

Mill Thatch Assessment of Significance									
Room / Photo Ref	Description	Significant features	Hutton + Rostron Report plus Item	Elements that harm	Proposed works	Works carried out	Observations post stripping out	Photographic Reference	Impact Assessment
No1 Mill Thatch MT101 / DSC03247	Living Room	Exposed elements of the timber construction. Possible traditional wall finishes	Item 6 Timber frames: The roof structure is supported on original plates and frames, with original upfront braced posts embedded in the masonry of west elevation. Timbers infested with wet rot and wood boring beetles and may not be structurally adequate. Underside of common rafter plates and base of residual posts appear structurally decayed. Base of posts supporting south east porch structurally decayed. Item 7 Windows: Original windows replaced with Upvc which are at the end of their useful life and have inadequate provision for insulation or trickle ventilation to prevent condensation. Were timber frames remain they are partially decayed by wet rot. Item 8 Ventilation & Condensation: Chronic problems of condensation resulting in mould growth etc. due to inadequate extraction of moisture laden air at point of source, inadequate provision for background ventilation or make up air. Item 9 Ventilation, insulation and contamination of roof structures: Some provisional adventitious ventilation provided due to thatched roof structure and gaps at eaves however existing provision for insulation laid over the ceilings was inadequate and heavily contaminated. Item 11: Damp-proofing: Some evidence of localized installation of physical damp proof courses on previous refurbishments, reliance generally placed on the internal wall linings Item 12 Solid floors: Internal floors consist of concrete screeds or slabs laid during previous refurbishment and did not include provision for insulation of damp-proofing and were allowing	Existing walls comprising of flint and modern blockwork have been clad with plasterboard and dry linings on a previous refurbishment. Laminate floor, modern timber triple casement window with toplights	Remove modern blockwork to internal face of north and west elevations. Remove external modern flintwork to west wall where historic timber frame posts with braces have been embedded. Allow for making good, replacing timber elements a necessary using traditional carpentry methods and like for like timbers. Reinstate timber plate detail, evidence of which is still evident in the external wall to the first and last opening contained within the historic core. Extend middle two openings to form doors. Make good as necessary flintwork using traditional lime mortar to replicate the existing. All historic fabric to be inspected and where necessary consolidated, repaired strengthened using like for like materials and finishes. Existing roof structure to be strengthened in accordance with Structural Engineer's report. Remove existing door and windows to North elevation including associated brick dressings which are modern. Reconfigure to form a glazed screen centrally within the elevation comprising 2no fixed lights and an opening door. Form new red brick dressings to opening. Dry-line internally within the proposed living area in accordance with drawings to thermally upgrade the building using breathable materials and finishes in accordance with BS7913. Provide and install new glazed screen and windows to West elevation in accordance with the submitted drawings behind reinstated timber posts with bracing thereby reinstating a historic form. Provide an install new alternate tread ladder stair to access mezzanine floor which shall be used for storage. Existing crawl through hatch to weatherboarded rafter to be retained and infilled with glass to provide borrowed light to mezzanine. All new joinery to be timber 14mm slimline double glazed units. Provide and install new suspended feature fire, details of design and flue arrangement to be agreed.	Wall linings and ceilings removed. Floor finishes removed and 100mm of existing concrete screed grubbed up to allow for new floor screed build up. Internal partitions forming separate bedroom removed in their entirety. Insulation within roof void removed. Remove existing modern internal partitions and strip out all existing sanitary fittings, kitchen fittings / cupboards.	Behind the wall linings painted blockwork is evident with substantial mould growth due to the saturation of the masonry. Roof structure considered to be structurally inadequate, requiring strengthening in accordance with the Structural Engineer's report	H+R 147-12B Thatched Barn. Appendices III DSC03247. Formatted with maps Thatch 1 & 2. Stripping Out Appendices Mill Thatch Photograph 1.01	The removal of modern non breathable wall linings is considered an enhancement reinstating the movement of moisture vapour through the historic fabric. These works are therefore deemed to be an enhancement. Replacement of the wall linings with modern breathable systems will reinstate context and sense of place whilst ensuring breathability. These works are therefore deemed to be an enhancement. The removal of the ceiling linings are deemed to constitute loss of historic fabric and as such constitute negative impact to the significance of the designated heritage asset. The proposal is to retain the existing rafters, strengthening the roof construction by the integration of timber noggins and form new vaulted ceiling. The Works proposed are necessary to facilitate the repair and renovation of the curtilage listed structure using materials and finishes compatible with traditional materials. In areas where rebuilding has occurred using modern intervention like for like materials and finishes are proposed. The reinstatement of the post and braced west elevation with glazed windows / screens behind reinstates an earlier form and as such further reveal and informs upon the historic context. The reconfiguration of the North elevation has been substantially altered and the existing windows and door are a modern intervention and of no architectural merit. The proposals are therefore considered to have a neutral impact.
