

**PLANNING & COMPULSORY PURCHASE ACT 2004
TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)
(AMENDMENT) (ENGLAND) ORDER 2006**



**HERITAGE ASSESMENT, SCHEDULE OF WORKS, PHOTOGRAPHIC
SCHEDULE AND ROOM IDENTIFICATION PLANS**

February 2025 **(REV A)**

FOR ASSOCIATED REMEDIAL AND REPAIR WORKS
AT
OLD SEXTONS, RUSHDEN ROAD
SANDON, NR. BUNTINGFORD
HERTFORDSHIRE SG9 0QY

Prepared by

PAUL HINKINS (Associate)



INTRODUCTION

Client

Sandon Bury Ltd

Sandon Bury Farm Limited
Sandon Bury
Sandon Nr. Buntingford
Hertfordshire
SG9 0QY

Local Authority

North Herts Council

Council Offices
Gernon Road
Letchworth Garden City
SG6 3JF

Agent

Inigo Architecture Ltd

81 Station Road
Lower Stondon
Bedfordshire
SG16 6JN

Contact: Paul Hinkins
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Structural Engineer

Hace Consultancy

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Bedford
MK40 3JB

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This Heritage Statement is submitted to meet the requirements of the Town & Country Planning (General Development Procedure) (Amendment) (England) Order 2006, as they relate to the remedial works as described, at Old Sextons, Rushden Road, Sandon, Near Buntingford, Hertfordshire SG9 0QY. Our client proposes to undertake essential remedial and repair work to ensure the longevity of the heritage asset and to ensure that no long-term harm is caused to the structure of the listed building, primarily by rainwater ingress and significant thermal loss which currently has a detrimental effect on the occupants of the property.

The dwelling will remain in the ownership of Sandon Bury Farm Ltd, with the current tenants continuing to reside at the property. It is therefore a priority to address the essential repairs required, which would greatly improve the living conditions and energy bills.

The Application Proposals

Background

This application is for Listed Building Consent for essential repair works to the property, most of which would be on a like-for-like basis. This document should be read in conjunction with the planning application drawings, OS maps & site photographs.

Application drawings:

Drawing No. L-01 Rev A	– Existing Site Survey, Location and Block Plans.
Drawing No. L-02 Rev A	– Existing Ground and First Floor General Arrangement Plans and Elevations.
Drawing No. L-03 Rev B	– Proposed Site Plan.
Drawing No. L-04 Rev B	– Proposed Ground and First Floor General Arrangement Plans and Elevations.
Drawing No. L-05 Rev B	– Plans and Elevations of Existing Windows & Doors to be Replaced.

In accordance with DCLG Circular 1/2006 this Statement explains the principles applied to the proposals. It is set out by reference to the following: -

- **Context**
 - a) Physical Context
 - b) Policy Context

CONTEXT

Context relates to the physical context of the property (the site and its surroundings).

Physical Context

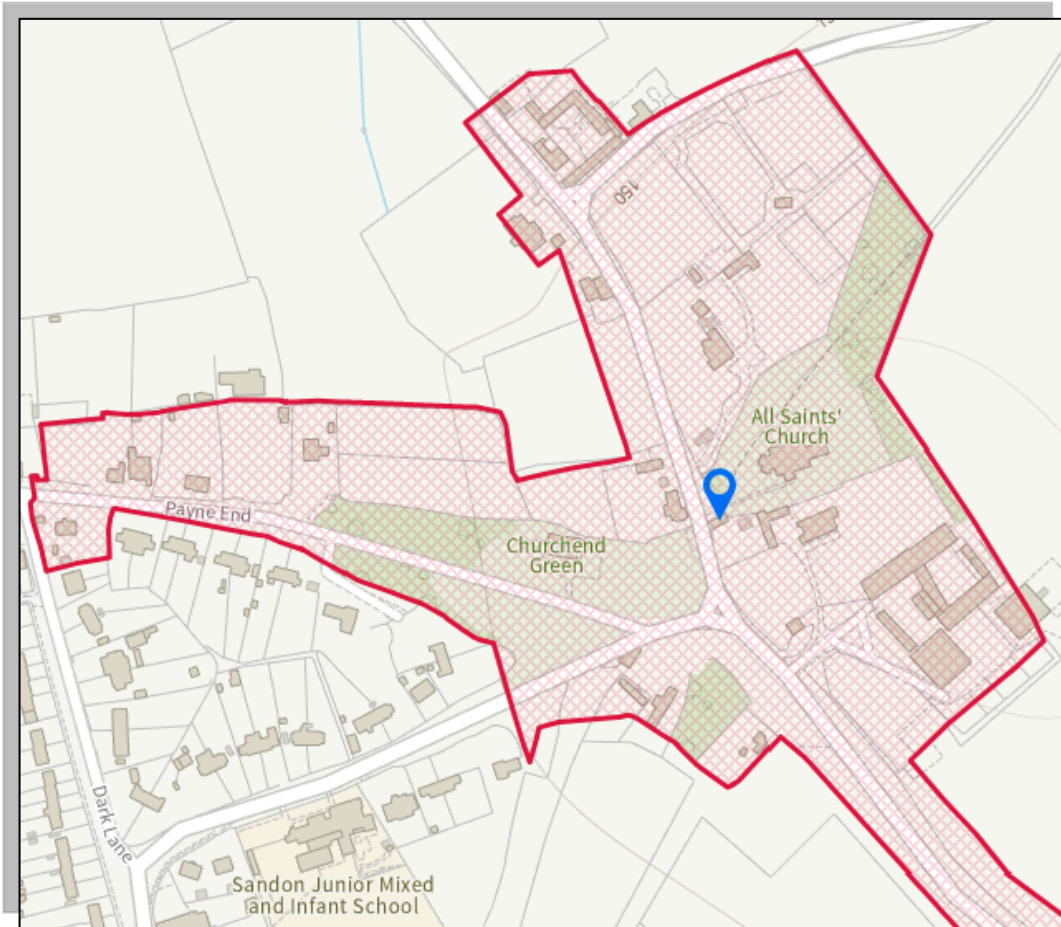
Old Sextons lies within the Sandon settlement boundary, and designated Conservation Area (since 6th October 1969 and amended 30th September 1979).

Sandon is set within the open landscape of the East Anglian Chalklands, with rolling chalkland hills, large regular fields and trees on hill tops.

Sandon is bounded by large expanses of agricultural land and is accessed via narrow country lanes. The medieval village of Sandon is recorded in the Domesday Book as 'Sandone'. The small settlement was of a simple layout centred around the village green, the All-Saints Parish Church and Sandon Bury Manor.

The small scale early post-medieval development of Sandon appears to have been concentrated around two areas with 16th & 17th Century houses visible on a 1760 map. The village has subsequently

expanded, particularly in the 1920's and late 20th Century housing along Dark Lane. The core of Sandon has however remained relatively untouched with its historic setting retained.



Extract illustrating the Sandon Conservation Area

The application site lies within the rural area beyond the Green Belt and is situated within an Archaeological Area (Danyells Farm) and also designated as an Area of Special Control.

Old Sextons is a Grade II Listed building located close to a number of other historical and listed structures including the Grade I Listed Church of All Saints and is sited in a prominent location adjacent to the highway.

The Listing date for Old Sextons is recorded as 27th May 1968 (Last Amended 29th January 1986) and the associated text reads as follows: -

SANDON CHURCH END TL 33 SW (East side) Sandon 7/52 Old Sextons 27.5.68 (formerly listed as Sexton's Cottage) GV II House, formerly a church house. Early to mid C16, altered C18. Timber frame on brick base, roughcast. Tiled roof. 3 cells. 2 storeys. Jettied to 3 sides. Entrance front has door to left of centre with flanking small casements, single lights, flush frames. Further right a 12 pane horizontal sliding sash, another entrance and a 2 light casement to far right where jetty is underbuilt. First floor 1 and 2 light casements and 2 horizontal sliding sashes. Curved brackets to jetty. Dragon beams at left end to road which has a ground floor 2 light casement, hipped roof. To rear: a ground floor horizontal sliding sash and 2 single light casements, a red brick projection, probably an oven, with a tile coping. First floor 1 and 2 light casements and a horizontal sliding sash. C18 red brick relocated internal stack behind ridge between 2 bays nearest road. Right gable end is unjettied, exposed plates and purlins. Interior: close studding, braces from jowled posts, moulded timber lintels to 2 fireplaces. (RCHM Typescript).

Listing NGR: TL3219934490



Rear view of "Old Sextons" uploaded by Peter Williams onto Historic England Listing dated (4/09/24)

Other listed buildings within the immediate vicinity include the following: -

Church of All Saints – Grade I Listed (Located to N.E. of Old Sextons)

The date for Listing is 27th May 1968 and associated text reads as follows: -

SANDON CHURCH END

TL 33 SW

(East side)

Sandon

7/51 Church of All Saints

27.5.68

GV 1

Parish church. Chancel rebuilt following contract between Dean and Chapter of St. Paul's and T. Rykelyng, stone mason, dated 1348. Nave and aisles rebuilt later C14. W tower and S porch early C15. Tower buttressed C17. Restored 1832 and in 1875 by E. Christian. Tower and S porch restored 1908-9. Flint rubble, some knapped. Stone dressings. Red brick tower buttresses. Leaded nave and aisle roofs. Tiled chancel roof. Chancel: restored 3 light E window, pointed arched traceried head, hood mould. Plinth, string course at sill level. Steeply pitched roof. Diagonal buttresses. To S: two 2 light C14 windows with pointed arched panel traceried heads, hood moulds, that to E is shorter, separate string courses at sills, intermediate buttress. To N: 2 similar windows flank a C19 inserted arch, now blocked. Longer and wider nave has a shallow pitched roof, coped parapet to E with a ridge cross. Clerestorey has 2 small C15 2 light square headed windows at E end, formerly lighting rood loft. N aisle: two 2 light C14 windows with pointed arched hexafoil traceried heads, to right of centre a door with triple moulded pointed arched surround, mask stopped hood moulds, to left of a central buttress a large 2 light C19 square headed window, end buttresses, coped parapet. E end of N aisle, C19 3 light square headed window. S aisle: flanking porch are 2 large C19 3 light windows with 4 centred arched heads, that to left with a traceried head, end buttresses. S aisle E end: C14 window, 3 ogee headed lights, curvilinear tracery in an almost round arched head. Large S porch: 2 centred head to moulded outer arch with semi-octagonal responds with caps and bases, diagonal buttresses, shallow gable, coped parapet. Returns have 2 light windows, cinquefoiled lights in square heads with hood moulds. Inner entrance is a moulded pointed arch with hood mould. W tower, 3 stages, originally unbuttressed, each stage slightly set back from the lower. Moulded plinth, C19 W entrance, pointed arch in square surround, tall C19 2 light window above with pointed arched head. 4 raking angle buttresses up to 2nd stage. 2nd stage to S has a trefoil headed lancet, clock to W. Belfry, 2 light openings with pointed arched hexafoiled heads. cornice to plain coped parapet. Low pyramidal roof, weathervane finial. Interior: 2 centred

