

**THE OLD COTTAGE, PEARSON ROAD,  
SONNING ON THAMES, BERKSHIRE, RG4 6UH.**

**Discharge of Condition 4 – Listed Building Consent WBC 232278**

*Prepared by Lime&Listed on behalf of the applicant - 12<sup>th</sup> December 2025.*

**1. Introduction**

This statement is submitted in support of the discharge of Condition 4 attached to Listed Building Consent, **ref. 232278**.

Sensitive cleaning of the external masonry and localised masonry repairs have been completed following the discharge of the previous condition (**ref. 241497**).

Please note, due to significantly increased construction costs, the previously approved **external wall insulation (EWI)** will no longer be implemented. This element of the consented scheme is therefore not being pursued and cannot be discharged; no external insulation works will now take place.

A site inspection has been undertaken by structural engineer **David Evans of Clive Hudson Associates**. The structural works required are detailed on the supporting engineering drawings:

- **246714-01-P3 – East Wing: Remedial Structural Works to North Wall**
- **246714-02-P1 – Remedial Structural Works to West Gable**

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**2. Method Statement**

The following method statement sets out the proposed approach to these works for listed building consent compliance purposes.

**246714-01-P3: East Wing – Remedial Structural Works to North Wall**

**N1. Lateral Restraint Ties**

Install lateral restraint ties in accordance with structural engineer's details, drawing 246714-01-P3.

**N2. Remedial Works to Historic Timbers and Masonry**

- Undertake localised face repairs and fit metal straps to historic timbers as detailed, drawing 246714-01-P3.
- Where required, make good adjacent masonry using handmade imperial bricks to match the historic fabric in colour, blend, texture and size.
- Lime mortar to be non-hydraulic lime, matching the original in colour, texture and aggregate.
- Decoration of masonry to follow the specifications set out in the originally approved proposals.

**246714-02-P1: Remedial Structural Works to West Gable**

**W1. Temporary Propping**

Specialist timber framers to install temporary propping, including:

- Pinning through the west gable beneath the mid-rail with suitable pins and acrow props.
- Acrow propping to provide necessary support to adjacent internal floors.

**W2. Removal of Infill & Redundant Structure**

Carefully remove:

- Infill masonry (shaded green) on drawing 246714-02-P1, and
- The modern, redundant boiler housing (shaded orange),  
to permit safe access for structural repairs.

### **W3. Structural Timber Repairs**

Carry out replacement, scarf repairs and face repairs to structural timbers as specified on drawing 246714-02-P1, using appropriate air dried/ well-seasoned oak sections.

### **W4. Rebuild of Brick Plinth / Potential New Foundation**

- Rebuild the brick plinth as detailed on the engineer's plans.
- Where required, install a new strip foundation.
- All brickwork to use non-hydraulic lime mortar and handmade imperial bricks matching the existing in colour, blend and size.

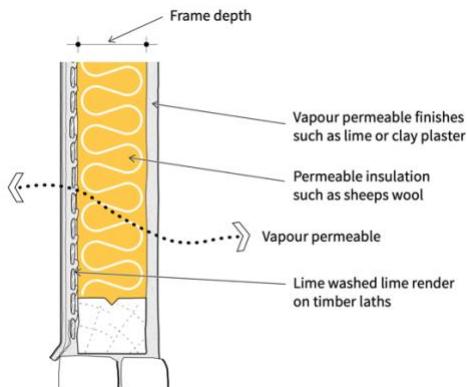
### **W5. Removal of Temporary Propping**

Remove temporary propping once structural conditions allow and following adequate curing of lime mortars, refer to lime suppliers' guidance.

### **W6. Reinstatement of Infill Panels**

In accordance with [HEAG071 Insulating Timber-Framed Walls.pdf](#), p. 13–14, reinstate timber-frame infill panels (shaded green) using a vapour-permeable insulation system:

- Soft batt hemp wool, and
- Wood fibre board, or
- Shuttered hempcrete.



### **W7. External Lime Render**

Apply non-hydraulic lime render, over new oak or chestnut riven laths, to the external face as set out in the originally approved scheme.

### **W8. Internal Lime Plaster**

Finish the internal face with well-haired non-hydraulic lime plaster, leaving structural timbers exposed.

### **W9. Decoration**

- Externally: vapour-permeable limewash.
- Internally: limewash, casein distemper, or clay paint.

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### **3. Conclusion**

The above methodology provides a conservation-led and fully vapour permeable approach to the identified structural defects. Materials and techniques have been selected to ensure compatibility with the historic fabric and long-term performance in accordance with best practice and Historic England guidance.