

ADDITIONAL INFORMATION FOR QUESTION 10. Listed Building Alterations
WRITTEN EXPLANATION OF WORKS CARRIED OUT TO MULBERRY COTTAGE

WORKS CARRIED OUT INCLUDE:

N / 102859 / L

- construction of a rear conservatory extension
- repair of three dormer windows and installation of one new window
- insulation of interior roof slopes
- replacement of garage building

GENERAL

All the works carried out have been in the nature of repair, maintenance and preservation of the cottage for the future. Our concern has been to ensure the longevity of the house and to reduce its energy profile.

CONSTRUCTION OF A REAR CONSERVATORY/PORCH EXTENSION

The porch on the rear of the house is a simple lean-to measuring externally 6740 x 2200 mm. The porch is built out of a sustainable and locally sympathetic hard wood, with a brick base to match the rest of the house and double glazed glass units. We have not created any new openings between the house and the porch. The intersection between the porch and the house is minimal, it touches the original building very lightly and is not bedded in. It has in no way altered the structure of the existing cottage.

The porch was constructed to create a buffer between the outside of the house and the interior. Previously the main door opened immediately into the kitchen interior. The porch now creates a solar gain for the interior, it provides a physical barrier to mud, wind and rain and has banished the previous rising damp problem.

REPAIR OF THREE DORMER WINDOWS AND INSTALLATION OF ONE NEW WINDOW

The repair of the dormer windows was as a consequence of an investigation of a interior damp patch in the front, east-facing wall of the cottage. Our builder found that all three dormers and surrounding roof areas had long term leakages in the leading, with the result that the timber of the three dormers and some of the adjacent roof timbers were completely rotten and crumbling to the touch. It appeared that the ingress of water into the main timber frame and structure of the house had been occurring for some considerable time, perhaps twenty years or so. With some urgency we rebuilt the wooden frames on the three dormers using the same material as they had been originally constructed in, that is pegged oak, but retained the original C20 leaded casements and associated ironwork. We also had to replace roof batons that had rotted away and the damaged lead work. On the instruction of our Structural Engineer we also had to fix metal strapping to hold in the main horizontal beam of the timber frame which had sustained considerable damage through long-term water ingress. All roof tiles removed to undertake the work were replaced. If we had not checked out the damp patch thoroughly and found the root of the problem, presumably it would have, in time, resulted in the complete collapse of the timber frame at the front of the house.

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Whilst the scaffolding was up for the above works we took the opportunity to replace a rotten, modern, timber, casement window in the south gable end. We replaced it with an identical looking window taking care to retain thin glazing bars.

INSULATION OF INTERIOR ROOF SLOPES

When we bought the premises we found that the house had not got a single square inch of insulation. We understood from research that it was not advisable to enclose or cover up the timber frame as it would lead to lack of air flow, condensation and possible rotting.

Consequently we have not lined or insulated the walls of the house in any way other than hanging curtains. However we were advised that since the roof had a built-in air gap that this was the area to optimize for insulation. We lined the interior sloping roof sections between the beams with 44 mm kingspan covered with plasterboard and plaster as previously. We did not remove any materials from the original roof slopes and the beams are still exposed and visible.

REPLACEMENT OF GARAGE BUILDINGS

On the site were 3 timber sheds in a seriously dilapidated state and a pre-cast concrete garage. We considered repairing these but found that they were unstable and potentially dangerous and the concrete garage seemed particularly ugly and inappropriate alongside the cottage. Using the same footprint (see below) we replaced the entire structure with something that we thought would be more in keeping – a 3-bay, timber structure. We agree with the officers, that at the moment the colour of the timber is stark. As we write the timber is fading and the starkness receding. With one or two years of winter weathering we anticipate that the structure will age to a soft silver-grey colour. If not, we are happy to stain the building with a more suitable organic colour. We would like to point out that the garage building cannot be seen at all from any of our boundaries, so the view of the listed cottage from all public areas around our house is not effected in any way by the garage building. The new building is in exactly the same position as the original group of buildings, the only difference being that the original garage extended at the rear about half a metre further than the new replacement building.

Footprint of the original garage buildings, if standing facing the structure from the drive:

Left hand side: a shed 2.6 wide x 3.0 deep and behind another shed 2.4 wide x 1.8 deep.

In the centre: the concrete garage 3.78 wide x 5.56 deep.

On the right hand side: a tool shed 3.17 wide and 4.95 deep.

These four buildings made a total footprint of 49.34 square metres.

The replacement building has three bays each 3 m wide x 5 m deep, making an overall footprint of 9 x 5 metres, or an area of 45 square metres.