chancel arch, 2 hollow moulded orders to semi-octagonal responds with caps and bases. Taller 4 centred tower arch, 2 hollow moulded and outer quirked wave moulded orders, half column responds with moulded caps and bases. 4 bay nave arcades, pointed arches, double chamfered with broach stops over piers, hood moulds with small carved masks to S, octagonal piers with moulded caps and bases. Nave and aisle roofs rebuilt re-using some old tie beams. In N aisle to W is a moulded principal with an early boss. 4 bay chancel roof has cambered tie beams with crown posts with 2 way curved braces, ceiled in C19 above wall and crown plates. Chancel N wall: C14 Easter sepulchre, depressed arched head, moulded surround with crocketed ogee finials, floral ornament. Chancel S wall: ogee headed piscina and a triple ogee headed crocketed and cusped sedilia, probably reset. S aisle S wall at E end, a piscina with a cusped pointed arched head with credence shelf. N aisle N wall at E end, a concave recess for an image, opposite on SE wall another piscina with a cinquefoiled head and a hood mould. Good early C17 pulpit at NE corner of nave, octagonal, richly carved with brackets to reading board. C15 chancel screen, 5 bays, that to centre open, dado with cusped panels, moulded base, cusped ogee heads to open upper sections with panel tracery and crocketing above. Font in S aisle has C14 or C15 octagonal stem with 4 octagonal outer shafts with simply moulded caps and bases, C19 or early C20 bowl. At W end of nave are ten C15 benches with poppy head finials to ends, original seats, panelled backs with moulded rails at heads. Monuments: brass figures in nave floor at E end, J. Fitz-Geffrey, d.1480, in armour with wife, children and shields. Chancel S wall: marble cartouche to E. Nicholas d.1683, alabaster epitaph to E. Moryson, d.1626, with term figures in jambs and carved surround. S aisle wall W end: aedicule to N.F. Miller, d.1747, possibly by H. Cheere, various marbles with a bust in a recess, flanking seraphs, cartouche of arms in pedimented head with urn finial, epitaph below. Floor slab in nave to E. Nicholas, d.1683, with relief arms. Fragments of medieval glass at heads of N aisle windows and S aisle E window. The 1348 contract specifies the number of lights for each window, buttresses and a priest's door and allows payment of 20 marks and the stone of the chancel. (Kelly's Directory 1899: East Herts Archaeological Society Transactions, vol. III, pt. V, 1905, p.42: RCHM 1910: VCH 1912: Pevsner 1977).

Listing NGR: TL3223734526

An earlier photograph below indicates the setting of the Church of All Saints in context with Old Sextons



Sandon Bury – Grade II* Listed (Located to East of Old Sextons)

The date for Listing is 29th January 1986 and associated text reads as follows: -

TL 33 SW 7/92

SANDON Sandon Bury (formerly listed as Sandon Bury Farmhouse)

9.6.52

GV II* Large house. 1661 for J. Nicholas. Raised, extended and altered in early C19. Flemish bond red brick. Steeply pitched hipped slate roof.

Five bays, double depth. Two storeys and attic, front raised to three storeys. Entrance moved from centre one bay to right: four fielded panelled door, rectangular fanlight, moulded surround, ground floor tall glazing bar sashes, all in shallow reveals with gauged brick flat arched heads. Plinth. Plat band to first floor which has smaller sashes and a Sun Fire Insurance Marker. Later attic has small six light flush frame sashes. Panelled and bracketed eaves soffit. Four end stacks. Attached to right and set back slightly is lower two bay addition replacing a C15 wing.

Ground floor large French windows with a slightly cambered gauged brick head. First floor two sashes as on main block, roof hipped to right. Left

end: continuing plinth, plat bands, two first floor sashes and an attic sash in rear gable which has a half hip. C19 lean-to outshut to left front with an entrance and a sash. C19 gabled brick porch to rear left, vertically panelled door with lean-to attached to right of porch. Right end: half hip to rear block which has an entrance with a bracketed hood, ground floor two light casement, first floor small sash, two plat bands. C19 block has an extruded stack to rear with twin flues. To rear: ground floor flush frame 16 pane sashes, gauged brick flat arched heads, left bay blocked, first floor similar sashes, central window is fixed, that to right of centre is fixed with early diamond leaded panes.

Interior: early C19 stair with twisting moulded handrail inserted in bolection. moulded panelled parlour. Original dog-leg stair to rear with column-on-vase balusters, heavy square newels, moulded handrail.

(VCH 1910: Pevsner 1977: RCHM Typescript).

Listing NGR: TL3224934486

Outbuilding about 10m North-West of Sandon Bury – Grade II* Listed (Located to the East of Old Sextons)

The date for Listing is 29th January 1986 and associated text reads as follows: -

SANDON SANDON

TL 33 SW

7/93 Outbuilding about low

NW of Sandon Bury

GV II

Former stables, coach-house and dwelling, now outbuilding and garage. Late C17, altered and extended in C20. Red brick, some weatherboarding. Tiled roof. L on plan. 1 storey. C20 doors and casements inserted in elevation facing house, plinth and plat band. Right gable end has continuous plinth and plat band with a 2nd plat band in gable, coped parapet with kneelers. Rear elevation to churchyard is part weatherboarded, 3 small windows with segmental heads. At right angles to left a slightly taller range, weatherboarded and slightly projecting into churchyard. Inner elevation has a door, come brick, slate roofed addition with a lower ridge.

Listing NGR: TL3223034494

Dovecote about 40m South-South-West of Sandon Bury – Grade II Listed (Located to the South-East of Old Sextons)

The date for Listing is 29th January 1986 and associated text reads as follows: -

**TL 33 SW
7/94**

**SANDON
Dovecote about 40 metres south south west of Sandon Bury**

(Formerly listed as Dovecote at Sandonbury)

27.5.68

**CV
II**

Dovecote, now garage. Late C17. Red brick, corrugated roofing. Square on plan. Plinth. Side away from road has a door with an upper blocked segmental brick arch under a stepped up plat band. Opposite side has plat band stepped up over blocked vertical oval opening. Shallow pitched gable ends with plat bands stepped up over blocked vertical oval openings. End away from house has inserted double doors.

Interior: brick cotes with ledges intact on one side, broken on three sides.

Listing NGR: TL3224134435

Wheat Barn – Grade II* Listed (Located to the South-East of Old Sextons)

The date for Listing is 29th January 1986 and associated text reads as follows: -

TL 33 SW 7/95

SANDON Sandon Bury Wheat Barn

(Formerly listed as Barn about 35 metres southeast of Sandon Bury, Sandon, previously listed as Barn at Sandonbury)

27.5.68

GV II* Aisled barn. C14 or earlier. Altered late C17 and C19. Timber frame, rendered brick base. Weatherboarded and red brick clad. Slate roof.

Six bays with a shorter bay to end nearest road. End wall facing road is C17 brick with plinth, plat bands, two horizontal and an upper vertical oval openings. Brick coped parapet to broad gable with kneelers. Inserted windows in long sides with double doors in second bay facing yard.

Interior: large scantling to frame with slightly curved braces from unjowled arcade posts to tie beams and arcade plates. Splayed and tabled scarf joints in arcade plates. Passing braces with later reinforcing braces inserted. Above tie beams renewed with struts to principals. Originally had double aisle ties clasping wall plates, corner ties at hipped ends. One stone and brick plinth across aisle to arcade post. Studs, braces, mid rail in walling. C20 additions to right and to rear not of special interest.

(C.A. Hewett, AMS Transactions, Aisled Timber Halls and Related Buildings, 1969, p.56: Pevsner 1977: RCHM Typescript).

Listing NGR: TL3228934462

Potato Barn – Grade II Listed (Located to the South-East of Old Sextons)

The date for Listing is 29th January 1986 and associated text reads as follows: -

**TL 33 SW
7/96**

**SANDON
Sandon Bury
Potato Barn**

(Formerly listed as Barn about 75 metres southeast of Sandon Bury, SANDON)

