

Room Ref	Previous and Current Description	Retrospective & Proposed Works	No Harm (does not affect Special Interest)	Less Than Substantial Harm	Substantial Harm	LBC Req'd		Repair	Comments on Impacts
						Y	N		
B. Basement:									
B1	Steps To Basement								
	Brick Steps to basement from ground floor accessed via PLB Door.	No changes proposed.					✓		The access and stairs to the basement will remain unchanged. Door will be retained.
B2	Cellar (part)								
	Cellar below G11 includes brick walls whitewashed; flat ceiling (underdrawn with modern fireboards); flagged floor; various niches to walls; service chute visible; internal post and brace supports. Tendency to flood. Pre-dates Cellar Room B3.	Apart from redecoration - No changes proposed.	✓				✓		This part of the basement sits underneath what was a wc and utility room and contains evidence of service runs. It contains shelving and niches and may well have been used along with a chute for coal. May well have been used as a wine cellar.
B3	Boiler Room (Vaulted)								
	Cellar/boiler room beneath G14 Dining Room, Flint and Brickwork to vault, north walls of flint and rubble. Where flint exists, predominantly knapped. Flagged floor with partial cement screed over for boiler equipment to sit on Brick supporting pier to inner north wall Contained boiler equipment for former care home and service runs, pipes, fire detection system and fuse board.	Retrospective: Boiler Equipment removed. Cellar Steps revealed.	✓				✓		This basement room is likely to have been used to store food products but accommodates the boiler and services. Based on the assessment of phases it is considered that this basement room post dates B2. The removal of the equipment does not harm the significance or special interest of the listed building. The original steps to the cellar remain intact but were covered up with rubble and building detritus. Special interest is not affected or harmed.
		Proposed: a) New cover/access to steps at ground level.				✓			TO BE THE SUBJECT OF SEPARATE OF APPLICATION

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G. GROUND FLOOR									
G1 PORCH									
	Existing: Existing Porch – interior finishes removed revealing the fact that the side walls have started to pull away from the west elevation. The porch was not correctly tied in.	Retrospective Listed Building Consent granted under reference APP/19/00416 to regularise and for emergency repairs as per previously agreement with slate to roof, not plain clay tile due to low pitch. Spec & Method Statement submitted for Helibars to tie in, mesh and repointing using lime mortar. Reinstate rainwater goods at junctions. Not all works have been completed as the new outer door is on order.	✓			✓			Added during the Late Victorian gentrification of the building and at the time that the south cross wing was added and north remodelled to match. See para 3.12. There is a reference to works having been carried out in 1913 to the porch by Carrell Builders for Kenneth Heaton – see paragraph 3.21. This is the third porch that has been added to this building. There is evidential scarring to the internalised wall above the main door opening.
G2: STAIR HALL									
	Existing: Contains main open-well stair which dates from the early 19 th Century with open string steps, shaped tread ends, non-original metal ‘stick’ balusters, bottom curtail with an additional metal baluster for strength and hardwood handrail. Softwood floor boards but some replaced. Panelled three-centred arches leading to inner hall G6 and south to Reception Room G3 are modern softwood and conceal original beams and posts. Generally intact apart from part of ceiling to south of hall. Bolt ends and small plates are visible to the north inner wall face to the rising flight which are associated with the introduction of a new floor to Rooms FF12 and FF13. The wall finishes are also of modern plasterboard, skimmed over. Disturbance to the floorboards is typical of works associated with service run provision.	Retrospective: Removal of part of ceiling revealing double joists, spine and floor boards above. Evidence of fire damage Lower joists have evidence of lathe and plaster but also metal straps suggesting modern plasterboard. Removal of chair lift rail rising up to first floor.		✓		✓		✓	The stair hall bay is a later addition and phase of the building, being an infill, the ‘stair’ itself dates from the early 19 th century. There is also evidence of the spine beam having been truncated to allow for the early 19 th century staircase to be interjected. This reinforces the view the existing ceiling is not ‘original’ The wooden faces to the three-centred arched opening leading to the inner hall etc are softwood and late Victorian in detail. The former Period A door opening and wall have been internalised with the door opening widened and fabric lost including timber framing. Although the removal of part of the ceiling required LBC, it was modern fabric dating from mid C20th and revealed the structure. The removal of the chair lift and running rail was a later addition. No record of consent has been noted for its fixing to the fabric of the building. It was of no significance and its removal is considered to be a positive enhancement. Most of the work relates to repair and reinstatement and therefore does not need listed building consent. However, for purposes of clarity and avoidance of doubt.

		Proposed Works: a) Lift plyboard, inspect floor boards, repair joists where required.	✓				✓	✓	The floor was covered with ply and the floor below was not inspected.
		b) Insulate between joists with breathable Mineral Wool held in place with chicken wire. Relay floorboards. Install Nu-Heat Low LoPro Lite or similar low profile retrofit type, installed over existing floor finishes, using existing joist notches where possible. Any new notches to be kept as small as possible and kept to an absolute minimum and within 300mm of end supports. Any radiators to be fitted with thermostatic valves.	✓			✓			The insulation will not affect the special architectural or historic interest of the building and will still allow it to breathe yet improving thermal performance.
		c) Final floor finish for the Hallway, leading through into the Kitchen area will be large Porcelain floor tiles (G2, G3) – subject to LBC condition.	✓			✓			Details of floor tiles – subject to LPA agreement by way of condition.
		d) Make good existing staircase where necessary. Repaint and repair bannister rail.	✓					✓	Repair.
		e) External wall on middle of stairway - Insulate inner wall face with Cork Board and lime plaster.	✓			✓			The use of cork board with lime plaster requires no mechanical fixings and will improve the thermal efficiency of the wall. Visually there will be no impact arising to the character or appearance of this space.
		f) Internal walls to the side of the staircase make good using lime putty to conceal bolts, skim over with lime plaster and decorate.		✓		✓			As it has been accepted that the removal of the raised ceiling/floor to G11/G12 and FF12/13 would cause more harm, remedial works are required to conceal the visible bolts. The wall needs to be re-skimmed and redecorated and therefore, on balance, is considered to be an acceptable response.
		g) Reinstate Skirting Boards to both ground and first floor where required.	✓				✓		Reinstating the skirting boards as per those that existed prior to stripping out, subject to confirmation of the detail, is only included for the avoidance of doubt and to ensure reinstatement.
		h) Reinstate ceiling covering to (modern plasterboard) with 25mm Ty-Mawr woodfibre Boards & Lime Hemp + topcoat lime plaster.	✓				✓		Technically Listed Building Consent would not be required for 'reinstatement' on a like-for-like basis, a superior material is proposed: Ty-Mawr woodfibre Boards & Lime Hemp + topcoat lime plaster is proposed and offers improved insulation as well as fire protection. It also is more subtle in its appearance and not as flat as modern plasterboard.

G3	RECEPTION ROOM								
	Existing: Later period to C16th timber framed range. Appears to have preceded the introduction of the stair infill with the roof structure revealing it to have been a front extension with a similar extension added to the north west front elevation. This area was heavily remodelled presumably following the infill staircase bay, with a new roof over all three sections creating a parallel range. Further changes occurred during the Victorian gentrification when the building was refaced and windows altered, including former bay windows to the front west elevation. Surrounds and deep architraves to partition walls was a method used in the Victorian era to merge spaces but retain divisions. 2 x doors and architraves still in situ with fire closures (to be removed). Apart from the skirting boards, the archways and stair, doors and architraves, G2 and G3 the finishes to both spaces are considered to have been quite plain.	Retrospective: Removal of wall and ceiling coverings. Removal of skirting boards. Removal of radiator/s and associated pipe runs.		✓			✓		Removal of the wall and ceiling coverings reveals that the east wall with G5 and north wall with G1 are of the same imperial brick size. The north wall retains evidence of a timber box frame, the extent of survival reduced due to extensive rebuilding. The inner east wall has one length of timber inserted at one-third the height up the wall. Its bond is generally stretcher with an occasional header and closer. The inner face of this wall is within G5 which when viewed, reveals the altered timber framing with posts and rails, former ceiling height and bracing to visible area above. The inner west wall shows evidence of older window openings, most likely bay windows, having been altered to create a more symmetric appearance. The ceiling joists are scarred with lathe and plaster markings, ferring strips above to provide a level for the floor boards to the room above. A timber lintel sits above both doors to G4 and G5. Floorboards – where lifted evidence of truncation of a floor joist and a change within the threshold of G4. Although Listed Building Consent was required for the stripping out, its current state allows the building to be read more easily. On balance, the removal of non-historic fabric is not considered to be harmful.
		Proposed: a) Removal of Door Closures	✓					✓	Consent is not required for the removal of these modern elements. Where removed the doors and architraves should be made good.
		b)) Inner face of external wall, Insulate inner wall face with Cork Board and lime plaster	✓				✓		The use of cork board with lime plaster requires no mechanical fixings and will improve the thermal efficiency of the wall. Visually there will be no impact arising to the character or appearance of this space.
		c) South and east walls to be finished with lime plaster on brick (three coat system). Redecorate.	✓				✓		<i>Refer to specification and method statement.</i>
		d) Insulate between joists with breathable Mineral Wool held in place with chicken wire. Relay floorboards. Install Nu-Heat Low LoPro Lite or similar low profile retrofit type, installed over existing floor finishes, using existing joist notches where possible. Any new notches to be kept as small as possible and kept to an absolute minimum and within 300mm of end supports. Any radiators to be fitted with thermostatic valves.		✓			✓		The insulation will not affect the special architectural or historic interest of the building and will still allow it to breathe yet improving thermal performance. The ‘less than substantial’ harm arising may be considered to arise should further notching be required. However, this is a modern floor and as such there would be no impact on the ‘historic’ fabric of significance. See Dwg MBH-02 Rev A and MHB-07 Rev A for ceiling insulation and finishes.
		e)) Final floor finish for the Hallway, leading through into the Kitchen area will be large Porcelain floor tiles (G2,	✓				✓		Details of floor tiles – subject to LPA agreement by way of condition.

