

WP 029 D Historic Environment Works – Jerrings Hall Farm – Enabling Works North Contract

Works Method Statement for Alterations to Jerrings Hall Farm

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1 Introduction

1.1 Circumstances of the Project

- 1.1.1 High Speed Two (HS2) is a network of new high speed lines across Britain, being planned and built in two phases: Phase One, which will connect London with Birmingham and the West Midlands; and Phase Two, which will extend the route to Manchester, Leeds and beyond. Powers to construct and operate Phase One of the railway have been secured through the High Speed Rail (London – West Midlands) Act 2017 (the Act), which received Royal Assent on 23 February 2017.
- 1.1.2 The Secretary of State has appointed High Speed Two (HS2) Ltd as the nominated undertaker responsible for delivering Phase One of HS2. HS2 Ltd is an executive non-departmental public body, sponsored by the Department for Transport.
- 1.1.3 Schedule 18 'Listed Buildings' to the Act concerns how legislation in respect of listed buildings under the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the 1990 Act") applies to the Phase One works. Paragraph 1 of Schedule 18 disapplies some of this legislation, and in particular the requirement for listed building consent, from the Phase One works in respect of the listed buildings set out in Table 1, or which are listed on or after 30 September 2013.
- 1.1.4 Following Royal Assent, HS2 Ltd entered into Heritage Agreements with Solihull Metropolitan Borough Council and with Historic England concerning the listed buildings identified in Schedule 18 to the Act within Jerrings Hall Farm. These agreements require certain details of works concerning the listed buildings to be submitted to the local authority for their approval, in consultation with Historic England where required.
- 1.1.5 Jerrings Hall Farm is identified in Table 1 of Schedule 18 to enable the Grade II listed asset to be altered to enable the relocation of the Island School Project to this site. HS2 Ltd entered into a Heritage Agreement with Solihull Metropolitan Borough Council and Historic England, dated 20th February 2017, which requires HS2 Ltd to submit Method Statements concerning these alterations to Solihull Metropolitan Borough Council for approval. The Heritage Agreement requires Historic England and the relevant Amenity Societies (the Ancient Monuments Society, the Georgian Group, the Victorian Society, the Council for British Archaeology, and the Society for the Protection of Ancient Buildings) to be consulted on these submissions.
- 1.1.6 Design development has identified the need to alter the planned works to Jerrings Hall Farm, to better secure its sustainable future as an educational establishment. The evolution of the design has been informed by consultations with Solihull Metropolitan Borough Council and

Historic England. Discussions were held with the Council in a meeting on 15th October 2018, followed by a walkover of site with their Conservation Officer (Mr. Martin Saunders) on 16th November 2018. A further site visit was carried out with the Conservation Officer and Historic England's Inspector of Historic Buildings and Areas (Mr. Nicholas Molyneux) on 30th January 2020.

- 1.1.7 In conjunction with this Method Statement, a submission to revise the Works Specification in the Heritage Agreement (Part 1 of Schedule 1) is being made under the procedure set out in Section 3 of the Heritage Agreement.

1.2 Scope of the Method Statement

- 1.2.1 The following Method Statement has been prepared to address alterations to the Grade II listed Jerrings Hall Farm to enable the relocation of the Island School Project to this site.
- 1.2.2 The Heritage Agreement with Solihull Metropolitan Borough Council and Historic England requires the Method Statement to set out a specification for works in connection with the relocation of the Island School Project to Jerrings Hall Farm. Some of the works identified in the Works Specification (Part 1 of Schedule 1 of the Heritage Agreement) have been removed from the planned scope of works. Other works have been proposed for inclusion in a revised Works Specification to be agreed with Solihull Metropolitan Borough Council and Historic England. The retained, de-scoped and newly proposed works are described in the following sections.
- 1.2.3 The Works Specification in the signed Heritage Agreement includes the following works. Those that are struck through in the list below have been removed from the planned works:
1. Construction of new internal divisions to upper floor of the Cottage to provide for separate staff facilities.
 2. Provision within the site of an occupational therapy unit.
 3. The making of internal divisions within the ground floor of the Middle Unit to provide a series of self-contained individual teaching and/or withdrawal spaces and other internal divisions to provide for kitchen and toilet facilities.
 4. Alterations to the Main House to provide for safe access and egress to and from the first-floor rooms where there is currently restricted head room, such alterations to comprise insertion of a new staircase to ground floor.
 5. Throughout the Buildings installation of new services and upgrading of existing services.

1.2.4 The following works are not listed in the Works Specification in the signed Heritage Agreement, but have been identified as required for conversion of Jerrings Hall Farm and are proposed for inclusion in a revised Works Specification:

