

HAVERANT BOROUGH COUNCIL
Design, Access and Heritage Statement

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Introduction

Meadowsweet comprises two separate buildings, joined together at one corner for internal access. The older cottage shown on the left in Fig 1, is located adjacent to St Peters Road and is believed to date from AD 1530. The newer 'added-on' cottage on the right in Fig. 1 is partly constructed in a 'Mock Tudor' style; it is located adjacent to Clovelly Road and dates from AD1920. This application concerns changes to the older cottage, (i) renovation of the southern and western elevations and (ii) installation of stainless steel liners inside the chimney stacks.



Fig 1: View from St Peters Road

Southern and Western Elevations

The wall shown in Fig 2 is in presently in a very precarious state, with some loose brickwork panels in danger of falling outwards, potentially endangering people who pass below. The oak frame has lost its structural integrity, due to serious decay and attack by wood-boring beetles. Both horizontal tie beams are badly affected by this, and have become dis-jointed from the upright corner post. Many of the smaller beams are not keyed into the surrounding wood frame, thus further destabilising the wall and its individual masonry panels. The lower part of the vertical corner post was replaced using soft wood some time ago, and the resulting joint between these sections has caused the corner to buckle outwards; see Fig 2. In turn, this movement has caused the lower two brick panels on the west-facing corner wall to buckle inwards.



Fig 2: SW Elevations

The faulty wall has been carefully investigated by several experts in the field with a view to renovating the wall with a minimum of disturbance to the structure and materials involved. Following a general survey, concern was raised about the southern gable end of the older part of Meadowsweet cottage; see Ref. 1 below. Some time later, the condition of the existing wooden frame was assessed by a micro-drilling survey; see Ref. 2. The results of this suggested that a complete replacement of the wall might be a necessity; see Ref. 3. Fortunately a further more detailed investigation showed that it is still be possible to renovate the wall without completely dismantling it, see Ref. 4. By careful consideration and paying attention to detail, only those parts which have ceased to be functional should be removed and then replaced using materials which are compatible with the original fabric of the wall. This should minimise the impact on the ancient features and general appearance of the wall, whilst still securing its strength and durability. Findings and recommendations are enclosed with this application:

1. Extract from Meadowsweet survey by Mr Brian Eyley FRICS of the Bryan Eyley Partnership, dated 27th June 2007, pages MC 4-5.

2. Micro-drilling survey by Mr David Brooks of Decadet Timber Frame Surveys, individual probe results excluded, dated 26th October 2011, pages MC 6-22.
3. Email from Mr Peter Shaw of Bryceson Shaw Associates in Littlehampton W Sussex, dated 3rd November 2011, page MC 23.
4. Plan of work and cost estimate by the Green Oak Carpentry Company, dated 29th February 2012, pages MC 24-25.

Chimneys

There are three chimney channels in the older cottage, see Fig 1. The central pipe serves a now unused fireplace in a first floor bedroom/study. The two remaining pipes connect to large A-shaped chimneys which were built to function with large open log fires in both ground-floor lounges. At present modern closed wood-burning stoves are in use, connected to the chimneys via pipes and closure plates. For safety and to satisfy current regulations we wish to have these chimneys lined using 7" diameter twin wall rigid insulated stainless tubes. These pipes will be suspended from a closure plate at the top of the chimney and will be supported approximately three meters from floor level by a bracket fixed to the inside wall of the chimney. A fire safety certificate is to be issued on completion of the work. Permission for the installation of chimney liners in Meadowsweet was already granted by HBC Building Control; please refer to plan number 05/4622/BN.

Progression

We would like to accept the plan of work proposed by Mr Andrew Holloway in 3. above. These recommendations result from a further study undertaken jointly by Mr Holloway and Mr Nigel Challis of Andrew Waring Associates. Mr Challis is happy to monitor and advise on the engineering aspects of the work and to issue an 'Engineers Letter of Adequacy' on completion of the works.

We also wish to replace the 2 windows in the southern wall which have deteriorated beyond economical repair. The installation of chimney linings should take place concurrently with the work on the wall. Relevant engineering drawings for the work on the wall are enclosed; see pages MC 26-28.

Layout: No change.

Scale: No change.

Landscaping: No change.

Appearance



Fig 3: Parking in Clovelly Road

The work outlined above not only aims to return strength to the structure of Meadowsweet, but also attempts to preserve the authentic look of the cottage. Wherever possible, materials used will be chosen on a 'like for like' basis in sympathy with the traditional look and character of Meadowsweet cottage.

Access

Access is easy from either St Peters Road or Clovelly Road to the front garden adjacent to the work site. Vehicles can be parked in Clovelly Road as shown in Fig 3.

Meadowsweet
Southern Gable

29 February 2012