MT102 / DSC03246	Bathroom	Plasterboard and skim with ceramic tiles	moisture to bridge at the floor / wall junction. Item 6 Timber frames: The roof structure is supported on original plates and frames, with original upfront braced posts embedded in the masonry of west elevation. Timbers infested with wet rot and wood boring beetles and may not be structurally adequate. Underside of common rafter plates and base of residual posts appear structurally decayed. Base of posts supporting south east porch structurally decayed. Item 7 Windows: Original windows replaced with Upvc which are at the end of their useful life and have inadequate provision for insulation or trickle ventilation to prevent condensation. Were timber frames remain they are partially decayed by wet rot. Item 8 Ventilation & Condensation: Chronic problems of condensation resulting in mould growth etc. due to inadequate extraction of moisture laden air at point of source, inadequate provision for background ventilation or make up air. Item 9 Ventilation, insulation and contamination of roof structures: Some provisional adventitious ventilation provided due to thatched roof structure and gaps at eaves however existing provision for insulation laid over the ceilings was inadequate and heavily contaminated. Item 11: Damp-proofing: Some evidence of localized installation of physical damp proof courses on previous refurbishments, reliance generally placed on the internal wall linings Item 12 Solid floors: Internal floors consist of concrete screeds or slabs laid during previous refurbishment and did not include provision for insulation of damp-proofing and were allowing	Existing walls have been clad with plasterboard and dry linings on a previous refurbishment. Poor decoration and evidence of mould growth (DSC03246), inadequate ventilation	Make good as necessary flintwork using traditional lime mortar to replicate the existing. All historic fabric to be inspected and where necessary consolidated, repaired strengthened using like for like materials and finishes. Existing roof structure to be strengthened in accordance with Structural Engineer's report. Dry-line internally within the proposed corridor area in accordance with drawings to thermally upgrade the building using breathable materials and finishes in accordance with BS7913. Form new opening through flint wall into No.2 Mill Thatch, opening to be expressed using red brick dressing to match existing. Insert new timber door and linings. Provide and install new alternate tread ladder up to mezzanine floor, retaining existing truss clad in weatherboard with crawl through opening. Form new floor using sprockets that are evident on tie beam of truss. Size of joists to be of comparable size to existing and using like for like timber type and grade. Floor to be strengthened using herrinbone noggins between the joists in accordance with Structural Engineers details. Ceiling to be clad with savolit board and lime plaster skim.	Wall linings and ceilings removed. Internal partitions forming bathroom removed in its entirety. Insulation within roof void removed.	Behind dry lining to walls evident that the internal face of the flint walls has been painted with a modern waterproof system, only the internalized west wall remains in its original form	H+R 147-12B Thatched Barn. Appendices III DSC03246. Formatted with maps Thatch 1 & 2. Stripping Out Appendices Mill Thatch Photograph 1.01	The removal of modern non breathable wall linings is considered an enhancement reinstating the movement of moisture vapour through the historic fabric. These works are therefore deemed to be an enhancement. Replacement of the wall linings with modern breathable systems will reinstate context and sense of place whilst ensuring breathability. These works are therefore deemed to be an enhancement. The removal of the ceiling linings are deemed to constitute loss of historic fabric and as such constitute negative impact to the significance of the designated heritage asset. The proposal is to retain the existing rafters, strengthening the roof construction by the integration of timber noggins and form new vaulted ceiling. The Works proposed are necessary to facilitate the repair and renovation of the curtilage listed structure using materials and finishes compatible with traditional materials. In areas where rebuilding has occurred using modern intervention like for like materials and finishes are proposed.