6. Alteration of WC facilities to the ground floor of the Cottage to accommodate student use.
7. Provision on the ground and first floor of the Middle Unit to provide a series of group teaching and life skills teaching areas, sanitary facilities, wheelchair-accessible WC and a first aid room (additional to Point 3 of the agreed Works Specification above).
8. Provision of an L-shaped modular building to the east of the stable block to provide individual teaching spaces, group space and sanitary facilities for the students.
9. Provision of a rectangular modular building between the cottage and the threshing barn to provide individual and group teaching spaces and sanitary facilities.
10. A separating fire door to the first floor, located in the linking corridor adjacent to the stairs to the second floor.
11. Provision of a car park with lighting columns for staff vehicles and taxi waiting area for student arrival and collections.
12. Enclosure of the main site areas with 1.8m high palisade fencing for student safety. This will be around the outer site boundary up to the line with the buildings (i.e. not down to the main road) and around the existing pond.
13. Removal of the ground floor window in the east wing of the Main House facing onto the courtyard, and replacement with a new fire escape door.
14. Conversion of the conservatory attached to the Main House to a group teaching space and replacement of several of the glazed panels on the exterior with cladding panels.
15. The Stable Block will be subject to repair and stabilisation works only.
16. Reduction of the amount of glazing around the entrance door on the front elevation of the Middle Unit by replacing the existing glass panels on either side of the door at low level with solid tongue-and-groove boarding.
17. Replacement of the rear door of the Middle Unit with a double-glazed timber door to match the existing.
18. Partial blocking-up of the existing cart doors on the front elevation of the lean-to structure adjoining the Middle Unit, and their replacement with a solid timber door.

19. Dropped tiles and external painting will occur on all Buildings, apart from the Stable Block.
20. Installation of a minimum of three fire alarm detectors in the roof void of the Main House.
21. Affixing of bulk head lights above every fire exit door and then at intervals on the exterior of all Buildings, apart from the Stable Block, for emergency use to highlight an escape route.
22. Construction of a new below-ground sewage treatment works with drainage mound, located to the east of the L-shaped modular building on the north side of the driveway. Upgrading of existing damaged and insufficient foul drainage runs to suit the new use.
23. Construction of a new surface water drainage system, comprising a network of underground pipes together with swales and a vegetated shallow attenuation pond to the south of the car park.
24. Installation of a pole-mounted CCTV camera on the south side of the car park and a second CCTV camera at the gates in front of the courtyard, for pupil safety.
25. Installation of four sheds across the site, for when pupils need safe and enclosed space to be alone, if distressed. Provision of a further shed outside the secure fenceline, for storage and plant
26. Construction of a hardstanding area for bins on the north side of the main entrance.
27. Provision of a covered waiting area by the main gates, for students and guardians to shelter during drop off and collection times.

1.2.5 Part 2 of Schedule 1 requires the Method Statement to detail the following. Those that are struck through in the list below are no longer relevant to the planned works:

1. the results of a built heritage assessment of the Buildings, identifying the heritage value of the Buildings and of their component parts, covering:
 - The significance of the Buildings and interior spaces including fittings and fixtures;
 - The structure, significance and origin of the area of raised floor to the first floor of the Main House; and
 - Preferred options for the location of an occupational therapy unit taking into any consideration any impacts on heritage significance.
2. In relation to the construction of new internal divisions within the Buildings, set out

constructional details, including details of how the proposed divisions are to be fixed to the existing structure

3. In relation to the proposal for the occupational therapy unit, identify the location of the facility, and if this is to be accommodated within existing Buildings, the constructional details and alterations necessary to install such a facility
4. In relation to the alterations to the Main House for safe access and egress to and from the first floors in the Main House, to
 - Set out the results of the assessment of significance of the areas affected
 - Provide a methodology for the work
5. In relation to the provision or upgrading of services throughout the Buildings, to set out details of the works, including the method of fixing to or cutting through historic fabric.

1.2.6 The following details have been provided in this Method Statement in relation to the additional scope of works described above in paragraph 1.2.4:

6. In relation to new and existing internal doorways, to set out details of how new doorways are to be inserted into the existing structures, and how existing doorways and doors are to be conserved as appropriate to their significance
7. In relation to the ground floor window in the east wing of the Main House facing onto the courtyard, provide details of how this will be removed and replaced by a fire escape door.

1.2.7 Schedule 2 of the Heritage Agreement sets out the types of information to accompany submissions of works details. A location plan has been included in Appendix A, and photographs of the asset have been included in Appendix E along with a plan showing their location in Appendix D. A Method Statement, which provides details of the proposed alterations, is set out in Section 3 and is supported by plans, drawings and schedules including those listed in Appendix F.

1.2.8 Where required, archaeological investigation and recording required in relation to the alteration of Jerrings Hall Farm will be undertaken in accordance with a Project Plan and Location Specific Written Scheme of Investigation for Jerrings Hall Farm, which are not material to the Heritage Agreement. Separate engagement with Solihull Metropolitan Borough Council and Historic England will be undertaken on the preparation of these documents.

2 Heritage Asset Description and History

2.1 General information

- 2.1.1 Jerrings Hall Farm is a former farmstead located off Tanworth Lane (B4102) and situated between the two settlements of Dickens Heath (to the West) and Cheswick Green (to the East). Historically, it was in the Parish of Tanworth in Arden but now falls within the modern parish of Dickens Heath. The National Grid Reference for the Jerrings Hall Farm is SP 12053 76322.
- 2.1.2 The property comprises a group of buildings loosely organised around a courtyard, with the principal elevation of the Main House facing east. The group is formed by a principal building (the 'Main House'), former threshing barn ('Middle Unit'), disused stable and cartshed ('Stable Block') and ancillary building ('The Cottage'). These are shown on the location plan in Appendix A.
- 2.1.3 The buildings are close to a medium-sized pond, which has been interpreted as the potential remains of a medieval moated site. The farmstead is accessed from a straight drive off the Tanworth Lane and is located within a small group of enclosed fields that retain elements of their relict field boundaries, although within the curtilage, Jerrings Hall has been planted in more recent times to create a domestic garden character. The buildings are surrounded by a generally flat and largely arable landscape, punctuated with pockets of green pasture and enclosed by historic hedgerows. This creates an open, rural setting for the farmstead, and allows views to and from the farmstead from the Tanworth Lane.
- 2.1.4 Whilst the main building may stand on the site of a moated manor house, the present building appears to date largely from the 16th and early 17th centuries, with several periods of alteration, most significantly the addition of an east wing and associated farm buildings during the early 18th century, as well as some later additions to the side and rear.
- 2.1.5 The building is currently designated as a Grade II listed heritage asset (list entry no. 1076732) and was first inscribed on the list on 2nd August 1972.

