



Mudwall Cottage
Bishops Frome, Herefordshire

HERITAGE IMPACT ASSESSMENT

For PLANNING APPLICATION
New extension and other alterations

Prepared by
Nick Joyce Architects Ltd

July 2018 (v2)

1.0 INTRODUCTION

This Heritage Impact Assessment has been prepared to accompany a householder planning and listed building consent application for development at Mudwall Cottage, Bishops Frome, Herefordshire.

It is submitted on behalf of the freehold owner of the site Mr and Mrs Clarke.

2.0 REPORT STRUCTURE

The report consists of a description of the site and buildings, a description of the proposed development and impact on the grade II listed building. The report should be read in conjunction with the submitted drawings 2074/01 and 2074/02.

3.0 BUILDING DESCRIPTION AND SIGNIFICANCE

Mudwall Cottage is included in the National Heritage List for England as having special architectural and historic interest grade II (listed under 'Mudwalls Farmhouse') - see appendix A for the description. The majority of listed buildings in the UK are grade II listed (91.7%)



Copyright of English Heritage: site plan with listed buildings marked with dark triangles.

Dating from the late 16th century the house is a traditional post and truss timber-framed construction comprising a two-storey, two-bay front range facing east, and a two-storey, two-bay rear range to the west. A single storey stone 18th century range extends to the north. Originally a farmhouse presiding over land to the west the house was once a much larger property. Judging from the 1885 OS plan the house appears to extend further to the west and an additional wing extended from this to the north. The cottage now sits on a site of approximately 500 square metres, and land to the west was developed in the 1970s to form an estate of 30 or so houses.

Most of the original framing exists, with various repairs carried out where joints have failed (at junction of studs and rails). The south elevation framework is in poor condition and one stud and two rails have been taken out in the past to insert a door and larger window. Two elevations have been weather-boarded (south and west), presumably to halt further deterioration of the framework which is assumed to be worse on those elevations.

A majority of the original infill panels have been replaced with brick, and some with a more modern system incorporating insulation. Some original wattle panels survive in the gables.

The two-storey ranges have modern clay Roman tile coverings and the north range has natural slate coverings.

A large stone stack extends up through the west range; a small section of stone is visible on the north elevation but the top of the stack has been replaced with modern brickwork.

The building was 'renovated' in 2008/2009, which included new replacement windows, new weatherboards to the south and west elevations, and interior alterations including removal of a ground floor bathroom, insertion of a first floor bathroom, and conversion of the attic space in the north range.

4.0 DESCRIPTION OF PROPOSALS

4.1 External

.1 Extension

It is proposed to extend the kitchen on the south side with a predominantly glazed structure to create a dining area. The structure will be generally steel with oak rafters overlaid with an aluminium glazing system. Doors and glazed screens will be powder-coated aluminium. The extension takes the form of an extended roof slope from the eaves of the house, at a slightly shallower pitch, over a rectangular floor-plan.

.2 Weatherboards

It is proposed to weather-board part of the two-storey north elevation to match the elevations already boarded. This wall is out of alignment and has moved inwards in the upper section creating a slightly sloping surface. This exacerbates moisture penetration, driving water into the building more than one would normally expect for a timber-framed structure. By weather-boarding the exterior this would protect the interior from water ingress and also prevent further deterioration of the timber frame.

.3 Windows

It is proposed to replace all of the modern softwood windows, that are already showing signs of decay, with new painted timber double-glazed windows with traditional small panes.

.4 Front Porch

The existing front porch will be replaced with a new oak gabled structure on a brick plinth. The structure will incorporate glazed panels on its sides to provide protection from more inclement weather. The remains of the later brick stack on this elevation will also be removed. A new oak boarded front door is proposed.

.5 Gutters and downpipes

Existing plastic gutters and downpipes will be replaced with a powder-coated aluminium system such as Alumasc's Heritage Cast Aluminium range.

.6 Roof slopes

It is proposed to replace the inappropriate modern clay Roman tiled roof coverings with a more traditional hand-made style clay tile, to the two-storey ranges.

Two new roof-lights are proposed on the west slope of the north range. These will be a metal conservation style.

.7 Stonewalls

The rubble stonework on the rear range has been painted with a modern paint which is generally failing. It is likely that the paint is not breathable and will be holding moisture between it and the stone causing faster deterioration of stonework. It is proposed to carefully remove this paint and assess the condition of the stone, following which the stone will either be repaired and repointed or repainted with a suitable breathable finish such as a Keim mineral paint.

