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DESIGN ACCESS AND HERITAGE STATEMENT

FOR REPAIRS AND REINSTATEMENT WORKS AT

MANOR FARM, GRAVELEY



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**Green
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OF CONSTRUCTION
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ARCHITECT ACCREDITED IN BUILDING CONSERVATION

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1. Introduction

This Heritage Report is written in support of an application for Listed Building Consent for the proposed works at Manor Farm, which is Grade II Listed.

The submitted proposals and this report have been carefully produced in an informed way by Kay Pilsbury Thomas Architects, specialist Conservation Accredited Architects. This is to ensure the conservation and proposals for this historic building are sympathetic to the original building and setting.

Manor Farm is located to the north of Stevenage and within the Hamlet of Chesfield, west of Graveley village.

The ownership of the Farmhouse is separate from the once associated agricultural building, which now serve a mixture of uses, including domestic and equine. The Farmhouse sits to the south of these buildings. To the east is the ruined remains of Chesfield Church, GII* St Etheldreda, which is also a Scheduled Monument.

Access is gained by a private driveway off Back Lane, approaching the property from the northeast. The house is located centrally within the site boundary with a Kitchen garden to the southwest and gardens with lawns to the south and west. There is a C20th single garage to the north of the house which attaches to the boundary wall. The wall itself is Grade II listed.

The proposed works are pertinent to the main house only.

2. Summary Proposals.

The Proposals comprise the following:

- **Moisture management within the building – replacing earlier ‘repairs’ with more suitable materials.**
- **Fabric repairs – embedded timbers within masonry wall.**
- **Repair and alteration of dividing wall in the Main Range to fully reinstate Historic Stair Tower entrance to main range.**
- **Increase ventilation and insulate under west bay floor, level floors in both bays.**
- **Reinstate the original hearth to the West Bay and repair structural failure of brickwork and replace the reused Bressummer Beam. Install traditional style log burner to service both Snug and Living Room.**
- **Repairs to brickwork of the East Fireplace and installation of a Log Burner**
- **West Fireplace to service approved extension only.**
- **East and West Bay ceiling joists to be repaired and left exposed between infill of lime plaster on savolit board.**

3. Understanding Manor Farm and the evolution of the Site.

Manor Farm is a Grade II Listed home which has undergone a series of extensions, demolitions and alterations over successive generations of use. Its timber frame construction sits over 4-storeys with Cellar, Ground, First and Attic storeys within the principle south range; and Ground and First floors to the rear wing, which was assumed to be the service wing. Each wing has a staircase, with the historic stair tower still in use to the main range. This has remains of unglazed timber mullion windows which date the building to the early part of the C16th rather than the later dating in the listing. Much of the south range has been brick clad and remodeled in the mid Georgian period. This was when main hearth was first reduced on the ground floor, the ground floor Hall divided, the east bay extended towards the ruined church with a new chimney on this elevation. It appears the main hearth was again reduced, likely in the Victorian period, before being finally bricked up completely, and the west fireplaces added c.1900. The rear part of the north wing has more of an Edwardian aesthetic, although there is evidence that parts of this wing is late C16th / early C17th. The ground floor main hearth appears very much like a Georgian Kitchen hearth, although there are clear historic alterations in the north face of this chimney. Above the Kitchen, a Victorian hearth was assumed inserted, but works on failed plaster has shown that the fireplace had be made, not from inserting it into the historic flue rising from the ground floor, but from a reduced C16th/ early C17th flat arched hearth. The end bay of this north wing is definitely a later extension, initially single storey, and then the 1st floor added in the late Victorian, early Edwardian period. The hipped roofs are clad in plain clay tiles. Most of the windows are replacement painted softwood timber, although there are older sashes, and two phases of mullioned windows survive; The layout is complicated and reflects the evolving uses of the building, from Manor, to Farmhouse, split residences and part agricultural use.

The listing refers to the building as 'part demolished'. Due to the unusual arrangement of the two wings, and that they appear to be (at least in part) from a similar period, the assumption is that the demolished area would be west of the front range and south of the north range; ie where the approved extension is located. It is noted that the floor structure to the 1st floor of the Main Range is unusual. It appears to have two floor build-ups. The upper one carries the floor to the 1st floor, and the lower one the lath and plaster ceiling to the ground floor rooms.