MT103 / DSC03244	Bedroom	Exposed elements of the timber construction. Possible traditional wall finishes	moisture to bridge at the floor / wall junction. Item 6 Timber frames: The roof structure is supported on original plates and frames, with original upfront braced posts embedded in the masonry of west elevation. Timbers infested with wet rot and wood boring beetles and may not be structurally adequate. Underside of common rafter plates and base of residual posts appear structurally decayed. Base of posts supporting south east porch structurally decayed. Item 7 Windows: Original windows replaced with Upvc which are at the end of their useful life and have inadequate provision for insulation or trickle ventilation to prevent condensation. Were timber frames remain they are partially decayed by wet rot. Item 8 Ventilation & Condensation: Chronic problems of condensation resulting in mould growth etc. due to inadequate extraction of moisture laden air at point of source, inadequate provision for background ventilation or make up air. Item 9 Ventilation, insulation and contamination of roof structures: Some provisional adventitious ventilation provided due to thatched roof structure and gaps at eaves however existing provision for insulation laid over the ceilings was inadequate and heavily contaminated. Item 11: Damp-proofing: Some evidence of localized installation of physical damp proof courses on previous refurbishments, reliance generally placed on the internal wall linings Item 12 Solid floors: Internal floors consist of concrete screeds or slabs laid during previous refurbishment and did not include provision for insulation of damp-proofing and were allowing	Existing walls comprising of flint and modern blockwork have been clad with plasterboard and dry linings on a previous refurbishment. Laminate floor, modern timber triple casement window with toplights	Remove modern blockwork to internal face of north and west elevations. Remove external modern flintwork to west wall where historic timber frame posts with braces have been embedded. Allow for making good, replacing timber elements a necessary using traditional carpentry methods and like for like timbers. Reinstate timber plate detail, evidence of which is still evident in the external wall to the last opening contained within the historic core. Make good as necessary flintwork using traditional lime mortar to replicate the existing. All historic fabric to be inspected and where necessary consolidated, repaired strengthened using like for like materials and finishes. Existing roof structure to be strengthened in accordance with Structural Engineer's report. Dry-line internally in accordance with drawings to thermally upgrade the building using breathable materials and finishes in accordance with BS7913. Provide and install new glazed window to West elevation in accordance with the submitted drawings behind timber posts with bracing thereby reinstating a historic form. All new joinery to be timber 14mm slimline double glazed units. Form new partitions in accordance with drawings to form new bathroom. Existing flint wall (west) to be retained exposed. Insert new ceiling joists using existing sprockets in tie beam of truss and top of flint wall, Ceiling to be underdrawn using savolit board with lime plaster skim. Supply and fit new sanitary fittings and extractor unit.	Wall linings and ceilings removed. Internal partitions forming bedroom removed in its entirety. Insulation within roof void removed.	Behind the wall linings painted blockwork is evident with substantial mould growth due to the saturation of the masonry. Roof structure considered to be structurally inadequate, requiring strengthening in accordance with the Structural Engineer's report	H+R 147-12B Thatched Barn. Appendices III DSC03244. Formatted with maps Thatch 1 & 2. Stripping Out Appendices Mill Thatch Photograph 1.01	The removal of modern non breathable wall linings will reinstate the movement of moisture vapour through the historic fabric. These works are therefore deemed to be an enhancement. Replacement of the wall linings with modern breathable systems will reinstate context and sense of place whilst ensuring breathability. These works are therefore deemed to be an enhancement. The reinstatement of ceiling linings within this room will retain the former context and as such are considered to have a neutral impact. The proposal to retain a mezzanine floor are considered to preserve the significance of the designated heritage asset. The proposal is to retain the existing rafters, strengthening the roof construction by the integration of timber noggins, the existing weatherboard and crawl through opening within the rafter will be retained which informs upon the historic context. The works proposed are necessary to facilitate the repair and renovation of the curtilage listed structure to ensure it has a sustainable use as a residential property, using materials and finishes compatible with traditional materials. The works are therefore considered to be sympathetic to the historic form and context.