4.2 Internal

.1 Kitchen floor

It is proposed to take up the existing kitchen floor, which is currently a quarry-tiled finish on (probably) an earth bed with no damp-proof membrane and suffers from rising damp. The tiled floor will be replaced with a new in-situ concrete slab laid on insulation and a damp-proof membrane.

4.0 DESCRIPTION OF PROPOSALS cont'd

4.2 Internal

.2 Timber-frame finishes

All of the existing timber frame at ground and first floors has been painted with a black paint. The current owners have successfully cleaned the framework in the bathroom to reveal the original oak and it is proposed to use the same system to clean the painted timbers throughout the house. Details of the system including a method statement and FAQs are included in the appendix to this document.

.3 Kitchen Fireplace

In consultation with the local authority conservation officer, Matthew Knight, work has been carried out to reveal the original fireplace. It is proposed to expose the old fireplace fully once building work commences. If the fireplace is suitable then it will be incorporated into the kitchen design, most likely by utilising it for a range cooker with back boiler.

.4 Internal doors

A majority of the internal doors were replaced during the 2008/9 renovation and are painted softwood boarded doors. It is proposed to replace these with an oak boarded door of similar style.

.5 Living Room Fireplace

It is proposed to remove the paint which has been applied to reveal the original stone finish.

.6 Kitchen wall

As part of the extension works it is proposed to take out part of the kitchen wall to access the extension. This will include the removal of one stud, one rail, a window, a timber boarded door and blockwork/brickwork infill panel.

5.0 IMPACT OF PROPOSED WORKS

The proposed alterations both conserve and enhance the significance of the listed building as set out below.

5.1 External

.1 Extension and works to kitchen wall

The glazed extension is an entirely modern addition to the house and represents the continued evolution of the dwelling as a family home. The predominantly glass structure provides a transparent element through which the timber-frame can still be seen whilst providing permanent protection for the timber-frame on its most exposed elevation. The modern design provides a contrast to the more traditional form and materials of the timber-framed dwelling and as such enhances the existing structure's dominance.

The kitchen wall to be removed includes an oak stud and rail that are in very poor condition and that would normally need to be replaced.

.2 Weatherboards

The new weatherboards on the north elevation are following on a method of protecting the existing frame from further deterioration adopted elsewhere on the dwelling. Although they cover the frame and infill panels and thus change the appearance of the house they ensure the longevity of the original fabric. Enough timber-frame still remains exposed externally so that the history of the house can still be appreciated, particularly from the public viewpoint. All of the timber-frame remains exposed internally.

.3 Windows

The new windows are proposed to replace modern timber windows inserted in the 1980s and will therefore not be harmful to the appearance. The use of a more traditional style small pane is more appropriate for the age of the house.

.4 Front Porch

The existing structure is a small lean-to roof, partially supported by the redundant shortened chimney stack, with clay Roman tile coverings. This structure has no historic or architectural interest and is to be replaced with a more substantial porch.

The new porch will be constructed with traditional materials; an oak structure on a brick plinth base with double-pitch roof, which will enhance the front elevation and provide a more formal entrance to the house.

As part of these works the redundant chimney stack will be taken away. This stack is likely to have been a late C19th addition when, anecdotally, the ground floor was subdivided into two separate rooms. It has little historic interest but its impact is lessened now that the top section has been removed.

5.0 IMPACT OF PROPOSED WORKS cont'd

.4 Front Porch

The loss of historic fabric will be compensated by the reinstatement of the oak frame that was removed when the chimney was built—a new stud and two rails. Infill panels will be rendered insulation.

.5 Gutters and downpipes

The replacement of plastic fittings with metal fittings will enhance the appearance of the building, being a more traditional material.

.6 Roof Slopes

The replacement of the Roman clay tiles with hand-made style plain tiles will enhance the appearance of the building, being a more traditional style of roof covering in the area.

.7 Stonewalls

Removal of the non-breathable paint will benefit the stone walls, allowing them to react naturally to the wet and drying process, and thus preserving the longevity of the stone. Dependent on the outcome of the removal of the paint the walls will either be left unpainted or a new breathable paint finish applied. Neither of these proposals will have a harmful impact on the listed building.

.8 Kitchen Floor

The date of the tiled floor is unknown but could be Victorian. A small section of tiled floor will be retained if possible somewhere within the newly renovated kitchen.

