

DESIGN AND ACCESS STATEMENT
FOR STRUCTURAL REPAIRS FIRST FLOOR EDGE BEAM
AT
12-13 MAIN STREET, KEEVIL, DEVIZES, WILTSHIRE

2630 – D&A

MLDE, 6 High Street, Devizes, Wiltshire, SN10 1AT.

Principal : Mark Lovell M.Sc. B.Sc.(Hons) C.Eng.F.I.E.D.

Associate : Sandra Lovell Dipl.Ing.Arch.

T : 01380 724 213

F : 01380 721 753

E : team@mlde.co.uk

W : www.mlde.co.uk

INTRODUCTION

Mr & Mrs Vaughan have appointed Mark Lovell Design Engineers to inspect the structural support/condition of the Front Façade Front Edge Beam of their property situated at 12-13 Main Street, Keevil, in order to assess whether the observed vertical movement is of any structural concern and, if necessary, prepare all the appropriate documents required to apply for Listed Building Consent for the required repairs.

BACKGROUND AND SIGNIFICANCE OF THE LISTED BUILDING

The property at 12-13 Main Street Keevil is a Grade II Listed detached Cruck Framed Timber Building situated alongside the main village road close to the Church and other Listed properties. The original open hall type property dates from the end of the fifteenth century or the beginning of sixteenth century, the building has had a central chimney added into the footprint including a 2 bay moulded beam first floor structure inserted into the cruck structure. The timber frame wall above the perimeter stone plinth is now infilled with brickwork.

A brick structured return frame has been also added to the footprint in either the later Victorian period or early Edwardian. The painted brickfill panels with exposed timber frame is typical of many of the surrounding houses and sits well in the surrounding landscape and is sited on slightly raised ground above the main roadway.

EXISTING SITUATION

The inspection of the edge beam first floor structure adjacent the front elevation in the living room area has confirmed that the floor edge beam is now inadequately supported by the façade structure and requires upgrading, refer to report number 2630-R01 for details of the condition of this area of fabric.

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PROPOSED STRUCTURAL REPAIRS

(Please read in conjunction with the schedule of proposed repairs indicated on our sketch drawings 2630/SK100 to 106)

The structural defect noted in the floor structure has gradually occurred over many many years and is the result of some ageing/degradation of the external wall fabric, but is mainly due to a collective series of minor fabric alterations which have taken place during the last one hundred and fifty years and has resulted in the loss of any primary direct support for the edge beam.

The structural repairs proposed can be simply classified as re-installing two new small section oak studs into the inside face of the existing external timber wall to directly support the vertical loading applied to the current timber floor edge beam.

One of the replacement stud sections is directly faced onto the front of an existing oak stud and is supported onto the existing ledge formed by an old horizontal timber cill section which tops the original stone plinth. The other replacement stud at the other end of the edge beam has been located discretely in the corner of the room, this inserted section will require the insertion of a small load bearing below the raised timber flooring. The horizontal timber cill member at this location does not project to an adequate degree to allow supporting the bottom of the stud and the other section.

HERITAGE STATEMENT AND CONCLUSION

The Grade II Listed Building, situated at 12-13 Main Street, Keevil has developed a structural defect with the support of the first floor edge beam, this deficiency has developed as a result of minor subtle fabric changes which have occurred over the years.

The recommended repairs to the fabric to the Listed Building have been proposed in a manner that would cause as little as possible disturbance to the existing fabric.

It is believed that the proposals for structural repairs, here submitted, would cause minimum disruption to the historic fabric and preserve the Listed Building in line with the guidance set in PPS5.

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