

Grade II * House Maidstone Kent Area

Brief Introduction to Property

Grade ii* Principle reason for the star is its major early eighteenth-century phase of works, consisting of panelled rooms, a twisted baluster stair and notably, a front range faced in some of the finest brickwork in the country. John Newman in his West Kent volume of Pevsner's Buildings of England series, describes that brickwork as SUPERLATIVE and likens it to similar work at Brabourne in East Malling. Its composition of tall, close-set sash windows surmounted by rubbed brick arches and framed by a giant order of pilasters is typical of the English Baroque and in those respects reminiscent of the great west house at Matfield (c1728) and at Finchcocks (c1725). However, The House is likely to be earlier (c 1715) than both of these other examples of the style, and has a quality of brickwork, picked out in four separate colours, which surpasses them both.

Brief Outline of Instruction

We were approached by the client to look at the brick façade of the property, he had growing concerns as to its stability and was sure he had detected movement over the preceding six months

The initial meeting was to try and ascertain the nature of the problem and advise on a way forward.

- . Assess the bowing in the brick façade and determine its stability.
- . Look at the movement in the rubbed brick arches to determine their stability.
- . Internally look at the movement at the foot of the main staircase to the earlier c16 Timber framed Section of the building.

To preserve the building and its components with minimal intervention by the repair, replacement of decayed materials faithful to the period.

- . Replacement moulded bricks hand made from moulds taken from the original brick.
- . Matching of replacement decayed brickwork in handmade bricks to match size. Texture and colour.
- . Analysing and specifying lime mortars to match existing.
- . Replacement of decayed Oak plates with green oak sized to match existing
On lime beds without damp course to be true to the period of construction
Matching the jointing detail of posts into plates and detailing splice repairs
Loosing as little of the original timber as possible.
- . A method of stabilisation of the Historic façade.
- . Engagement of a specialist brickwork and restoration contractor

HISTORY

Research showed the importance of this building not only for its fine example of brickwork but its importance in the wider settlement outlined above in “a brief introductory to the Property”

A Full Heritage statement was provided with the Listed Building Application (presented by my colleague Alan Dickinson) including Tithe maps and Phase diagrams.



Sample Phase Diagram

RESEARCH/RECORDING/ANALYSIS

Photographic recording of the initial inspections to ascertain a stabilisation/ restoration method were taken together with detailed sketches for analysis these were paramount in agreeing ascertaining a method of least intrusion to the historic façade and culminated in agreeing with Historic England a method of removing and reinstating the Historic internal linings as the least intrusive method of stabilisation of the brick façade.



3. Sample opening up at front pier showing debonded outer leaf brickwork



10. Phase 2 panelling and fireplace ground floor



11. Phase 2 stairs

FINANCE AND ECONOMICS

From our clients perspective not only does he want to preserve the Historic asset he is currently custodian of but also has to consider all aspects of cost control, one of our duties in this project was to project manage not only the initial fundamental principles of repair and agree a method sympathetic to the historic building but also bring the contracted works to a budget acceptable to our client (this part is no less important than the preceding we are fully aware and conscious of clients budgets and look to providing budget costings once methods of repair have been established, the method of costing is based on experience of like projects and an up to date knowledge of Labour and material rates appertaining to the location of a given project)

Look at various funding methods

- . Are local grants available
- . Approach to historic England to see if we could access any funding

LEGISLATION/POLICY

Because the brickwork in the instance was a key element of the buildings special architectural or historic interest 9reference here to Historic England's Planning Practice Guidance (Historic Environment) para 017 ref id 18a-017-20140306 Given that there is a risk that the final result was in anyway less convincing than the original there is potential for substantial harm to that significance, this ultimately guided the method of stabilisation.

Legislation for proposed works

- . Listed Building Consent (Grade ii* Property) (Application made)
Approved 14th August 2018
- . Building regulation approval (Application made)

DESIGN/PRESENTATION

Alternative methods were explored to stabilise the front façade brickwork

- . Re-building was considered by the engineer due to its condition and projection from Internal upright brick skin (225mm)

This was discounted for the reasons set out previously

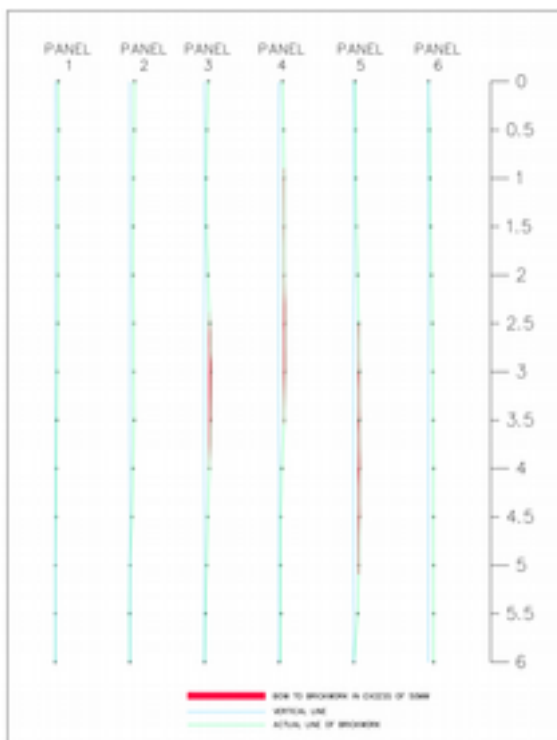
- . Face pinning of brickwork back into the inner 225mm brick skin