		G3) – subject to LBC condition.							
		f) Reinstate ceiling covering using 25mm Ty-Mawr woodfibre Boards & Lime Hemp + topcoat lime plaster.	✓			✓			Although the exposed rafters reveal signs of lathe, images from Sales details show smooth finishes which correlates with the finding of fragments of modern plasterboard and cementitious plaster. It is considered that the ceiling was a modern finish and the walls had been replastered over with a cement based plaster. Ty-Mawr woodfibre Boards & Lime Hemp + topcoat lime plaster is proposed and offers improved insulation as well as fire protection. It also is more subtle in its appearance.
		g) Reinstate Late Victorian Skirting Boards to match existing.	✓					✓	Technically Listed Building Consent is not required as it is 'reinstatement' on a like-for-like basis. However as the walls have been stripped, the reinstatement is included for the avoidance of doubt.
G4	SITTING ROOM								
	Existing: Added during Late Victorian period as part of 'lease' agreement to match the northern cross-wing. Once exposed, walling reveals the original C16th timber box frame with former door and window opening, cill plate on stone plinth, modern floor on sleeper walls, cross bracing to ceiling joists. The stepped brickwall shared with G3 indicates a west facing extension following by the Late Victorian Cross Wing which required the raising of the ceiling height. Exposed frame is generally in good condition. Former wattle and daub panels replaced with brick noggin white lime wash over. Evidence of cementitious mortar used repairs, filling in voids and concealment. Floor joists noted running in opposite direction to G3. Exposed ceiling joists, machine sawn with cross bracing. Repaired window retaining inner cill boards, shutters, shutter boxes and reveals.	Retrospective: Stripping off finishes to walls and ceiling including skirting boards, picture rails and coving. Removal of brick fireplace. Removal of radiators.		✓		✓			This cross wing post dates the north cross-wing but it is possible that the north wing underwent remodelling at the same time, along with the addition of the porch. It abuts the original 16 th Century end bay. Removal of wall coverings revealed that the North West corner is of a thicker depth than the section abutting G5 which equates with the construction and fabric of each section of walling. The room now reveals the original box timber frame construction with former wattle and daub panels infilled with brick. This was a common occurrence particular with the wattle and daub had failed and as brick became more readily available. The cill plate rests on a random stone plinth. Evidence of a former door to the corner exists as well as a window and possibly a further window. It is clear that this was the original southern external wall given the weathering. Above the side girt, the infilling is later with some surviving lime plaster finishes to the brick noggin. The downward bracing is clearly visible which creates restraint at the corners. There is potential evidence of a window to the first floor of the former 16 th Century house which is cut across by the much larger floor to ceiling heights of this cross wing and internal room volume, as requested by the owner to the lessor in the 1850s -60s. A modern brick fireplace with brick hearth was removed from the inner south wall but the removal of the wall covering also revealed two former fireplaces, bricked up. On balance and although requiring Listed Building Consent, the exposure has allowed the building to be read.
		Proposed Sitting Room: a) Repair to timber box framing and infill panels including inserting bricks to void bedded in lime mortar; lime mortar fillets where gaps exist between noggin and scantlings; repointing of stone plinth.	✓			✓			Works would exceed a 'typical' repair and need to be carried out using the correct lime mortar to an agreed specification. <i>See separate document setting out repairs to the timber frame.</i>
		b) Reinstate natural slate to existing vents at base of outer walls.	✓				✓	✓	Technically this is the reinstatement of the existing position. Harm would not arise.

		c) Erect stud wall in front of timber box frame allowing for air movement.	✓			✓			The C16th wall was concealed during the Victorian period and 'upgraded' in modern times. The proposals reinstate the previous position but has allowed for recording and repairs. Clear evidence of historic end bay and framing. See Dwg MBH-02 Rev A
		d) Insulate between joists with breathable Mineral Wool held in place with chicken wire. Relay floorboards. Install Nu-Heat Low LoPro Lite or similar low profile retrofit type, installed over existing floor finishes, using existing joist notches where possible. Any new notches to be kept as small as possible and kept to an absolute minimum and within 300mm of end supports. Any radiators to be fitted with thermostatic values. Carpet over.		✓			✓		The insulation will not affect the special architectural or historic interest of the building and will still allow it to breathe yet improving thermal performance. The 'less than substantial' harm arising may be considered to arise should further notching be required. However, this is a modern floor and as such there would be no impact on the 'historic' fabric of significance. See Dwg MBH-02 Rev A and MHB-07 Rev A for ceiling insulation and finishes.
		e) Insert new central fireplace with wood burner and brick hearth		✓		✓			Cross reference with Dwg MBH-02 Rev A. The former fire place was not historic and was not in keeping with the overall character and appearance of the building.
		f)) Inner face of external walls (east and west), insulate inner wall face with Cork Board and lime plaster.	✓			✓			The use of cork board with lime plaster requires no mechanical fixings and will improve the thermal efficiency of the wall. Visually there will be no impact arising to the character or appearance of this space.
		g) Reinstate ceiling covering using 25mm Ty-Mawr woodfibre Boards & Lime Hemp + topcoat lime plaster.	✓			✓			Although the exposed rafters reveal signs of lathe, images from Sales details show smooth finishes which correlates with the finding of fragments of modern plasterboard and cementitious plaster. Ty-Mawr woodfibre Boards & Lime Hemp + topcoat lime plaster is proposed and offers improved insulation as well as fire protection. It also is more subtle in its appearance. See Dwg MBH-02 Rev A and MHB-07 Rev A for ceiling insulation and finishes.
		h) Reinstate Late Victorian Skirting Boards, Picture Rail and Coving to match existing.	✓					✓	Technically Listed Building Consent is not required as it is 'reinstatement' on a like-for-like basis. However as the walls have been stripped, the reinstatement is included for the avoidance of doubt.
G5	DINING ROOM								
	Existing: This room was used as a dining room as can be seen from the accompanying photographic sheets with an estate agent image. The angled bay was added during the Victorian period and was also 'bolted' on to the building with the resultant loss of the box frame in this location. It was also 'gentrified' and appeared more plain with its lined walled and ceiling. It should be noted that the ceiling was raised three times and concealed the surviving framing as well as an inglenook. Apart from the skirting board and picture	Retrospective: Removal of wall and ceiling coverings. Removal of radiator and skirting boards.		✓		✓			The removal of the fabric from the walls and ceilings has revealed the historic construction of this bay and confirms that it is the end room of the original 16 th Century three-bay timber framed building. The exposed timber framing to the inner south wall was generally in good condition in comparison to the opposing face seen in G4. To the inner north wall there is evidence of markings to create a key to apply plaster direct. Downward braces have been removed leaving evidential scarring. There is evidence of mortices for a partition but also reused timbers. The inner face of west wall within G5 reveals the altered timber framing with posts and rails, former ceiling height and bracing visible to the former first floor room above. Of note is the low bressumer to the south side of the north wall and fireplaces – as a result of two further alterations before finally being covered over. The inner south wall is the original end wall and contained a jowl post to the SE