.9 Timber-frame finishes

The fashion for painting external timbers black (originally liquid coal tar deposits) started as early as 1790s but became very fashionable during Victorian times and became known in the 1920s as 'stockbroker Tudor'(1). Painting internal timbers black was less common but this has been done in Mudwall Cottage throughout, and creates quite an oppressive atmosphere. Bringing the original oak colour back to life creates a much lighter environment and has been done successfully in the bathroom. The proposed method for removal is very sensitive to the existing fabric and will not be harmful to the building. It is unlikely that there are any older wall paintings in this modest farmhouse but the intention will be to employ the services of a paint conservator to carry out tests in certain areas, to rule out the existence of older decorations.

.10 Kitchen Fireplace

The likelihood of a fireplace in the kitchen has been proven by removal of the wall in that area to expose the bricked up fireplace opening.

.11 Internal doors

The replacement of modern painted timber doors for oak boarded doors of traditional ledged and boarded design will enhance the interior.

.12 Living Room Fireplace

The removal of later paint to reveal the original stone finish will enhance the interior.

6.0 CONCLUSION

The proposed works will be beneficial to the character of the cottage and will help to preserve the existing historic fabric for future generations.

(1) 'Paint, Wood and Weather' Colin Mitchell-Rose, www.building-conservation.com

APPENDIX A

LIST DESCRIPTION

MUDWALLS FARMHOUSE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: MUDWALLS FARMHOUSE

List entry Number: 1349598

Location

MUDWALLS FARMHOUSE

The building may lie within the boundary of more than one authority.

County:

District: County of Herefordshire

District Type: Unitary Authority

Parish: Bishop's Frome

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 12-Apr-1973

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 150894

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

BISHOPS FROME BISHOPS FROME 1. 1962 Mudwalls Farmhouse SO 64 NE 18/58 II 2. Late C16. Timber frame partly weatherboarded. Gabled cross-wing. 2 storeys and attics. Casement windows. Rubble gabled wing at rear. Central chimney. RCHM, Volume II, page 12.

Listing NGR: SO6607648392

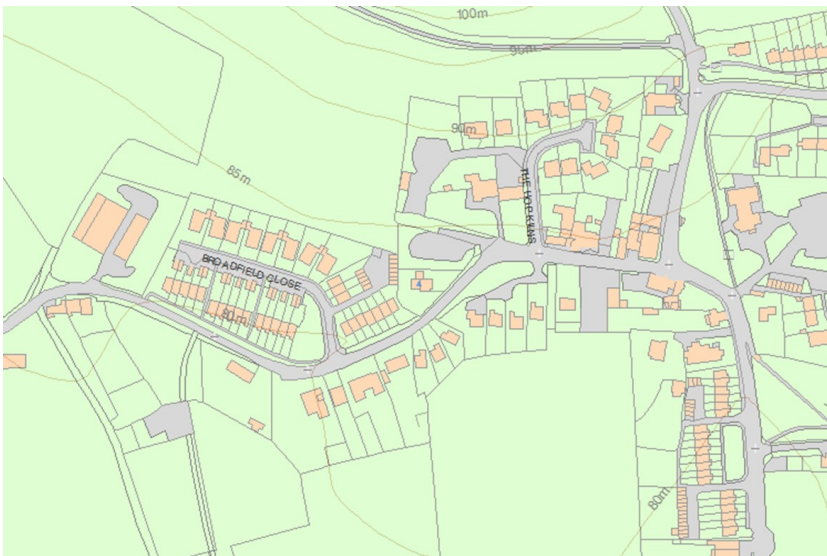
Selected Sources

Books and journals

Inventory of Herefordshire II East, (1932), 12

National Grid Reference: SO 66076 48392

Map



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APPENDIX B

BEAM CLEAN METHOD

BEAM CLEAN RESTORE

TERMS AND CONDITIONS & FAQ DOCUMENT

WHAT IS THE PROCESS YOU USE?

We use a system called Micro Stripping which is a very low pressure stripping system that gently and effectively removes products such as dirt, grime, paint, varnish, graffiti and smoke damage from delicate surfaces such as oak & timber beams, stone and brickwork, marble, tiling, floors, doors, skirting boards and much more. We do not work at pressures above 20 psi (a sandblaster would work at over 100psi).

IS IT CHEMICAL FREE?

Yes, the media is chemical free and eco-friendly.

DO I NEED TO BE THERE WHILE THE WORK IS BEING CARRIED OUT?

