

THE COCK INN

Twycross Road, Sibson, CV13 6LB

DESIGN AND ACCESS STATEMENT

Section 19 Application to Vary Listed Building Consent

Application Reference: 22/00019/LBC

Proposed Internal Works to Install New Structural Steelwork

1.0 Introduction.

This Design and Access Statement has been prepared to accompany a Section 19 application to vary the previously approved Listed Building Consent (Application Reference: 22/00019/LBC) for repair works to The Cock Inn, Sibson.

The Cock Inn is a Grade II Listed Building located within the Sibson Conservation Area. It is a building of considerable historic and architectural significance, with evidence of use as a public house since 1250. The main two-storey section presents a thatched roof over a cut timber roof carried on timber A-frame trusses and posts, with brick infilled timber framed cladding walls. The building closed permanently in November 2019 and has since suffered significant deterioration of its structure.

The original Listed Building Consent approved a comprehensive programme of external repair and remediation works. Following further structural investigation, it has been determined that a more targeted intervention, with the installation of an internal steel frame to stabilise the failed roof purlin and to provide further stabilisation of the external walls and exposed framework, can be undertaken with a substantially reduced level of disturbance to the historic fabric of the building. This variation accordingly represents a lesser impact on the listed building than the works previously approved.

It is the Applicant's strong desire to return this important local community asset to public use at the earliest opportunity, and the proposed approach has been specifically designed to achieve the necessary structural stabilisation whilst honouring the building's listed status and preserving its historic character.

2.0 Description of the Building.

The Cock Inn is a two-storey building at the front, with its principal entrance facing onto Sheepy Road and single-storey wings to the rear facing Twycross Road. The building comprises brick infilled, timber framed cladding walls surrounding a timber framed interior. There is a thatched roof over a cut timber roof on timber A-frame trusses on timber posts. Sections of the single-storey portion are also covered with thatched roofs, with the remaining areas finished in clay roof tiles.

A plaque attached to the building indicates the presence of a public house at this site since 1250. The layout and form of the front building appear to date from the 17th Century. The West, North and East elevations appear to be brick infilled timber frame construction dating from the mid 19th Century. The western wing also appears to date from the mid 19th Century where it connects to an earlier stable block, with two further wings extending the bar appearing to date from 1987.

The structural defect that is the subject of this application relates to a timber purlin at first floor ceiling level, which has split at mid span, and is now no longer providing adequate support to the roof structure, which in turn is spreading additional loadings to the external walls and exposed timber frame. The existing purlin section is not sufficient to carry the roof loads, and a structural solution is required to prevent further deterioration and potential structural failure.

3.0 Previously Approved Works.

The consent granted under application reference 22/00019/LBC approved an extensive programme of external repair and remediation works. These included, amongst other items:

- Temporary propping and bracing of the first floor and roof to maintain stability during dismantling of external cladding walls
- Repair of masonry cracks in the eastern gable
- Repair and splicing of the eastern gable tie beam
- Dismantling, inspection and reconstruction of masonry infill panels to the west elevation and north elevation
- Replacement of deteriorated timber frame elements with new oak sections
- Replacement of window frames with new oak frames throughout
- Replacement of the broken purlin with a triple C24 timber section
- General lime mortar repointing and plasterwork repairs

These works collectively represented a significant and wide ranging programme of intervention to the external fabric of the listed building. Whilst fully justified at the time of the original application, further structural investigation and assessment has identified that the critical structural objective; stabilisation of the failed purlin and prevention of further horizontal thrust on the external walls, can now be achieved by a more focused internal steel frame intervention, without the need to dismantle and reconstruct the external cladding walls at this stage.

4.0 Proposed Works.

4.1 Nature of the Proposed Intervention.

The proposed works consist solely of the installation of a new internal steel frame to support the existing roof purlin. No external works are proposed. No dismantling of masonry panels or replacement of timber frame elements is proposed under this application. The scope of works is strictly limited to what is required to install the new steelwork.