4. Designation Records for the Heritage Asset

The listing to Manor Farm reads:

GRAVELEY CHESFIELD TL 22 NW 4/1 Manor Farmhouse 27.5.68 (formerly listed as Chesfield Manor Farmhouse)

GV II

Manor house, now a farmhouse. C17, part demolished and remainder converted to a farmhouse in c.1770s, renovated and rear extensions C19. W wing timber frame, now with roughcast on 1st floor on N and E, exposed timbers on W side with brick infill, red brick ground floor casing on S and SW to match red brick of south wing. Steep old red tile hipped roofs. A 2-storeys and attics house facing S with a long 2-storeys W wing joined to its NW corner and linked only by a single-storey lean-to.

The S wing has a 2-rooms, end chimneys, single-room-depth plan with an older very large projecting rearwall chimney to the W room and a large rear stair tower adjoining it on E. Entrance now by a gabled C19 low porch in the NW angle of the stair tower and the S wing. W wing has a large internal chimney a third from the N end a 3-cells plan later adapted to service rooms. S front has 2 windows to each floor. 3-lights casement windows on ground floor, 2-lights on 1st floor, and segmental arched heads on both floors. Sash windows to E end, stair tower, and C19 extension at rear. Near S end of W side of W wing is a 5-lights original moulded oak mullioned window on the ground floor. 3 tall diagonal shafts to rearwall chimney of S wing. Interior of W room of this wing said to have oak panelling. Stair of dog-leg plan, oak with square newels, moulded caps, and turned balusters. (RCHM (1911)93: VCH (1912)86: Pevsner (1977)149: RCHM Typescript).

Listing NGR: TL2470027954

5. Approach and Methodology

The approach was first to understand the history and construction of the Farmhouse. We assessed the phasing of the construction and dates of the various parts. This was achieved through visual inspection and archive research, together with our own conservation knowledge and years of experience working on local historic buildings and reviewing Heritage Gateway, O/S maps and historic aerial photographs. This has evolved as the approved works (26/00708/LBC) have progressed.

This study identifies areas of the building of greatest historic and architectural significance and those where there had been subsequent changes, extensions and losses.

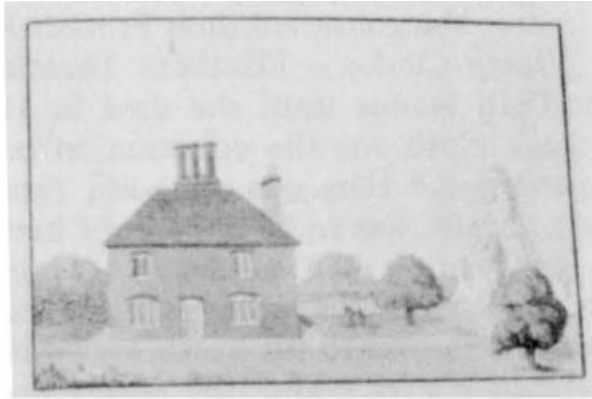
The aim is to always maintain as much historic fabric as possible whilst doing any works and avoid harm wherever possible.

The design then looks to repair and conserve the historic fabric of the building foremost and to replace unsympathetic elements. Where modern materials are causing harm, we are seeking to replace them with vapour open materials which will ensure that the building is not damaged by the unintended consequences of earlier 'repairs'. Where structural repairs are needed, suitable materials and methods will be used to ensure that these works are durable and do not cause further damage to the building.