Yes, to start with. We do ask that you are available to meet with our technicians on the first morning to show them the agreed work. The technicians will then begin to prepare the area/room and then will commence with a sample area. You must agree to the results of the sample before the project can continue. After this, the technicians can be left to continue the work for the duration of the project. Once the sample has been viewed, if it is agreed after careful consideration and consultation with the senior technician that the project cannot continue then we reserve the right to charge a £450.00 + VAT fee to cover our costs and this will be payable prior to the departure of the technicians. You will also need to be available upon completion to inspect the work prior to payment. We are sorry but we cannot accept agents or anyone else acting on your behalf to agree the sample or the inspect the results and sign off the work.

IS THE PROCESS SAFE TO BE USED IN LISTED BUILDINGS?

Yes, because we such low pressures, the areas we are cleaning suffer no damage whatsoever. It is so gentle and precise that we could reveal dates, initials etc. that have been engraved in the beams and have been hidden under the paint for many years and they will not be destroyed or removed. It can be used to clean delicate brickwork and stonework internally and externally without damage to the surface. We work closely with Conservation & Planning Officers where necessary, all of whom have been impressed with the results achieved and will always undertake sample/test areas first. We have separate information that we can provide and send to Conservation Officers if necessary.

CAN YOU REMOVE THE SMELL CAUSED BY SMOKE/FIRE DAMAGE?

Yes, we can use soda to remove this as this also acts as a deodoriser.

DOES IT MAKE A MESS AND DO YOU USE WATER INSIDE?

As with all renovation work there will be an element of mess. Prior to any work commencing the technicians will protect and seal all areas with heavy duty plastic sheeting which also helps to contain the paint particles and used media. We do not use water or fine mists when working inside.

HOW DO YOU CLEAN BRICKWORK & STONWORK OUTSIDE?

When working outside to clean brickwork and stonework we will in most cases also use a fine water mist which will also help to clean the brick and stone. This will also help with the suppression of the dust when working outside.

DO YOU TAKE THE MESS AWAY ON COMPLETION?

Yes, upon completion all the mess and sheeting is removed and taken away with us for disposal.

CAN I LIVE IN MY HOME WHILE YOU ARE WORKING THERE?

Yes, you do not have to move out and we will work with you to ensure a smooth flow of work and that rooms are available for overnight use.

DO YOU CLEAN UP AFTERWARDS?

Yes, before our technicians move onto another area or before they depart they will carry out a thorough and professional clean of the rooms/areas they have worked in.

DO I NEED TO CLEAR OUT AND EMPTY THE ROOM?

Yes, we do ask that the rooms/area we are working in is emptied of all furniture, ornaments, rugs etc. prior to our arrival. If we are working in upstairs areas, then we do like to start there first. Any fitted furniture such as wardrobes, kitchen units, bathroom etc. are protected and wrapped in plastic sheeting.

WILL YOU MOVE THE FURNITURE FOR ME?

If you need assistance moving your furniture and clearing the room, then please let us know as soon as possible so that we can build this into the time we will need to be at the property. If it has not been requested and the area (or at least one room) has not been cleared prior to our arrival, then we cannot be held responsible for any damage to any items that we have to remove and of course it could add to the working estimate resulting in the project potentially not being completed in the timeframe given. Whilst we will endeavour to finish in the time given, should we then go over our quoted time due to moving and clearing furniture then we reserve the right to charge for further days should we have to return to complete the project and of course additional consecutive days cannot be guaranteed.

WHAT IF I HAVE VERY HEAVY ITEMS AND CANNOT MOVE THEM?

If you have items that are too heavy to move such as pianos or large wardrobes etc. then we would ask that you protect these first as best as possible with any coverings, you feel are necessary. We will also then seal them with the plastic sheeting but please be aware that we cannot be held responsible for any items that are left in the room whilst we are working.

DOES THE PROCESS DAMAGE THE SURROUNDING WALLS?

If the plaster/paint surrounding the beams is in good condition and not damaged, cracked, flaky or similar, then we expect there to be no damage or at worst, very minimal plaster/paint loss. However, if the area is already in poor condition prior to us commencing the work then we cannot guarantee that there will not be plaster disturbance or paint loss. The technicians on site will stop and point out any disturbance to you before continuing. If the paint or plaster is fresh, then it is advisable to let the area dry out completely prior to the clean taking place.

DO I HAVE TO REMOVE ELECTRIC CABLING ATTACHED TO THE BEAMS?

No. The media we use 'bounces' off rubber and is therefore safe to use around the cabling. We do however recommend that you loosen it prior to the technician's arrival so that they can clean underneath it. Please note the technicians are not qualified electricians and therefore cannot either remove the cabling or loosen it.