2.2 History of the Asset and its Evolution

- 2.2.1 Jerrings Hall derives its name from Roger Gerin, who is mentioned in deeds relating to the house in 1282¹, when he apparently became a tenant of the Earl of Warwick, William de Bello

¹ The Field Family of Tanworth, p21

Campo (William Beauchamp²). Historians have identified Gerin's land as being in the north-east part of Tanworth in Arden parish, to either side of the present-day Tanworth Lane, in an area that corresponds with the site of Jerrings (Gerin's) Hall³. Between 1150 and 1350, new tenants were being encouraged to develop productive farms in 'waste' heath and woodland areas in the Forest of Arden⁴. During that period, the Gerin family also purchased land that they previously had rented in the Cheswick area⁵, and so established themselves as being of some importance in the area.

- 2.2.2 Archaeological investigation at the site suggests that during the 13th century a house was built there for the Gerin family that, in common with other high-status houses of this period in North West Warwickshire, was moated⁶. Nineteenth century maps appear to depict the partial remains of a moat, which in 1842 comprised a pond with a short arm⁷, although its form has subsequently been altered. However, no firm evidence for a structure of this early date has been identified from the limited previous archaeological monitoring or the physical evidence from the form and elements found in the upstanding buildings. Therefore, it is not known whether the early building was completely rebuilt slightly to the north, or whether elements were adapted and incorporated into the current Jerrings Hall.
- 2.2.3 By the early 20th century, the front and rear elevations of the Main House had the appearance of being largely of brick or 'roughcast' plaster (Appendix 1). The exception was the southern-most bay of the west side, which was of 'old timber framing'⁸. Later restoration work at the property removed much of that render, revealing an extensive underlying timber frame.
- 2.2.4 The physical evidence indicates that the earliest surviving elements of the Main House are five linear bays, which are the result of two main phases of construction, with some evidence to suggest that earlier structures were incorporated and adapted into the building at those times. These bays are constructed primarily of close-studded timber wall frames, some of which incorporate a middle rail in the western carpentry tradition, and a combination of close-studding and square framing at first floor level.
- 2.2.5 Plans for an extensive restoration carried out in 2001 show the east elevation as largely comprising square panels to the southern two bays, with 'later rails', and peg holes or decay in locations that were interpreted as meaning that the elevation was originally predominantly of

² McKenna, J. (n.d) Jerrings Hall - article reproduced on Cheswick Green Residents Association website www.cgma.org.uk/history accessed on 17th October 2019

³ McKenna, J. *ibid*

⁴ Nichol, K., (1995), West Midlands Moated Sites Survey: Interim Report, SWA 1643. Solihull Sites and Monuments Record

⁵ McKenna (*ibid*)

⁶ Rann, C., (2006), Archaeological Observation at Jerrings Hall Farm, Tanworth Lane, Hockley Heath.

⁷ Tithe Map of the Parish of Tanworth, WRO CR 328/53

⁸ L F Salman (1949) *A History of the County of Warwick: Volume 5, Kington Hundred*. Victoria County History, London

full height close-stud work⁹ in common with the remains of original studding to the west and north elevation.

- 2.2.6 The extent of replacement work means that it is difficult to know how far current understanding of the east and west elevations are conjectural, and this impacts on how confidently the elements of the structure can be dated. However, they generally point to a 16th century date, as close-studding appeared in the West of England around the middle of the 15th century in the highest status buildings, with its peak during the 16th century. Whilst this practice continued until the early 17th century, the spacing of the close-stud work at Jerrings Hall - at intervals approximately equal to their own width - indicate that these elements may date to the 16th century. The higher roof height of the three northern bays suggests that they are of the late 16th/early 17th century, a date which is indicated by decorative bracing to the north elevation gable and more extensive square-panelled framing to the first floor of the western elevation.

⁹ Bainbridge & Co. 2001 *Drawing 1020-303A for Proposed Restoration of Frame – East Elevation, Jerrings Hall Farm*



Figure 1: Tentative phasing of the building and locations of timber framed elements and datable features to ground and first floors

2.2.7

These dates correspond with 'The Great Rebuilding', an extensive programme of construction activity that occurred across England between c. 1550 and 1650, when many earlier buildings were extensively or completely rebuilt, often in oak, and reusing materials such as timber or stone where available. The alterations may correspond with changing occupancy of Jerrings Hall since, by the late 16th century, the property appears to have passed into different ownership. The Gerin family are not found in Tanworth in the List of Warwickshire Freeholders in 1580¹⁰. A deed of 1629 refers to 'Jerronds' Hall being leased to the Bentford family, although they may have held an interest in the farm from as early as 1346. The Bentfords were related by marriage to the Field family, and the property came into the

¹⁰ McKenna, J. *ibid*

possession of Poole Field (d.1674)¹¹ in c.1670, whose family retained the house until the early 20th century.