	rail, the room is plain in its appearance. Softwood modern floor on suspended joists. The door between G5 and hallway G6 was blocked up.								corner – the opposing jowl post which would have existed to the SW corner has been lost. The cill plate rests on a plinth of stone and brick. Corner SE jowl post has rotted and underbuilt with masonry. There is evidence of a former door to the SW corner of this room with a lower timber threshold cill. There is also evidence of a two-light window with central mullion and groove marks for sliding shutters. Although coverings have been removed, this has facilitated the understanding of how the building has evolved. It is also considered that the finishes dated from the mid C20th given the softwood floor and ceiling joists.
		Proposed: a) Repointing of brick noggins to inner face of south wall where required and application of lime fillets to fill gaps and lime plaster over panels.	✓			✓			The ‘original’ infill would have been wattle and daub but was replaced by brick noggins, covered with lime plaster or a lime wash. The infill panels have been repaired with lime plaster applied over. See separate spec and method statement. The extent of the work exceeds a ‘repair’ but it considered to be an appropriate approach to this wall. At this stage it is not known if the wall would be covered over.
		b) Insulate between joists with breathable Mineral Wool held in place with chicken wire. Relay floorboards. Install Nu-Heat Low LoPro Lite or similar low profile retrofit type, installed over existing floor finishes, using existing joist notches where possible. Any new notches to be kept as small as possible and kept to an absolute minimum and within 300mm of end supports. Any radiators to be fitted with thermostatic values. Carpet over.	✓			✓			The insulation will not affect the special architectural or historic interest of the building and will still allow it to breathe yet improving thermal performance. The ‘less than substantial’ harm arising may be considered to arise should further notching be required. However, this is a modern floor and as such there would be no impact on the ‘historic’ fabric of significance. See Dwg MBH-02 Rev A.
		c) Reinstatement ceiling at lower level affixing 25mm Ty-Mawr woodfibre Boards & Lime Hemp + topcoat lime plaster,		✓		✓			The ceiling height has been altered three times having an impact on the floor level to the room above. The removal is the issue of concern and therefore reference is made to less than substantial harm. Ty-Mawr woodfibre Boards & Lime Hemp + topcoat lime plaster is proposed and offers improved insulation as well as fire protection. It also is more subtle in its appearance.
		d)) Inner face of external wall east, insulate inner wall face with Cork Board and lime plaster.	✓			✓			The use of cork board with lime plaster requires no mechanical fixings and will improve the thermal efficiency of the wall. Visually there will be no impact arising to the character or appearance of this space.
		e) Apply lime plaster (three coat method) over inner face of west wall.	✓			✓			See separate spec and method statement. This effectively reinstates the former finish.
		f) Apply lime plaster over inner face of north wall re-covering former fireplace to rear of main inglenook G8 and main room G9.	✓			✓			This is effectively a reinstatement of the former state but using lime plaster. Although removal may be considered harmful, stripping off revealed the nature of the double stack but much altered fireplaces. See separate spec and method statement.
		g) Reinstatate Late Victorian Skirting Boards, and Picture Rail.	✓			✓			For the avoidance of doubt, reinstatement is included with profiles to be agreed (as per the original).
G6	INNER HALLWAY								
	Existing: It was originally considered that the C16th dwelling had a cross passage but as it post	Retrospective: Stripping of wall and floor coverings Removal of radiator			✓				This area may have been decorated in the 16th century but no evidence could be seen due to poor lighting on inspection. There would have been doors to each bay – north and south. The brick nibs have been

	dates the transitional period, it was built with a fireplace, stack and was floored over at first floor level.	Assumed skirting boards. Removal of door to G9/G10							retained but any sign of former doors could not be seen and may have been lost by the later changes. A reinterpretation of the plan form is the plan form included a 'baffle' or 'lobby' entry. The former door located beneath was widened and lost. Evidence remains of the mid rail marking the west facing wall of the former external wall. The opposing east side (G7) contains evidence of a former door with a date 1589 scribed to the mid rail above. The 1833 map extract shows the dwelling when it formed part of a substantial multi-yarded farm grouping with clear divisions. A parallel range existed to the west side and projected further northwards that the east side and had a path leading to its east elevation. The brickwork to the stack and wall nibs are contemporary to the C16th. Later insertions such as Late Victorian doors saw 'packing' above to fill the void between the height of the door and cross beam above as it is likely that fabric was lost during those alterations.
		Proposals: a) The floorboards were covered with plywood and were not inspected. However, an allowance should be made for some repairs.	✓					✓	If the joists exist and are in need of repair, details will be provided.
		b) Repoint brick nib to west side of inglenook and use for abutment of reinstated partition between G9/G10 running north-south		✓		✓			See separate spec and method statement for repointing.
		c) Cover floor with large Porcelain floor tiles – subject to LBC condition		✓		✓			Details of floor tiles – subject to LPA agreement by way of condition.
		d) Reinstale wall covering using lime plaster on brick. Ceiling covering - affixing 25mm Ty-Mawr woodfibre Boards & Lime Hemp + topcoat lime plaster.		✓		✓			See separate spec and method statement for lime plaster. Ty-Mawr woodfibre Boards & Lime Hemp + topcoat lime plaster is proposed and offers improved insulation as well as fire protection. It also is more subtle in its appearance
		e) Reinstale Late Victorian Skirting Boards, and Picture Rail.	✓			✓			For the avoidance of doubt, reinstatement is included with profiles to be agreed (as per the original).
G7	ENSUITE TO G5								
	Existing: East side of Inglenook. Shown in 2015 to be accessed from G5. Now also accessible from G5 and G9. Also a 'baffle entry as per G6. Removed partition reveals doorway	Retrospective: Tiling to walls and cement based plaster removed. Ceiling covering removed revealing joists and floor boards above Floor coverings removed Sanitary fittings removed.	✓			✓			The use of this space as an ensuite which was considered inappropriate and harmful to the significance of the building. Removal is considered to be an improvement. The stripping out process, however, revealed evidence of the baffle entry and the date 1589 scribed into the mid rail above the former door opening. There was a door between this space and G5 and a modern partition between this space and G9.
		Proposed Dual Cupboard: a) Repair to soleplate,	✓					✓	See separate details. The soleplate requires some attention to retain its integrity in the long term.
		b) Use as cupboard to serve G5 and G9 with new partition between and doors provided.		✓		✓			As there is a route from G5 to G9 via the internal hallway at G6, the space has become redundant. The proposed use as a cupboard to serve the rooms to each side is considered to be acceptable and subject to interfaces, would be reversible. A door had been hung to the G5 side and the partition to G9 would be new with a further door, visually, the arrangement would not cause harm. Reuse of existing

									doors or Final door details to be agreed.
		c) Inner face of external wall east, insulate inner wall face with Cork Board and lime plaster.	✓			✓			The use of cork board with lime plaster requires no mechanical fixings and will improve the thermal efficiency of the wall. Visually there will be no impact arising to the character or appearance of this space.
		d) Remedial work to side east wall to stack and reinstatement of ceiling.	✓			✓			<i>Details to be provided.</i>
		e) New floor covering.							<i>Details to be provided.</i>
G8 and G9	INGLENOOK AND MAIN ROOM								
	Existing: It was originally considered that the C16th dwelling had a cross passage but on review, it post dates the transitional period. It was original built with a fireplace and was floored over at first floor level. However, it is considered that the first floor was still accessed via a ladder as opposed to a stair as no evidence/markings has been uncovered. It was used as a bedroom with an ensuite within the inglenook. The north inner facing wall was previously exposed with posts and rails painted black. Only the spine beam to the ceiling was visible and also painted black. No details were available of the inglenook but the previous floor (2012) show that there was a partition across the face of the Inglenook and a door to the ensuite.	Retrospective: Removal of wall coverings including partition between G9 and G10. Removal of ceiling covering and exposure of joists running east-west. Removal of door to G6 Removal of radiator. Removal of partition, door and ensuite facilities.		✓		✓			With limited information available and a lack of anything of substance in the 2016 report by AHP Ltd, from inspections and the only available photograph from Zoopla, the core of the post transitional timber framed building comprised modern finishes and adaptations to provide a bedroom with ensuite facilities. The only visible section was the inner north wall which and along with the box frame to the exterior and that to G13, were the only tangible Door (s) would have served the parlour which had its high end to the north inner wall which reveals evidence of a dias and fixed dias bench.clues of the presence of an older structure. Spine beam with chamfers and very clear stops. The removal of coverings, albeit requiring LBC, revealed the state of the frame that had been concealed, the butchery that occurred during the Victorian gentrification and later periods. This includes the narrowing of the inglenook, insertion of a steel joist and alteration of the niches to its inner walls but also the introduction of wc facilities that required SVPs etc. Substantial harm was caused in the past and the more recent history of works. The condition of the frame, the inglenook, or indeed the pulling away of the three storey bay would not have been uncovered. If stripping out had not occurred, then the building , including its timber frame would have continued to deteriorate. Removal also revealed the position of a former door to the north east corner of the room with the jowl post largely concealed.
		Proposed Snug: a) Repairs to soleplate to inner north and inner east including G7.							The frame is generally in good order to the inner face to this room but the soleplate shows signs of deterioration. It still maintains integrity but requires a small splice repair and cover plate. It will be concealed by the floor and floor covering.
		b) Inspect repair joists and repair where required using traditional repairs. .						✓	It should be noted that the floor level has been lowered and the current is a suspended modern floor. It requires further inspection to ascertain the extent of work required.
		c) Insulate between joists with breathable Mineral Wool held in place with chicken wire. Relay floorboards. Install Nu-Heat Low LoPro Lite or similar low profile retrofit type, installed over existing floor finishes, using existing joist notches where possible. Any new notches to be kept as small as possible	✓			✓			The insulation will not affect the special architectural or historic interest of the building and will still allow it to breathe yet improving thermal performance. The 'less than substantial' harm arising may be considered to arise should further notching be required. However, this is a modern floor and as such there would be no impact on the 'historic' fabric of significance. See Dwg MBH-02 Rev A.