The structural design has been prepared by GCA (UK) Ltd (Consulting Civil, Structural, Highway and Transportation Engineers), whose drawings form part of this application (Drawing References K04172-GCA-XX-XX-DR-S-0004 through 0009).

4.2 Description of the Steelwork.

The new steel frame comprises the following principal elements:

- A new steel beam (254 x 102 x 25 UB, Grade S355) installed at first floor ceiling level to replace the structural function of the existing failed timber purlin and prevent horizontal thrust on the external wall
- New steel columns (254 x 146 x 31 UB or 203 UC 52, Grade S355) passing vertically through the building from the new beam at first floor ceiling level, through the first floor structure, through the ground floor level, and down to pad foundations bearing within the existing cellar

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- New mass concrete pad foundations within the cellar: 850 x 850 mm on plan (minimum 450 mm deep) and 1,200 x 1,200 mm on plan (minimum 750 mm deep) as required by column location relative to the existing basement walls
- Where a windpost is required as an alternative to full replacement of the corner timber post: a 100 x 100 x 8 SHS steel windpost fixed to the wall at maximum 300 mm centres and tied to the existing floor and roof structure

All steelwork will be Grade S355. Steel corrosion protection will be applied to meet BS EN ISO 129442 requirements appropriate to the exposure category.

4.3 Temporary Works.

Prior to the installation of the permanent steelwork, temporary propping will be installed to support the existing floor and roof structure. A full bird cage scaffold is recommended internally to support the first floor and roof structure and to provide lateral stability during the works. A temporary works designer will be appointed to design the internal bird cage scaffold. Temporary propping will consist of No. 3 Acrow Props at maximum 1,500 mm centres with 2 x 75 x 150 C24 timber spreaders, with one row in each direction braced with scaffold tube and couplers.

Where the existing cellar is located beneath prop positions, props will be through propped to the cellar floor. The extent of the cellar has been surveyed, and the structural engineer is aware of the location, with the structural details designed to cater for this. The Contractor will be responsible for ensuring the temporary stability of the structure at all times.

4.4 Preliminary Opening Up Works.

Prior to the installation of the steelwork, targeted and minimal opening up works will be required to allow the Engineer to confirm the existing structural configuration. These will include:

- Local removal of ceiling finishes to inspect existing ceiling joist details, confirm roof joist section sizes, and confirm the size and location of timber ties between purlins
- Local removal of floor coverings to expose the timber beam within the floor structure
- Trial pits as required to confirm floor construction and foundation depths, particularly in relation to the existing cellar extent

All opening up will be kept to the absolute minimum necessary to allow inspection and verification by the Engineer. Any materials removed will be retained on site and will be available for inspection by the Local Planning Authority if required.

5.0 Approach to Historic Fabric and Sympathetic Works.

The Applicant and the design team are fully aware of the listed status of the building and its significance as a heritage asset within the Sibson Conservation Area. The proposed approach has been developed specifically to minimise disturbance to the historic fabric whilst achieving the necessary structural stabilisation. The following principles have guided the design:

- The intervention is wholly internal. The external appearance of the building will not be altered in any way by the proposed works.

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- Disturbance to wall finishes will be kept to the absolute minimum necessary to allow installation of the new columns. Where any making good to wall finishes is required, this will be carried out in lime plaster to match the existing.
- Disturbance to floor and ceiling finishes will similarly be kept to the minimum required to allow installation of the new columns. Removal of materials will only extend to the extent strictly necessary for the works.
- Where ceilings are opened up, they will be made good in lath and lime plaster to match the existing finishes.
- All materials removed during the works will be retained on site for inspection by the Local Planning Authority if required, in accordance with best practice for works to listed buildings.
- The existing broken purlin will remain in situ. The new steel beam does not require its removal; it is installed to take over the structural function of the purlin and relieve the horizontal thrust on the external wall.
- No external works of any description are proposed under this application. The previously approved external remediation works, including dismantling of masonry panels and replacement of timber frame elements, are not included within this application.

The proposed works therefore represent a significantly reduced level of intervention when compared to the works previously approved under 22/00019/LBC. The approach is considered to be the minimum necessary to achieve the structural objective and to ensure the long term safety and stability of the building.