- 2.2.8 During the 17th century, a large inglenook chimney was either inserted or built into a small 'smoke bay' constructed within the timber frame of the northern section of the house. The timber-framed stairwell in the east wing is evidence to suggest that there may have been a timber-framed cross wing of C16th /17th date in that location (see below). That hypothetical cross-wing would have been replaced during the early 18th century by the extant brick east wing, which has stepped parapet gables and dentilated brick work to the eaves.
- 2.2.9 The construction of the east wing seems to be contemporary with several other additions to the farmstead. The east wing shares many stylistic features with the former dairy, which has now been incorporated into the Main House, and with the coach house and stables. A much-altered 'cottage' to the south of the farmyard also appears to have been constructed around the same date, and is likely to have been a farm building prior to conversion.
- 2.2.10 The Birmingham Ordnance Survey map of 1814¹² (Figure 2) provides the earliest map evidence for development at the site. Although the farmstead is labelled Blackford F[arm], it appears to show the principal building with a wing extending to the east at its northern end and a range of ancillary structures in a loose courtyard arrangement.

¹¹ The Field Family of Tanworth, p21

¹² Ordnance Survey 1814: Birmingham [OSD 256]. <http://www.bl.uk/onlinegallery/onlineex/ordsurvdraw/b/00z0sd00000024u00216000.html>
Accessed through British Library Online on 28/11/19.

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Figure 2: Jerrings Hall shown as Blackford F[arm] on the 1814 Ordnance Survey map of Birmingham

2.2.11

More detailed mapping provided by the Tithe Map and Award of 1842 (Figure 3) shows the Main Building as a linear building orientated north-south, which appears to incorporate or adjoin the dairy building to the south, and extends further to the south. This layout corresponds with a reference in the Victoria County History recording that the owner [in 1949] had found 'foundations buried in the soil' to the south of the property.

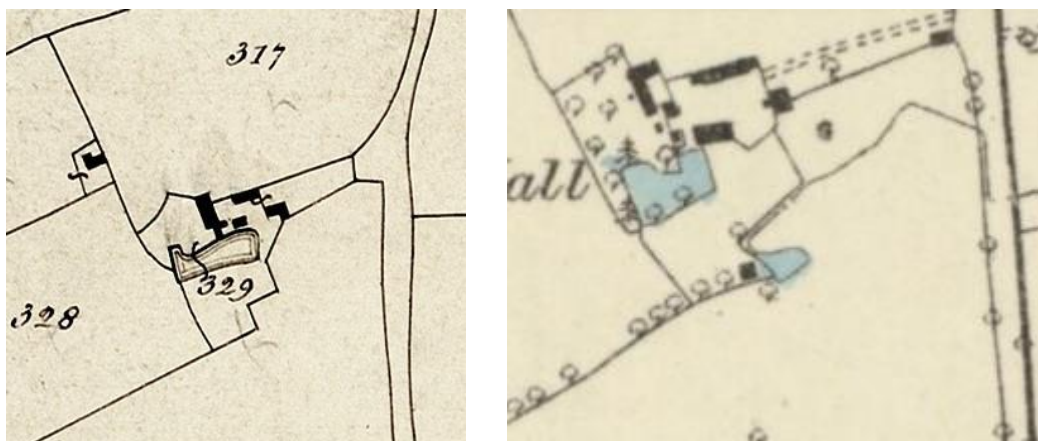


Figure 3: Jerrings Hall shown on the 1842 Tithe Map (left) and 1st Edition Ordnance Survey map of 1886 (right)

- 2.2.12 The Tithe map shows the stable buildings and 'cottage' to the east and a small building in the location of the threshing barn which, combined with the physical evidence, suggests that the present building has been substantially altered or rebuilt. However, the map lacks detail and the early 18th century wing, for which there is strong and datable physical evidence, is not shown.
- 2.2.13 The first edition Ordnance Survey (Figure 3) provides a clearer, more detailed picture of the farmstead at the end of the 19th century, and shows a substantial building on the south side of the yard area that corresponds with the threshing barn, as well as a small building at the road¹³.
- 2.2.14 An advertisement for Jerrings Hall in a property auction of 1918 described the property as 'a comfortable and commodious dwelling house containing a fine old oak staircase, oak panelling and doors, together with ample farm buildings' and '19 enclosures of old turf and arable land'¹⁴. This land had been sold prior to 1992, leaving the house standing only in its immediate grounds.

2.3 Description of Historic and Architectural Features of the Main Building

Externally

- 2.3.1 The earliest parts of the Main House comprise five bays and are of at least two phases of development, with a clear division between these two phases indicated by different roof lines and styles of timber framing.
- 2.3.2 The north elevation of the Main House has decorative bracing evident in the north gable end as well as close-studded work visible to the first-floor level. (Photo 1).
- 2.3.3 To the east elevation, there has been extensive renewal of the original timberwork and a new brick sill on a lead damp-proof course that has replaced the original timber soleplate. The northern section of this elevation has only four original timbers visible to the upper floor, of full height close-stud work, plus a small section tied into an early 18th century plain timber round-arched canopy door hood on moulded brackets doorcase (Photo 2). The framing to the ground floor has a mid-rail to the window, all of which was renewed in 2001. The southern section has full height close-studded work to the ground floor and a combination of close-studding and square panelling to the mid rail at first floor level (Photo 3). There are very few

¹³ Ordnance Survey 1886 First Edition. Warwickshire Sheet XXXIV.NE (Surveyed 1886) 1:6inch. Southampton, Ordnance Survey. Reproduced with the permission of the National Library of Scotland

¹⁴ The Warwick and Warwickshire Advertiser & Leamington Gazette, Saturday June 15 1918. Accessed online through the British Newspaper Archive on 04/10/2019

original timbers *in situ*, and much of the present framing has been conjectured from peg holes and decay revealed in the restoration work during the early 2000s.