		and kept to an absolute minimum and within 300mm of end supports. Any radiators to be fitted with thermostatic values. Carpet over.							
		d) Repairs to inglenook including repointing of brickwork, replacement of existing steel with oak bressumer.		✓		✓			Cross reference with Dwg MBH-02 Rev A. See separate specification and method statement for repointing brickwork to inglenook. New oak bressumer subject to Structural Engineer's advice.
		e) New brick hearth as shown on Dwg MBH-02 Rev A.							See Dwg MBH-02 Rev A.
		f) Introduce new wood burner, flue and extract to air into G8 inglenook.							See Dwg MBH-02 Rev A.
		d)) Inner face of external wall east, insulate inner wall face with Cork Board and lime plaster.	✓			✓			The use of cork board with lime plaster requires no mechanical fixings and will improve the thermal efficiency of the wall. Visually there will be no impact arising to the character or appearance of this space.
		g) Reinstall modern partition and door with plasterboard and door between G9 and G10 as shown on Dwg MBH-02 Rev A.	✓			✓			This is effectively reinstating a partition along the same line before removal. Reuse of existing doors or Final door details to be agreed.
		d) Ceiling covering - affixing 25mm Ty-Mawr woodfibre Boards & Lime Hemp + topcoat lime plaster. Spine beam left exposed.		✓		✓			Ty-Mawr woodfibre Boards & Lime Hemp + topcoat lime plaster is proposed and offers improved insulation as well as fire protection. It also is more subtle in its appearance.
G10	INNER CORRIDOR								
	Existing: Prior to stripping out, this area provided a corridor between G6 to G14, allowing access to G11, G12, G13 (staircase) as well as G14. Floor flagged. Apart from being informed that the partition was a modern insertion, no details are known of the finishes to the inner west wall. Floor – limestone flags on suspended joists.	Retrospective: Stripping out modern finishes to walls and ceilings Removal of partition between G9/G10 Removal of doors to G11/G12.		✓		✓			Originally there would have been no division between G9 and G10 as it would have been one bay and the higher status heated room with evidence of dias and fixed bench to inner side of north wall. .
		Proposed: a) Reinstall modern fire resistant partition and door with plasterboard between G9 and G10 as shown on Dwg MBH-02 Rev A.	✓			✓			This is effectively reinstating a partition along the same line before removal. See Dwg MBH-02 Rev A. Reuse of existing doors or Final door details to be agreed.
		b) Lift flag stones and repair joists where necessary. Insulate between joists with breathable Mineral Wool held in place with chicken wire. Install Nu-Heat Low LoPro Lite or similar low profile retrofit type and place slabs over. Use existing joist notches where possible. Any new notches to be kept as small as possible and kept to an absolute minimum and within 300mm of end supports. Any radiators to be fitted with thermostatic values	✓					✓	It should be noted that the floor level has been lowered and the current is a suspended modern floor. It requires further inspection to ascertain the extent of work required. The insulation will not affect the special architectural or historic interest of the building and will still allow it to breathe yet improving thermal performance. The 'less than substantial' harm arising may be considered to arise should further notching be required. However, this is a modern floor and as such there would be no impact on the 'historic' fabric of significance. See Dwg MBH-02 Rev A. and manufacturers advice on underfloor heating and flagstones.
		c) Repair to mid rail and posts along							See information from Green Oak Carpentry cross referenced with A and

		line of former outer wall between door openings to G11 and G12.	✓					✓	B marked on accompanying n plan attached with details of work.
		d) Repair to post to doorway between G10 and G13 aligned with end wall of central bay.							See information from Green Oak Carpentry cross referenced with C marked on plan.
		d) Apart from finish to modern partition, reinstate wall covering using lime plaster on brick. Ceiling covering - affixing 25mm Ty-Mawr woodfibre Boards & Lime Hemp + topcoat lime plaster.		✓		✓			See separate spec and method statement for lime plaster. Ty-Mawr woodfibre Boards & Lime Hemp + topcoat lime plaster is proposed and offers improved insulation as well as fire protection. It also is more subtle in its appearance. See Dwg MBH-02 Rev A.
		e) Reinstall doors to G11 and G12.	✓			✓			See Dwg MBH-02 Rev A. Reuse of existing doors or Final door details to be agreed.
G11 and G12	UTILITY AND WC								
	Existing: No details were available as to the appearance of these two rooms. The 2012 plans provide details of the layout. It was evident that there were remnants of a fireplace but had been removed in the past. Also the ceiling/floor level cut across the existing window indicating that it was a later insertion. Prior to the existing window arrangement, there is evidence of a former bay window as per the bay to the south of the entrance / porch and to the corresponding first floors. It is	Retrospective: Removal of doors and partitions between the two rooms. Removal of fittings. Removal of wall coverings. Removal of ceiling and introduction of new ceiling at higher level, bolted through walls.		✓		✓			The stripping out and insertion of a higher ceiling/floor required listed building consent and will be addressed in a separate application seeking retrospective consent. It should however be recognised that this is a later phase to the evolution of the building as referred to in respect of G2 and G3. It is clear that it was an extension but it had undergone further change with what can only be assumed to have been a bay window being altered to a more generic Late Victorian window as part of the gentrification works. It was agreed with the LPA's Conservation Officer that removal of the floor at this stage would actually cause more damage. It would also disrupt the re-rendered front elevation resulting in further work. In addition, as the building exhibits a history of altered floor levels, the insertion follows that pattern but also ensure the window is not cut across.
		Proposed WC and Study: a) Carry out repairs as per G10 – A and B to wall plate as per Green Oak Carpentry Ltd	✓					✓	The mid rail above the two later doorways to what was the former outer wall has racked and disconnected. This requires an honest repair in accordance with best conservation practice using. See information from Green Oak Carpentry cross referenced with A and B marked on accompanying n plan attached with details of work.
		b) Introduce new partition subdividing space allowing for the provision of a ground floor wc and small study.	✓			✓			Although this is a different configuration from the previous arrangement, it would provide more functional space. The insertion of the partition is reversible and as such would not cause harm when considered in the balance.
		c) Inner face of external wall (west), insulate inner wall face with Cork Board and lime plaster.	✓			✓			The use of cork board with lime plaster requires no mechanical fixings and will improve the thermal efficiency of the wall. Visually there will be no impact arising to the character or appearance of this space.
		d) Lift flag stones to G14, bricks to G15 and repair joists where necessary. Allow for repairs to G16 floor (not inspected). Insulate between joists with breathable Mineral Wool held in place with chicken wire. Install Nu-Heat Low LoPro Lite or similar low profile retrofit type and place slabs over. Use existing joist notches where possible. Any new notches to be kept as small as possible and kept to an		✓		✓			The insulation will not affect the special architectural or historic interest of the building and will still allow it to breathe yet improving thermal performance. The 'less than substantial' harm arising may be considered to arise should further notching be required. However, this is a modern floor and as such there would be no impact on the 'historic' fabric of significance.

		absolute minimum and within 300mm of end supports. Any radiators to be fitted with thermostatic valves.							
		e) Apart from finish to modern partition, reinstate wall covering using lime plaster on brick. Ceiling covering - affixing 25mm Ty-Mawr woodfibre Boards & Lime Hemp + topcoat lime plaster.	✓			✓			Ty-Mawr woodfibre Boards & Lime Hemp + topcoat lime plaster is proposed and offers improved insulation as well as fire protection. It also is more subtle in its appearance.
		f) Reinstall doors to G11 and G12.	✓			✓			See Dwg MBH-02 Rev A. Reuse of existing doors or Final door details to be agreed.
G13	STAIR 2								
	Existing: The staircase itself remains unaltered and is considered to be the subsidiary stair to the north range, butting the north wall of the central bay to the timber framed building and within what was a further north end bay. The joinery detailing appears to date from the late Victorian period and contrary to the AHP report, appears to have been inserted to provide access to the northern range without having to cross through the main bedroom and most likely was used for servants who still had access to the first floor bedroom and attic room above. As per the AHP report, it was altered to create a self-contained residence (mortgaged as such) in the north wing. The attic stair retains its mid 19 th century plain balusters but has been altered elsewhere. There is a scarring along the inner north wall of G15 which suggests at one time a stair rose from this point but was later altered.	Retrospective: No works undertaken apart from removing some of the chipwood paper to the north face of the timber framed wall. Proposals: No proposals at this stage.	✓				✓		Although within what is considered to be the lost end bay, this stair is post Phase A.
G14 G15 G16 G17	DINING ROOM HALLWAY KITCHEN PANTRY								
	Existing ; This area is a product of a number of changes including use as agricultural related buildings, part replacing the older north end bay to the timber frame range to the gentrified cross wing added in the Victorian period. From the exterior it has a grander appearance than the interior. G14 was used as dining room Fire door to G10 with closer and vision panel Flagged flooring, Part brick to inner west	Retrospective: G14 Limited stripping out as walls appear to have been painted and are as existing. Although evidence that above rail height the walls may have been covered with paper. In which case, paper stripped off. Modern ceiling covering stripped revealing evidence of hearth to room above. Victorian ceiling joists with spine. Ceiling covering likely to have been modern and underdrawn given		✓		✓			The interior of this room, now stripped, reveals evidence a more rudimentary construction typically of agricultural buildings such as a dairy, cheese and/or milk house, or brew house. G16 was added to G15 but a passage was left clear at ground floor level as evidenced by the window to the inner north wall to G15. G15 and G17 contain remnants of the lost north bay. It is assumed that a fire resulted in the loss of the north end bay of the timber framed building (evidence of fire damage visible). The void was later filled and it is assumed that at that time, the stair was altered and that the northern Victorian wing was added in the late 1830's encompassing the northern buildings.