6. Assessment of Significance - Plans of Heritage Significance/Phasing Plans:

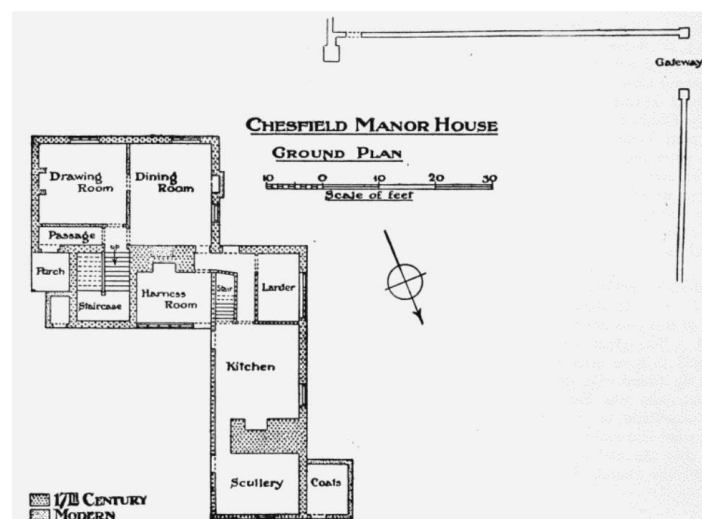
Images

We have an etching of the Farmhouse, dated c.1800. It shows the main south facing range following its 'Georgianisation'. Brick cladding, central main entrance door, the extension to the east bay and corresponding new chimney. Note that the west fireplace has not yet been built, assumed a late Victorian addition.



Taken from 'A History of the County of Herford: Volume 3', published in 1912, we find a second historic illustration which shows the later east facing dormer, the extension to the stair tower and the east porch. This drawing of the house does not appear to show the west chimney. There is no date to the etching, but it is very much late-Victorian in style.

In the same publication there is also a layout of the ground floor plan, which on careful inspection shows that the infill to the north fireplace to the Dining Room, is marked as 'modern', as is the west chimney, and partition walls to the main range. From this evidence we can date this chimney as late Edwardian and can conclude that the room layout and finishes as we find them today be no earlier than this.



Chesfield Manor House Ground Plan

Maps

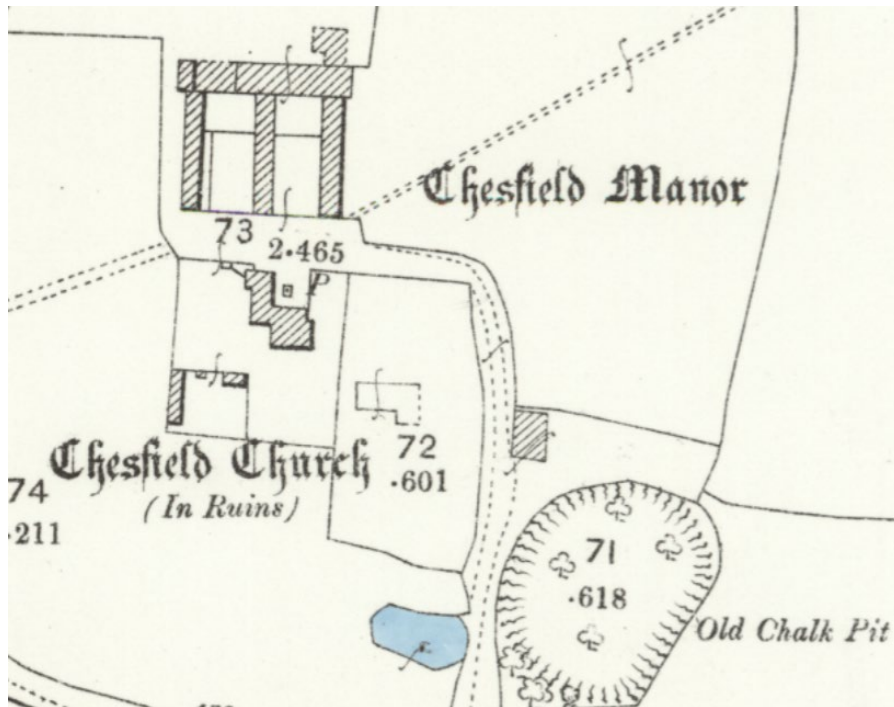
OS Old Series 1798-1898



OS County maps 1830-80s – a vestigial west projection to the rear wing can still be seen on this map. Noted that the walled garden shows more buildings than existing today.



OS Map 1900s - the outbuildings to the walled garden have been reduced. The buildings associated with the Chalk Pit are also less significant.



Plans of Significance



7. Proposals

General Proposal Reasoning and Justification

- **Moisture management within the building**

The build-up of moisture has been an ongoing issue over generations, especially in the Main Range. Different brick repairs are apparent from early to mid C20th right through to the late C20th. This helps to date the room finishes in these two bays (lath and plaster on studs to the East Bay and timber panelling to the west) to late C20th, although some areas of the internal panelling are clearly much older than this.

