

**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 - 12th 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**

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.

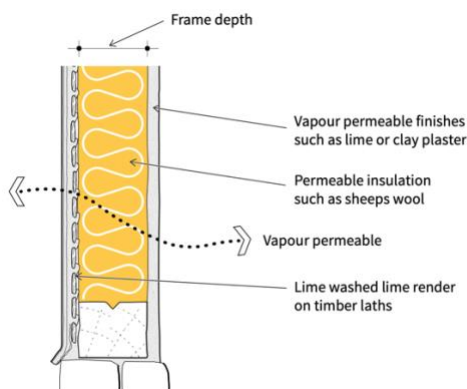
W5. Removal of Temporary Propping

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.

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.