6.0 Comparison with Previously Approved Works.

The table below summarises the key differences between the works previously approved and the works now proposed under this Section 19 variation application:

Previously Approved Works (22/00019/LBC):

- Extensive external dismantling and reconstruction of masonry infill panels.
- Replacement and splicing of multiple timber frame elements in oak.
- Replacement of all deteriorated window frames.
- Repair of eastern gable masonry crack.
- Replacement of broken purlin with new triple C24 timber section.
- Bird cage scaffold and extensive temporary propping.

Proposed Works - This Application:

- Installation of new internal steel frame (beam and columns) to stabilise purlin.
- Minimal and targeted opening up of floors and ceilings for inspection and installation.
- Internal bird cage scaffold for temporary stability during works.
- Making good of all disturbed finishes in lime plaster / lath and lime plaster.
- No external works whatsoever.

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The proposed works are a lesser intervention than those previously approved and are considered fully compliant with the principles of minimum intervention in a listed building. The approach prioritises reversibility and the preservation of historic fabric wherever possible.

7.0 Reopening of the Building.

The Cock Inn has been closed since November 2019 and has been a source of considerable sadness within the local community. It is a well known and cherished public house with a history stretching back to at least 1250, and its loss has been keenly felt.

The Applicant is wholly committed to reopening the building to the public as swiftly as possible. The targeted structural intervention proposed under this application has been specifically selected because it will achieve the necessary structural stabilisation in the shortest possible timeframe, with the minimum of disruption to the building, and without the need to embark upon the extensive programme of external remediation works previously contemplated.

Once the structural steelwork has been installed and the building has been made safe, it is the Applicant's intention to progress the reopening of the public house as quickly as possible. The Applicant recognises the importance of this building as a community asset and a heritage asset and is determined to see it restored to its proper use as a working public house for the benefit of the community it has served for so many centuries.

8.0 Access.

There will be no effect on existing access arrangements into or within the building, or around the site. The adjoining car park will be retained. No alterations to access are proposed.

9.0 Layout, Scale and Appearance.

The proposed works will have no effect whatsoever on the external layout, scale or appearance of the building. All works are internal. There are no extensions proposed and no alterations to the external envelope of the building.

10.0 Landscaping.

No landscaping works are proposed.

11.0 Heritage Assets.

The Cock Inn is a Grade II Listed Building and is located within the Sibson Conservation Area. The proposed works have been designed with full regard to the building's heritage significance.

The proposed intervention is internal and will not alter the external character or appearance of the building in any respect. The use of lime plaster for all making good, and lath and lime

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plaster for ceiling reinstatement, ensures full compatibility with the historic fabric and building techniques. The retention of all removed materials on site for inspection by the Local Planning Authority further demonstrates the Applicant's commitment to a transparent and sympathetic approach to works on this important heritage asset.

The Applicant respectfully requests that the Local Planning Authority give favourable consideration to this application, recognising that the proposed works represent the minimum intervention necessary to stabilise the structure of this cherished listed building and to enable its long awaited return to public use.

A separate Heritage Statement also accompanies this application.

12.0 Accompanying Structural Drawings.

The following structural engineering drawings prepared by GCA (UK) Ltd are submitted in support of this application:

- K04172-GCA-XX-XX-SK-S-0009-S01-P01 General Notes.
- K04172-GCA-XX-XX-DR-S-0004-S01-P02 Phase 1: Ground Floor - Proposed Structural Repairs.
- K04172-GCA-XX-XX-DR-S-0005-S01-P02 Phase 1: First Floor - Proposed Structural Repairs.
- K04172-GCA-XX-XX-DR-S-0006-S01-P02 Proposed Temporary Works to Support Structure Prior to Remediation.
- K04172-GCA-XX-XX-DR-S-0007-S01-P02 Proposed Temporary Works - Loadings for Bird Cage Scaffold Design.
- K04172-GCA-XX-XX-DR-S-0008-S01-P02 Initial Opening Up Works for Structural Assessment.