No2 Mill Thatch MT201 / DSC032588	Bedroom	Later traditional extension to the building retaining original features. Single room lit by Dormer window plus triple casement to West elevation and casement windows to South Elevation. No access to ceiling void	moisture to bridge at the floor / wall junction. Item 6 Timber frames: The roof structure is supported on original plates and frames, with original upfront braced posts embedded in the masonry of west elevation. Timbers infested with wet rot and wood boring beetles and may not be structurally adequate. Underside of common rafter plates and base of residual posts appear structurally decayed. Base of posts supporting south east porch structurally decayed. Item 7 Windows: Original windows replaced with Upvc which are at the end of their useful life and have inadequate provision for insulation or trickle ventilation to prevent condensation. Item 8 Ventilation & Condensation: Chronic problems of condensation resulting in mould growth etc. due to inadequate extraction of moisture laden air at point of source, inadequate provision for background ventilation or make up air. Item 9 Ventilation, insulation and contamination of roof structures: Some provisional adventitious ventilation provided due to thatched roof structure and gaps at eaves however existing provision for insulation laid over the ceilings was inadequate and heavily contaminated. Item 11: Damp-proofing: Some evidence of localized installation of physical damp proof courses on previous refurbishments, reliance generally placed on the internal wall linings Item 12 Solid floors: Internal floors consist of concrete screeds or slabs laid during previous refurbishment and did not include provision for insulation of damp-proofing and were allowing moisture to bridge at the floor / wall junction.	Internally lined with modern brickwork. Replacement Upvc windows and modern timber casements with toplights.	Existing roof structure to be strengthened in accordance with Structural Engineer's report. Walls to be dry-lined to thermally upgrade existing building. Form new ceiling on top of retained beams / ties, reinstating earlier form to create mezzanine store above. Provide and fix new timber 14mm slimline double glazed units to window openings in accordance with submitted joinery details	Upvc window removed and opening boarded up as temporary measure. Modern partitions removed, wall linings and ceiling finishes removed revealing roof construction	Roof structure considered to be structurally inadequate, requiring strengthening in accordance with the Structural Engineer's report. These works are considered to preserve the significance of the designated heritage asset. Internally brickwork has been constructed to line the walls which is proposed to be retained within this application, however it is proposed to thermally upgrade these walls by way of a lining system incorporating insulation. Opening to be formed in brickwork and flint wall behind to provide access from the living area, all making good carried out using like for like materials and finishes. All existing window openings to be retained and new timber casements inserted in accordance with the joinery details.	H+R 147-12B Thatched Barn. Appendices III DSC03288. Formatted with maps Thatch 2. Stripping Out Appendices Mill Thatch Photograph 4.01	No works are proposed in respect of the existing brick internal wall linings. The existing concrete floor has been grubbed out to a depth of 100mm to allow for a new insulated screed with dpm and underfloor heating to be installed. The removed ceiling linings were modern and as such do not constitute loss of historic fabric. The works proposed therefore are considered to preserve the significance of the designate heritage asset. The proposal is to retain the existing rafters, strengthening the roof construction by the integration of timber noggins and form new vaulted ceiling. The Works proposed are necessary to facilitate the repair and renovation of the curtilage listed structure using materials and finishes compatible with traditional materials and ensure that the building has a viable sustainable future as an existing dwelling. In areas where rebuilding has occurred using modern intervention like for like materials and finishes are proposed.

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MT202	Bathroom	Modern construction, internal access not possible at time of inspection but evidently lit by casement window to West Elevation		Modern construction with no architectural or historic merit	Remove Upvc windows and replace with timber casements without toplights. Exact form to be agreed with the LPA. Remove modern partitions to form bathroom and make good historic fabric using like for like materials and finishes. Existing roof structure to be strengthened in accordance with Structural Engineer's report	Upvc window removed and opening boarded up as temporary measure. Modern partitions removed, wall linings and ceiling finishes removed revealing roof construction	Roof structure considered to be structurally inadequate, requiring strengthening in accordance with the Structural Engineer's report. Where former partitions and modern tiled finishes have been removed. Make good as necessary using like for like materials and finishes. External wall to be thermally upgrade in accordance with as proposed drawings. Should the modern finishes applied to the eastern wall not be possible to remove, wall to be plastered.	H+R 147-12B Thatched Barn. Appendices III DSC03288. Formatted with maps Thatch 2. Stripping Out Appendices Mill Thatch Photograph 4.01	No works are proposed in respect of the existing brick internal wall linings. The existing concrete floor has been grubbed out to a depth of 100mm to allow for a new insulated screed with dpm and underfloor heating to be installed. The removed ceiling linings were modern and as such do not constitute loss of historic fabric. The works proposed therefore are considered to preserve the significance of the designate heritage asset. The proposal is to retain the existing rafters, strengthening the roof construction by the integration of timber noggins and form new vaulted ceiling. The Works proposed are necessary to facilitate the repair and renovation of the curtilage listed structure using materials and finishes compatible with traditional materials and ensure that the building has a viable sustainable future as an existing dwelling. In areas where rebuilding has occurred using modern intervention like for like materials and finishes are proposed.