	wall, plastered above horizontal timber Intruded window of 8-over-8 sash; Corner cupboard. G16 was used as a kitchen. G15 was once an open passage way leading to G16 and G15 as well as the Pantry G17. G17 however, contains the remnant of the mid rail to the timber framed building in the SE corner and evidence in G9 indicates that there is a blocked door between the two.	that it was a retirement home. Brick piers to fireplace removed and black painted beam revealing original fireplace opening. G16 – Some stripping off to reveal nature of wall between G15 and G16. G17 – small removal of wall covering and use of bradawl detecting truncated wall plate and post.							The cross wings and elevations were redressed at the time of that the southern cross wing was added, circa 1850's. The stripping out was limited but enabled a better understanding of the building, revealing former internal stack (trimmer above and expanding mesh) and hearth to room above, taller arch and possible opening. Evidence of former openings with existing door to G13 altered. Exposed spine beam. Ceiling higher than late C16th bays. Brick surround to fire placed with narrower bressumer, low niche to side G17 as stated retained evidence of the timber framed bay that extended to the north.
		Proposed: a) Removal section of wall between G14 and G16, removing section between G15 and G16, retaining nibs, retaining door to G15 to provide open plan arrangement for dining and kitchen area.		✓		✓			The significance of this part of the building is considered to be informed by the sequence of change overtime and the gentrification that occurred during the Victorian period. Despite having a consistent appearance with the southern range, the interior differs revealing a more rudimentary agricultural origin and reuse of timbers. Those buildings were again altered during the Victorian period, on the cheap, and were the service end of the building with staff accommodation above accessed via the secondary stair. It was now the show-piece part of the building and therefore has a medium to low level of significance in comparison to the timber framed areas to the ground and first floor, and the evolution of the building. The balance in this case needs to be drawn against understanding the evidence of change, recording it and allowing the building to evolve, righting ills of the past, repairing where necessary but realising a better standard of accommodation befitting for a family home of this nature. See Dwg MBH-02 Rev A.
		b) Replace Fire door to G13/G10 with more appropriate door.	✓			✓			See Dwg MBH-02 Rev A. Reuse of existing doors or Final door details to be agreed.
		c) Inner face of outer west and north wall - insulate inner wall face with Cork Board and lime plaster. Decorate. Leave inner south wall as is.		✓		✓			The use of cork board with lime plaster requires no mechanical fixings and will improve the thermal efficiency of the wall. Visually there will be no impact arising to the character or appearance of this space.
		d) Lift flag stones to G14, bricks to G15 and repair joists where necessary. Allow for repairs to G16 floor (not inspected). Insulate between joists with breathable Mineral Wool held in place with chicken wire. Install Nu-Heat Low LoPro Lite or similar low profile retrofit type and place slabs over. Use existing joist notches where possible. Any new notches to be kept as small as possible and kept to an absolute minimum and within 300mm of end supports. Any radiators to be fitted with thermostatic valves.		✓		✓			The insulation will not affect the special architectural or historic interest of the building and will still allow it to breathe yet improving thermal performance. The 'less than substantial' harm arising may be considered to arise should further notching be required. However, this is a modern floor and as such there would be no impact on the 'historic' fabric of significance.
		e) Floor coverings to be agreed.							
		f) Ceiling covering to G14, 15 and 16 -							As this replaces a modern ceiling covering, it is considered no harm

		affix 25mm Ty-Mawr woodfibre Boards & Lime Hemp + topcoat lime plaster.	✓			✓		would arise. Ty-Mawr woodfibre Boards & Lime Hemp + topcoat lime plaster is proposed and offers improved insulation as well as fire protection. It also is more subtle in its appearance.
		g) New supports above openings to G14/G16 and G15/G16 to be agreed and as advised by a structural engineer.		✓		✓		See Dwg MBH-02 Rev A.
		h) Removal of chimney breast to G18 reveals former concealed dressed and gentrified Victorian window which was once external. Allows for formation of opening above worktop level between G16 and G18		✓		✓		Inspections revealed that a former gentrified Victorian windows with drip mould had been covered by the 20 th century addition to the east side of G16. It was blocked up. Exposing it would allow the evolution of the building to be better understood.
G18 G20 G21	Bed Room 3 Lobby Ensuite							
	Existing: These three rooms were formed in two phases – 1932 and in the mid 20 th century. The main room was used as an office. Later, it was used as part of separate accommodation and then a staff room when in use as a retirement home. G18 was built up against the Victorian cross wing concealing a former window. Interior finishes clearly modern and modern finishes. Skeiling giving extra height to G18.	Retrospective: Removal of chimney stack to reveal Victorian window. Note: LBC has been granted for new French doors to south facing elevation.	✓			✓		Although Listed Building Consent was required for the removal of the stack, it is not considered to be of significance to the special architectural or historic interest of the building. It does, as stated, allow for the better reading of the building.
		Proposed Breakfast Room and Utility: a) Expose former Victorian opening as void between G16 and G18.		✓		✓		If it is considered that harm would arise it could only amount to less than substantial harm given the level of interest in this part of the building.
		b) Lift flooring. Insulate between joists with breathable Mineral Wool held in place with chicken wire. Relay floorboards. Install Nu-Heat Low LoPro Lite or similar low profile retrofit type, installed over existing floor finishes, using existing joist notches where possible. Any new notches to be kept as small as possible and kept to an absolute minimum and within 300mm of end supports. Any radiators to be fitted with thermostatic valves. Floor finishes to be agreed.	✓			✓		The insulation will not affect the special architectural or historic interest of the building and will still allow it to breathe yet improving thermal performance. The ‘less than substantial’ harm arising may be considered to arise should further notching be required. However, this is a modern floor and as such there would be no impact on the ‘historic’ fabric of significance.
		c) Make good and redecorate.						Details to be provided.

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						Y	N		
FF.	First Floor								
FF1	STAIRWAY LANDING								
	Existing: Refer to G2 for description of staircase. Screen added for fire protection and containment – assume during period when used as a retirement home. There was a door at the first floor landing leading to FF2.	Retrospective: As with G2, removal of chair lift. Bolts through wall for new ceiling/floor to G11/12 and FF12/FF13. Removal of door to first floor landing and frame. Removal of ceiling above.		✓		✓			Based on the notes included for G2, it is clear that this room was an infill . Due to some stripping out, the alignment of the former west facing wall of the timber framed building is evident and it can be seen that the opening up of the building to create access through from the new stair bay was not particularly sympathetic and saw the loss of framing elements below the west side wall plate which is now devoid of its supporting main post. In general, stripping out at this level has revealed the complicated nature of the roof structure and also features not previously known.
		Proposals: a) Make good existing staircase where necessary. Repaint and repair bannister rail.	✓					✓	Repair.
		b) Remove existing glazed screen along with undersized newel post to existing handrail. Replace with Oak Post below existing wall plate, cross beam and roof truss. Replace newel post with a new toughened glass balustrade. Refer to Dwg MHB-03A and details for post provided by The Green Oak Carpentry Co Ltd.	✓			✓			Refer to Dwg MHB-03 RevAA. The screen is modern and was inserted for a specific purpose – fire containment and protection. Now that the building is to be used as a single dwelling, reduces the level of protection required but the securing of ‘safe’ routes. The proposed changes also realise the need for timber frame repairs – See ‘E’ on plan marked by The Green Oak Carpentry Co Ltd. The introduction of a glazed screen is clearly contemporary but a ‘clean’ and honest contrast with the more traditional fabric.
		c) External wall on middle of stairway - Insulate inner wall face with Cork Board and lime plaster.	✓			✓			The use of cork board with lime plaster requires no mechanical fixings and will improve the thermal efficiency of the wall. Visually there will be no impact arising to the character or appearance of this space.
		d) Internal walls to the side of the staircase make good using lime putty to conceal bolts, skim over with lime plaster and decorate.		✓		✓			As it has been accepted that the removal of the raised ceiling/floor to G11/G12 and FF12/13 would cause more harm, remedial works are required to conceal the visible bolts. The wall needs to be re-skimmed and redecorated and therefore, on balance, is considered to be an acceptable response.
		e) Reinstall Skirting Boards to both ground and first floor where required.	✓				✓		Reinstalling the skirting boards as per those that existed prior to stripping out, subject to confirmation of the detail, is only included for the avoidance of doubt and to ensure reinstatement.
		f) Reinstall ceiling covering to (modern plasterboard) with 25mm Ty-Mawr woodfibre Boards & Lime Hemp + topcoat lime plaster.	✓				✓		Refer to Dwg MHB-03 RevA and MHB-05 RevA. Ty-Mawr woodfibre Boards & Lime Hemp + topcoat lime plaster is proposed and offers improved insulation as well as fire protection. It also is more subtle in its appearance and not as flat as modern plasterboard.