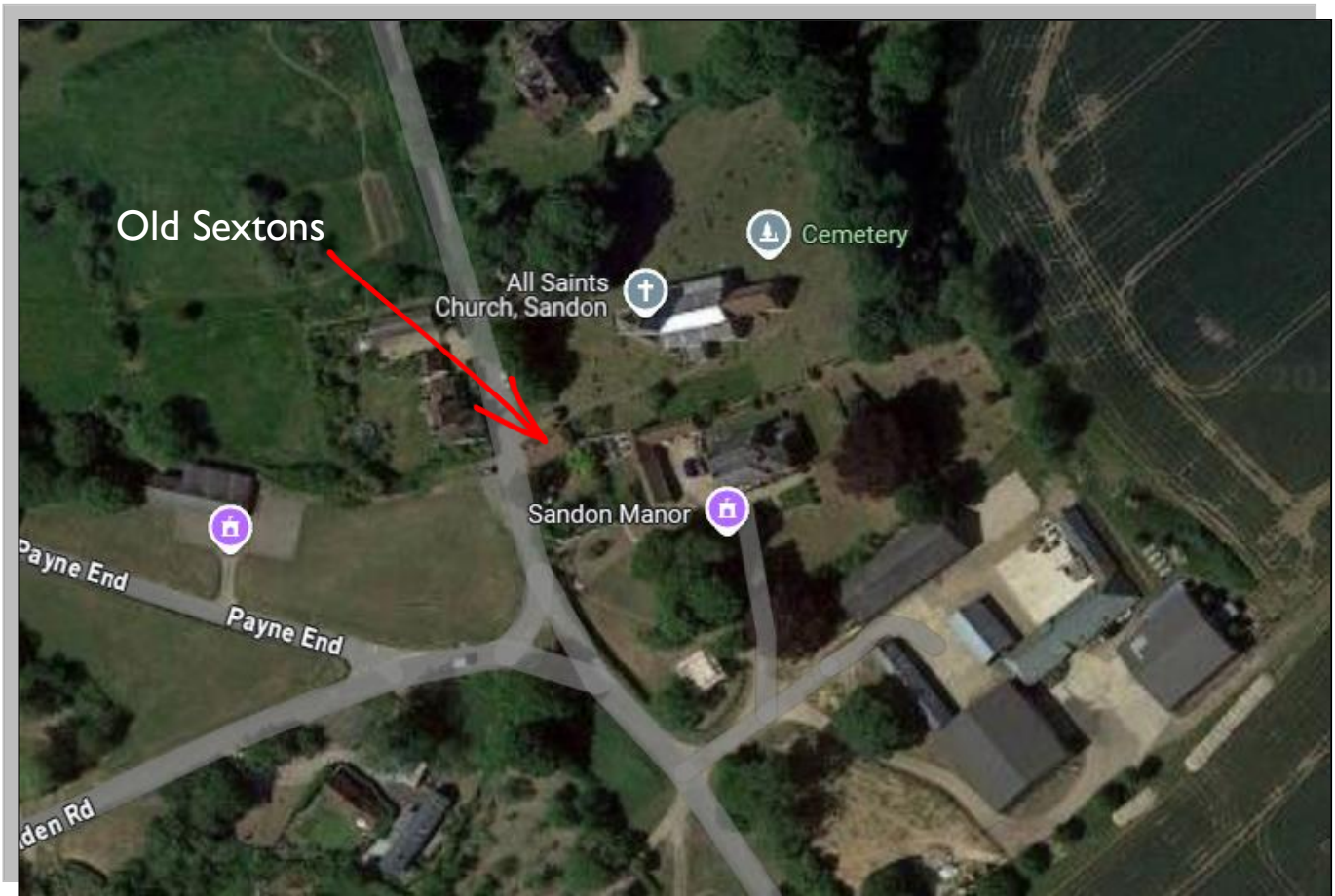
**GV
II**

Aisled barn. Late C17 or C18. Timber frame on part rendered brick base. Weatherboarded. Corrugated sheet roofing. Seven bays with aisles continuing at ends. Elevation away from yard has double doors in third bay from road. Elevation to yard has double doors opposing and in second bay from far end. Gablets to hipped ends.

Interior: jowled arcade posts with braces, some renewed, to arcade plates and tie beams. Angled struts clasp purlins.

Listing NGR: TL3233734455

The aerial image below indicates the positioning of Old Sextons.



The map extract below indicates the location of Old Sextons in context with the other nearby listed structures .



**SCHEDULE OF REMEDIAL REPAIR WORKS
TO EACH ROOM INTERNALLY, AND TO THE
EXTERNAL ELEVATIONS WITH METHOD
STATEMENTS TO FULLY DESCRIBE THE
WORKS PROCESS.**

*** General Note: - Windows as described and external doors to be replaced throughout the property and as illustrated on submitted detailed drawings.**

Re-rendering of all external walls including the addition of insulated boards after the careful removal of the cementitious and live and loose render.

Re-roofing of property where described within this document and indicated on the submitted drawings.

Installation of perforated drainage pipe to north and east perimeter of house.

GENERAL CONDITIONS

1.01 VISIT TO THE SITE

The Contractor must visit the premises prior to tendering to acquaint himself of the exact nature of the works and the means of access, working space, headroom, and ground conditions.

1.02 PROGRAMME AND ORDER OF WORKS

Upon acceptance of the tender, the Contractor shall submit a programme for the commencement and completion of the works specified, and a meeting will be arranged for all parties to discuss this programme before the commencement of work

All work shall be continuous, and it is the responsibility of the contractor to maintain sufficient staff on site in order to achieve a mutually agreed completion date.

1.03 ACCESS AND SECURITY

The contractor shall, where applicable, comply with any police regulations affecting the works and storage of materials or skips on the highway etc and shall at all times liaise with the Local Authority Building Control.

The Employer shall not be responsible for any plant or materials delivered to site, and the contractor shall ensure he has a representative on site to receive such goods.

The contractor must make arrangements to ensure that the security of the premises is maintained and ensure the structural stability and safety of the premises is satisfactory. Any loss or damage caused by failure of the contractor to take proper precautions in these respects shall be made good at his own expense.

1.04 DAMAGE TO THE PROPERTY

The Contractor shall be held responsible for any damage that may be caused to the building, or any site works, including paving, drains, manhole covers and the like, or fitments etc arising out of execution of this contract. Any such damage is to be made good at the contractor's expense.

1.05 MATERIALS

Where a specification issued by the British Standards Institute is current at the date of tender and is appropriate, the goods and materials used in the contract shall be in accordance with that specification.

All works shall comply with the relevant British Standard Code of Practice, Building Regulations, and good building practice.

1.06 MATERIALS ON SITE

The contractor is to agree with the employer, in advance of ordering any materials, the location for stacking materials on site and is to lay down protection beforehand for the existing paved or surfaced areas and include for making good any surface adversely affected thereby.

1.07 PLANT AND EQUIPMENT

The contractor is to supply all plant and equipment that may be required for the works including such items that may be required for subcontractors, also to clear away and make good afterwards.

1.08 EXISTING SERVICES

The contractor is to make every endeavour to ascertain the position of all existing service mains, cables, junction boxes, drains and sewers and is to support and protect same from any damage arising from the execution of the work. Any damage caused through the contractor's failure to take such precautions must be made good at his own expense.

1.09 PROTECTION AND TEMPORARY SUPPORT

The contractor is to allow for the covering up of all materials and work requiring protection from frost, rain, or heat. Dust sheets and temporary partitions are to be used internally where necessary to prevent dust and dirt from spreading into adjoining rooms.

The contractor is to allow for the provision of adequate and temporary supports at all times when carrying out structural modifications or repairs, excavations or otherwise and for clearing away on completion.

1.10 DISPOSAL OF RUBBISH AND SCRAP

All redundant equipment, rubbish and scrap shall be the responsibility of the contractor and, as such, shall be removed from site at his own expense.

The contractor shall maintain and hand back the working areas in a condition equal to that existing at the time of his occupation.

1.11 USE OF SITE

The contractor shall not use the site for any purpose other than that of carrying out the contract. He shall take all reasonable steps to ensure that no undue nuisance due to noise, litter or by any other means is caused to the users of neighbouring buildings. No fires will be permitted on site.

1.12 INSURANCE

The contractor will have insurance to cover for Public, Third Party and Product Liability for the minimum sum of £500,000 (five hundred thousand pounds) and unlimited Employers Liability.

1.13 COMPLETION

On completion the contractor will ensure that all works are completed to the satisfaction of the employer.

INTERNAL REPAIR WORKS

MASTER BEDROOM (FIRST FLOOR)



Remedial repairs required include the following: -

Patch repairs to the ceiling to the south-east end of the room to remedy the damp/mould patches caused by water ingress and poor ventilation in the likely location of the roof hips.

Small areas of patch repairs to the walls where the current surface is loose or unstable.

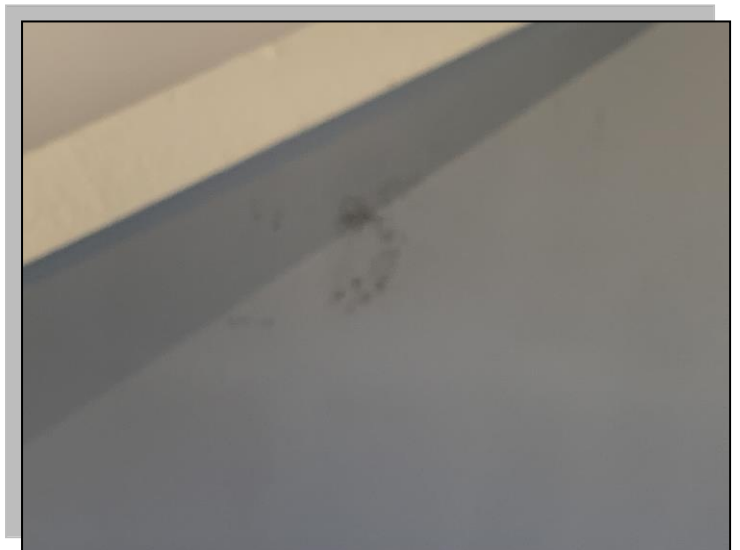
Both windows to the north and south are to be retained and refurbished (as agreed by separate permission) due to their poor condition and inability to easily open, which are contributing to the lack of ventilation and damp/mould patches.

Patching work will incorporate a mixture of lime putty and gypsum (3:1) to a minimum of half part water. The skim coat will utilise a pre-mixed lime topcoat superfine plaster such as 'Ty-Mawr' with water mixed on site. A breathable emulsion finish suitable for lime-based plaster is to be used.

A small area of floor repair is required close to the north Master Bedroom window where there currently appears to be a hole in the floor. The carpet is to be lifted to expose and diagnose the area requiring repair. Any lifted or broken floorboards should be replaced on a like-for-like basis. The timber floor joists should be carefully inspected for any structural instability, damp, decay and insect attack. If

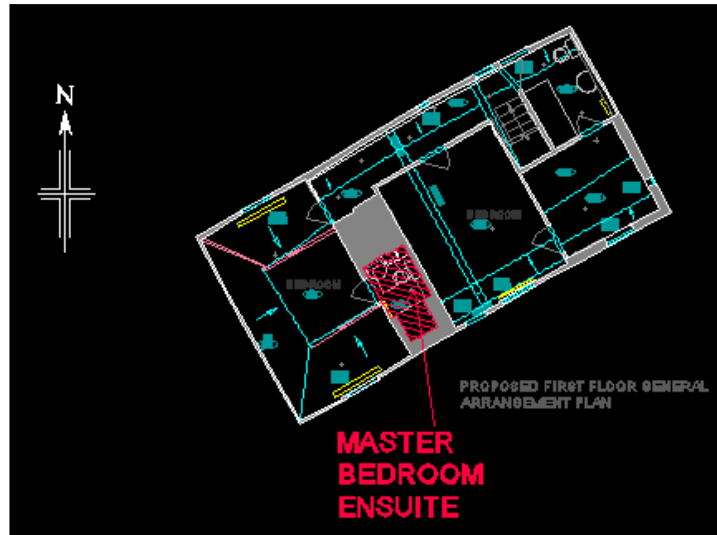
required, a specialist report should be carried out and backed with an insurance guarantee prior to repair works being undertaken.

The photographs below provide an indication of the dampness and mould that has occurred to the ceiling over an extensive period of time.



INTERNAL REPAIR WORKS

MASTER BEDROOM ENSUITE (FIRST FLOOR)



Remedial repairs required include the following: -

Patch repairs to the ceiling where required to remedy the damage caused by and poor ventilation and dampness.

Small areas of patch repairs to the walls where the current surface is loose or unstable.

Patching work will incorporate a mixture of lime putty and gypsum (3:1) to a minimum of half part water. The skim coat will utilise a pre-mixed lime topcoat superfine plaster such as 'Ty-Mawr' with water mixed on site. A breathable emulsion finish suitable for lime-based plaster is to be used.

The current extractor fan is to be replaced with a modern equivalent to cope with the minimum extract rates as described within the Building Regulations.