External Photo DSC02773	North elevation	Cobbled flint with brick dressings and quoins	Item 2 Wet Rot - All timber elements should be inspected in detail by deep drilling and probing when full access is available so as to determine their decay state and deep moisture content. Allowance should be made for repairing or replacing decayed or partially decayed timbers as directed by Structural Engineer and for the re-supporting of timber elements isolated from damp or potentially damp masonry with a damp proof material using a detail approved by H+R. Item 3 Wood boring beetle - chronic problems with infestation and decay to sapwood band of roof timbers, especially woodworm. Resulting in significant decay, especially to the roof over the north-east wing. Item 4 Thatch Existing reed thatching coming to the end of its useful life and if left could result in water ingress Item 5 Masonry facades Generally beech cobbles and/or knapped flint with brick dressings originally laid in sand rich lime mortar and with some areas of the beech gravel and lime mortar bungaroosh. Lime mortar heavily eroded and patched repaired locally with cementitious mortar. Item 7 Windows: Original windows replaced with Upvc which are at the end of their useful life and have inadequate provision for insulation or trickle ventilation to prevent condensation. Were timber frames remain they are partially decayed by wet rot. Item 10 Ground & surface drainage: Ground levels have risen significantly since original construction and ground and surface drainage was allowing water to drain into the base of the walls	The use of cementitious mortar to flintwork. Modern opening formed with brick on edge detail. Georgian bar full glazed door with triple casement window with top light and timber cill. Georgian bar full glazed door.	Retain existing reed thatch with a view to providing a new planted roofing system over, that is not for consideration under this application. Cut every stem of ivy growth in two places, removing a section to prevent self healing and spot kill. Remove from building, only when the vegetation has died back. Assess condition of masonry beneath, consolidate, repoint and rebuild sections of flintwork as necessary. All repointing / rebuilding to be carried out using lime mortar as specified by The Lime Centre Winchester which has been formulated to match the analysed sample. Carry out localized repointing to flintwork, where cementitious mortars exist and are failing replace with breathable lime mortar. Rake out and repoint as necessary brick dressing using lime mortar.	Excavation trenches dug where ground levels above internal floor level	Existing door and window including associated modern red brick dressings to be removed. Form new opening in accordance with proposed drawings using red brick dressing to match existing. Make good flint work each side of glazed screen using lime mortar which has been analysis to ensure replication of the historic mortar	H+R 147-12B Thatched Barn. Appendices III DSC02773 & DSC03260. Formatted with maps Thatch 2.	Repairs to be carried out on using traditional materials and finishes that will allow the building to breathe. The provision of French drain and waterproofing of the footings will prevent water ingress at the base of the building undermining the foundations and removing excess water away from the historic fabric. The regrading of the ground levels around the building will lessen the impact of dampness in the building. The works therefore are considered to constitute a conservation based renovation which will enhance the significance of the heritage asset. The reconfiguration of the fenestration and door to North Elevation is considered on balance acceptable as the elevation has been substantially altered. The existing entrance and window arrangement being a later and modern adaptation of the building which is evident by the poor brick dressing detail adopted. The incorporation of French drain will lessen the potential of water ingress and as such will ensure preservation of the structure.