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						Y	N		
		e) External wall on middle of stairway - Insulate inner wall face with Cork Board and lime plaster.	✓			✓			The use of cork board with lime plaster requires no mechanical fixings and will improve the thermal efficiency of the wall. Visually there will be no impact arising to the character or appearance of this space.
		f) Internal walls to the side of the staircase make good using lime putty to conceal bolts, skim over with lime plaster and decorate.		✓		✓			As it has been accepted that the removal of the raised ceiling/floor to G11/G12 and FF12/13 would cause more harm, remedial works are required to conceal the visible bolts. The wall needs to be re-skimmed and redecorated and therefore, on balance, is considered to be an acceptable response.
		g) Reinstate Skirting Boards to both ground and first floor where required.	✓				✓		Reinstating the skirting boards as per those that existed prior to stripping out, subject to confirmation of the detail, is only included for the avoidance of doubt and to ensure reinstatement.
		h) Reinstate ceiling covering to (modern plasterboard) with 25mm Ty-Mawr woodfibre Boards & Lime Hemp + topcoat lime plaster.	✓				✓		Technically Listed Building Consent would not be required for 'reinstatement' on a like-for-like basis, a superior material is proposed: Ty-Mawr woodfibre Boards & Lime Hemp + topcoat lime plaster is proposed and offers improved insulation as well as fire protection. It also is more subtle in its appearance and not as flat as modern plasterboard.
FF2 FF11	PASSAGE BED ROOM 8 (PART)								
	Existing: Apart from the 2012 plans, no details are available as to the appearance of this section. Historically FF2 and FF11 was one space with a door at each end. It has undergone as a result of not only extensions to the west side but also changes at roof level. The partition (including a built in cupboard, extended from the box framing to the inner face of the north wall, and southwards covering the side of the main chimney stack. Due to the nature of the screen, it is assumed that the finishes to the walls and ceilings were also modern.	Retrospective: Read in conjunction with FF1. Removal of partition, door and cupboard with FF11. Removal of wall and ceiling covering s exposing condition of post to SW, condition of wall plate, roof structure and condition of flank of stack. Fracture to side of stack repaired.	✓	✓			✓		As the partition between FF2 and FF11 was modern it and a product of the adaption of the building for use as a retirement home and fire protection, its removal did not require consent as a it does not harm the special interest of the building. The stripping out has revealed the state of the wall plate, the flank of the stack and other defects that can now be rectified/repared.
		Proposals: a) Repair of fracture to side of stack, now carried out using traditional techniques and lime mortar.	✓			✓			The stack will be concealed with the reintroduction of a partition forming a protected passage from the south to north and stairwell.
		b) Existing floor boards lifted along with							See MHB-5 Rev A. The insulating material would still allow the

Room Ref	Previous and Current Description	Retrospective & Proposed Works	No Harm (does not affect Special Interest)	Less Than Substantial Harm	Substantial Harm	LBC Req'd		Repair	Comments on Impacts
						Y	N		
		those to FF11 and repaired where required, ensuring connected with spine and mid rails. Rockwell Flexi between joists with Ty-Mawr woodfibre board & lime hemp and top coat of lime plaster below.	✓			✓			building to breathe. The use of Ty-Mawr below provides suitable fire protection.
		c) New Fire Resisting partition to passage with Rockwool Flexi between studs, Ty-Mawr wood fibre board and lime hemp and Lime Top Coat plaster to both sides.	✓			✓			See MHB-3 Rev A and MHB-5 Rev A. The provision of a new partition reinstates the previous arrangement which is reversible. It offers a suitable finish to the partition.
		d) Retain nibs to door at FF12. Strip off walls to inner west side and redecorate including applying a skim of Lime Top Coat.	✓			✓			The wall between FF2 and FF12/13 has been the subject of various changes arising from the formation of additional openings and adaption to serve the needs of the retirement home as a bathroom and kitchen.
		e) Localised repairs to wall plate and posts to west side.	✓			✓			See 'E' on plan marked by The Green Oak Carpentry Co Ltd and information provided.
		f) Reinstall a ceiling at previous height taking account of existing ashlar – introduce , Ty-Mawr wood fibre board and lime hemp and Lime Top Coat plaster to both sides.		✓		✓			See MHB-3 Rev A and MHB-5 Rev A. The use of Ty-Mawr below provides suitable fire protection.
		d) Install Nu-Heat Low LoPro Lite or similar low profile retrofit type and place slabs over. Use existing joist notches where possible. Any new notches to be kept as small as possible and kept to an absolute minimum and within 300mm of end supports. Any radiators to be fitted with thermostatic valves.		✓		✓			The insulation will not affect the special architectural or historic interest of the building and will still allow it to breathe yet improving thermal performance. The 'less than substantial' harm arising may be considered to arise should further notching be required. However, this is a modern floor and as such there would be no impact on the 'historic' fabric of significance.
FF3	PASSAGE								
	This part of the building was heavily modified. It is also has a higher floor level having been raised during the Victorian works. It is not known what the floor plan arrangement was but assumed it was somewhat the same as the present arrangement – spinal passage with rooms to each side terminating at the cross wing.	Retrospective: Removal of wall coverings to both sides, Removal of doors and frames Removal of ceilings.		✓		✓			It can only be assumed that as the building was in use as a retirement home that the walls and ceilings would have offered fire protection and therefore would have been modern – either replaced or underdrawn with fire boards. The doors have been retained and can be reinstated.
		Proposed: a) Rockwool Flexi between studs, Ty-Mawr wood fibre board and lime hemp	✓			✓			The proposed materials would improve the thermal efficiency of the building as well as providing fire protection.

Room Ref	Previous and Current Description	Retrospective & Proposed Works	No Harm (does not affect Special Interest)	Less Than Substantial Harm	Substantial Harm	LBC Req'd		Repair	Comments on Impacts
						Y	N		
		and Lime Top Coat plaster to both sides of passage. Redecorate							
		b) Introduce new fire resistant partition across passage to contain new master suite within south cross wing. Rockwool Flexi between studs, Ty-Mawr wood fibre board and lime hemp and Lime Top Coat plaster to both sides.	✓			✓			The works largely relate to reinstatement and in this area, most likely a higher quality of material and insulation than the previous position. Nevertheless, the upgrading would accord with good conservation principles and would not affect the special character or appearance of the building. Refer to Dwg MHB-07 RevA.
		c) Reinstall ceiling with Ty-Mawr wood fibre board and lime hemp and Lime Top Coat plaster to both sides.	✓			✓			The works largely relate to reinstatement and in this area, most likely a higher quality of material and insulation than the previous position. Nevertheless, the upgrading would accord with good conservation principles and would not affect the special character or appearance of the building. Refer to Dwg MHB-07 RevA.
		d) Reinstall skirting boards.	✓			✓			On the assumption that they existed, provide details.
		e) Reinstall doors and frames to FF5 and FF9 with new door to new cross partition	✓			✓			Either re-use existing or new to be agreed.
FF5	BED ROOM 4								
	Existing: No details are available of this room but the stripping out revealed the fact that there was a wider window serving this room – most likely a bay window as per the ground floor and the ground/first floor to the bay north of the porch. There was an angled fireplace, a radiator and a sink within this room.	Retrospective: Stripping of wall and ceiling coverings. Removal of angled fireplace. Removal of radiator and sink. Assumed removal of skirting boards. Removal of door and door frame as per FF4.		✓		✓			Although not condoned, the stripping out has enabled the better understanding of the phasing of the building including the fact that the west elevation had angled bay windows to each floor to each side of the stair bay. No details were available of the angled fireplace.
		Proposed: a) Rockwool Flexi between studs, Ty-Mawr wood fibre board and lime hemp and Lime Top Coat plaster to both sides of partition with FF3. Redecorate	✓			✓			The proposed materials would improve the thermal efficiency of the building as well as providing fire protection.
		b) External wall – inner west face - Insulate inner wall face with Cork Board and lime plaster.	✓			✓			The use of cork board with lime plaster requires no mechanical fixings and will improve the thermal efficiency of the wall. Visually there will be no impact arising to the character or appearance of this space.
		d) Insulate between joists with Mineral Wool held in place with chicken wire. Install Nu-Heat Low LoPro Lite or similar low profile retrofit type and place slabs over. Use existing joist notches where possible. Any new notches to be kept as small as possible and kept to an absolute minimum and within 300mm of end supports. Any radiators to be fitted with thermostatic valves.		✓		✓			The insulation will not affect the special architectural or historic interest of the building and will still allow it to breathe yet improving thermal performance. The 'less than substantial' harm arising may be considered to arise should further notching be required. However, this is a modern floor and as such there would be no impact on the 'historic' fabric of significance.