The heater is to be replaced with a suitable modern equivalent suitable for high humidity and potential dampness.

(Refer to photographs overleaf)



INTERNAL REPAIR WORKS

BEDROOM 2 (FIRST FLOOR)



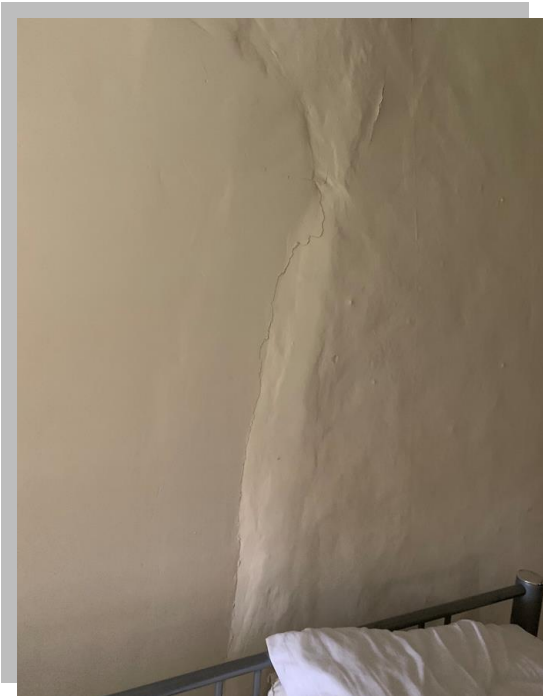
Remedial repairs required include the following: -

Patch repairs to the ceiling and walls to remedy where it is either loose or unstable. Window to be replaced due to its poor condition and inability to easily open, which is contributing to the lack of ventilation.

Patching work will incorporate a mixture of lime putty and gypsum (3:1) to a minimum of half part water. The skim coat will utilise a pre-mixed lime topcoat superfine plaster such as 'Ty-Mawr' with water mixed on site. A breathable emulsion finish suitable for lime-based plaster is to be used. (See photographs below)



(Photographs above indicate window W12 to be replaced with a 'Slimlite' alternative, and window W13 to be retained and refurbished under a separate permission)

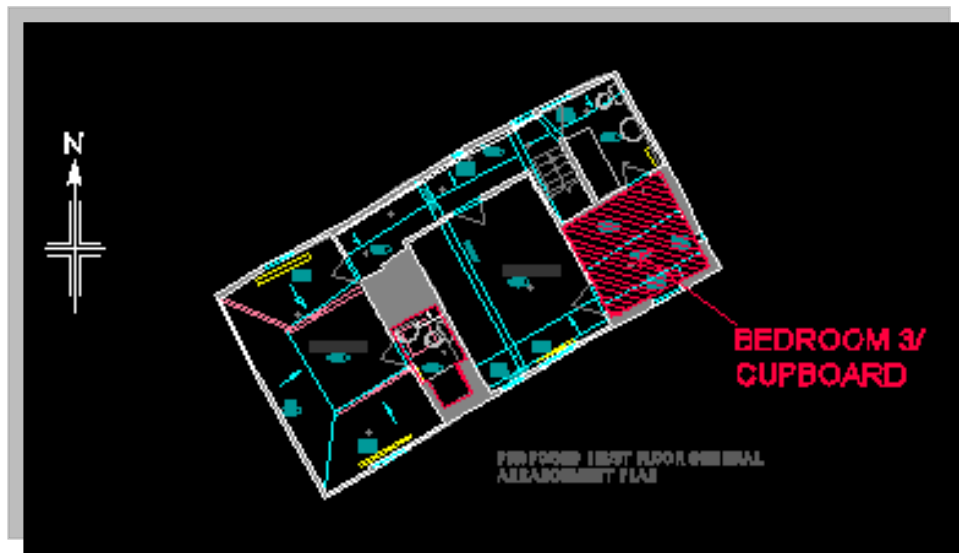


Remedial repairs required include the following: -

Patch repairs to the ceiling and walls to remedy where it is either loose or unstable. Window to be replaced due to its poor condition and inability to easily open, which is contributing to the lack of ventilation.

Patching work will incorporate a mixture of lime putty and gypsum (3:1) to a minimum of half part water. The skim coat will utilise a pre-mixed lime topcoat superfine plaster such as 'Ty-Mawr' with water mixed on site. A breathable emulsion finish suitable for lime based plaster is to be used.

BEDROOM 3/CUPBOARD (FIRST FLOOR)



Remedial repairs required include the following: -

Patch repairs to the ceiling and walls as previously described. Window W14 is to be refurbished under a separate permission.

BATHROOM (FIRST FLOOR)

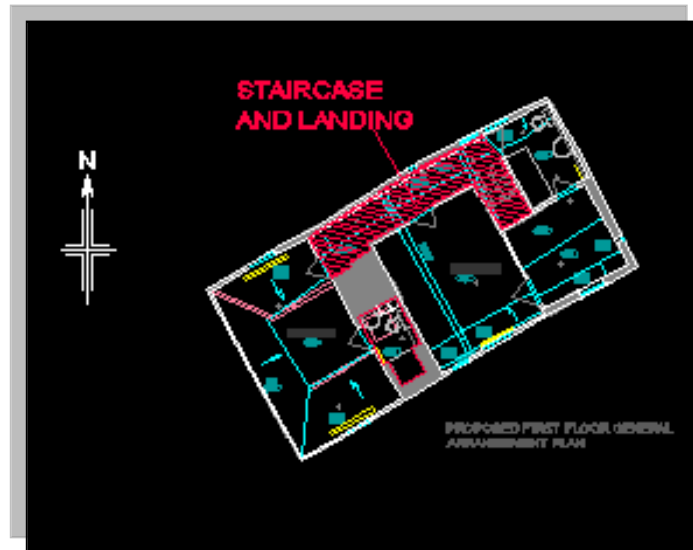


Remedial repairs required include the following: -

Patch repairs to the ceiling and walls as previously described, and replacement window W15 to match the existing timber Yorkshire Slider.

Replacement sanitaryware and wall tiling on a like-for-like basis. All fittings to be installed in current locations and connected to existing waste pipes.

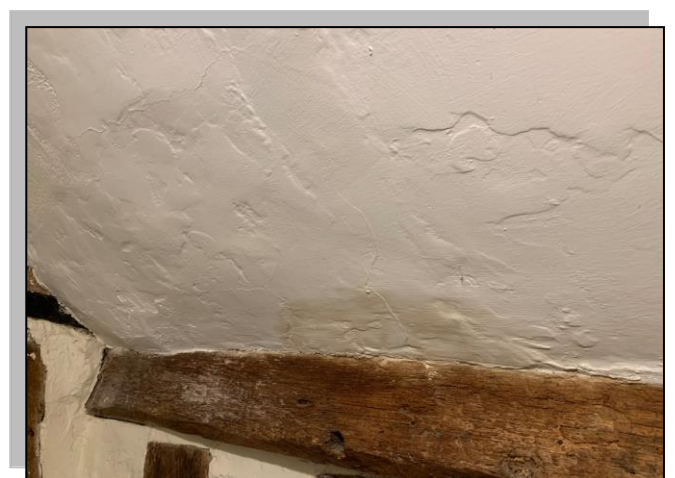
STAIRS AND LANDING



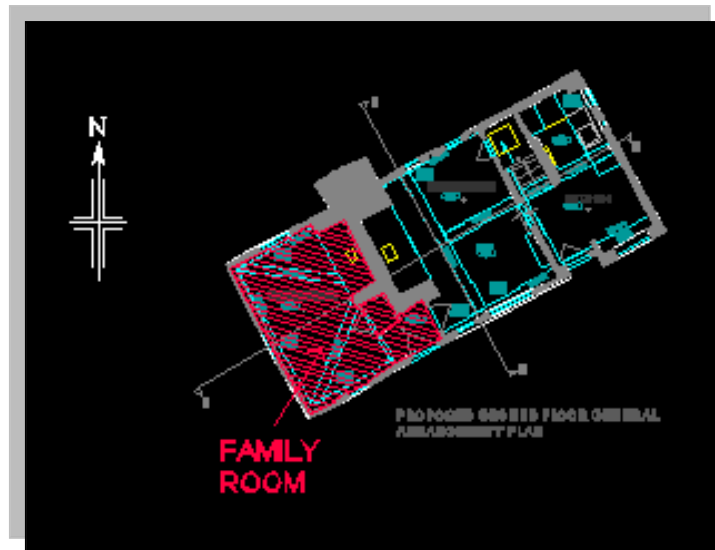
Remedial repairs required include the following: -

Patch repairs to the ceiling and walls as previously described. Window W16 is to be retained and repaired as agreed by separate permission. Window W17 is to be replaced with a Slimlite equivalent. Damage to the timber wall plate over the landing area to be locally repaired as can be seen in the photograph below.

Installation of interlinked smoke detectors at ground and first floor level.



FAMILY ROOM (GROUND FLOOR)



Remedial repairs required include the following: -

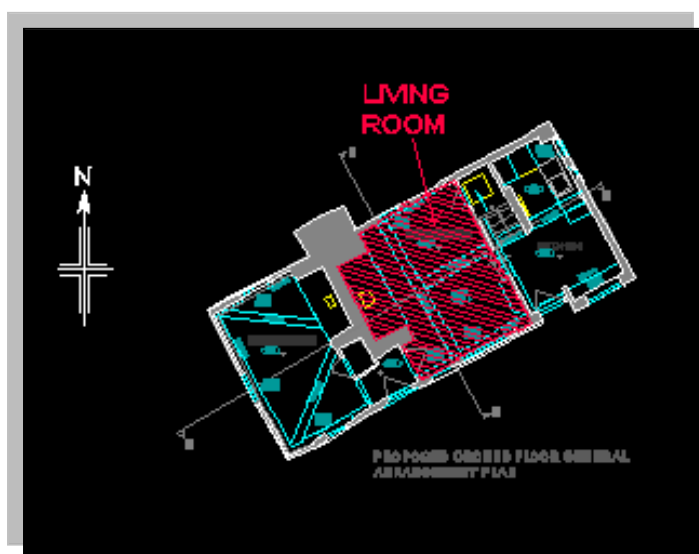
Patch repairs to the ceiling and walls as previously described. Windows W1 and W10 (currently Crittal) are to be replaced with a timber alternative to match the current appearance. Window W9 is to be retained and repaired as agreed by separate permission.

Replacement log burner to be installed. Existing flue to be checked for adequacy by specialist installer prior to installation.