Photo DSC02774	East Elevation	Cobbled flint with brick dressing under thatch roof. Building extended at southern end defined by brick quoining	Item 2 Wet Rot - All timber elements should be inspected in detail by deep drilling and probing when full access is available so as to determine their decay state and deep moisture content. Allowance should be made for repairing or replacing decayed or partially decayed timbers as directed by Structural Engineer and for the re-supporting of timber elements isolated from damp or potentially damp masonry with a damp proof material using a detail approved by H+R. Item 3 Wood boring beetle - chronic problems with infestation and decay to sapwood band of roof timbers, especially woodworm. Resulting in significant decay, especially to the roof over the north-east wing. Item 4 Thatch Existing reed thatching coming to the end of its useful life and if left could result in water ingress Item 5 Masonry facades Generally beech cobbles and/or knapped flint with brick dressings originally laid in sand rich lime mortar and with some areas of the beech gravel and lime mortar bungaroosh. Lime mortar heavily eroded and patched repaired locally with cementitious mortar. Item 7 Windows: Original windows replaced with Upvc which are at the end of their useful life and have inadequate provision for insulation or trickle ventilation to prevent condensation. Were timber frames remain they are partially decayed by wet rot. Item 10 Ground & surface drainage: Ground levels have risen significantly since original construction and ground and surface drainage was allowing water to drain into the base of the walls	Wholesale use of cementitious mortar repairs to flintwork. General dilapidated condition of building making it vulnerable to accelerated decay due to ingress of wind / rain. (DSC03252)	Retain existing reed thatch with a view to providing a new planted roofing system over, that is not for consideration under this application. Cut every stem of ivy growth in two places, removing a section to prevent self healing and spot kill. Remove from building, only when the vegetation has died back. Assess condition of masonry beneath, consolidate, repoint and rebuild sections of flintwork as necessary. All repointing / rebuilding to be carried out using lime mortar as specified by The Lime Centre Winchester which has been formulated to match the analysed sample. Carry out localized repointing to flintwork, where cementitious mortars exist and are failing replace with breathable lime mortar. Rake out and repoint as necessary brick dressing using lime mortar.	Ivy growth and other vegetation removed. Upvc windows removed and boarded up as a temporary measure. Cementitious mortar removed and façade repointed in part in lime mortar. Excavation trenches dug where ground levels above internal floor level	Supply and fit new timber casement windows in accordance with submitted joinery details in existing openings. Rake out and repoint all flintwork including red brick dressings with new lime mortar using specified mix that replicates the existing.	H+R 147-12B Thatched Barn. Appendices III DSC02774, DSC03250, DSC0325, DSC03260. Formatted with maps Thatch 2.	Repairs to be carried out on using traditional materials and finishes that will allow the building to breathe. The provision of French drain and waterproofing of the footings will prevent water ingress at the base of the building undermining the foundations and removing excess water away from the historic fabric. The regrading of the ground levels around the building will lessen the impact of dampness in the building.
Photo DSC03259	South elevation	Cobbled flint with brick dressings and header course at eaves. Dormer window part of designed form, clad in ship lap weatherboarding all under a thatched roof.	Item 2 Wet Rot - All timber elements should be inspected in detail by deep drilling and probing when full access is available so as to determine their decay state and deep moisture content. Allowance should be made for repairing or replacing decayed or partially decayed timbers as directed by Structural Engineer and for the re-supporting of timber elements isolated from damp or potentially damp masonry with a damp proof material using a detail approved by H+R. Item 3 Wood boring beetle - chronic problems with infestation and decay to sapwood band of roof timbers, especially woodworm. Resulting in significant decay, especially to the roof over the north-east wing. Item 4 Thatch Existing reed thatching coming to the end of its useful life and if left could result in water ingress Item 5 Masonry facades Generally beech cobbles and/or knapped flint with brick dressings originally laid in sand rich lime mortar and with some areas of the beech gravel and lime mortar bungaroosh. Lime mortar heavily eroded and patched repaired locally with cementitious mortar. Item 7 Windows: Original windows replaced with Upvc which are at the end of their useful life and have inadequate provision for insulation or trickle ventilation to prevent condensation. Were timber frames remain they are partially decayed by wet rot. Item 10 Ground & surface drainage: Ground levels have risen significantly since original construction and ground and surface	General dilapidated condition of building making it vulnerable to accelerated decay due to ingress of wind / rain. Upvc windows, the triple casement extending into the earlier brick dressings denoting and extension to the opening which results in a visual poor detail. (DSC03260)	Retain existing reed thatch with a view to providing a new planted roofing system over, that is not for consideration under this application. Cut every stem of ivy growth in two places, removing a section to prevent self healing and spot kill. Remove from building, only when the vegetation has died back. Assess condition of masonry beneath, consolidate, repoint and rebuild sections of flintwork as necessary. All repointing / rebuilding to be carried out using lime mortar as specified by The Lime Centre Winchester which has been formulated to match the analysed sample. Carry out localized repointing to flintwork, where cementitious mortars exist and are failing replace with breathable lime mortar. Rake out and repoint as necessary brick dressing using lime mortar.	