- 2.3.4 The western elevation (southern end) has full height close-studding at ground and first floor level, which is in accordance with the 'early framing' shown on early 20th century photographs (Appendix C)¹⁵ and Victoria County History (VCH) description, but is all new work. This section includes a blocked window opening to each floor. There is square panelling at first floor level to the northern section of the elevation, incorporating diagonal bracings from the posts to the wall plate, which indicates that these bays are of later date (Photo 4).
- 2.3.5 The end wall to the south has been rebuilt in brick, as is shown clearly by around 2 metres of new work in both the east and west. Photographs from the early 20th century indicate that this alteration took place in during the 19th century or earlier. The elevation is abutted by a modern single storey extension.
- 2.3.6 A wing of early 18th century date projects eastward from the northern end of the Main House and comprises a two-storey gabled brick construction with dentilated eaves, a plain tile roof and a stepped gable parapet. On the eastern end wall, there is a tri-partite 'Venetian' sash window opening to both the ground and first floor with modern frames. The original window openings are slightly off-centre within the elevation and there has been significant repointing and some alteration, including the insertion of a row of blue bricks to form a window sill and the blocking of a contemporary lacuna in the eaves (Photo 5). The south elevation has two 'stair' windows (i.e. one above the other) with modern replacement windows. These openings have been altered, as the brickwork between the two window openings is in stretcher, rather than Flemish bond (Photo 6) and the ground floor window, which has a canted timber panelled bay to the interior, originally housed an exterior doorway.
- 2.3.7 A small extension of 21st century date links a building known as the former dairy (Room Z) to the Main House. This is a two-storey gabled brick construction in Flemish bond with round headed windows, dentilated eaves, plain tile roof and a stepped gable parapet in the style of the early 18th century east wing, and seems likely to be coeval with that addition to the Main House (Photo 7). The north elevation of this building shows signs of substantial alteration or rebuilding, with the ground floor having extensive replacement brickwork, above this the first-floor level being of header stretcher bond. The east elevation incorporates an external brick stair and openings that are modern in date (Photo 8).

¹⁵ KEMP (T) 1910 The Field family of Tanworth

2.4 Description of Historic and Architectural Features of the Ancillary Buildings

Internal Features

- 2.4.1 The northern section of the Main House (Rooms C & D) incorporates a lobby entrance that opens onto a much-altered brick inglenook fireplace (Photo 9) in Room C, incorporating a small recess or possible spice cupboard to its back. The location of jowl posts at first floor level suggest that this brick-built chimney was constructed within a small bay, in the style of a smoke bay, within the timber frame during the 17th century (see Figure 1). The chimney rises through the building to a substantial square brick chimney at roof level, and a lack of smoke blackening to the gable end suggests that the bay was designed for this chimney (Photo 10). In Room C, a large and deeply chamfered bridging beam, possibly of early C16th date, rests on top of the chimney bressumer and appears to be a reused timber as, at its northern end, the bridging beam has been cut and scarfed onto a short length of beam with a moulded stop end of 17th century date that appears to be coeval with the cross frame (Photo 11). The bressumer may have been renewed, as the fireplace has been much altered and the piers have been rebuilt in modern brick. The ceiling joists are modern. It is not clear whether the 'inglenook' chimney breast was originally open to two rooms (as now) or later adapted and incorporated into the southern section of the house.

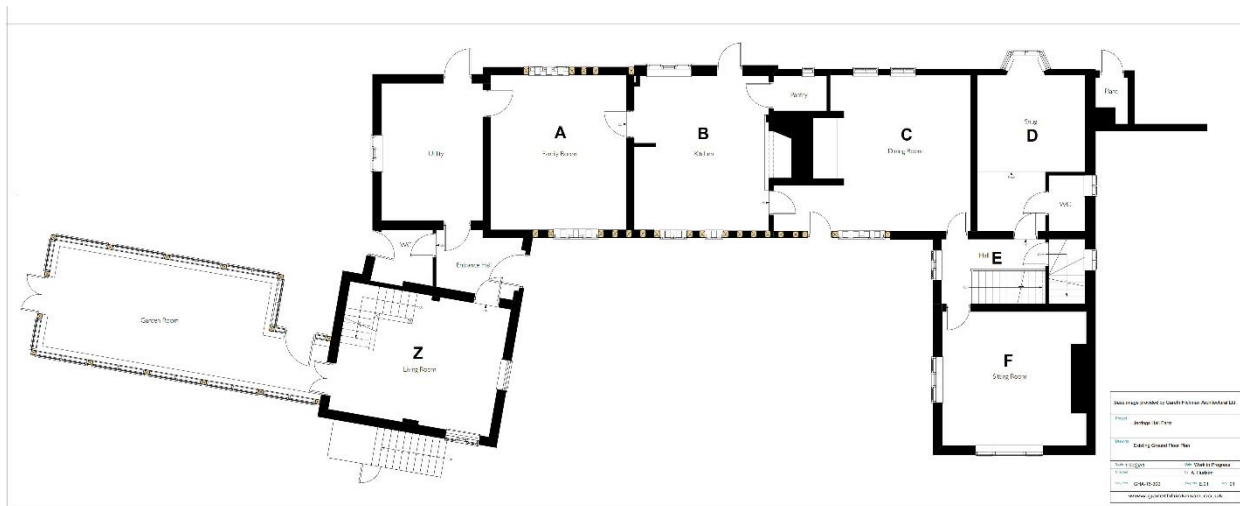


Figure 4: Locations of rooms at Ground Floor level

- 2.4.2 A substantial timber-framed square framed stud wall between Rooms C & D carries the beam, and both panels closest to the external walls may have traces of an arched moulded lintel indicating the location of two earlier doorways into Room D (Photo 12).

