



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

Youngloves Farm, Southern Green, Hertfordshire, SG9 0SP

Date: 28th July 2024

Revision History

Date	Author	Description
28 th July 2024	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 a small amount of timber 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:

- a. North Elevation
- b. Full sole plate repair/replacement
- c. Repair to 1 main posts
- d. Replacement of 2 existing studs
- e. Introduction of 1 new stud
- f. Rebuild of plinth in either existing bricks, reclaim bricks or new bricks with sympathetic reclaim finish



Figure 1 - Existing House showing elevation to be repaired



Figure 2 - Photo of North Elevation taken on 22nd July 2024

2. Existing Survey

2.1. Sole Plate & Studs

The integrity of the existing timber is shown in section 2.2.1, where pictures have been taken on 22nd July 2024.

The following characteristics are noted to the existing sole plate and general timber condition:

- a. The sole plate has perished over time and holds no structural integrity; estimation that over 50% of the timber.
- b. The sole plate is also under sized for the building and is not supporting the main posts.
- c. The sole plate appears to have a baseline dimension of 7 inches by 6 inches.
- d. The sole plate sits on a combination of existing brick plinth and what is believed to be concrete.
- e. In total, there are 7 studs that have been exposed by 1.2m from sole plate level.
- f. 2 stud which are modern softwood will be replaced with oak studs
- g. 1 main post which is in good condition but will need to be connected to the sole plate using appropriate connections.

2.2. Photographic Evidence



Figure 3: North Elevation with Render removed approximately 1.2m from sole plate

The following photos will present the existing state of the timbers which relate to the Listed Building Consent Application.

The problem areas are shown outlined in red border. Any areas/timber with no colour code are timbers or structures that will not be remediated and left as found.

3. Method Statement (Remediation Plan)

The following section describes the proposed works to remediate the issues described in section 1.

The primary objective of this method statement is to

- replace the full sole plate
- replace 2 studs
- Introduce 1 new stud after stud 7
- Connect the main post into the new sole plate
- Rebuild plinth wall

3.1. Sole Plate & Plinth Remediation Steps

- a. Utilizing acrows, the building will be supported at key areas to ensure that the building remains safe and stabilised whilst works are carried out.
- b. The remains of the existing sole plate will be carefully removed ensuring that damage to the studs is avoided.
- c. Inspection of the bottom of the studs will be carried out once the sole plate is removed to check for any other defects.
- d. A new sole plate of 4.4m will then be installed in place of the existing sole plate.
- e. The new sole plate will be of "Green Oak".
- f. Timber connections between the new sole plate and studs will be made by Mortice and Tenon.
- g. It is proposed that no underpinning will be required, but where required new bricks will be used to replace existing bricks which have perished or have no structural integrity.
- h. Where required, existing bricks will be replaced or repaired using lime mortar.

3.2. New Stud

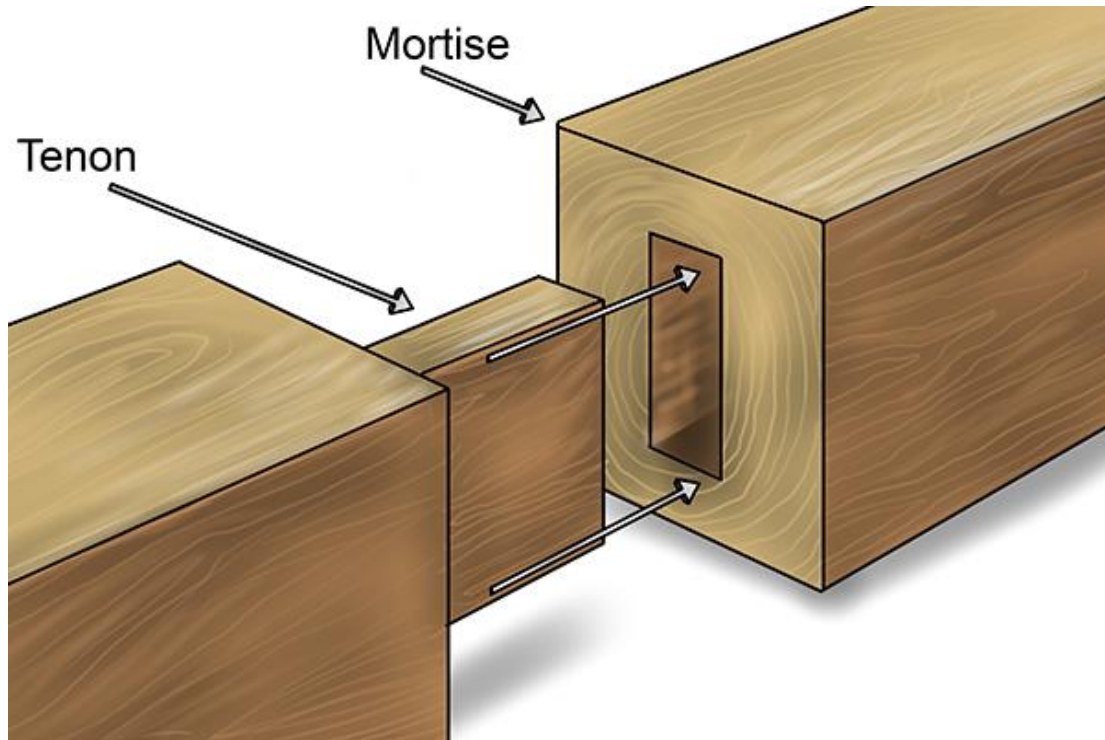
- a. Two new studs of 4x4 will replace stud 1 and stud 4.
- b. The new studs will be connected to the mid plate using the existing mortice.
- c. The new studs will be connected to the sole plate using new mortice and tenon connections.
- d. Introduce 1 new stud after stud 7.

3.3. Main Post

- a. The existing main post will be connected to the new sole plate using a mortice and tenon connection.

4. Timber Connection Types

4.1. Mortise and Tenon Joint



5. Timber Schedule

No	Species	Purpose	Qty	Length	Dimension	Remediation
1	Oak	Sole Plate	1	4.4m	7 x 6	Replace existing sole plate.
2	Oak	Studs	2	1.5m	4 x 4	Replace/repair 2 studs replacing
3	Oak	New Stud	1	1.5m	4 x 4	Install new stud after stud 7