Excavation trenches dug where ground levels above internal floor level. Tiled roof and associated timbers to open porch removed retaining concrete screed.	Grub out existing concrete path and concrete base. Consolidate flint walls with lime mortar that replicates the historic mix. Supply and fix new timber 14mm slimline double glazed casement windows in accordance with joinery details and form new French drain incorporating waterproofing of the footings using a system that still maintains breathability.	H+R 147-12B Thatched Barn. Appendices III DSC03259.	Repairs to be carried out on using traditional materials and finishes that will allow the building to breathe. The provision of French drain and waterproofing of the footings will prevent water ingress at the base of the building undermining the foundations and removing excess water away from the historic fabric. The regrading of the ground levels around the building will lessen the impact of dampness in the building. The works therefore are considered to constitute a conservation based renovation which will enhance the significance of the heritage asset. The removal of the open porch, an incongruous form that did not sit comfortably within the setting of the designated heritage asset and likely to have been erected without the appropriate consents. The removal of the structure further reveals the historic form and morphology of the building and as such is considered to enhance its setting and thus significance.
			and footings around the building. In particular where ground levels were at or above internal floor levels to the north and east. Item 11: Damp-proofing: Some evidence of localized installation of physical damp proof courses on previous refurbishments, reliance generally placed on the internal wall linings	Appearance of flintwork between the brick dressings (between and below the Upvc windows) suggests later infill as coursing of cobbles has not been respected.	Remove existing upvc window, failed lintel above triple casement window and associated lead flashings. Structural Engineer to advise on replacement lintel (timber or steel to allow for brick on edge dressing detail to head. Existing timber windows to be retained with a view for later replacement under a separate LBC application. Where Upvc replacement windows had been inserted these are to be replaced with new timber casement windows to suit the existing opening sizes. Casement windows to be slimline double glazed with single horizontal glazing bar. Excavate trench to allow formation of French drain around the perimeter of the building particularly within the courtyard. Apply Double Drain structural drainage system to existing foundations / footings. Apply in accordance with manufacturer's details and Structural Engineers specification French drain to be connected into	sustainable drainage system. Remove poorly constructed tiled open porch supported on crude timber posts bearing onto concrete screed. Retain concrete screed to provide access to door.			

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Photo DSC02770	West elevation	Exposed timber frame including up braces infilled later with flint and brick dressings all under thatched roof. Later extended using modern construction methods but clad in traditional materials and finishes to replicate the earlier form. Extent of addition denoted by brick dressings. At southern end tiled lean-to porch supported on an exposed timber frame.	Item 2 Wet Rot - All timber elements should be inspected in detail by deep drilling and probing when full access is available so as to determine their decay state and deep moisture content. Allowance should be made for repairing or replacing decayed or partially decayed timbers as directed by Structural Engineer and for the re-supporting of timber elements isolated from damp or potentially damp masonry with a damp proof material using a detail approved by H+R. Item 3 Wood boring beetle - chronic problems with infestation and decay to sapwood band of roof timbers, especially woodworm. Resulting in significant decay, especially to the roof over the north-east wing. Item 4 Thatch Existing reed thatching coming to the end of its useful life and if left could result in water ingress Item 5 Masonry facades Generally beech cobbles and/or knapped flint with brick dressings originally laid in sand rich lime mortar and with some areas of the beech gravel and lime mortar bungaroosh. Lime mortar heavily eroded and patched repaired locally with cementitious mortar. Item 7 Windows: Original windows replaced with Upvc which are at the end of their useful life and have inadequate provision for insulation or trickle ventilation to prevent condensation. Were timber frames remain they are partially