- 2.4.3 In Room D, the bridging beam is of similar girth to in Room C, but the lower face has been hacked off, perhaps to increase head height in later periods (Photo 13). There is a substantial beam in the middle of the ceiling joists that signals a change in direction for newer ceiling joists (Photo 14) and corresponds with a significantly larger, structural timber member within the square-framed panelling that is also visible on the staircase, and suggests some early alterations in this area. This may speculatively relate to the location of an earlier stair to upper floors. Although early photos show an earlier, narrow chimney serving an end wall fireplace in Room D, this has been replaced with a modern fireplace and the chimney has been rebuilt.
- 2.4.4 A wall frame dividing Room D and Room E is a substantial square panelled frame with straight bracing to the first floor, above which it appears to have been widened and raised with a row of new panels, possibly to accommodate the higher roof structure of the new wing and provide a better join with the older building (Photo 15). The wall frame incorporates a substantial wallplate at ground floor level, which has empty sockets for ceiling joists in the stairwell area (E) (Photo 16) and may suggest that an earlier, timber-framed wing of C16th/17th date projected eastward at the north end of the house.
- 2.4.5 The interior of Rooms A and B have close-studded timber framing visible, much of which has been renewed, and are divided by a timber framed stud wall constructed with inferior timber. Room A has close-studded elements to the west elevation (which are shown in early photographs) that incorporate a blocked original window opening, although these appear to have been entirely renewed.
- 2.4.6 Room B incorporates the rear side of the chimney, which opens into a much-adapted inglenook fireplace that now houses a modern kitchen range. A modern, chamfered bridging beam sits within the structure, above the lintel, and a suspended ceiling now covers the ceiling joists that were 'open to the room' in 1949¹⁶.
- 2.4.7 In the east wing (Rooms E & F), there is an open, stone flagged stairwell (F) with a timber staircase of finely turned and carved balusters and panelling, stylistically dated to c.1720-30 (Photo 17).
- 2.4.8 Although largely stripped of original features, principal Room F on the ground floor of the east wing has two shallow arched alcoves to either side of the modern fireplace which, although much altered, are likely to be contemporary with the wing's construction. A single large bridging beam is a reused timber with numerous open sockets. The exposed ceiling joists incorporate evidence for a fireplace at first floor level (Photo 18).

¹⁶ L F Salman (ibid)

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- 2.4.9 A brick-built cellar in the east wing, accessed from the stairwell, appears to be coeval with the wing's construction but has steel structural beams inserted at ceiling height.
- 2.4.10 At first floor, there is a timber framed 'return' to the wall frame dividing the stair well from the Main House (Photo 19) and a corridor that provides access into each of the rooms. This is visibly broken up by jowl posts, which indicate the three bays of the northern structure and include a short bay that accommodates the chimney. There is an obvious junction showing two phases of construction of the Main House with visible evidence for two different frames that have been erected separately and the differing heights of the adjoining two structures in the roofline (Photo 20). The tie beams to the southern portion of the building are clearly evident and result in significantly reduced head height through the two doorways formed beneath them.