DO YOU NEED PARKING SPACES?

We have a company van that will need to be unloaded prior to the work commencing that ideally needs to be parked on site. We also have a compressor that operates the equipment and this needs to be at the property at all times and will therefore require space. The compressor is approx. 5ft wide.

DO I GET AN INVOICE AND RECEIPT?

Yes, we will forward an invoice by email prior to the project commencing. Upon completion you will be given a receipt for the payment (after inspecting the work carried out) which requires a signature from yourself as well as the senior technician and this acts as your full and final acceptance of the work carried out and completed by Beam Clean & Restore Ltd.

HOW DO I PAY AND WHEN?

Payment is due on completion of the project to the senior technician. We do accept all card payments so long as there is Wi-Fi or 4G available. If not, we are willing to accept cheques. If you wish to pay by bank transfer this is of course acceptable but the payment must be *cleared and visible in the account prior to our departure*. Please make cheques payable to: Beam Clean & Restore Limited.

Please note that we cannot guarantee what finish will be achieved once the stain/paint/dirt/smoke damage etc. has been removed. There may be different colours, conditions, finishes, textures and timbers or brick or stonework all within one room or throughout a property.

Our quotes are based purely on the information you have given us and, if the price agreed is a total job price, then it is not based on the amount of days we estimate the technicians could be on site.

Thank you for taking the time to read these terms and conditions and faqs and please do not hesitate to contact us if you have any more questions regarding our service and process.

www.beamcleanrestore.com

[email: info@beamcleanrestore.co.uk](mailto:info@beamcleanrestore.co.uk)

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07889 548143

METHOD STATEMENT FOR BEAM CLEAN & RESTORE

Why Other methods should be dismissed.

This method statement is written primarily for the cleaning and stripping of oak and timber beams, floors, doors, etc., however the process is in keeping for other types of projects that we undertake. This includes, stone and brickwork, cast iron cleaning, classic car bodies and architectural salvage.

Micro Stripping is a gentle air and media stripping clean that uses dry media at extremely low pressures. It is a gentle process of removing products from delicate surfaces layer by layer with a controlled flow of non-abrasive, chemical free and dry media. (When working outside we can use a mist of water that will suppress the dust.) The superfine media is angular in shape and produces a soft scraping action that cleans without damage, removing the paint, varnish, rust, smoke damage, dirt or grime effectively, without creating any abrasion to the timbers and will not raise the grain. These gentle processes do not remove original features such as carpenter tool marks or carvings. We can use soda (bicarbonate of soda) or chemical free aluminium silicate, both of which leave non-abrasive finishes, the choice of which one to use will be determined by the surface we are working on and around and the product to be removed.

The machine operates with a precise metering of media; which would not be possible using sandblasting techniques. All the equipment conforms to European Pressure Equipment Directive (PED). We do not work at pressures above 20psi (but can do as necessary) – a sandblaster will work at over 100psi. We can control the flow of the media, unlike traditional sandblasting methods and it will not damage surrounding areas of the rooms like plasterwork, floors etc.

Operatives wear correct protective safety gear as well as air fed helmets. The equipment is operated using a compressor which needs to be parked as close to the property as possible.

All areas worked in are protected, all waste is removed and taken away with us for disposal and on completion a thorough clean will take place.

Prior to any project commencing, a small sample area is carried out to ascertain whether the product can be stripped completely without leaving any residue or creating any surface damage. This enables us to confirm with the customer that they are happy with these results and more importantly to ensure that we can proceed with the project without causing any damage to the surface we are working on.

The pressures used to begin with will be as low as possible – around 15psi, and this can be adjusted as necessary throughout the process.

The equipment we operate has an on/off nozzle (Deadman's switch) and this ensures that at any time we can stop the flow of media immediately. This is also an added benefit when moving from one area to another as the flow is stopped and then started when in the correct position to continue.

There is no damage to the surrounding areas such as ceilings and walls or floors, when working inside. The process is such low pressure that even new plasterwork is not marked. There is no need to protect the surrounding walls and we cover floors and areas we are working in to ensure they are protected from any working platform (which will have rubber safety feet), and the movement of equipment.

If the surrounding walls are of a delicate nature such as wattle and daub, or have historical paintwork, markings or carvings then these areas will be protected with heavy duty plastic sheeting.

Should the technician notice that the product is not stripping away or in the unlikely event of an issue then the Deadman's switch will be switched off and the flow of media will stop immediately.