Moisture issues have been exacerbated by the use of hard impervious bricks and cement mortars in these 'Repairs'. The one room basement (under the east bay) was also tanked in the recent past. Proposals include removal of inappropriate bricks and cement mortar, and replacement with more porous red bricks and lime mortar (NHL2)

The external walls will then be lime plastered with the remaining embedded timbers left exposed. The proposed plaster will be site mixed plaster of hydrated lime and sharp sand with synthetic fibres. The top coat will be Limecote from Best of Lime. It is proposed that the timber cladding will not be reinstalled within this room. It is clearly not original to this location and may have been a fairly modern addition. There is no evidence that the historic cladding is original to this house. Any historic cladding will be carefully stored on site for possible reuse within the building.

- **Fabric repairs**

Insertion of masonry where embedded timbers have fully decayed leaving voids within the masonry. Mostly at low level in the main range. As a 'like for like' repair may decay in a similar fashion,

- **Repair and alteration of dividing wall in the Main Range to reinstate Historic Stair Tower Entrance.**

The removal of the panelling in the west bay led to the exposure of the badly decayed structure of the dividing wall between the two bays. Likely early Victorian, the wall was then changed again with the insertion of a modern door adjacent to the stair tower. This fouls with decorated mouldings of the entrance to the stair tower. Although not originally structural, it is likely that some structural support is offered by this divide. Given the poor construction and serious decay, the dividing wall is no longer viable. To provide the assumed necessary structural support and reinstate the full access to the historic stair tower, the proposal is to remove the modern door and infill panel above, to widen this opening, and omit the Victorian doorway with the middle of the dividing wall. The divide will be rebuilt using kiln dried oak with no cladding. This will effectively reinstate the one large room from the historic plan, whilst acknowledging the Victorian intervention.

- **Increase ventilation and insulate under west bay floor, level floors in both bays.**

There is very limited ventilation to the existing suspended floor above the West Bay, with only one of the existing ventilation bricks connecting to the under floor void. The improvement of this will help manage the moisture that is getting trapped within the building fabric. It is proposed that 4no. black cast iron ventilation bricks will be used along the south and west elevations. Both rooms have modern floorboards. There is level difference of approximately 40mm. It is proposed that the modern boards to the west bay are lifted, sheep's wool batts on nets between the joists are installed, along with a vapour open airtightness membrane, and the flooring re-laid at the same height as the East Bay.

- **Reinstate the original hearth to the West Bay and repair structural failure of brickwork and replace the reused Bressummer Beam. Install traditional style log burner.**

On the removal of the modern timber panelling, the original hearth was revealed. Two phases of reduction were carried out before the being completely blocked and the hearth switched to serve the Snug on the north side. This work appears to be Late Victorian, which also ties in with the hearth to west bay (later rebuilt at low level), and the construction of the Snug, labelled as 'Harness Room' in the plan from 1912 (as item 6 of this document). There is also evidence that the floor has been raised significantly. The later brickwork was built off no foundations, merely bricks on edge at approx. 300mm centres. Unfortunately, much of this later masonry was falling down when the panelling was removed. The brickwork forming the hearth to the Snug was in turn built off the later hearth and is not structurally sound. The bressummer is a large, reused timber with a large tenon joint at the east end and mortices along its length. Many of these are badly decayed. The bressummer and brickwork above have been propped temporarily.

It is proposed to take down all the unsafe brickwork down to the original hearth within the main range. Reinstate the Fireplace to the Main Range with a new Bressummer to tie-in with both adjacent doors, and reinstate the double brick arch below. Salvage any viable brick and tiles (bricks to be reused in any necessary repairs within the building). Both the Snug and the Main Range will benefit from a traditional style, double faced log burner.

- **Repairs to brickwork of the East Fireplace and installation of a Log Burner**

This fireplace is likely Georgian. On removal of the modern mantle, it is apparent that brick repairs are necessary. These will be carried out in NHL2 lime mortar and left exposed. It is proposed that a flue liner, baffle and log burner be installed.

- **West Fireplace to service approved extension only.**

This late Victorian/ early C20th fireplace (much rebuilt and remodelled in the late C20th at ground floor) has approval to be altered to service both the West Bay and the approved Extension. With the discovery of the original Fireplace, it is proposed that this Fireplace only services the extension. The fireplace will be bricked up to the west bay and plastered over. The infill could be left legible from the extension side of the hearth, ensuring that the phasing of this part of the building could be understood.