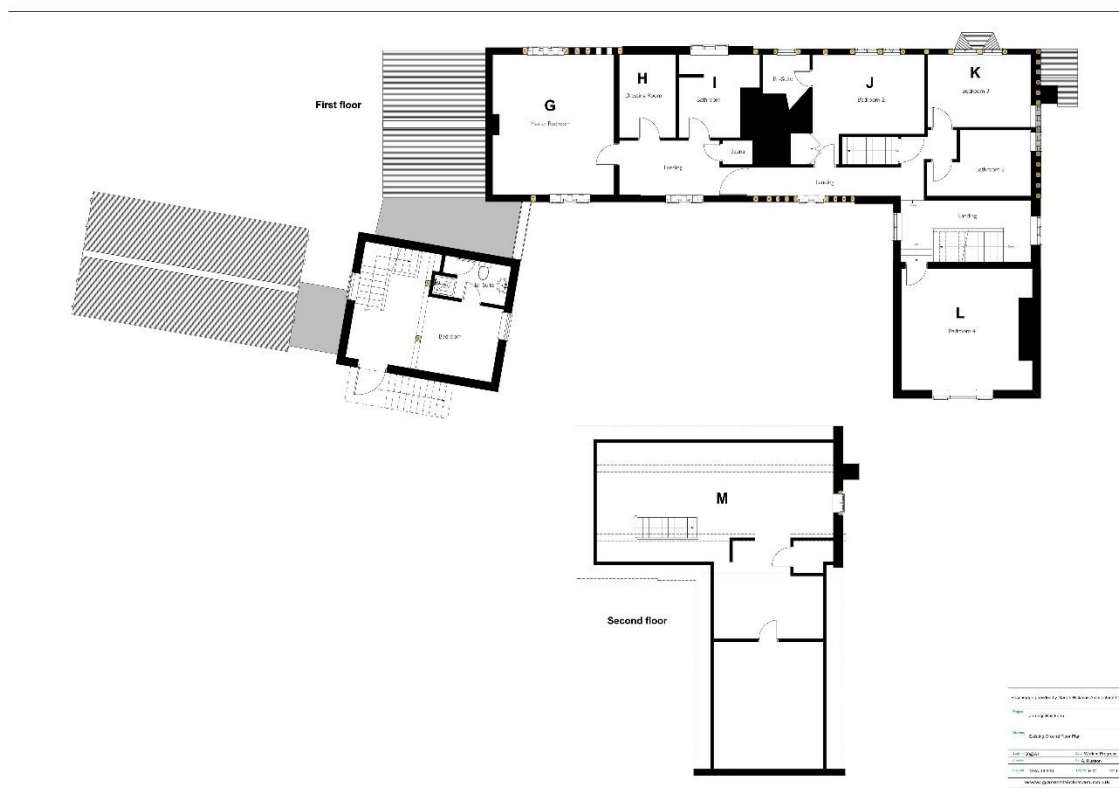


Figure 5: Location of rooms at First Floor and Attic level

- 2.4.11 The exposed beams in Room G indicate that this part of the roof incorporates a central strut or post supported by the tie beam, with side struts between the tie beam and purlins. The tie beam is visible to its full extent and is incorporated into a coeval stud wall, the large central element of which has an empty mortice at its base, at a height which corresponds with a

change in the level of the floor between this and the adjacent rooms (Photo 21) and may relate to a reflooring of the room at the time of the rebuilding of the end (south) gable. In the room below, the poor quality of the (later) stud wall in Room A, combined with an obviously altered or renewed bridging beam would support this (Photo 22 & 23).

- 2.4.12 Despite later adaptations of part of the space into a bathroom, the equivalent tie beam is still present in Room I, as is a jowl post from the northern section (Photo 24). The VCH noted that this 'heavy tie-beam [is] against the chimney-breast, highly cambered on the upper surface [and] on hammer-posts', although these details are not now visible¹⁷. The close-studded timber frame is visible within Rooms G and I, including an original blocked window to Room G.
- 2.4.13 A small modern timber stair has been inserted at first floor level to provide access to the attic space formed above the northern section of the Main House (Room M) and a small area above the 18th century east wing. The central truss has been altered to provide headroom within the main section of the area, but the purlins and gable with decorative bracing to the north are clearly visible (Photo 1). The roof structure of this section is of trenched purlin construction, a typical feature of buildings in the West Midlands from the 16th century onwards¹⁸. An early window or opening formed above the collar beam is apparent in both gable ends of this part of this house. That to the south is, however, of slightly different construction to the northern gable and is in an inaccessible space behind the chimney stack, but its overall construction suggests that it forms part of an end wallframe to the northern part of the Main House although there has been some alteration at this level and a steel strap ties the gable to the roof timbers (Photo 10).
- 2.4.14 Within the former dairy building (Room Z), internally the ground floor has a bridging beam running north-south with exposed ceiling joists that seem to sit on top of a small section of a timber cross frame or wall frame (Photo 25). This incorporates exposed bracing, parts of which may have originally formed part of a stair but elements of the construction appear to be entirely speculative, reusing timbers and adapting them into a modern staircase. This north-south bridging beam seems to be slotted into a newer bridging beam running east-west below it, which carries newer ceiling joists running from this beam to the north elevation of the building (Photo 26). At first floor level there appear to be several reused timbers, forming a trenched purlin roof with a raised collar, some of which include stave holes. These timbers may have come from the Main Building when it was restored in 2001, and further investigations could help provide evidence for elements of the original construction (Photo

¹⁷ L F Salman (ibid)

¹⁸ Brown, R. J 1997 Timber -Framed Buildings of England, Robert Hale, London

27). A timber-framed stair baluster appears to be an entirely speculative construction of reused timber frame.

Threshing Barn (Middle Unit)

- 2.4.15 Within the courtyard is a two-storey former threshing barn constructed of brick with a plain tile roof above (modern brick) dentilated eaves and a single gabled parapet to the east, in the style of the early 18th century east wing to the Main House (Photo 28). To each elevation are decorative diamond honeycomb brickwork ventilators, which have been infilled with blue brick (Photo 29).
- 2.4.16 The date of the building is unclear, as it has had substantial alteration and very few datable features remain *in-situ*. Although stylistically in keeping with the early 18th century wing to the Main House, the building may have been largely rebuilt to accommodate more modern farming practices in the later 19th century and this corresponds with the building shown on the 1842 Tithe map and the loss of the western gabled parapet. The walling to the front elevation is largely in Flemish stretcher bond with occasional rows of headers, but has no consistent bonding across all elevations. In the centre of the building are two large openings for a pair of threshing doors.
- 2.4.17 The building was converted in 2001 and this included the insertion of modern glazed doors and windows into the threshing doors, the sealing of the diamond ventilators with blue bricks, the insertion of a modern window at the eaves and a modern door.
- 2.4.18 A separate, single storey weatherboarded oak framed 'garage' building abuts the Middle Unit to the east and is of modern construction.

