EVANS PLANNING & DESIGN

Deathwatch Beetle Treatment in Previously Converted Listed Barn and Recently Repaired Curtilage Listed Barn,

Manor Farm Cresswell Lane, Lea, Near Malmesbury. SN16 9PE

Heritage/Design and Access Statement

On behalf of

Mr and Mrs Tyler

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1.0 Introduction

1.1 Manor Farm is a Grade II listed barn/dwelling located to the south of Manor Farm House on the edge of the village of Lea. The barn dates from the late 18th century and was converted into a dwelling in the 20th century.

This application seeks to address the identified deathwatch beetle infestation.

Location

1.2 The Parish of Lea and Cleverton lies approximately 2.4 km to the east of the market town of Malmesbury. This land associated with these villages was originally owned by Malmesbury Abbey and known as Brokenborough. Today village life centres on the community activities that take place in the village hall and the local Public House, the Rose and Crown.

List Description

1.3 Manor Farm is a Grade II listed barn located to the south of Manor Farmhouse, which was first listed on the 16th July 1987. Below is the listing description:

6/99 Barn to the south of Manor Farmhouse II

Barn. Late C18 with C20 additions. Coursed rubble with squared dressed stone to midstory jambs and stone slate roof half-hipped at east end, gabled to west with ashlar coping and saddle to apex: weatherboarding to midstory gable. Five-bay structure with central north midstory and south flush opening: 2-leaf plank doors. Attached shelter shed with gabled stone slate roof to west end supported on wooden piers. C20 lean-to additions to north- east corner. Interior: original butt-purlin, collar and tie-beam roof structure.

Listing NGR: ST9585986237

Planning History

1.4 Manor Farm was converted into a dwelling following the initial planning and Listed Building consents granted in 1995 and an amended pair of applications in 1999, see files ref:

N/95/2216/F and N/95/2217/LB
N/99/01006/LBC and N/99/01015/COU

1.5 The curtilage listed barn has recently undergone urgent structural repairs as approved in 2022, ref: PL/2022/00136. During this work deathwatch beetle lava were observed on the most damaged lintel and experts were called in to assess the situation.

2.0 Description of the Proposal

2.1 Prior to the current owners purchasing the property the exposed timbers in Manor Farm and the curtilage listed barn were treated for insect damage. Having looked at the planning history for this property it would appear that this treatment was done without the benefit of Listed Building Consent.

2.2 As stated in the previous section deathwatch beetle lava were observed in/on the damaged lintel in the curtilage listed barn during recently finished essential structural repairs. In addition, adult deathwatch beetles are still emerging from some of the timbers in the main building. Three years have passed since the previous treatment and beetles should not still be emerging, consequently, when the lintel in the curtilage listed barn was inspected the timbers in the main building were also looked at.

2.3 In accordance with the report produced by *Rentokil* the end of one lintel in the curtilage listed barn needs to be retreated. In addition, there are a number of targeted treatments required in the main building. The following is a summary of this work with accompanying photographs:

Affected Lintel Ground Floor of the Barn





Affected Lintel Ground Floor of the Main Building







Above: Lintel above the Northwest facing doorway







Above: Lintel above the Northeast facing window

Affected Trusses in First Floor Bedroom of the Main Building



Above: Central truss **Below: Right hand truss**



Affected Beam/Wall Plate located along the inside of the Front/ West Facing Wall



Above and below: wall plate in the bathroom





Above: Wall plate in the front bedroom

3.0 Potential Impact

3.1 The proposed works is required to ensure the future structural integrity of the lintels and wall plates specified. Where possible existing holes will be used to inject the treatment and the area will then be painted with the treatment. Consequently, there will be no visual impact on the character of the heritage assets.

4.0 Conclusion

4.1 The proposed works is required to ensure the future integrity of the lintels one of which has already been through significant structural repairs. There is no reason to suspect any harm to the physical or visual character of either of these Heritage Assets.

APPENDIX 1 – Extract from Rentokil Report

POLICY/CONTRACT NO JOB195752

PROPERTY ADDRESS **Manor Farm Creswell Lane Lea Malmesbury Wiltshire SN16 9PE**

INSPECTION In accordance with your specific instructions, I carried out an inspection of the under mentioned parts of the above property on the 25 July 2023. Our findings and conclusions are set out below.

SCOPE OF INSPECTION We must draw to your attention that our inspection was solely to identify any evidence of a failure in the work carried out by Rentokil in those areas that we were requested to inspect.

ORIENTATION The terms left, right, front and rear are used as if facing the front elevation of the building from outside.

INTERNAL INSPECTION The internal inspection was restricted to the items referred to below.

BARN

GROUND FLOOR **Exposed beams, the Front Bearing End of the Carriage Beam to the Left of the Front Stable Door**

Old attacks and slight current infestation of woodboring insects are visible to the bearing end.

The beam has been recently repaired with steel plates and timber wedges. Death watch beetle larvae were removed during the course of the work.

This beam has been treated against common furniture beetle but not death watch beetle.

Rentokil Property Care will carry out supplementary treatment on the bearing end of the beam by drilling and injecting Probor 20 into the bearing end and applying Probor 20 to the timber surfaces.

FARMHOUSE Adult death watch beetles are continuing to emerge despite the treatment carried out in 2020. The Technician will carry out the following:

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FIRST FLOOR

REAR ROOM LEFT **Exposed Beams**

Apply Probor 20 to the feet of the rear bearing of the centre and right-hand trusses.

Inject existing drill holes with Probor 20.

FRONT LEFT BATHROOM **Exposed Beams**

Apply Probor 20 to the bearing ends of the beams on the front wall.

FRONT ROOM LEFT **Exposed Beams**

Apply Probor 20 to the beams set on the front wall.

GROUND FLOOR

LEFT ROOM **Exposed Beams**

Apply Probor 20 to the lintels set over the front left and left wall openings.

The Department of the Environment advises that clients should be aware of the products to be used for remedial timber treatments in buildings.

We have set out below the products that we intend to use for the treatments referred to in this report.
ProBor 20

We are pleased to confirm acceptance of your claim under the terms of your Rentokil guarantee.

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