Should a technician have a serious issue, such as a fall or becoming ill then the equipment again will stop the flow of media immediately the minute the Deadman's switch has no pressure on it.

The pressure can be reduced or increased as necessary.

The skill in this process is down to the expertise and experience of the operators.

At all times we work closely with the customer and Conservation Officers, who are welcome to visit site at any time to witness and/or approve the process.

Other methods that could be considered for paint removal:

Sandblasting. This method is operated at high velocity and no matter what type of media is used it will result in damage to the surface of the timber, remove original features, leave an abrasive finish and damage the surrounding areas. Traditional sandblasting machines cannot control the flow of media and will work at pressure of over 100psi.

Water washing & steam stripping. This would raise the grain of the timbers and would not be suitable for use inside a property as it would affect electrics, damage the surrounding walls which could have coverings of historic wallpaper or art work. Even after water washing you would then have to scrape or scrub the paint away creating further damage to the surface.

Chemical poultices, liquids and gels. These are not suitable for delicate timbers. They are not only a health hazard and can be toxic if inhaled or cause skin irritation but chemicals are also generally flammable and extreme caution will be required. The chemicals can potentially penetrate deeper into timbers causing permanent damage. Chemicals will need to be washed off once applied and again this is not advisable as it will raise the graining of the beams and again create issues with water inside a property.

Mechanical methods. Sandpapers & tools such as disc sanders and drum sanders are very abrasive and there is a tendency to 'overwork' in areas of thicker paint or varnish which will in turn mean you are removing the surface of the timber and taking away original features. These methods are not controlled and again will leave an abrasive finish.

Heat guns and burning off methods. These are not advisable on timbers due to the fire hazards involved and the potential to scorch the surface of the beams.

All of our technicians are highly experienced and trained. We do not continue any project until a number of small sample areas have been carried out and agreed by the customer and the operatives and where necessary a Conservation Officer.

References/testimonials can be found on the website along with numerous photos and videos however below are a small number of references received by our customers and a Conservation Officer.

Dear Julie,

Thank you for your email.

In my experience of working with timber framed buildings at several local authorities, we have usually asked for a small sample area of beam to be tested, provided we are satisfied in the first place that the methodology and specification is not abrasive, leading to irreversible damage to the timbers. However, we always err on the side of caution because old timbers are very sensitive to any chemical application and would generally advise against any type of abrasive or chemical cleaning, and particularly that of a high velocity.

Additionally, where methods of cleaning have been fully assessed and granted approval on listed properties, these case studies are useful as good practice examples.

The works carried out at the White House, Little Neston were to remove a dark brown paint application from beams and other timbers in the property, such as door lintels and architraves. Having inspected the materials to be used in the cleaning, the methodology and a sample of an area of cleaned timber, I was satisfied that the process was sensitive to the special integrity of the building. It is worthwhile noting that many of the timbers have suffered extensive damage from beetle infestation (no longer active) and the operation to remove paint did not result in any further damage to the timbers.

Hope this is of help.

Kind Regards,

Jenny Tunney

Conservation & Design Officer

Cheshire West & Chester Council

Hi Julie

I just wanted to say that we are totally delighted with our beams, they look fantastic! But also Kevin and Ross were brilliant, they worked so hard and they were very friendly, they were a pleasure to have around, please relay our thanks to them.

It's been a very positive experience all round and I appreciated your support during the booking phase.

Many thanks from all here

Lesley

Hi Julie and co,

We wanted to thank the guys for doing a fabulous job of stripping our painted oak beams for us. We are delighted with the results and our home has a new warm, natural wood feel in every room.

They were professional, hardworking, courteous and friendly at all times and cleaned up after themselves brilliantly.

We will definitely recommend your company to friends and family.

Jenny and Graham Johnson

The following reference was from a customer to a potential new client and she mentions the carpenter tool marks and sensitivity of the process – this was after a project in an old windmill.

Dear Anne and Doug

We had an excellent experience from beginning to the end of the job. Ours is not a normal house and we had huge black painted timbers to be stripped, as well as a small staircase, a door and skirting's.

The result has been a vast improvement and we are very pleased with how previously gloomy rooms have become so much lighter and the work attracts many compliments.

The timbers were not damaged at all, in fact carpenter's marks were revealed, which shows how sensitive the process is.

The two-man team were excellent and respectful of ours and our 4 cat's needs.

I have no hesitation in recommending Beam, Clean & Restore.

Best wishes

Carole Leith