decayed by wet rot. Item 10 Ground & surface drainage: Ground levels have risen significantly since original construction and ground and surface drainage was allowing water to drain into the base of the walls	General dilapidated condition of building making it vulnerable to accelerated decay due to ingress of wind / rain. Lack of rainwater gutters and downpipes to allow surface water to be discharged away from building. Timber casement windows with top-lights, and Georgian bar which over-domesticates the former utilitarian building. Timber-framed porched addition beyond repair and of poor design which will inhibit wind and weathertightness	Retain existing reed thatch with a view to providing a new planted roofing system over, that is not for consideration under this application. Cut every stem of ivy growth in two places, removing a section to prevent self healing and spot kill. Remove from building, only when the vegetation has died back. Assess condition of masonry beneath, consolidate, repoint and rebuild sections of flintwork as necessary. All repointing / rebuilding to be carried out using lime mortar as specified by The Lime Centre Winchester which has been formulated to match the analysed sample. Carry out localized repointing to flintwork, where cementitious mortars exist and are failing replace with breathable lime mortar. Rake out and repoint as necessary brick dressing using lime mortar. Remove existing upvc window, failed lintel above triple casement window and associated lead flashings. Structural Engineer to advise on replacement lintel (timber or steel to allow for brick on edge dressing detail to head. Existing timber windows to be retained with a view for later replacement under a separate LBC application. Where Upvc replacement windows had been inserted these are to be replaced with new timber casement windows to suit the existing opening sizes. Casement windows to be slimline double glazed with single horizontal glazing bar. Excavate trench to allow formation of French drain around the perimeter of the building particularly within the courtyard. Apply Double Drain structural drainage system to existing foundations / footings. Apply in accordance with manufacturer's details and Structural Engineers specification French drain to be connected into sustainable drainage system. French drain to be connected into sustainable drainage system. Remove poorly constructed tiled open porch supported on crude timber posts bearing onto concrete screed. Retain concrete screed to provide access to door.	Excavation trenches dug where ground levels above internal floor level. Tiled roof and associated timbers to open porch removed retaining concrete screed.	Remove existing cementitious flintwork at high level thereby exposing the historic timber posts and bracing. Photographically record all remaining timberwork and repair as necessary using traditional carpentry methods and like for like timbers. Where the timbers are deemed irreparable, new seasoned timber to match type, size and grade and to be inserted subject to agreement with the LPA. The recreation of the 4no bays will be retained externally. In the first and fourth bay a mid plate, the evidence of which is contained within the existing framing are to be reinstated using traditional mortice nad tenon joints. The two central bays are to be extended to form new door openings. Glazed screens / windows are to be inserted, recessed back from the timber-framed bays. Elsewhere all remaining flint will be consolidated and repointed using specified mix that replicates the existing. Grub out existing concrete base and form new French drain in accordance with submitted details, supply and fix new timber deck in accordance with submitted drawing and rethatch roof.	H+R 147-12B Thatched Barn. Appendices III DSC02770. Formatted with maps Thatch 2. Stripping Out Appendices Mill Thatch Photograph 8.01	Repairs to be carried out on using traditional materials and finishes that will allow the building to breathe. The provision of French drain and waterproofing of the footings will prevent water ingress at the base of the building undermining the foundations and removing excess water away from the historic fabric. The regrading of the ground levels around the building will lessen the impact of dampness in the building. The works therefore are considered to constitute a conservation based renovation which will enhance the significance of the heritage asset. The removal of the open porch, an incongruous form that did not sit comfortably within the setting of the designated heritage asset and likely to have been erected without the appropriate consents. The removal of the structure further reveals the historic form and morphology of the building and as such is considered to enhance its setting and thus significance. The reinstatement of an earlier form recreating open timber-framed bays with recessed glazing behind will further reveal the earlier and historic form. The works therefore are considered to constitute a conservation based renovation which will enhance the significance of the heritage asset.
Photo DSC02771	Garden walls abutting the building at the North West corner	Flint with brick dressing indicating historic pedestrian gated access maintained. Top of wall finished with lime flaunched cap.	and footings around the building. In particular where ground levels were at or above internal floor levels to the north and east.		Localized repointing only using formulated lime mortar that matches analysed sample.				