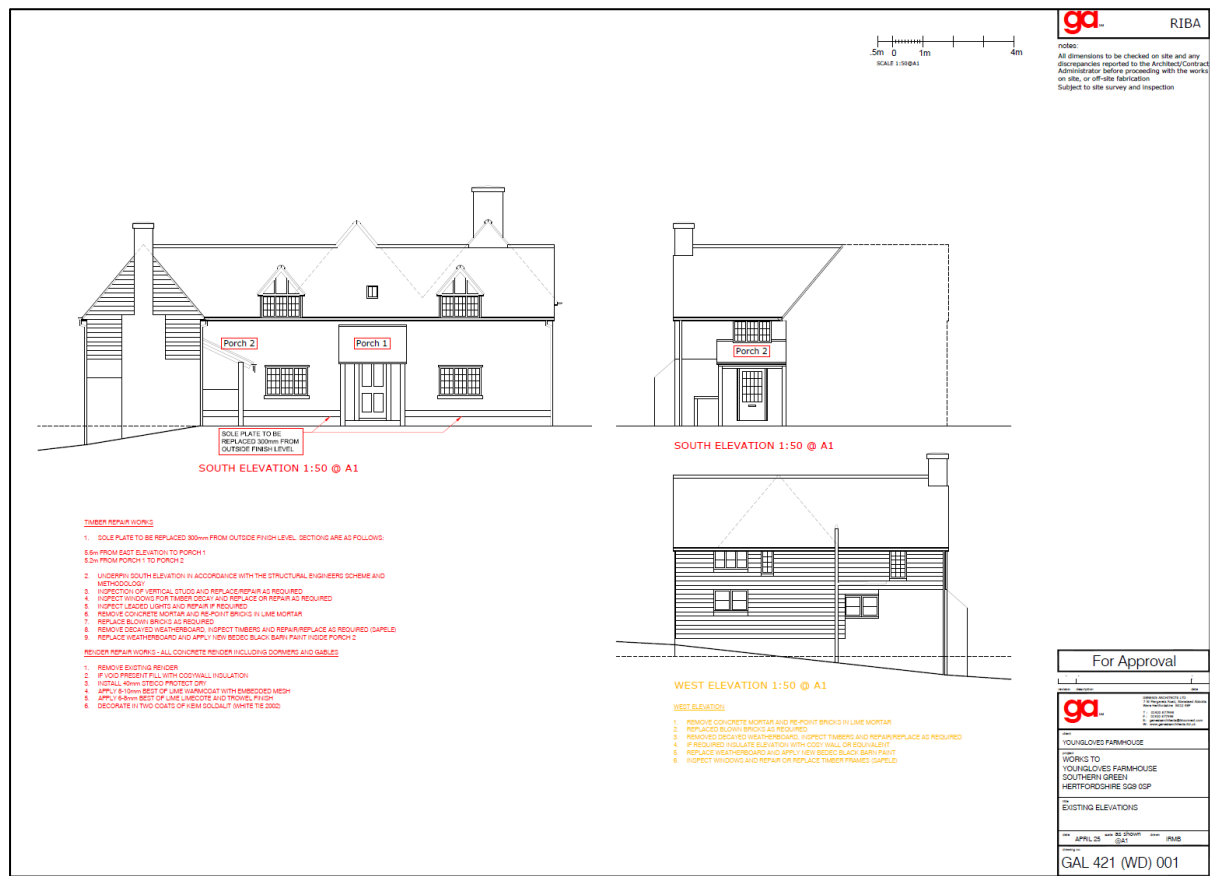


5. Timber Schedule

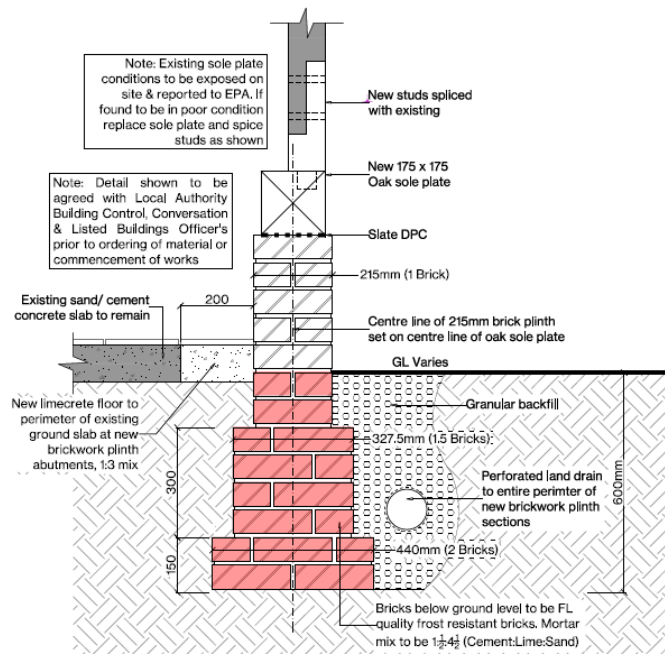
To be defined and completed post render removal and inspection.

No	Species	Purpose	Qty	Length	Dimension	Remediation
1		Sole Plate				
2						
3						
4						

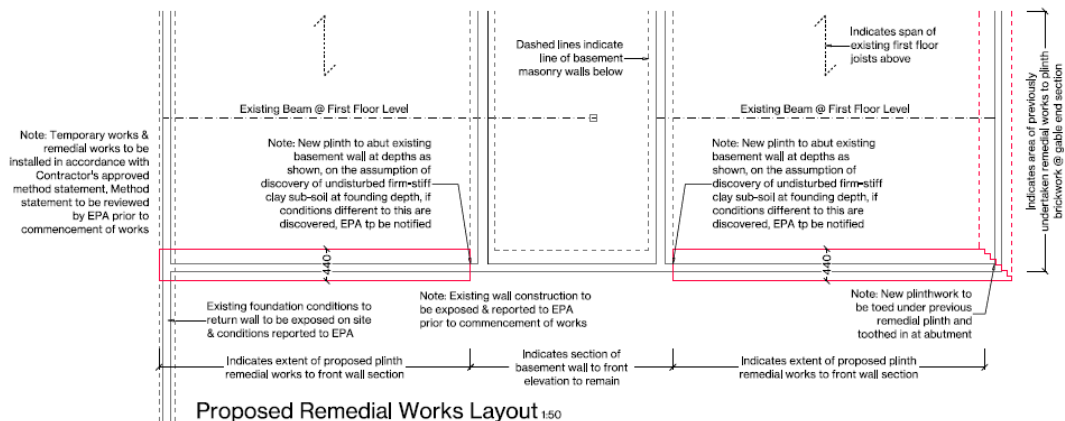
6. Scaled Drawing with Method Statement Annotations



7. Structural Engineering Scheme



Replacement Plinth Detail 1:10



Proposed Remedial Works Layout 1:50