LIVING ROOM (GROUND FLOOR)

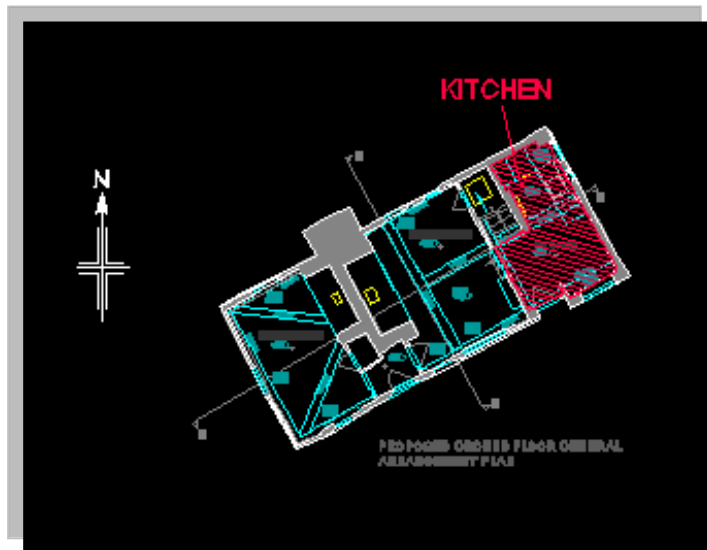


Remedial repairs required include the following: -

The living room walls and ceilings appear to be in good order and do not require any major repairs other than general decoration. Windows W2 and W7 (later top opening casements) are to be replaced with a timber alternative to match the current appearance. Windows W3 and W8 are to be retained and repaired as agreed by separate permission.



KITCHEN (GROUND FLOOR)

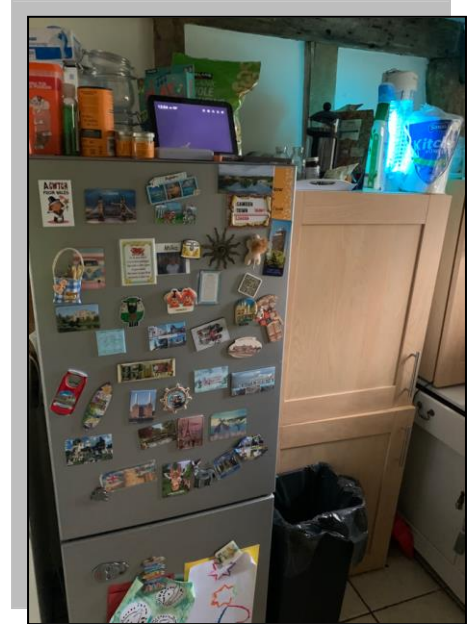


Remedial repairs required include the following: -

The kitchen appears to be in good order and does not require any repairs to the walls, floor or ceiling. All units and fittings are in a serviceable condition and do not need replacing.

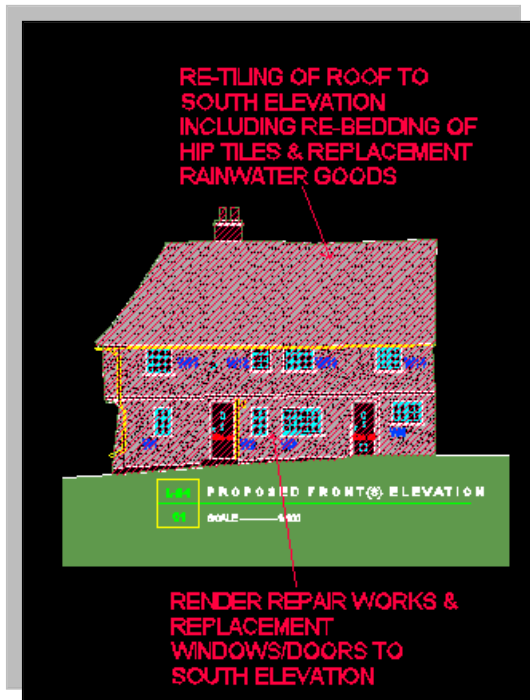
Slimline timber double glazed windows (W4, W5 & W6) have previously been fitted into the kitchen, although these would be replaced to ensure a suitable window cill depth over the insulated panel and render.

A carbon monoxide detector is to be installed on both floors and within any room that contains a fixed combustion appliance.



EXTERNAL REMEDIAL WORKS

FRONT (SOUTH) ELEVATION



Remedial repairs required include the following: -

- Erect scaffolding to remove existing roof tiles to this elevation only and set aside for re-use. Existing timber battens to be removed and replaced. The existing rafters and other timber members should be carefully inspected for any structural instability, damp, decay and insect attack, and any essential remedial repairs carried out. If required, a specialist report should be carried out and backed with an insurance guarantee prior to repair works being undertaken. The existing roof tiles will be re-fixed to new 25x38mm SW treated battens over 25x38mm counter battens on a vapour permeable sarking membrane. Any additional handmade tiles required will be supplemented with Sahtas Brookhurst handmade clay roof tiles (as recently approved on The Dovecote roof (Listed Building Ref: 18/00585/LBC Condition 4), and to match the north roof slope (which has previously been re-tiled). Existing ridge and hip tiles to be re-bedded and supplemented if necessary. Insulation installed above ceiling level within the loft space such as Knauf Earthwool Loft Roll 44 laid in 2 layers, 100mm thick between and 200mm at right angles across the ceiling joists
- Replace all rainwater goods (gutter and rainwater pipe). All proposed replacement rainwater goods are to be Brett Martin plastic heritage iron effect

roundstyle, with a 112mm dia. gutter, fixed back to each rafter end with matching gutter clips and galvanised steel top rafter brackets, and 68mm dia. downpipes. A new downpipe is to be fitted to the front right corner of the house as indicated on the submitted drawings.

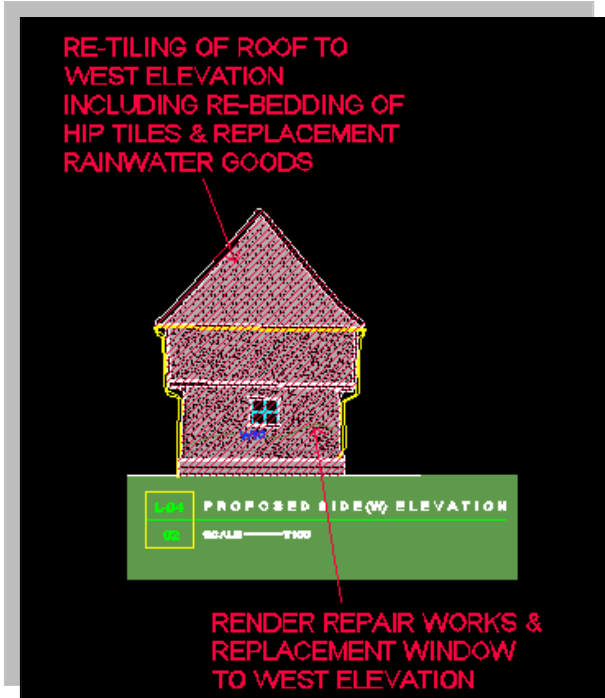
All fittings to be in black from the same range. Include for all running outlets, junctions, stop ends, corners, swan necks etc. This specification has recently been approved at the nearby Dovecote (Listed Building Ref: 18/00585/LBC) and other barn nearby refurbishments.

- The existing render to all elevations should be carefully removed as the current finish, including previous repairs is cementitious and thus, does not allow the building to breathe sufficiently. In addition, the render is either live, loose or has fallen off.

The re-rendering repairs are described further on drawing No. L-04 (Proposed plans & elevations), including the repainting of the walls with a suitable breathable paint for lime render.

- It is proposed to replace both timber doors to the south elevation with new timber doors as illustrated and specified on the proposed drawings.
Windows W1, W2, W4 and W12 are to be replaced and Windows W3, W11, W13 and W14 retained as previously described.

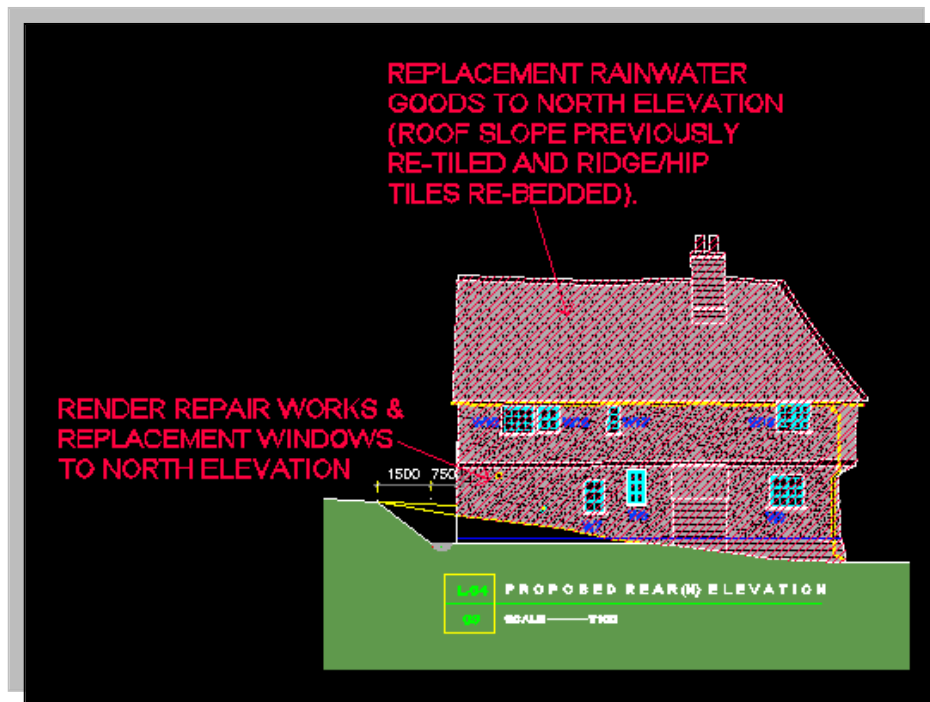
SIDE (WEST) ELEVATION



Remedial repairs required include the following: -

- Re-roofing of west elevation and insulation to roof space all as described previously to south elevation.
- Replace existing gutter with a Brett Martin plastic heritage iron effect roundstyle equivalent as described previously to south elevation.
- Re-rendering as described to south elevation and as described in detail on drawing No. L-04 (Proposed plans & elevations), including the repainting of the walls with a suitable breathable paint for lime render.
- Existing bushes and shrubbery are to be trimmed and cut back away from the building.
- Window W10 (Crittall) is to be replaced with a timber alternative of the same appearance.

REAR (NORTH) ELEVATION



Remedial repairs required include the following: -

- Replace all gutters as these are not fitted correctly due to large gaps between the underside of the bottom row of tiles and the gutter itself, allowing rainwater to pass through.