Room Ref	Previous and Current Description	Retrospective & Proposed Works	No Harm (does not affect Special Interest)	Less Than Substantial Harm	Substantial Harm	LBC Req'd		Repair	Comments on Impacts
						Y	N		
		e) Apply Ty-Mawr wood fibre board and lime hemp and Lime Top Coat plaster to north and south inner wall faces. Redecorate.	✓			✓			As the walls were previously plastered of a type not known, it is considered that the proposed fabric is considered to be an acceptable compromise.
		f) Reinstall ceiling with Ty-Mawr wood fibre board and lime hemp and Lime Top Coat plaster to both sides.	✓			✓			The works largely relate to reinstatement and in this area, most likely a higher quality of material and insulation than the previous position. Nevertheless, the upgrading would accord with good conservation principles and would not affect the special character or appearance of the building.
		g) Reinstall skirting boards.	✓			✓			On the assumption that they existed, provide details.
		h) Reinstall doors and frames to FF5 and FF9 with new door to new cross partition	✓			✓			Either re-use existing or new to be agreed.
FF4 FF6 FF7 / 8	LANDING BED ROOM 5 AND ENSUITE BED ROOM 6 AND ENSUITE								
	No details are available of the appearance of this part of the building. This late Victorian cross wing had a higher floor level than FF3 and FF2. The cross wing was subdivided, not only into two rooms but also cupboards and an ensuite to each bedroom. In an earlier form, there were two rooms, each served by a fireplace. The inspection from ground floor revealed that the ceiling with cross bracing was modern. The stripping out also revealed the timber frame to the inner face of the north wall to FF7 (Bed Room 6) which was defective in parts. The addition of the cross wing paid no respect to the actual timber frame and saw a section of the west and part of the south walls being lost.	Retrospective: Removal of partitions, doors and ensuites. Removal of wall and ceiling coverings. Assume removal of skirting boards Assume removal of radiator.	✓			✓			Clearly part of the Victorian alterations and additions to the building which combined with other alterations to significantly changed the form, character and appearance of the building. Changes during its use as a retirement home caused further subdivision with modern intrusions and fittings such as ensuite facilities.
		Proposed Master Suite with Dressing Room in Attic : a) Localised repairs to exposed timber frame to FF7 marked 'D' on plans marked up by Thee Green Oak Carpentry Co Ltd.	✓					✓	See marked up plans and accompanying information provided by The Green Oak Carpentry Co Ltd and Dwg MHB-03 RevA. Works also include removal of cementitious mortar where necessary; patch repairs and dry repairs to sections of frame where deterioration has occurred.
		b) Lift floor boards and insulate between joists with breathable Mineral Wool held in place with chicken wire. Install Nu-Heat Low LoPro Lite or similar low profile retrofit type and place slabs over. Use existing joist notches where possible. Any new notches to be kept as		✓		✓			The insulation will not affect the special architectural or historic interest of the building and will still allow it to breathe yet improving thermal performance. The 'less than substantial' harm arising may be considered to arise should further notching be required. However, this is a modern floor and as such there would be no impact on the 'historic' fabric of significance. See Dwg MHB-03 RevA.

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						Y	N		
		small as possible and kept to an absolute minimum and within 300mm of end supports. Any radiators to be fitted with thermostatic valves.							
		b) External walls – inner west, east and south faces - Insulate inner wall face with Cork Board and lime plaster.	✓			✓			The use of cork board with lime plaster requires no mechanical fixings and will improve the thermal efficiency of the wall. Visually there will be no impact arising to the character or appearance of the rooms.
		c) Reintroduce new covering partition to inner face of north wall in FF7 comprising timber studs with Rockwool Fabric between and Ty-Mawr Wood Fibre boards and Lime Hemp & Lime top coat plaster to room side only.	✓			✓			See Dwg MHB-03 RevA. The existing cover partition was removed, revealing the timber frame but also evidence of change to the roof, its position and ultimately height. The condition of the timber frame and brick infill panels where cementitious mortar had been used for repointing and patching. This has had a deleterious impact on the historic fabric of the building but also the opportunity to inspect and repair. The new covering partition effectively reinstates the previous arrangement but to a higher standard.
		d) Introduce new partition to provide (i) ensuite (with H-Vac Air Handling System to maintain low level of humidity) with doors from new master bedroom and (ii) toughened glass screen to new stairs to attic floor.	✓			✓			See Dwg MHB-03 RevA and MHB-07 RevA for further details. Although the formation of the new stairs would result in the loss of part of one ceiling joist, its position and design has avoided the loss of rafters. The use of a glazed screen not only meets fire regulations and building regulation requirements but compliments the introduction of the glazed balustrade to the landing and inner passage at FF1 and FF2.
		f) Reinstatement ceiling with Ty-Mawr wood fibre board and lime hemp and Lime Top Coat plaster to both sides.	✓			✓			The works largely relate to reinstatement and in this area, most likely a higher quality of material and insulation than the previous position. Nevertheless, the upgrading would accord with good conservation principles and would not affect the special character or appearance of the building.
		g) Reinstatement skirting boards.	✓			✓			On the assumption that they existed, detailed to be provided.
FF9	BED ROOM 7 AND ENSUITE								
	Existing: No details were available as to the appearance of this room but it too has undergone successive change including the reduction in head height resulting from changes to the room below, intrusion of a dormer window' Although this room would have had a working fireplace, it was previously blocked in and covered over. An ensuite and cupboard were introduced into the bedroom.	Retrospective: Removal of wall and ceiling coverings. Assume removal of skirting boards. Removal of cupboard and ensuite Assume removal of radiator. Removal of door and door frame.	✓			✓			On the basis that the removed fixtures and fittings were modern and most likely the wall and ceiling finishes also modern, given the use as a retirement home, the act of stripping out required consent but has revealed the nature of the structure and the impact of past changes. Of note is the fact that the former fireplace exists and has been blocked up, the nature of the frame (not all visible due to material stacked in front) and the raised floor level cutting off access to an area to the side east of the stack. The removal of the ensuite and cupboard has improved the space and allows for upgrading and insulation.
		Proposed Bedroom with no ensuite: a) Localised repairs to frame to inner face of south wall corresponding with opposite side in FF7.	✓					✓	See Dwg MHB-03 RevA and marked up drawing provided by The Green Oak Co Ltf.

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						Y	N		
		b) Lift floor boards and insulate between joists with breathable Mineral Wool held in place with chicken wire. Install Nu-Heat Low LoPro Lite or similar low profile retrofit type and place slabs over. Use existing joist notches where possible. Any new notches to be kept as small as possible and kept to an absolute minimum and within 300mm of end supports. Any radiators to be fitted with thermostatic valves.		✓		✓			The insulation will not affect the special architectural or historic interest of the building and will still allow it to breathe yet improving thermal performance. The 'less than substantial' harm arising may be considered to arise should further notching be required. However, this is a modern floor and as such there would be no impact on the 'historic' fabric of significance.
		c) Reintroduce new covering partition to inner face of south and north walls comprising timber studs with Rockwool Fabric between and Ty-Mawr Wood Fibre boards and Lime Hemp & Lime top coat plaster to room side only.	✓			✓			See Dwg MHB-03 RevA. The existing cover partition was removed, The new covering partition effectively reinstates the previous arrangement but to a higher standard.
		d) External wall – inner east - Insulate inner wall face with Cork Board and lime plaster.	✓			✓			The use of cork board with lime plaster requires no mechanical fixings and will improve the thermal efficiency of the wall. Visually there will be no impact arising to the character or appearance of the rooms.
		e) Rockwool Flexi between studs, Ty-Mawr wood fibre board and lime hemp and Lime Top Coat plaster to both sides of partition with FF3. Redecorate	✓			✓			The proposed materials would improve the thermal efficiency of the building as well as providing fire protection.
		f) Reinstall ceiling with Ty-Mawr wood fibre board and lime hemp and Lime Top Coat plaster to both sides.	✓			✓			The works largely relate to reinstatement and in this area, most likely a higher quality of material and insulation than the previous position. Nevertheless, the upgrading would accord with good conservation principles and would not affect the special character or appearance of the building.
		g) Reinstall skirting boards.	✓			✓			On the assumption that they existed, provide details.
		h) Reinstall doors and frames to FF5 and FF9 with new door to new cross partition	✓			✓			Either re-use existing or new to be agreed.
FF10 / 11	BED ROOM 8 AND ENSUITE								
	Sitting above G9/G10, this is the main central first floor chamber which includes the main stack, timber box frame to the north inner wall, attached rising bay. One image contained in the AHP Ltd report and 2012 plans show that the fireplace was covered over; a cupboard was built in against the east wall – south of the bay and ensuite was	Retrospective: Stripping out of partition door between room and passage way (FF2) Removal of wall coverings including cupboard and ensuite (FF10) Removal of faux fire surround (details not known) but plans indicate an air vent suggesting it was not used and	✓			✓			The image and description included on page 23 of the AHP Ltd report shows that the finished to the room were flat and plain. Stripping out revealed that the main spine beam had been removed along with joists and a modern ceiling construction inserted. There was evidence of a former higher ceiling/skimming arrangement. The inner north facing wall comprised wattle and daub panels – some of which were in a poor state of repair and have since been repaired. A former window within FF10 had been

