



North Arms House, Mills Lane, Wroxton

Planning & Listed Building Application - 30.11.25

Ammendments to Extant Consents ref.: **22/03307/F; 22/03308/LB; 24/01879/F & 24/01880/LB**; detail alterations to internal works; alteration to fenestration to single storey kitchen wing; restoration of outshot to detached barn; proposed entrance gates and boundary wall to Mills Lane.

In response to formal PreApplication advice issued 19.11.25 the **Supporting Statement**, is submitted

Items numbered and referenced sequentially, pursuant to the PreApplication submission and subsequent CDC Advice

Works to Outbuilding

1.0 – Rear wall

The retaining wall is not a party wall

The new steel flue will be painted matt black

The structural engineer noted the bulge of the external wall. This is shown accurately on the survey drawing ref **22070/S02** submitted – the wall at eaves is c125mm forward of the base at ground level

The improvements to the thermal envelope are confirmed in drawing numbers **22070/GA10/PR & 22070/GA11/PR/A** submitted

The cracks, principally within the gable end walls will be stitched in accordance with the engineer's advice using austenitic stainless steel bars

The original floor partly comprised brick sets. These have been set aside and there are sufficient to be used in the storeroom of the adjacent single storey outshot ref. **22070/ P01/C** attached.

2.00 - Tanking

The external dwarf wall is indicated on drawing **22070/P02/C**

Aco drains are to be incorporated at the thresholds to both the garage and entrance doors; these will connect to the new surface water drainage, also serving the perimeter floor drain and discharging to a new soakaway refer to drawing **22070/GA15/1** attached.

The internal svp is not located within the concrete wall

3.00 - Steel framing

The option of retaining the existing defective beams effectively as fitch beams braced by steel pfc's was considered. To support these beams on the ring beam would increase the size of the steel (ring beam) sections to accept the increased point loads.

To expose the original beams is unfortunately impractical because the depth of the floor zone is otherwise less than the existing beam depth. To achieve a drop of the beams together with the pfc's would effectively require a raise of the first floor level; internal eaves level is tight for the bathroom and kitchen areas.

The underside of the new floor will be underdrawn with two layers of plasterboard with an AuroGrip coat to complement lime wall plaster and give the required half hour fire protection. Refer to documents :- **HARBAN 220825 & 22499/L01**

4.00 - Internal finish

BF04 – the external gable wall only here will be drylined with plasterboard & skim to allow for ceramic tiling for the over-bath shower.

The new boiler balanced flue will be of 150mm diameter and painted matt black

The single light side hung casement window frames are confirmed.

Type 1F bitumen felt is proposed for the roofs

In accordance with released Condition 3 of the Consent a bat loft is not required. The CWS Report also encompassed the existing single storey outshot structure. The stable door (Consented) is now substituted by a part glazed entrance door in accordance with CO advice. Refer to documents :-

23810S; 22070/GA10/PR; 22070/GA11/PR/A; 22070/GA15/1 MS07374 & 22070/P02/C

Works to House

5.00 – Tanking

The Delta Membrane tanking system is removeable.

In proximity to the fireplaces this will be curtailed to allow “toothing” of plaster to exposed stonework.

The potential for interstitial condensation in historic buildings will be dealt with by careful introduction of ventilation and heating to move the dew point

Refer to document: - **22070/P11 PR**

6.00 – Re-plastering

Existing plaster remains in areas of the second floor and first floor chimney breast (Area C) and will be maintained and exposed.

All re-plastering will be in 3 coat lime plaster (refer to detail information submitted within PreApp application)

On masonry and existing or new riven chestnut lathes –

- Levelling coat – haired
- Subsequent coat - haired
- Finishing (putty) coat

On wood fibre backing –

- Initial coat – haired
- Finishing (putty) coat

Refer to documents: - **22070/P11/PR; 22070/P12/PR; 22070/P13/PR**

7.00 – Internal opening

Inspected by the Conservation Officer - the currently installed blockwork will be taken down and replaced with Leamington stock red brick work prior to plastering.

8.00 – Flooring

Inspected by the Conservation Officer - the existing part first and second floor elm boards will be carefully taken up and re-laid on the second floor, shortfall made up with elm boards.

