

**The White House (formerly: House adjoining north-west of the Stores, The Street), Low Road, Forncett NHER: 39773
9th July 2010**

**Consultation on application for Listed Building Consent to demolish a stud wall.
(2010/0837)**

Description

This building retains the rear (north) wall of a late 16th-century timber-framed house. The front wall has been replaced with brick. Sections of the timber-frame are visible including jowled posts, wall plate, two original tie beams and a gable. The gable is a closed truss with a blocked diamond mullion window in it. It was originally the end gable of the house but it was extended in the 17th century with a narrower building rendering the former gable internal. It is this extension which forms the kitchen. Its north wall is the subject of the application. This narrower extension was offset in relation to the rear wall whilst it was flush to the front. In the 18th or 19th centuries a major alteration rectified this irregularity by building a new roof over the entire building and supporting the rear wall plate on new brick work forming the gable-end. The north wall thereby became structurally redundant and serves simply as a partition between a dairy extension and the kitchen. Thus the partition remains the only part of the 17th-century timber-framed extension to have survived. (the roof, the floor/ceiling, the south wall, the gable-end have all been replaced.)

The wall consists of studwork supporting the remains of the wall plate and there is an arched brace connecting to the wall plate from the former or hidden corner post. The wall plate is only visible in the upstairs room. The extent of the original extension is still expressed by a vertical offset in the gable-end brick work. The right (east) hand revealed post is a principal post. The substantial sole plate survives also except for the section relating to the doorway. Attached to the posts is a horizontal rail which supported the former floor joists. These have been replaced and are supported otherwise at a higher level. The rail is held on the principal post by a bracket nailed to the post. The north side of the wall has a dairy shelf and arches against its eastern part. The upper part of the wall is partially obscured by pipe boxing. The infill between the posts is of rough brick work presumably to provide support to the raised floor.

Recommendations

The wall is the only remaining part of the 17th-century extension and as such a proper record of it should be made when it has been fully revealed. As regards the removal of the posts those corresponding to the dairy shelf vaults need to stay to continue to provide support for the shelf which is to be kept. The arched brace and the short sections of the posts in the upper room should remain in situ. It is planned to insert a beam to support the floor joists and the partition above. This needs to avoid the springing of the arched brace.

I suggest that permission is given for the removal of the posts excluding those corresponding to the dairy shelf and the upper sections revealed in the bedroom above. There should be a condition that an opportunity is given for a photographic and sketch record to be made. Sufficient notice to be given to me who will arrange for the record to be made.

Stephen Heywood 12 July 2010.