

Tillman Architects



The Old Manor and Lodge Shaftenhoe End

A Design Statement March 2025

Opening-up Works, Investigation of Existing Construction and Soft-strip Works

to the Main House



Existing feature - South elevation

Introduction and Context

The Old Manor is listed by Historic England as a Grade 2 property - register number 1102546.

The house was listed in 1968 and in the 1990's substantial refurbishment works were undertaken by the previous owners - listed building ref 92/00169/1LB.

This Design statement accompanies an application for Listed Building Consent to carry out opening up works in a very limited number of areas within some existing modern wall fabric, modern floors, and modern ceilings to investigate the construction materials in these locations and to reveal the roof materials used in the 1990s phase of works (Application Reference: 92/01013/1LB). The application is also for various strip out works to remove modern fitted kitchens, modern floor-to-ceiling wall paneling, modern ceiling cornices, modern built-in wardrobes, and various redundant internal elements of the modern 'garden room' wing built in the 1990s. The purpose of the works is to allow detailed inspections of the existing fabric to be carried out which will be used to inform a forthcoming application LBC for proposed refurbishment works.

The affected areas will be reinstated like-for-like as soon as possible following inspection.

The proposals

- 1.1 Opening-up works in areas as highlighted on drawings - careful removal of internal and external (where applicable) finishes dating from circa mid 1990's to reveal original timber studwork/timber rafters for inspection by specialist for signs of rot and/or infestation and to check for timber moisture levels.
- 1.2 Removal of modern of modern built-in furniture installed since the mid 1990's as indicated on drawings to reveal existing original timber studwork for inspection.
- 1.3 Removal of wall paneling installed since the mid 1990s (N.B. the historic corner cupboard in the sitting room would be retained in situ) and non-original fire surrounds to the ground and first floor rooms as indicated to reveal wall construction beyond.
- 1.4 Lifting of non-original floorboards in areas indicated to allow inspection of the existing floor construction. The works are to be carried out without disturbance to historic fabric.
- 1.5 Removal of redundant timber brackets to the roof trusses within the recently constructed garden room, stripping out existing partitions and bathroom and floor at first floor level of the garden room and opening-up works to investigate the structural frame.

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