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						Y	N		
	located to the side of the inglenook. The original room size was severed by a partition creating a fire protected passage.	exposed face shows breeze block infill. Removal of ceiling. Removal of radiator							concealed and been filled in with brick. The timber frame was in a poor state, disintegrating on touch and the rising bay had pulled away from the main elevation as described in respect of G9.
		Proposed Bedroom with no Ensuite: a) Retrospective repairs to wattle and daub panels using traditional daub mix with lime plaster and leave exposed.	✓			✓			Details to be provided. Although this is a repair, due to the extent of the area involved, it is included for the avoidance of doubt.
		b) Lift floor boards and insulate between joists with breathable Mineral Wool held in place with chicken wire. Install Nu-Heat Low LoPro Lite or similar low profile retrofit type and place slabs over. Use existing joist notches where possible. Any new notches to be kept as small as possible and kept to an absolute minimum and within 300mm of end supports. Any radiators to be fitted with thermostatic valves.		✓		✓			The insulation will not affect the special architectural or historic interest of the building and will still allow it to breathe yet improving thermal performance. The 'less than substantial' harm arising may be considered to arise should further notching be required. However, this is a modern floor and as such there would be no impact on the 'historic' fabric of significance.
		c) Introduce new ceiling at same height as previous.	✓			✓			See Dwg MHB-05 Rev A for details of new ceiling and floor over. As stated the previous ceiling was modern. The original spine beam and joists were not in place and may have been removed when the ceiling was altered to a skeiling arrangement. The reinstatement of a ceiling reverses the perception of harm.
		d) New Fire Resisting partition to passage with Rockwool Flexi between studs, Ty-Mawr wood fibre board and lime hemp and Lime Top Coat plaster to both sides.	✓			✓			See MHB-3 Rev A and MHB-5 Rev A. The provision of a new partition reinstates the previous arrangement which is reversible. It offers a suitable finish to the partition.
		e) External wall – inner east - Insulate inner wall face with Cork Board and lime plaster.	✓			✓			The use of cork board with lime plaster requires no mechanical fixings and will improve the thermal efficiency of the wall. Visually there will be no impact arising to the character or appearance of the rooms.
		f) New cover partition in front of fireplace and stack connecting with new north-south partition Rockwool Flexi between studs, Ty-Mawr wood fibre board and lime hemp and Lime Top Coat plaster to one side.	✓			✓			See MHB-3 Rev A and MHB-5 Rev A. The provision of a new partition reinstates the previous arrangement which is reversible. It offers a suitable finish to the partition.
		g) New Fire Resisting partition to passage with Rockwool Flexi between studs, Ty-Mawr wood fibre board and lime hemp and Lime Top Coat plaster to both sides.	✓			✓			See MHB-3 Rev A and MHB-5 Rev A. The provision of a new partition reinstates the previous arrangement which is reversible. It offers a suitable finish to the partition.
		h) Reinstatement plain skirting boards as per image on Page 23 of AHP Ltd report.	✓			✓			Reinstatement of a plain detail subject to confirmation of profile.

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FF12 FF13	BATH ROOM KITCHEN								
	No details existing of how this room appeared but devoid of partitions and doors, it was clearly used as a single room in the past. As with its counterpart to the south and the ground floor room at G11/G12, it once had a bay window, altered to the current arrangement. 2012 plans indicate that it was a kitchen and bathroom – presumably formed when the building was in use as a retirement home. It once had a fireplace which was sealed up. Given the sanitary and cooking room uses, coverings were more than likely modern and in their own right, had a negative impact on this space.	Retrospective: Removal of wall coverings Removal of ceiling Removal of floor and insertion of new as per G11/G12 at higher level Removal of sanitary and kitchen fittings Removal of doors.		✓		✓			Setting aside the newly inserted floor which the Conservation Officer has agreed to accept, the stripping out of modern fixtures, fittings and coverings would not be considered harmful in itself. It was more the unknowns that always give rise for concern. One doorway is considered to be alter insertion whilst the other is contiguous with the addition of this forward front west facing extension. However, and with that, the stripping out has revealed a former doorway from the half landing to the south leading to the suspicion that more change occurred to this area than initial envisaged. It is not known why there would be a doorway from the stair half landing unless is was used as an office/study by a previous occupant. This is but supposition and has been recorded.
		Proposed Bathroom: a) Localised repairs to wall plate.	✓			✓			See 'E' on plan marked by The Green Oak Carpentry Co Ltd and information provided.
		b) Retain nibs to door at FF12. Strip off walls to inner west side and redecorate including applying a skim of Lime Top Coat. Apply lime plaster to inner side of west wall consolidating existing lime plaster.	✓			✓			The wall between FF2 and FF12/13 has been the subject of various changes arising from the formation of additional openings and adaption to serve the needs of the retirement home as a bathroom and kitchen. See Dwg MHB-03 RevA.
		c) Block up door to FF13							See Dwg MHB-03 RevA.
		d) Reinstate a ceiling at previous height taking account of existing ashlar – introduce Ty-Mawr wood fibre board and lime hemp and Lime Top Coat plaster to both sides.		✓		✓			See MHB-3 Rev A and MHB-5 Rev A. The use of Ty-Mawr below provides a suitable insulated finish and fire protection.
		e) External wall – inner west - Insulate inner wall face with Cork Board and lime plaster.	✓			✓			The use of cork board with lime plaster requires no mechanical fixings and will improve the thermal efficiency of the wall. Visually there will be no impact arising to the character or appearance of the rooms.
		g) Apply Ty-Mawr wood fibre board and lime hemp and Lime Top Coat plaster to inner faces of north and south wall retaining recess for former doorway in south wall.		✓		✓			The use of Ty-Mawr below provides a suitable insulated finish.
		f) Retrospective retention of new floor.							See points raised at FF11/FF12.
		g) Introduction of new fittings and services.							Details to be provided.
FF14	LANDING/ STAIR								
	See entry for G13	Proposals: a) Localised repairs to wall plate.	✓					✓	See 'E' on plan marked by The Green Oak Carpentry Co Ltd and information provided.

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FF15 FF16 FF17	STAFF SITTING ROOM STAFF BED ROOM ENSUITE TO STAFF BED ROOM								
	The 2012 plans indicated that this area was divided into two room with two entry points – 1) via the stepped approach from the first floor passage where a door closed off the inner landing or 2) a narrow door leading off the corridor passage formed by intruding into Room FF6. An ensuite was provided to the north of the central bay and within part of the north bay to the timber framed building.	Retrospective: Removal of partitions Removal of wall and ceiling coverings including to partition to corridor Removal of ensuite fitting and fixtures Removal of door to FF17	✓			✓			It is considered harm arose the understanding of the building particularly the alternative access to FF16 but at the same time, it is considered that the arrangement arose in the 1940s when the north range was occupied separately. There would have been no need for a second access if used by servants or staff in the Victorian period as it is more likely that servants would have been accommodated in the attic to the north range. The stripping out has however revealed that a swell joist was reused, upside down to the corner of the partition upon entering the room. The jowl was clearly removed from another building as it is of a different patina to those that are visible within the building.
		Proposed Bedroom with Ensuite and Cupboard: a) Lift floor boards and insulate between joists with breathable Mineral Wool held in place with chicken wire. Install Nu-Heat Low LoPro Lite or similar low profile retrofit type and place slabs over. Use existing joist notches where possible. Any new notches to be kept as small as possible and kept to an absolute minimum and within 300mm of end supports. Any radiators to be fitted with thermostatic valves.		✓		✓			The insulation will not affect the special architectural or historic interest of the building and will still allow it to breathe yet improving thermal performance. The 'less than substantial' harm arising may be considered to arise should further notching be required. However, this is a modern floor and as such there would be no impact on the 'historic' fabric of significance.. See Dwg MHB-03 RevA.
		b) External wall – inner east, west add north - Insulate inner wall face with Cork Board and lime plaster.	✓			✓			The use of cork board with lime plaster requires no mechanical fixings and will improve the thermal efficiency of the wall. Visually there will be no impact arising to the character or appearance of the rooms.
		c) Rockwool Flexi between studs, Ty-Mawr wood fibre board and lime hemp and Lime Top Coat plaster to one side. to one side.		✓		✓			The use of Ty-Mawr below provides a suitable insulated finish and replaces a modern finish.
		d) New Fire Resisting partitions to create internal lobby and ensuite (with H-Vac Air Handling System to maintain low level of humidity)with Rockwool Flexi between studs, Ty-Mawr wood fibre board and lime hemp and Lime Top Coat plaster to both sides.	✓			✓			See MHB-3 Rev A and MHB-5 Rev A. The provision of a new partition reinstates the previous arrangement which is reversible. It offers a suitable finish to the partition.
		e) Reinststate a ceiling at previous height taking account of existing ashlar – introduce Ty-Mawr wood fibre board and lime hemp and Lime Top Coat		✓		✓			See MHB-3 Rev A The use of Ty-Mawr below provides a suitable insulated finish and fire protection.

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						Y	N		
		plaster to both sides.							
		f) Change former ensuite to cupboard, making good walls, floor and ceiling where required.	✓			✓			Details to be agreed.
		g) New doors and frames to rooms	✓			✓			Either reusing existing or new. To be agreed.

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						Y	N		
A. ATTIC									
A1	LANDING ATTIC ROOM ATTIC ROOM								
	Existing: Existing access hatch and ladder with evidence of use and occupation Previously had boarding to ashlars and ceilings.	Retrospective: Removal of wall and skeling coverings (appear to have been boarded according to AHP Ltd image on Page 24) Removal of partitions and doors. Removal of east and west inner wall coverings.	✓		✓				No evidence remains of the boarding to this attic room but there is evidence of its use to the northern end. Nevethless, the roof structure differs to that to the north cross wing which is of a slightly earlier date.
		Proposed Dressing Room to Master Suite: a) Lift boards and insulate between joists with breathable Mineral Wool held in place with chicken wire.	✓		✓				See Dwg MHB-04 RevA and MHB-07 RevA.
		b) External wall – inner east and west, west - Insulate inner wall face with Cork Board and lime plaster.	✓			✓			The use of cork board with lime plaster requires no mechanical fixings and will improve the thermal efficiency of the wall. Visually there will be no impact arising to the character or appearance of the rooms.
		c) Apply covering to walls/skeilings.							Details to be agreed.
		d) New stairs rising from room below with toughened glass balustrades to both sides.							Although the formation of the new stairs would result in the loss of part of one ceiling joist, its position and design has avoided the loss of rafters. The use of a glazed screen not only meets fire regulations and building regulation requirements but compliments the introduction of the glazed balustrade to the landing and inner passage at FF1 and FF2.

[illegible]