The HELIFIX system was explored however this would result in the front façade Brickwork being peppered with small filled holes again this was considered to Intrusive

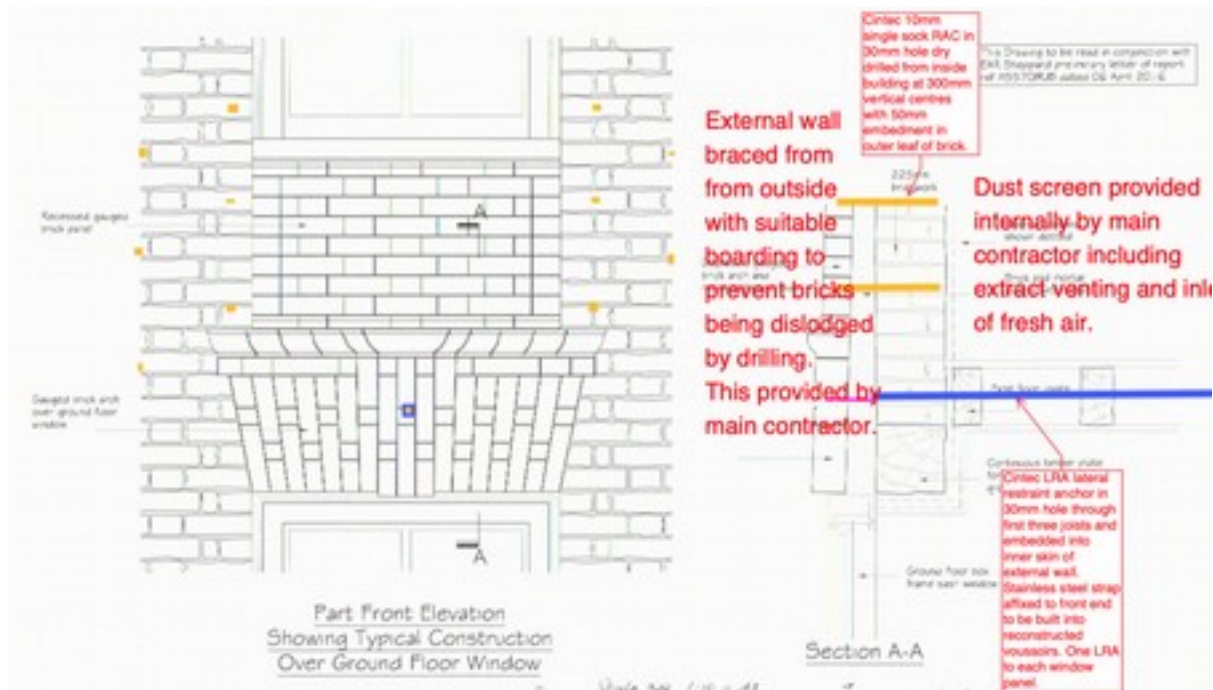
- . CINTEX wall anchor system was also put forward as a possibility this would involve The precise drilling of the brickwork from the inside through the 225mm internal Skin to a depth of 50mm into the external brick skin inserting the anchor with a Cementitious skin in total 216Number each one having a different depth determined By the vertical level survey.

This method following a number of meetings with Historic England was approved As the least intrusive method of repair it did however mean agreement had To be reached for the removal and re-fixing of the historic internal panelling At Ground and First floor level also required were

- . Vertical level survey of the complete front elevation
- . Design for a scaffold system that gave access to the front elevation for Repairs
Provided a stable anchor for the front elevation brickwork
Gave access to the parapet
Was not tied into the existing building