- **Main Range ceiling joists to be repaired and left exposed between infill of lime plaster on savolit board.**

The floor and ceiling structure of the Main Range between ground and first floor is unusual. As well as floor joists, there are also ceiling joists which were likely inserted when the lath and plaster ceiling was first installed.

To the original main bay which extends from the west elevation to the part way through the east bay, more or less in-line with the east face of the Stair Tower there is a very large axial beam which runs from the east side of chimneybreast to above where the Georgian front door was located (as per the illustration in Section 6.). The first floor joists run at 90° to this as expected. These seem to have been repaired from above with softwood sistering, noggins and bracing down to the ceiling joists.

The ceiling joists were inserted on a secondary frame. This secondary structure is largely intact, although some remedial works may be necessary where the tenoned ends resting in masonry have decayed.

Note that the large axial beam is not above the Victorian dividing wall and the lath and plaster Georgian ceiling continues above this which confirms the dividing wall as a later addition.

At the East end of the building, it is clear that there was significant change/extension to the building. The ceiling pattern changes and is more ad hoc and has been repaired several

times. There are tenons loose from their joints and decay throughout. Proposal is to make good existing timbers with splice repairs along with steel cleats where splicing is not viable. Infill between the ceiling joists with savolit board and lime plaster as elsewhere.

8. Planning History

The following list sets out the planning and listed building applications submitted for the site in the last 10 years. Please note that these applications relate to the area of the site now owned by the applicant and does not include areas of the site annexed in the property sale to the applicant in 2023.

2026

26/00708/LBC: Removal of expanded metal lath and cement render and its replacement with vapour open materials. Remove timber panels in the Living Room to allow a full structural assessment of the brickwork behind prior to reinstatement. **Approved**

2025

25/02750/LBC: Installation of 1no. door and window (Utility Room) to East Elevation to regularise Listed Building Consent 24/02342/LBC granted on 08.05.2025 and replacement of 2no. standard double-glaze timber windows (windows 12 and 18) with slimline double-glazed timber windows. **Approved**

25/02746/DOC: Details reserved by Condition 6 (South Elevation Windows) of listed building consent reference 24/02342/LBC granted on 08.05.2025. **Approved**

2024

24/02117/FPH: Single storey rear extension and alterations to fenestration. Erection of rear outbuilding to facilitate golf simulator/gym/office with associated decking; erection of greenhouse/store following demolition of existing outbuilding. Installation of front entrance gate to driveway (as amended by drawings 10110 P05, 10350 P01 _ 10111 P05) **Approved**

24/02342/LBC: Single storey rear extension and internal and external alterations (as amended by drawing nos. 10110 P05, 10350 P01, 10111 P05) **Approved**

2022

22/00683/FPH: Single storey side extension (as amended by drawing nos. P001 Rev P1; -002 Rev P1; --003 Rev P1; -004 Rev P1; -005 Rev P1; and -006 Rev P1 received on 08.09.2022 and 12.09.22) **Approved**

22/00687/LBC: Single storey side extension. Internal and external alterations (as amended by drawing nos. P001 Rev P1; -002 Rev P1; --003 Rev P1; -004 Rev P1; -005 Rev P1; and -006 Rev P1 received on 08/09/2022 and 12.09.22). **Approved**

