

Mill Thatch Assessment of Significance						
Room / Photo Ref	Description	Significant features	Hutton + Rostron Report plus Item	Elements that harm	Proposed works	Impact
No1 Mill Thatch MT101 / DSC03247	Living Room	Exposed elements of the timber construction. Possible traditional wall finishes		Laminate floor, Upvc timber triple casement window with toplight	Remove modern finishes including laminate floor, assess condition of earlier finishes where they existing and reinstate if in reasonable condition, making up any deficit using like for like material and finishes. Remove existing internal partitions and reconfigure to provide bedroom at Southern end of building to span the entire width of the property with bathroom centrally placed and against the East wall with small lobby connecting bedroom, bathroom and kitchen/ living along West wall.	Works proposed are based upon sound conservation principle for the repair and renovation of the curtilage listed structure using materials and finisies compatible with traditional materials. In areas where rebuilding has occurred using modern intervention like for like materials and finishes are proposed. The proposals thereofre preserve the significance of the designated heritage asset.
MT102 / DSC03246	Bathroom	Possible lath and plaster finishes		Poor decoration and evidence of mould growth. (DSC03246)	Strip out all existing sanitary fittings, remove modern finishes where mould is evident, install mechanical extract and make good. Re-plumb and install new fittings.	Works proposed are based upon sound conservation principle for the repair and renovation of the curtilage listed structure using materials and finisies compatible with traditional materials. In areas where rebuilding has occurred using modern intervention like for like materials and finishes are proposed. The proposals thereofre preserve the significance of the designated heritage asset.
MT103 / DSC03244	Bedroom	Exposed elements of the timber construction. Possible traditional wall finishes		Installation of Upvc window	Whilst the decoration is generally acceptable there is no provision for thermal insulation within the room. Proposed development looks to dry-line walls to improve thermal efficiency (DSC03244)	
No2 Mill Thatch MT201 / DSC032588	Bedroom	Modern construction denoted by exposed brickwork internally. Single room lit by Dormer windows plus triple casement to South elevation and casement windows to West Elevation. No mezzanine			Whilst the decoration is generally acceptable there is no provision for thermal insulation within the room. Proposed development looks to dry-line walls to improve thermal efficiency.	Dry-lining system to be a modern type being that the extension has been constructed using modern materials and finishes internally. The works are considered to preserve the significance of the building as a curtilage listed structure
MT202	Bathroom	Modern construction, internal access not possible at time of inspection but evidently lit by casement window to West Elevation			No visual assessment was carried out but it is likely that the room has no provision for thermal insulation. Proposed dry-lining of existing area to reduce heat loss.	Dry-lining system to be a modern type being that the extension has been constructed using modern materials and finishes internally. The works are considered to preserve the significance of the building as a curtilage listed structure
External Photo DSC02773	North elevation	Cobbled flint with brick dressings and quoins	Report 147-12B: Item 2 Wet rot decay in existing timber casement windows. Replace with new timber windows single glazed and single horizontal glazing bar. Item 4 Thatch has reached the end of its useful life and requires rethatching on a like for like basis. Item 5 Lime mortar to beech cobble and/or knapped flint and brickwork heavily eroded requiring reconsolidation and repointing. Item 10 Ground and Surface Drainage - inclusion of French drains around the property to take surface water away which is attributable to the erosion of the lime mortar at low level.	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.	Rethatch building with like for like combed wheat, retaining the existing thatch below. Carry out localised repointing to flintwork using NHL3.5 lime mortar, where cementitious mortars exist and are failing replace with breathable lime mortar. Rake out and repoint as necessary brick dressing using an NHL2.0 lime mortar. Remove existing timber windows and frames and replace with traditional timber casement windows with central glazing bar (no toplights). Remove existing Georgian bar full height glazed door and replace with externally framed traditional oak plank door plus frame. French drain to be connected into sustainable drainage system.	Repairs to be carried out on a like for like basis, restoring the building and removing all elements which are considered to harm the significance of the heritage asset, replacing them with traditional materials and finishes that give reference to the original function and form of the building and respect the local vernacular.