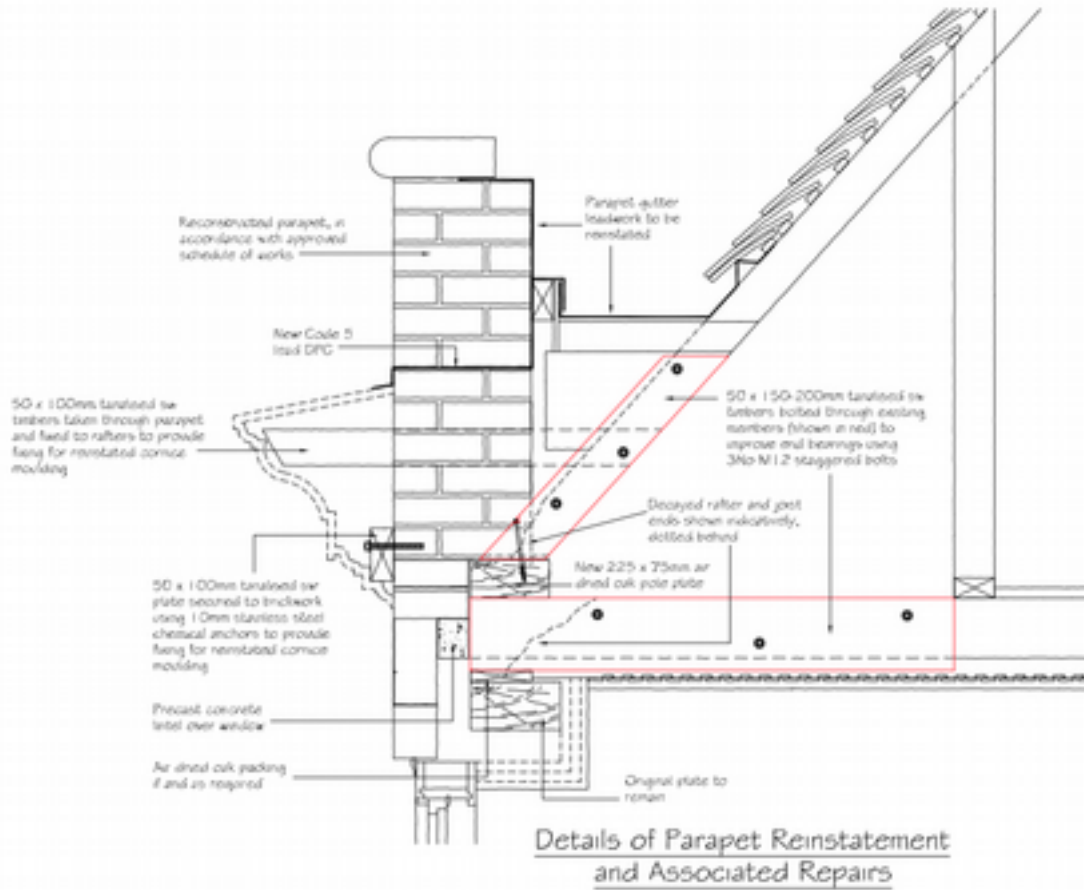
Level Survey



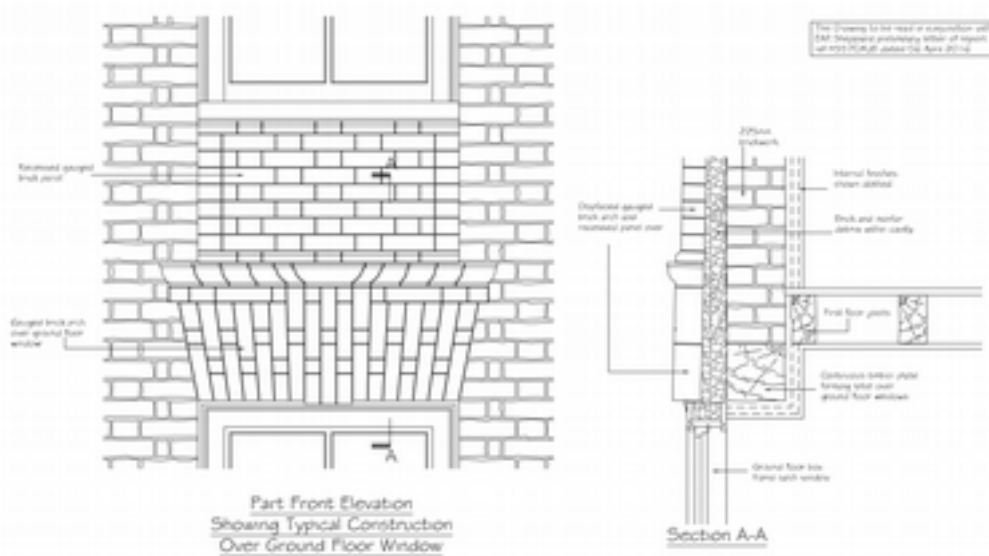
CINTEC Anchors proposed layout around openings note anchor to rubbed brick arch this Extended through three number joists at first floor level



Front elevation reference drawing



Detail of parapet repairs note the complete parapet was dismantled to gain access to the decayed timbers



Detail of brickwork between windows

The restoration of this brick façade was paramount to it retaining its characteristics and significance in its setting.

It became paramount that a contractor was appointed who had the knowledge and understanding of historic building conservation.

We appointed KCR (Kent Conservation and Restoration) with full agreement of our client to carry out the works they are a specialist contractor with a team of very experienced craftsmen.

During the contract works whilst the anchor system was installed monitoring of the external brickwork was carried out during each insertion of a tie.

Whilst work was being undertaken on the parapet it became apparent that decayed timbers especially the pole plate were having an adverse impact on the stability of the brickwork. decisions were made on site at each stage of the works as to the extent of timber replacement especially in relation to how much of decayed rafters and floor joists should be retained.

Internal surveys of the roof structure were regularly undertaken to check on stability.

Shoring and propping through the building methods were agreed on site to facilitate the smooth running of the restoration programme.



Prior to front façade restoration



Following front façade restoration 2019



Timber decay within parapet structure



Following insertion of CINTEX anchors from internally note removal of linings to gain access to internal wall