9. Table of Proposals / Impact:

	Proposal	Significance of affected fabric	Impact	Reasoning / mitigation /recording
1.	Ground Floor, Main Range: Internal face of external masonry walls. Remove remains of decayed embedded timbers and replace with suitable reclaimed soft red brick, sized to match historic. Laid in NHL2 lime mortar	High	Neutral	Due to historic and possibly ongoing damp issues, the embedded timbers are largely missing, with small areas of highly friable remains. It is unlikely that replacing the timber will be a durable repair. Previous generations have also tried and failed to deal with the elevated moisture levels to this area of building fabric. We believe that soft red brick laid in a lime mortar would be the 'best fit' repair for this situation.
2.	Ground Floor, Main Range: Internal face of external masonry walls – remove cement mortar from previous 'repairs'. Replace with NHL2 mortar mix.	Low	Positive	The cementitious mortar is trapping moisture and hastening the decay of embedded timbers and indeed original brickwork. To be raked out using hand tools and replaced with a lime mortar.
3.	Ground Floor, Main Range: Internal face of external masonry walls – remove single course of glazed engineering bricks in southeast corner and associated cement mortar. Replace with soft red bricks, sized to match, laid in NHL2 mortar.	Low	Positive	These may have been installed in an attempt to manage the moisture issues in this part of the building, but they appear to be exacerbating the issue. These impervious bricks will be carefully taken out using hand tools and replaced with suitable soft red bricks laid in a lime mortar (NHL2)
4.	Ground Floor, Main Range: dividing wall between bays. Make structurally sound with new soleplate and header-plate with studs as necessary. Use kiln dried oak. Omit Victorian door opening and enlarge opening adjacent to Stair Tower	Moderate	Positive	This dividing wall fouls with the original stair tower. The alterations to the wall will allow the Stair Tower to be fully open at ground floor and reconnect the two ground floor rooms. Although not originally structural, and in very poor condition, with some studs little more than frass and no soleplate, there is some evidence that some support is now taken by this wall. The wall currently bears on the infill masonry to the basement, laid between the floor joists. The new frame will be left exposed, clearly legible as a modern intervention whilst acknowledging the Victorian intervention. The larger opening adjacent to the stair tower

	Proposal	Significance of affected fabric	Impact	Reasoning / mitigation /recording
				will be approximately double that of the existing doorway.
5.	Ground Floor, Main Range: Internal to west room – omit reinstallation of timber cladding – retain any viable historic cladding for possible reuse within the building.	Low	Positive	From carefully removing the timber panelling to review the structural issues behind, it has become apparent that the installation is modern. It was likely installed when the underpinning was carried out to the external west wall (late C20th). Large parts of the panelling are of modern constructions, with clear deterioration from elevated moisture levels on both old and new alike. The panelling was not originally made for the room, but the exact date of its first introduction is unclear. An embedded ornately carve timber has been found behind the panelling. It is proposed that, although not in its original position, this beam is left exposed (see item 6.). Viable historic panels will be carefully stored for possible reuse within the building.
6.	Ground Floor, Main Range: Internal masonry walls – lime plaster and skim leaving decorated beam in south wall exposed and other embedded timbers within the masonry	Moderate	Positive	Although not in its original position, it is likely that this beam has been reused from the house, possibly from the documented 'part demolished' area of the house. Its ornate decoration and length suggest that the house was of very high status. It is proposed that the masonry is lime plastered with a site mixed plaster of hydrated lime and sharp sand with synthetic fibres. The topcoat will be Limecote from Best of Lime.
7.	Ground Floor, Main Range: Internal floor – raise floor of west room to match east room. Introduce sheep's wool insulation and ensure void below is properly ventilated.	Moderate	Positive	There is a modern floor construction to the east bay which sits over the basement below. This is some 40mm higher than the floor in the west bay. Note that this is also an inserted floor and has some limited ventilation below. The proposal includes insulating the floor with sheep's wool above the ventilation, and improving this ventilation to limit

	Proposal	Significance of affected fabric	Impact	Reasoning / mitigation /recording
				the chance of excess moisture build up.
8.	Original Fireplace – reinstate to west room with the removal of any remaining, structurally unsound brickwork. Take ground down to solid base and pour a limecrete slab. Retain all viable material for reuse elsewhere. New hearth TBC – possible reuse of historic pammet. Replace decayed bressummer beam and lengthen slightly to tie-in with both adjacent doorways. Install necessary steel behind the bressummer to pick up the inserted withers within the chimney. To the fireplace, reinstate double brick arch below bressummer. Retain fireplace to the Snug so that both rooms can benefit from the single flue available. Lower the hearth in the Snug to match that in the west bay living room. Install baffle and new double sided log burner	High	Positive	The historic hearth is clearly legible within what remains of the later brickwork. There are two later phases of development, each time reducing the hearth and a third which see the complete closing of the hearth to the south and the introduction of a hearth to the Snug on the north side of the chimney. The first two areas of masonry were constructed off small dwarf walls, laid directly onto the original pamment hearth. The third change is then in turn built off the earlier interventions. This leaves all the later brickwork in this area in a perilous state. Much came down when the timber paneling was taken down, with more taken down before it fell. In addition to this, there are clear signs of structural issues with the bressummer and the brickwork adjacent to the doors to either side of the chimney breast. Note, it is likely that the west door was inserted possibly in the Georgian phase of works. Noted that the bressummer is a reused timber with large mortice holes along its length. There is now one functioning flue to this chimney. It is not feasible to introduce a second flue due to the historic withers within the chimney. The proposals as described deal with multifaceted issues when this element of the house is studied. We have prioritised structural stability with conservation the next most important element. We have also allowed for functionality, ensuring that all reception rooms have a functioning hearth, which will be used daily to heat the home.
9.	East fireplace – repairs (as carried out to brickwork below inserted bressummer). Install flue liner, baffle and log burner	Moderate	Neutral	This fireplace, a Georgian addition has clearly had C20th adjustments with a reproduction hearth installed. The proposal includes the removal of the C20th masonry and the repair of