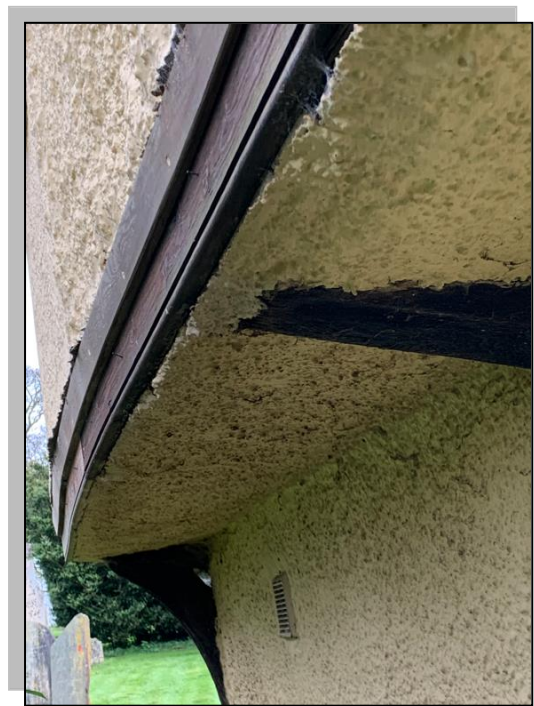
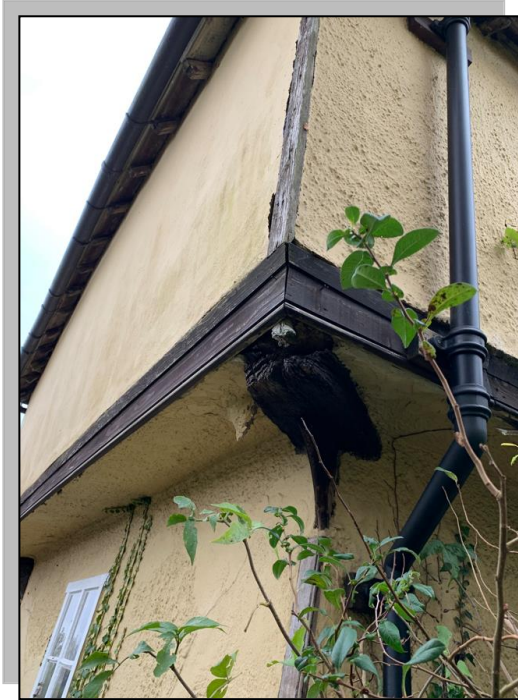
Poorly fitted gutter on north elevation

- Only one rainwater pipe discharges rainwater from this roof slope, located on the north-west corner of the building as indicated on the photograph below. It is therefore proposed to fit a new rainwater pipe to the opposite corner, discharging into a new perforated drain as described on Drawing No. L-03 Rev A running to the external perimeter at this end of the building.



All proposed replacement rainwater goods are to be Brett Martin plastic heritage iron effect roundstyle, with a 112mm dia. gutter, fixed back to each rafter end with matching gutter clips and galvanised steel top rafter brackets, and 68mm dia. downpipes. All fittings to be in black from the same range. Include for all running outlets, junctions, stop ends, corners, swan necks etc. This specification has recently been approved at the nearby Dovecote (Listed Building Ref: 18/00585/LBC) and other barn nearby refurbishments.

- Timber to the perimeter of the overhanging jetty is to be replaced with a simple profiled board more in keeping with the historic appearance of the building. The underside is to be insulated and re-rendered as described elsewhere.



- Like-for-like repairs to the exposed timber framework. There will be no full replacement of any timber members without prior consent.



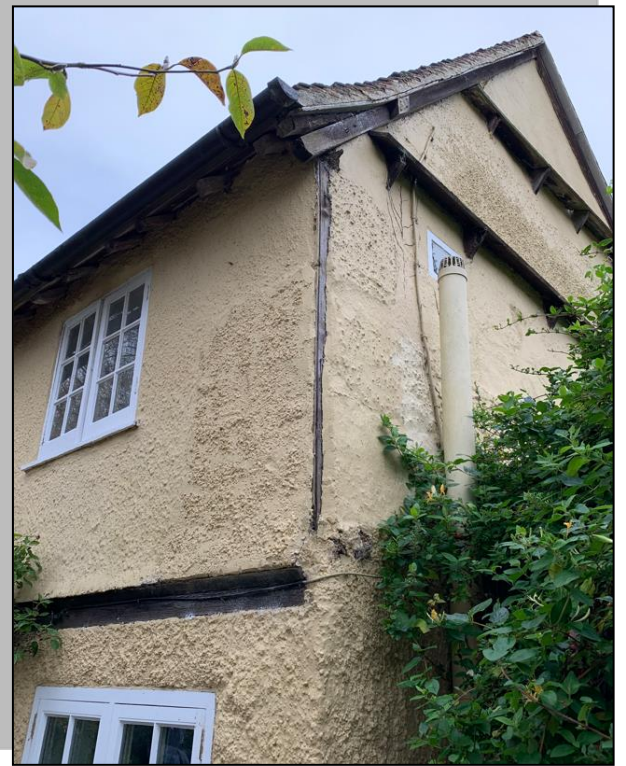
- For small areas of brickwork repair including chimney stack – Allow to rake out existing joints and re-point in a lime-based mortar to match existing as closely as possible in colour, texture and consistency.



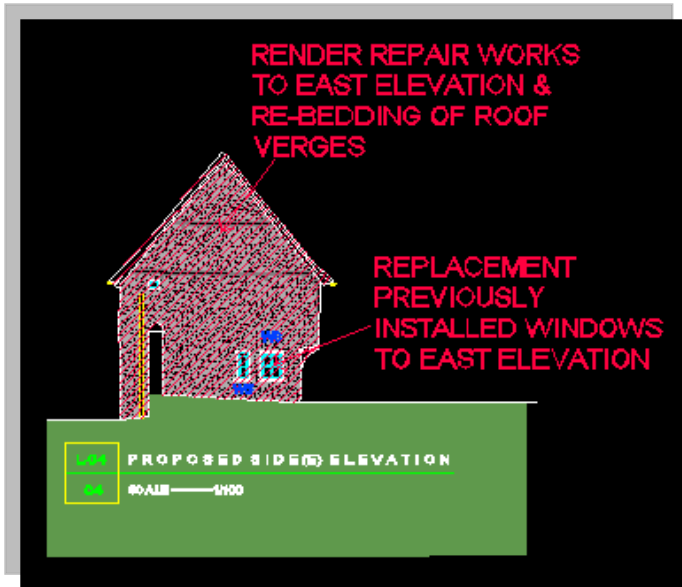
- Windows W7, W15 and W17 are to be replaced (W15 replaced as a Yorkshire Slider to match the existing). Windows W8, W9, W16 and W18 are to be retained as previously described.
- Carefully remove all existing render to the ground and first floor as previously described as the existing is loose and mostly live (refer to photographs below and elsewhere within this document). Immediate attention is required to prevent damp to the timber frame which should be carefully checked upon exposure and repaired/treated as necessary. In addition, the existing render does not allow the building to breathe as it includes cementitious products for previous repairs to all elevations.



Example of current loose and unstable cementitious render to North, East and West elevations



SIDE (EAST) ELEVATION



Remedial repairs required include the following: -

- Carefully remove all existing render to the ground and first floor as previously described as the existing is loose and mostly live (refer to photograph below and elsewhere within this document). Immediate attention is required to prevent damp to the timber frame which should be carefully checked upon exposure and repaired/treated as necessary. In addition, the existing

render does not allow the building to breathe as it includes cementitious products for previous repairs to all elevations.

- Ground to be cut back and graded away from the house after all agreements have been secured with the land owners. New perforated pipe to be installed around the perimeter at this side of the building including connection of both new downpipes as indicated on the submitted drawings.
- Windows W5 and W6 are to be replaced as previously described.
- Repairs to roof verges after the south elevation has been re-tiled and all wall insulation installed.

- It is proposed to install Warmshell External Woodfibre boards (100mm thick) to all elevations after the careful removal of the existing loose and unstable render. This will be installed in full accordance with the manufacturer's recommendations. See literature below.

Product Data

Warmshell Woodfibre Boards

Warmshell woodfibre boards are the universal sustainable, breathable, rigid insulation slabs for direct plastering and rendering with products from Lime Green. Ideal for new build and retrofit, Warmshell boards can be fitted inside or out, and used with render, plaster or cladding or under roof tiles.

3/3/23



Description

Warmshell woodfibre boards are the intelligent insulation option which can buffer and store heat and moisture, keeping you warm and dry in winter and stopping overheating in summer. Warmshell boards won't trap moisture because they are highly breathable and exploit wood's incredible ability to wick and harmlessly move water. Made with waste sawdust from sustainable FSC accredited forests, they are the sustainable, low carbon option for use on walls and roofs insulated from the inside or out.

Compared to lightweight synthetic insulations, the density of Warmshell woodfibre allows phase-shift to reduce summer overheating as well as giving excellent sound deadening acoustic properties. Warmshell doesn't just save heat, it creates a comfortable, healthy indoor climate. And unlike some insulations, our boards are totally free from formaldehyde and other biocides.

A range of compatible renders and plasters are available with the boards as part of the system, along with detailed guidance and installation information.

Thickness (mm)	Dimensions (mm) - net	Edge profile	Boards per pallet	m ² per pallet	Weight per pallet (Kg)	Pallet size (mm)	Unit of sale
40	1430 x 560	Tongue & Groove	56	44.8	397	1500 x 1200	Board
60	1430 x 560	Tongue & Groove	36	28.8	384	1500 x 1200	Board
80	1430 x 560	Tongue & Groove	28	22.4	275	1500 x 1200	Pallet
100	1430 x 560	Tongue & Groove	22	17.6	271	1500 x 1200	Pallet

Storage

Store dry and protected from damage. Only install when dry. Stack no more than 4 pallets on top of each other. Render or cover within 3 weeks of installation. Keep absolute moisture content to <13%.

lime|green

T: 01952 728611
E: enquire@lime-green.co.uk
www.lime-green.co.uk

Lime Green Products Ltd.
Coates Kiln, Stretton Road,
Much Wenlock TF13 6DG.

Product Data

Performance

	40 & 60mm boards	80 to 160mm boards
Density	165 Kg / m ³	130 Kg / m ³
Thermal conductivity (EN 13171) W/(mK)	0.043	0.040
Specific heat capacity c J/(kgK)	2100	2100
Vapour diffusion resistance coefficient μ	4	3
Reaction to fire (EN 13501-1)	E	E
Tensile strength perpendicular to faces (kPa)	10	10
Water absorption	WS1.0	WS1.0
Compressive Strength at 10% deformation (kPa)	CS(10Y)100	CS(10Y)70
Dimensional stability	DS(70,90)3	DS(70,-)2

Application

Only apply to dry backgrounds. Consult with your supplier for fixing advice. Before rendering or plastering, do not allow the boards to become saturated and ensure the absolute moisture content is no more than 13%. Render within 4 weeks of installation. When used as a sarking board ensure the Warmshell Woodfibre Board is covered with a breather membrane immediately after installation. Compatible renders and plasters are available from Lime Green.