9.00 – Fireplace

Consideration has been given to the CO suggestions. A jib door is not appropriate as this is a heavily utilised doorway in the house because the Boot Room external door is the primary entry/exit door.

Refer to drawings: **22070/P30/A & 22070/P32/B**

10.00 – Windows

Please refer to the previously submitted document.

The existing windows have subsequently been inspected by the Conservation Officer. Most of the windows are relatively modern and replacement is appropriate

With regard to windows FFW01 and FFW02 it is accepted that the frames have lost the earlier opening casements (and fanlights). It might be impractical to replace these in the existing frames. It is nevertheless proposed to repair in the first instance. If this proves impractical a subsequent application would be made to seek to replace them.

Refer to documents : - **22070/GA26/A & Window Schedule**

11.00 – Area C steel beam

Consideration has been given to the CO suggestions for the introduction of transverse timber beams. The position of such intermediate beams – either one or two would be problematic; they would arrive directly over, or in awkward proximity to existing window heads, requiring the introduction of additional steelwork within existing masonry, to support.

The proposed replacement bressummer maintains the original format and is very typical in historic buildings in the locality. Drawing **22070/P26/A** submitted illustrates the dimensional issue – fundamentally an oak beam correctly sized would necessitate notching of the existing mantel beam. The use of a steel beam prevents this. As previously discussed, the original defective and undersized floor joist will be left in the floor void.

This new floor would be underdrawn with plasterboard and AuroGrip finishing coat to give half hour fire protection. New stop chamfered oak half joist would be fixed to the underside to reflect the pre-existing partial section of exposed joists.

12.00 – Kitchen Extension

Refer to drawings **22070/P21/C** & **22070/P22/C**

Chimney constructed in stonework

External fireplace behind “bread oven” iron door

Consideration has been given to the alternative fenestration treatments for the gable end. However the proposal submitted practically allows south light into the room; can be used to pass cooking items through and fundamentally relates to the flank wall fenestration – horizontal sliding glass doors (Consented ref.: 24/01879/F & 24/01880/LB)

13.00 – Internal features

- Area B – pair of billiard cue brackets over fireplace mantle beam to be retained
- New staircase ground to first floor :-
- Staircase treads risers in oak
- Newels and handrails in oak with simple chamfer detail
- Handrail in oak traditional moulded section
- Second floor (Area B2) balustrade to match first floor - drawing attached

Refer to drawings **22070/GA27** & **22070/GA28/A**

14.00 – External features

Refer to External Fixtures Photograph document attached.

All pointing mortar and repairing stone to match existing where removed

- Existing sign lettering to be removed
- All extraneous wiring and burglar alarms to be removed
- Existing bracketed pub sign to be retained – bracket painted to match hanging sign
- Existing pump to be retained/ repaired
- Existing guttering and downpipes to be removed; guttering not required for small areas of apron slate within thatched roof. There are examples of this in the locality.

- Various brackets to be removed.
- Redundant flue removed
- Redundant pipes, vents, external lights, sensors & associated wiring to be removed.
- Sockets where porch removed (Consented) will be infilled with new stone to match brushed down and made good with mortar repairs as above.
- Window shutters and ironmongery retained

15.00 – Boundary Wall

The previous proposal to raise the front boundary wall to Church Street is formally Withdrawn as discussed

16.00 – Additional elements

It is proposed to incorporate restoration of the existing single storey outshot to the barn ref.: **22070/ P01/C & 22070/ P02/C** attached

- Existing roofline maintained; existing asbestos (by specialist) sheeting and rudimentary framing taken away.
- Natural slate on EasyFix System with Permavent Dry underlay to allow for 12 degree pitch; on new sw rafters
- Salvaged brick sets laid in store room
- New traditional ledge & braced oak door

It is proposed to provide new entrance gates from Mills Lane ref.: **22070/ P40/ A** attached

- 2025mm high oak boarded gates, post and personnel gate with return wall in coursed rubble stonework with shukes topping

The proposed dwarf wall to the outbuilding entrance door is indicated on es from Mills Lane ref.: **22070/ P02/C & 22070/GA15/1** attached