	Proposal	Significance of affected fabric	Impact	Reasoning / mitigation /recording
				the original brickwork using NHL2 lime mortar.
10.	West fireplace – brick up modern hearth in west bay and open-up to approved extension	Low	Neutral	This late Victorian chimney has been rebuilt at ground floor level, both internally and externally, in the late C20th. There is permission to open it up to the approved single storey extension to the west. The current Fireplace will be removed and filled in with a suitable masonry. Brickwork will not be toothed in so that the change is clearly legible at the back of the new west facing hearth.
11.	Main range ceiling: To repair joists as necessary and to leave the joists exposed with savolit board and lime plaster between	Moderate	Neutral	The structural repairs are necessary and will be carried out using splicing and sistering techniques. Replacing timbers like for like will only be used where absolutely necessary. By leaving the structure exposed helps to explain the construction history of the room. The clear addition to the east bay, and the large axial beams are explicit that the use of the house has changed over time.

10. Photographs:

1. Ground Floor, Main Range: Internal face of external masonry walls. Removal of decayed embedded timbers and replacement with suitable reclaimed soft red brick, sized to match historic. Laid in NHL2 lime mortar



Above and below show areas where embedded timbers have decayed within the brickwork. Above in the East bay below the Victorian window and Below in the south west corner of the west bay:



Remains of some of the embedded timbers:



2. and 3. Removed engineering bricks and process of removing cement mortar using hand tools



4. Ground Floor, Main Range: dividing wall between bays. Behind the timber panelling the wall was in poor condition. Opening up works showed that the stud wall was poorly constructed and in poor repair with significant decay. Modern gypsum plaster on EML was also found many areas of the wall.



The current base of the dividing wall is a board, partially missing, which rests on the brick infill between the basement joists.



5. Internal to west room – omit reinstatement of timber cladding – retain any viable historic cladding for possible reuse within the building.



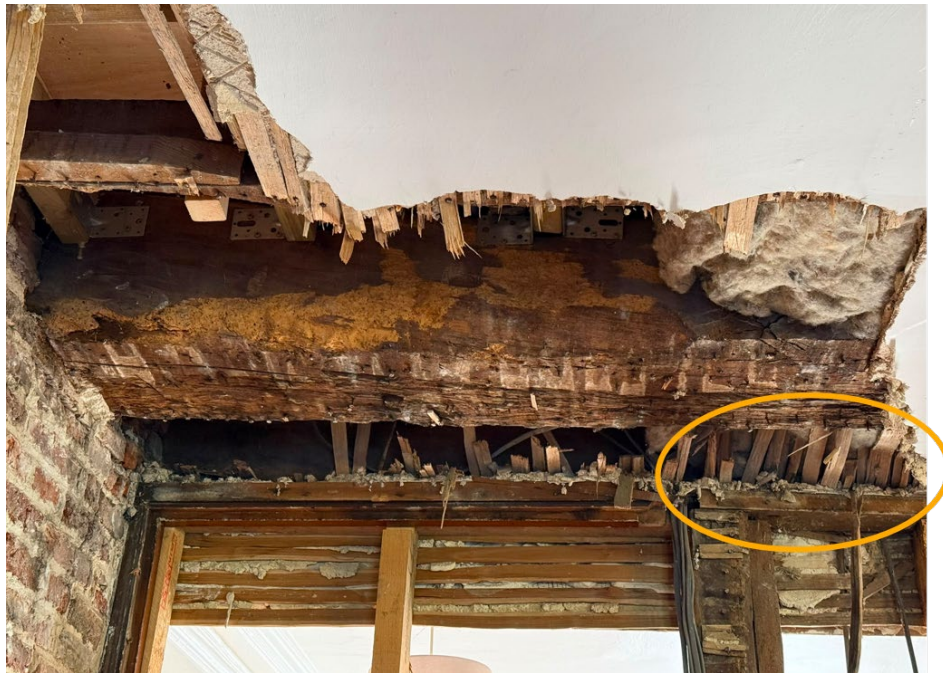
East wall of Living Room: Green denotes C21st fabric; red shows missing or badly damaged studs. Note that the 'soleplate' is a board resting on brick infill to the ceiling joists of the basement below.