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Photo DSC02774	East Elevation	Cobbled flint with brick dressing under thatch roof. Building extended at southern end defined by brick quoining	Report 147-12B: Item 2 Wet rot decay in existing timber casement windows. Replace with new timber windows single glazed and single horizontal glazing bar. Item 5 Lime mortar to beech cobble and/or knapped flint and brickwork heavily eroded requiring reconsolidation and repointing. Item 7 Windows Replacement Upvc Item 10 Ground and Surface Drainage - inclusion of French drains around the property to take surface water away which is attributable to the erosion of the lime mortar at low level. Item 12 - Solid Floors - Allow for the formation of a breathable joint around the perimeter of each room which is to be filled with lime mortar, otherwise if floor is to be replaced use limecrete floor which will provide thermal insulation and allow breathability of the fabric.	General dilapidated condition of building making it vulnerable to accelerated decay due to ingress of wind / rain. (DSC03252) Vegetation growth at the northern end concealing condition of flintwork. (DSC03250) Upvc windows in the extended section with inadequate lintel to triple casement in addition to inappropriately detailed quoining in cementitious mortar (DSC03258)	Historic Elements: Rethatch building with like for like combed wheat, retaining the existing thatch below. Cut stems of ivy growth and spot kill. Remove from building, only when the vegetation has died back. Assess condition of masonry beneath, consolidate, repoint and rebuild sections of flatwork as necessary. Carry out localised repointing to flintwork using NHL3.5 lime mortar, where cementitious mortars exist and are failing replace with breathable lime mortar. Rake out and repoint as necessary brick dressing using an NHL2.0 lime mortar. Extension: 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 and replace windows with new timber casement windows to suit the existing opening sizes. Casement windows to be slimline double glazed with single horizontal glazing bar. with traditional double hung timber sliding sash windows, renew lead flashing in accordance with the LSA. Inspect and carry out localised splice in repairs as necessary to oak plank door plus frame. Remove later infill between historic brick dressing and reinstate former window opening. Excavate trench to allow formation of French drain around the perimeter of the building particularly within the courtyard. French drain to be connected into sustainable drainage system.	Repairs to be carried out on a like for like basis, restoring the building and removing all elements which are considered to harm the significance of the heritage asset, replacing them with traditional materials and finishes that give reference to the original function and form of the building and respect the local vernacular.
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 Open bay timber framed outshot clad in handmade clay tiles.	Report 147-12B: Item 5 Lime mortar to beech cobble and/or knapped flint and brickwork heavily eroded requiring reconsolidation and repointing. Item 6 Timber Frame - Full assessment of timbers to be carried out and comprehensive repair schedule and methodology to be submitted to LPA under condition Item 7 Windows Replacement Upvc Item 10 Ground and Surface Drainage - inclusion of French drains around the property to take surface water away which is attributable to the erosion of the lime mortar at low level. Item 12 - Solid Floors - Allow for the formation of a breathable joint around the perimeter of each room which is to be filled with lime mortar, otherwise if floor is to be replaced use limecrete floor which will provide thermal insulation and allow breathability of the fabric.	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) Appearance of flintwork between the brick dressings (between and below the Upvc windows) suggests later infill as coursing of cobbles has not been respected. Timber-frame porch with tiled covering later addition, crudely detailed. The pitch of the roof being too shallow for traditional tiled roof. Posts supported on a plinth constructed in stretcher bond.	Rethatch building with like for like combed wheat, retaining the existing thatch below. Carry out localised repointing to flintwork using NHL3.5 lime mortar, where cementitious mortars exist and are failing replace with breathable lime mortar. Rake out and repoint as necessary brick dressing using an NHL2.0 lime mortar. Remove existing upvc windows and associated lead flashings and replace with traditional timber slimline double glazed casement window to dormer and pair of full height glazed doors contained within the original width between brick dressings. Make good brick dressings with bricks to match existing bedded in lime mortar as previously specified. Remove existing lean to open porch including timber posts, modern brick plinth and concrete base, make good using traditional materials and finishes in accordance with BS7913. Inspect and carry out localised splice in repairs as necessary to oak plank door plus frame. Remove later infill between historic brick dressing and reinstate former window opening. Chase out joint around the perimeter of each room where traditional floor has been replaced with a cementitious screed and point up with lime to allow the historic fabric to breathe. Otherwise remove modern floor and replace with limecrete, a insulated and fully breathable floor compatible with the historic fabric. Excavate trench to allow formation of French drain around the perimeter of the building particularly within the courtyard. French drain to be connected into sustainable drainage system.	Works proposed are based upon sound conservation principle for 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 these will be removed where they are no longer adhered to the historic fabric beneath ensuring minimal damage and replaced with traditional materials and finishes compatible with the historic fabric in accordance with BS7913. The proposals therefore preserve the significance of the designated heritage asset.

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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.	Report 147-12B: Item 2 Wet rot decay in existing timber casement windows. Replace with new timber windows single glazed and single horizontal glazing bar. Item 5 Lime mortar to beech cobble and/or knapped flint and brickwork heavily eroded requiring reconsolidation and repointing. Item 6 Timber Frame - Full assessment of timbers to be carried out and comprehensive repair schedule and methodology to be submitted to LPA under condition Item 10 Ground and Surface Drainage - inclusion of French drains around the property to take surface water away which is attributable to the erosion of the lime mortar at low level. Item 12 - Solid Floors - Allow for the formation of a breathable joint around the perimeter of each room which is to be filled with lime mortar, otherwise if floor is to be replaced use limecrete floor which will provide thermal insulation and allow breathability of the fabric.	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	Rethatch building with like for like combed wheat, retaining the existing thatch below. Carry out localised repointing to flintwork using NHL3.5 lime mortar, where cementitious mortars exist and are failing replace with breathable lime mortar. Rake out and repoint as necessary brick dressing using an NHL2.0 lime mortar. Remove existing upvc windows and associated lead flashings and replace with traditional timber slimline double glazed casement window to dormer and pair of full height glazed doors contained within the original width between brick dressings. Make good brick dressings with bricks to match existing bedded in lime mortar as previously specified. Remove existing lean-to open porch including timber posts, modern brick plinth and concrete base, make good using traditional materials and finishes in accordance with BS7913. Inspect and carry out localised splice in repairs as necessary to oak plank door plus frame. Excavate trench to allow formation of French drain around the perimeter of the building particularly within the courtyard. French drain to be connected into sustainable drainage system. Proposed replacement of tiled covered timber-framed porch with new timber-framed structure but replacing the tiles with slates and lead weathering to improve watertightness.	Proposed replacement structure with slate covered roof will improve the aesthetic appearance and weatherability of the porch.
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 flaunch cap.			Localised repointing only using NHL3.5 lime mortar.	