Disposal

Waste code (EWC) 030105; 170201; 170604

lime|green

T: 01952 728611
E: enquire@lime-green.co.uk
www.lime-green.co.uk

Lime Green Products Ltd.
Coates Kiln, Stretton Road,
Much Wenlock TF13 6DG.

- A detailed Method Statement for the insulating, re-rendering and painting of the property has been included on Drawing No. L-04 Rev A.

100mm Warmshell External Old Sextons, SGY 0QY

Exterior wall
 created on 30.5.2025

Thermal protection

$U = 0,33 \text{ W/(m}^2\text{K)}$

GEG 2020/24 Bestand*: $U < 0,24 \text{ W/(m}^2\text{K)}$

excellent

insufficient

Moisture proofing

Condensate: 149 g/m^2

Dries 3 days

Drying reserve: $4818 \text{ g/m}^2\text{a}$

excellent

insufficient

Heat protection

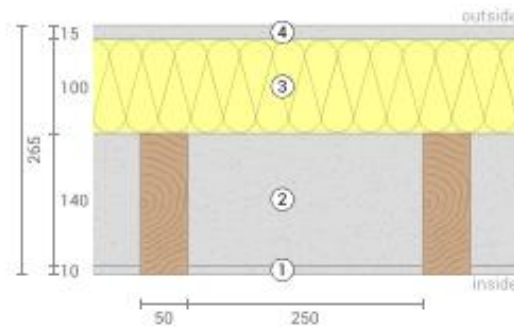
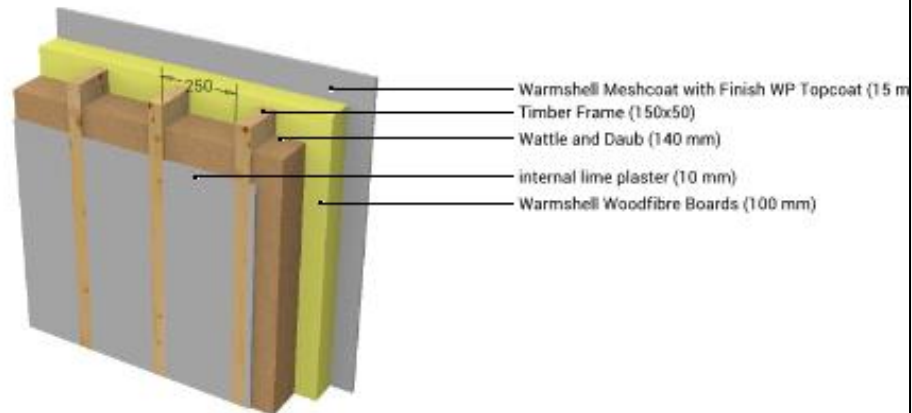
Temperature amplitude damping: 76

phase shift: 13,3 h

Thermal capacity inside: $211 \text{ kJ/m}^2\text{K}$

excellent

insufficient



- ① internal lime plaster (10 mm) ③ Warmshell Woodfibre Boards (100 mm)
 ② Wattle and Daub (140 mm) ④ Warmshell Meshcoat with Finish WP Topcoat (15 mm)

Inside air: $20,0^\circ\text{C} / 50\%$

Outside air: $-5,0^\circ\text{C} / 80\%$

Surface temperature: $17,9^\circ\text{C} / -4,7^\circ\text{C}$

sd-value: 1,4 m

Drying reserve: $4818 \text{ g/m}^2\text{a}$

Thickness: 26,5 cm

Weight: 256 kg/m²

Heat capacity: $278 \text{ kJ/m}^2\text{K}$

☐ GEG 2020/24 Bestand

☐ BEG Einzelmaßn.

☐ GEG 2023/24 Neubau

☒ DIN 4108

*Comparison of the U-value with den Höchstwerten aus GEG Anlage 7 (GEG 2020-2024 Bestand); den techn. Mindestanforderungen für BEG Einzelmaßnahmen; 70% des U-Werts der Referenzausführung aus GEG 2023/2024 Anlage 1 (GEG Neubau); den R-Werten aus DIN 4108-2 Tabelle 3

Page 1

100mm Warmshell External Old Sextons, SGY 0QY, $U=0,33 \text{ W/(m}^2\text{K)}$

U-Value calculation according to DIN EN ISO 6946

#	Material	Dicke [cm]	λ [W/mK]	R [m ² K/W]
	Thermal contact resistance inside (R _{si})			0,130
1	internal lime plaster	1,00	0,700	0,014
2	Wattle and Daub	14,00	0,420	0,333
	Timber Frame (Width: 5 cm)	15,00	0,130	1,154
3	Warmshell Woodfibre Boards	10,00	0,040	2,500
4	Warmshell Meshcoat with Finish WP Topcoat	1,50	0,500	0,030
	Thermal contact resistance outside (R _{se})			0,040

Thermal contact resistances have been taken from DIN 6946 Table 7.

R_{si}: heat flow direction horizontally

R_{se}: heat flow direction horizontally, outside: Direct contact to outside air

Upper limit of thermal resistance $R_{\text{tot,upper}} = 3,158 \text{ m}^2\text{K/W}$.

Lower limit of thermal resistance $R_{\text{tot,lower}} = 3,093 \text{ m}^2\text{K/W}$.

Check applicability: $R_{\text{tot,upper}} / R_{\text{tot,lower}} = 1,021$ (maximum allowed: 1,5)

The procedure may be used.

Thermal resistance $R_{\text{tot}} = (R_{\text{tot,upper}} + R_{\text{tot,lower}})/2 = 3,125 \text{ m}^2\text{K/W}$

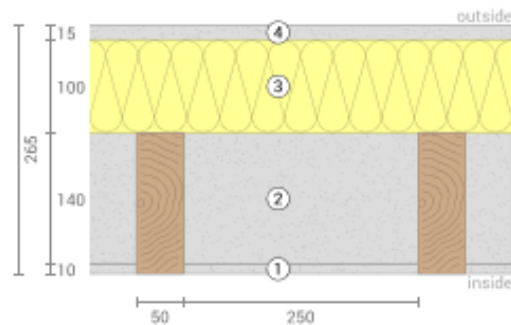
Estimated maximum relative uncertainty according to section 6.7.2.5: 1,0%

Heat transfer coefficient $U = 1/R_{\text{tot}} = 0,320 \text{ W/(m}^2\text{K)}$

Corrections for air gaps / mechanical fastening elements

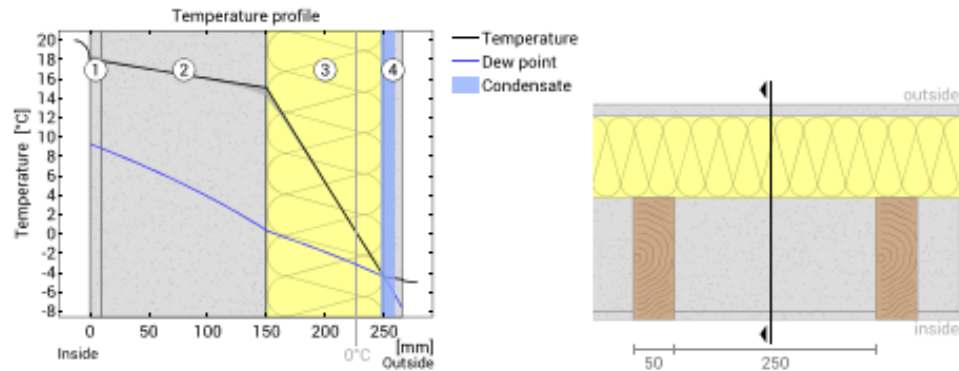
Anchorage of layer 3 (Warmshell Woodfibre Boards) $\Delta U = 0,010 \text{ W/(m}^2\text{K)}$

Corrected heat transfer coefficient $U_c = 0,33 \text{ W/(m}^2\text{K)}$



100mm Warmshell External Old Sextons, SGY 0QY, $U=0,33 \text{ W/(m}^2\text{K)}$

Temperature profile



- ① internal lime plaster (10 mm) ③ Warmshell Woodfibre Boards (100 mm)
② Wattle and Daub (140 mm) ④ Warmshell Meshcoat with Finish ...

Left: Temperature and dew-point temperature at the place marked in the right figure. The dew-point indicates the temperature, at which water vapour condensates. As long as the temperature of the component is everywhere above the dew point, no condensation occurs. If the curves have contact, condensation occurs at the corresponding position.

Right: The component, drawn to scale.

Layers (from inside to outside)

#	Material	λ [W/mK]	R [m ² K/W]	Temperatur [°C]		Weight [kg/m ²]
	Thermal contact resistance*		0,250	min	max	
1	1 cm internal lime plaster	0,700	0,014	17,8	18,2	12,1
2	14 cm Wattle and Daub	0,420	0,333	14,7	18,0	198,3
	15 cm Timber Frame (Width: 5 cm)	0,130	1,154	14,3	18,6	11,3
3	10 cm Warmshell Woodfibre Boards	0,040	2,500	-4,5	15,1	14,5
4	1,5 cm Warmshell Meshcoat with Finish WP Topcoat	0,500	0,030	-4,7	-4,5	19,5
	Thermal contact resistance*		0,040	-5,0	-4,7	
	26,5 cm Whole component		3,107			255,7

*Thermal contact resistances according to DIN 4108-3 for moisture protection and temperature profile. The values for the U-value calculation can be found on the page 'U-value calculation'.