The modern doorway obstructs the decorated access to the stair tower. By not reinstating this doorway and leaving a larger opening within the dividing wall, the stair tower will be clearly legible.

The lath and plaster runs above the dividing walls (which is not in line with axial beam) clearly denoting this as a fairly modern intervention.

The very modern studs and door which partially obscure the stair tower access and the brick repairs found behind the timber panelling suggest that the panelling may have been installed in the late C20th using a mixture of historic and modern cladding. The proposal is to not to reinstall the cladding but that any historic elements are retained for possible reuse on site.



A large piece of modern panelling sits in front of some historic panels which have been cut and amended to suit the room.



6. Internal masonry walls – lime plaster and skim leaving decorated beam in south wall exposed and other embedded timbers within the masonry (note the Georgian Doorway has been bricked up)



Detail of moulded embedded beam



7. Ground Floor, Main Range: Internal floor – raise modern floor of west room to match east room. Introduce sheep's wool insulation and ensure void below is properly ventilated.



8. Original Fireplace – There are structural issues with brickwork missing on this corner. The bressummer is reused with mortice holes along its length, some with significant decay (bottom photo). Note that this beam shows a tenon cut to the RHS.

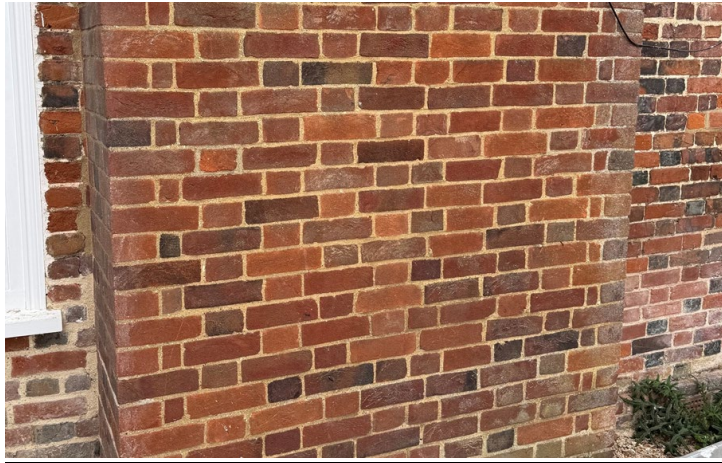
The back of the late C20th / early C21st hearth sits in the middle of the picture and is built of sleeper walls and joists which sit on earlier hearth pammments. There were two clear reductions in the fireplace on this south face, but the masonry partially collapsed and more was carefully taken down due to safety concerns. All viable historic material is being stored on site and will be used where possible on the necessary repairs.



9. East Fireplace – with modern fire surround, insert and masonry removed ready for repair to Georgian brickwork



10. West fireplace – modern masonry and log burner to be removed. Chimney will service the approved extension to the west. NB brickwork repairs required in this area.



11. Main Range 1st floor joist and ground floor ceiling joist repair and installation of new ceiling. Repairs are mostly needed at the east end of the Main Range. There appears to have been a reduction in the fireplace above which has left an unusual arrangement. What was the primary structure is propped by the ceiling structure below. Some tenons have slipped and there are signs of active beetle attack especially in the softwood timbers.



11. Summary:

The proposed works arise through the need for essential structural repairs to ensure the maintenance and safekeeping of this designated historic building. Whilst carrying out the approved works from consented works: 26/00708/LBC: *Remove timber panels in the Living Room to allow a full structural assessment of the brickwork behind prior to reinstatement* it became clear that further opening up work was imperative from a structural point of view. Now that the scope of necessary works is understood, this application has been prepared and submitted for consideration.

The applicant understands that the investment they make now will keep the home viable for the following generations.