Thermal bridges

The U-value includes the following surcharges for air gaps and / or mechanical fasteners in accordance with DIN 6946:

Anchorage of layer 3 (Warmshell Woodfibre Boards) 0,010 W/(m²K)

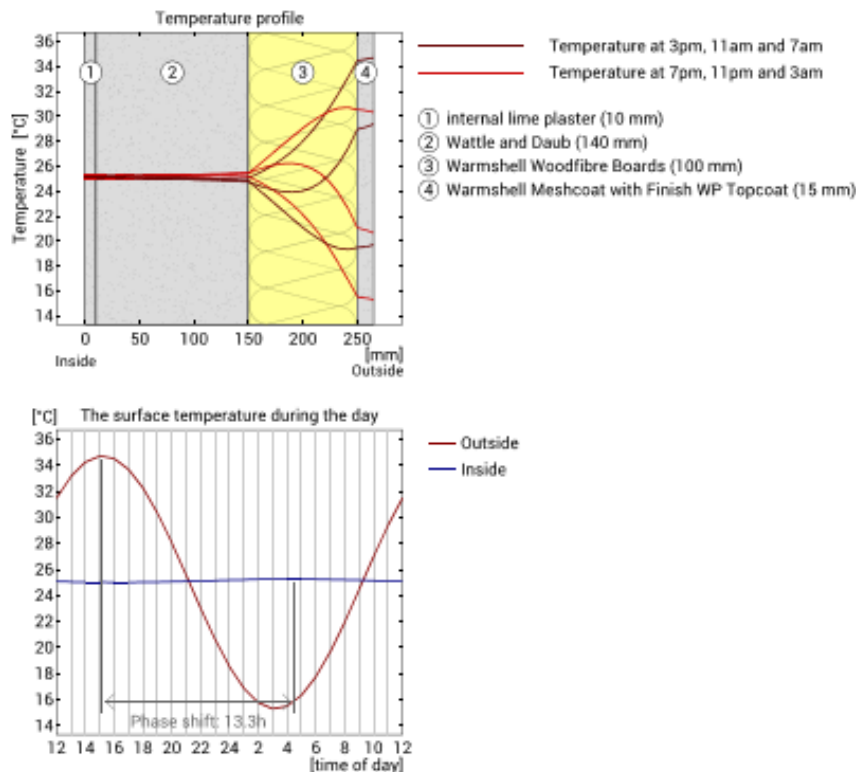
Surface temperature inside (min / average / max): 17,9°C 18,1°C 18,6°C

Surface temperature outside (min / average / max): -4,7°C -4,7°C -4,7°C

100mm Warmshell External Old Sextons, SGY 0QY, $U=0,33 \text{ W/(m}^2\text{K)}$

Heat protection

The following results are properties of the tested component alone and do not make any statement about the heat protection of the entire room:



Top: Temperature profile within the component at different times. From top to bottom, brown lines: at 3 pm, 11 am and 7 am and red lines at 7 pm, 11 pm and 3 am.

Bottom: Temperature on the outer (red) and inner (blue) surface in the course of a day. The arrows indicate the location of the temperature maximum values. The maximum of the inner surface temperature should preferably occur during the second half of the night.

Phase shift*	13,3 h	Heat storage capacity (whole component):	278 kJ/m ² K
Amplitude attenuation **	76,3	Thermal capacity of inner layers:	211 kJ/m ² K
TAV ***	0,013		

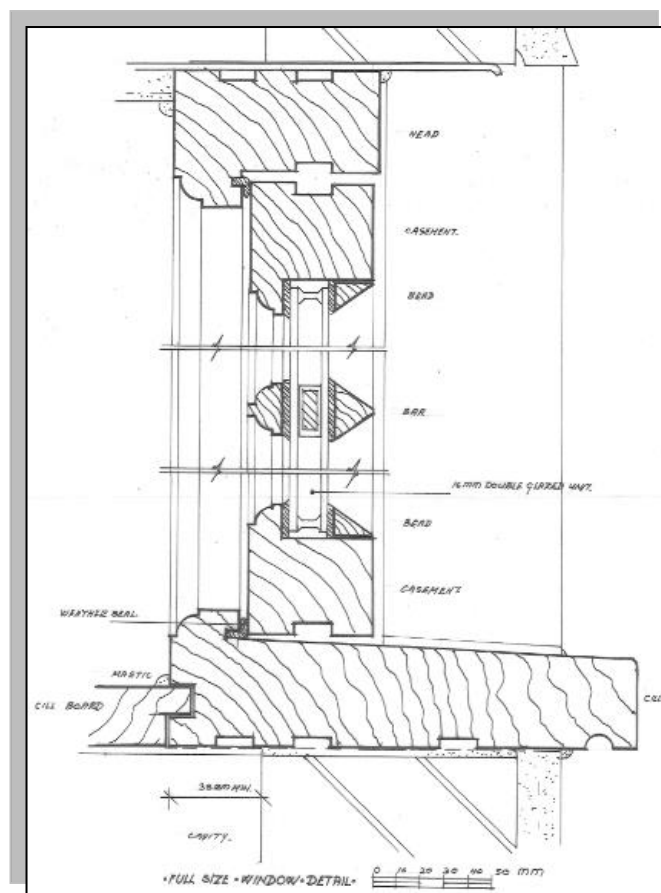
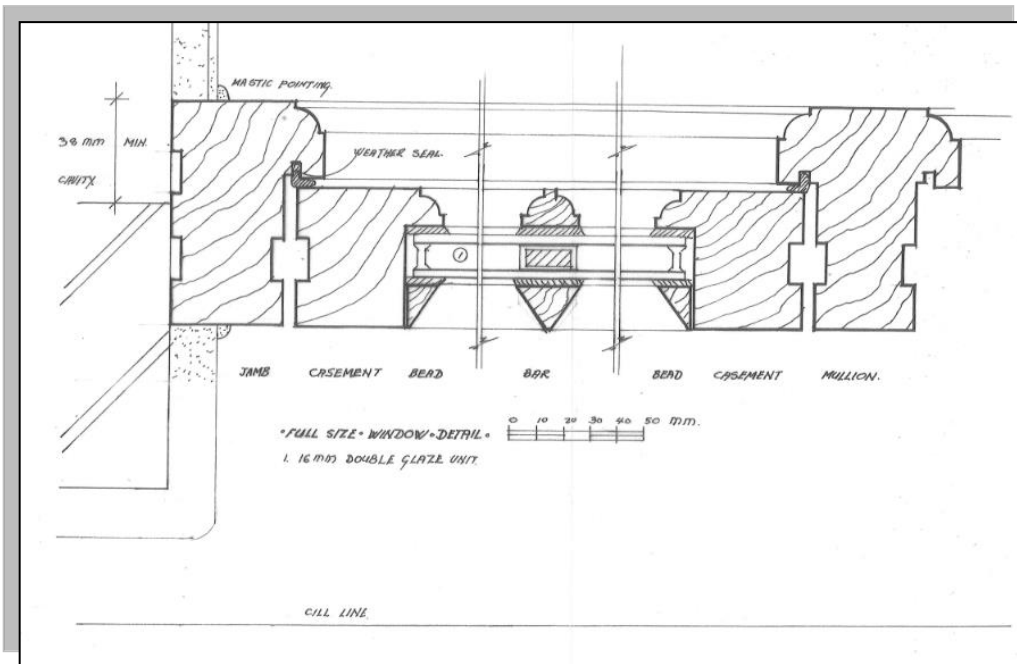
* The phase shift is the time in hours after which the temperature peak of the afternoon reaches the component interior.

** The amplitude attenuation describes the attenuation of the temperature wave when passing through the component. A value of 10 means that the temperature on the outside varies 10x stronger than on the inside, e.g. outside 15-35 °C, inside 24-26 °C.

*** The temperature amplitude ratio TAV is the reciprocal of the attenuation: $TAV = 1 / \text{amplitude attenuation}$

Note: The heat protection of a room is influenced by several factors, but essentially by the direct solar radiation through windows and the total amount of heat storage capacity (including floor, interior walls and furniture). A single component usually has only a very small influence on the heat protection of the room.

The calculations presented above have been created for a 1-dimensional cross-section of the component.



Typical enlarged replacement window details (plan & section)
as previously approved at the Dovecote (Listed Building Ref: 18/00585/LBC)

Trees & Hedges

The site includes limited low-level hedging and shrubs to the north, east and west elevations. Some mature trees, shrubbery and undergrowth are located in the formal garden to the south as indicated on the submitted site plans.

The proposals do not include any works that would detrimentally affect any mature trees and hedges. Any scaffolding, machinery and building materials would be stored away from trees and hedges to ensure that no damage occurs.

Protected Species and Preliminary Roost Assessment

From inspections undertaken during the surveying works, there is no obvious evidence of bat roosts or bird nesting within and immediately around the property that could potentially be affected by the works proposed. However, should bats or any other protected species be discovered during development; works will stop immediately, and Natural England contacted for further advice.

Professional Consultant advice has also been sought regarding the potential for bat roosts within the property. A preliminary roost assessment (PRA) has therefore been undertaken and information provided by Dr Duncan Painter CEnv MCIEEM (Director) on behalf of Applied Ecology Ltd. dated 27th May 2025.

This Report has been included as a separate submitted Appendix, and it noted that there was no evidence of bats present on the exterior of the property in any location. A full internal survey of the loft space was not possible due to the integrity of the structure, although a visual inspection was undertaken through the loft hatch.

A summary of recommendations includes the following: -

- Roofing/scaffold Contractors to be briefed (tool box talk) at the start of the project by a licensed bat worker to maintain a watching brief for bats as part of the roof strip, and to contact the LBW in the event that a bat is found.

- All roof tiles to be removed by hand while a watching brief for bats is maintained.
- Start scaffold construction and re-roofing works during the autumn (October – November or April) when bats are active but maternity and vulnerable young dependent bats will not be present – i.e. avoid blocking/disturbing the roof during the period May-September when maternity roosts may be active.
- Similarly, do not start work to the roof in the winter months (December-March) when bats could be hibernating below roof tiles, and would be particularly vulnerable to disturbance.
- Ensure that any replacement roofing felt is bat friendly i.e. use a traditional IF felt, or a breathable membrane that has passed a snagging propensity test and is deemed to be “bat safe” by Natural England.
- Ensure that existing roofing tiles (which are naturally bowed) or similar clay tiles are used for the replacement roof covering to provide continuous opportunity for crevice roosting bats to access spaces below the roof tiles in the long-term.
- Ensure that the roofing work is completed and scaffolding removed before the end of April to allow bats full access to the roof during the period when bats may be supporting dependent young (May-September).

Conclusions

A full survey and technical evaluation has been undertaken on the property to provide the information included within this Heritage Statement for repair works as specified.

All historic fabric will be retained unless described elsewhere following further investigations. There would be no significant loss of materials as the remedial works proposed would involve re-using existing materials for the most part, some of which may have to be set aside to enable access to the southern roof slope for example.

Any new materials proposed such as repair works to plastered walls, ceilings and floors will be undertaken in appropriate materials as described allowing the building to breathe which hasn't always been the case historically.

A preliminary roost assessment (PRA) has been undertaken by a professional consultant and the Report provided together with recommendations has been included with this submission.

There will be no additional structures constructed. The works will return the heritage asset back to its original standing, and will prevent any further deterioration of the structure, thus providing a weathertight dwelling and all repair works carefully covered by fresh decoration throughout providing a comfortable family home for the current long term tenants of the property.

The overall setting and appearance of the listed building will not be affected by these repair works.