Internally

- 2.4.19 The building has been converted into a domestic living space, which includes the insertion of staircases and floors (Photo 30). There are few remaining features from the original construction, the roof is partially visible and is of modern timber of trenched purlin construction, having been renewed during the restoration works 'to match existing'¹⁹ (Photo 31).

The Stable Block

- 2.4.20 The stable and former carriage house sit on an east west orientation, making them accessible from the courtyard/drive into the courtyard area. The building is of brick with a plain tile roof formed by two elements – a single bay two-storey carriage house with deep parapeted gables in the style of the east wing to the Main House and an adjoining long single-story stable.

¹⁹ Bainbridge & Co. 2001 *Drawing 1020-301 for Proposed Barn Conversion*

Some of the brickwork of the front elevation (south) to the carriage house is in Flemish bond and a low cart or carriage entrance has been formed by a deep timber lintel to the ground floor, carried by rounded brick pillars. This opening has been enclosed with a later timber door and windows. There is a hayloft above, accessed from the stables and to the west a small brick outshut with catslide roof has been added (Photo 32 & 33). There are four open pigeon holes in the eastern gable.

- 2.4.21 The building extends to the east as a single storey range of brick with dentilated eaves to the rear (north) elevation (Photo 35). The front elevation is formed by a series of door openings and 5/5 metal framed windows which mainly appear to have been regularly spaced along the frontage (Photo 36). The most westerly bay has been altered and a former doorway has been bricked up, and in the middle of the elevation is an area of newer work, which is likely to have blocked a former opening. The final two bays (to the east) are separated from the rest of the building by a brick partition wall, and the eaves are slightly foreshortened. One bay has been altered with the insertion of a double workshop door and the final (east) bay incorporates two rounded brick piers (Photo 37), echoing those in the two-storey gable, but the space between has been infilled with a window and brick.
- 2.4.22 Internally there is a felted trenched purlin roof throughout the single storey section (Photo 37). Empty sockets in the tie beams indicate that the building had a ceiling/upper storage level at some point and there is evidence for some partitioning between bays. There is a carpenter's mark on the end truss to the east bay. The central bays have been lined or plaster boarded which masks internal detail (Photo 38).
- 2.4.23 The building is either currently suffering, or has suffered from, some movement - the rear brick wall is leaning outward and a series of steel restraints have been inserted throughout the single-storey section at roof height.

The Cottage

- 2.4.24 Alongside the driveway into the courtyard is a building known as 'the Cottage', which is of brick construction with modern dentilated brickwork to the eaves beneath a plain tiled roof.
- 2.4.25 The gable faces north and includes the remains of a former sackhoist and sackdoors to the upper storey, which now have modern doors (Photo 39). There is no coherent brick bond evident within the elevation and there appears to have been various alterations over time. The western elevation has openings, all of which appear to be modern in date (Photo 40) and there is a modern single storey outshut to the east.
- 2.4.26 Internally the building has been converted into living accommodation over two floors. It retains one exposed bridging beam to the ground floor, although this may be a reused timber. At first floor level an earlier roof structure is visible and appears to be of face-pegged jointed

cruck construction with two cross frames forming three bays (Photo 41). The collar, purlins rafters and windbraces are visible but the wall plate has either been replaced in brick or is concealed within the later brick structure (Photo 42). The size and scantling of the timbers suggest that the cruck frame dates to the later 17th or 18th century.

- 2.4.27 The single storey outshut has been incorporated into the internal layout of the building and houses modern bathroom facilities.

2.5 Assessment of Significance

Architectural & Aesthetic Value

- 2.5.1 Architecturally, the main building is of value as an example of a high-status timber framed farmstead of at least 16th century date, which was adapted over time, including the addition of a new wing during the early 18th century. Its significance is impacted by the level of restoration and modification that has been undertaken during the later 20th century, particularly to the timber framing of the elevations, which impacts on the ability to interpret the building with confidence. However, sufficient elements survive to enable an understanding of the design intentions of the earlier work and changes over time that have been driven by fashion or the need for improved levels of comfort.
- 2.5.2 The associated buildings make a limited contribution to the architectural value of the Main House but do contribute to the overall aesthetic of the farmstead and its courtyard appearance. The Cottage has some architectural value, in that it retains two jointed cruck cross-frames and associated framing within a later brick envelope, although overall it has limited interest due to more recent alterations.
- 2.5.3 The coach house and stables have architectural value as an unconverted building, and one with strong stylistic connections to the early 18th century east wing to the Main House. Of particular interest is the two-storey gabled carriage house and the rounded brick columns that sit to either side of the carriage opening to protect them again damage from wheels. These piers are echoed in the final bay to the east of the range, which may be of significance in the development of the building.
- 2.5.4 The former threshing barn (Middle Unit) incorporates some stylistic elements from the early 18th century alterations to the Main House but its subsequent changes to its fabric mean that its architectural value is derived largely from the aesthetic contribution it makes to the sense of enclosure, appearance and scale of the farmyard.
- ### Historical Value
- 2.5.5 The historic value of Jerrings Hall lies in its development over time and its potential origins during the early medieval period as a moated site.

- 2.5.6 The house and wider holding are also important for their connections with named individuals from around 1260, which provides additional historic value, and a series of deeds that allow ownership of the building to be tracked until the 20th century through generations of different families.

Evidential/Archaeological Value

- 2.5.7 Over time, Jerrings Hall has undergone several phases of alteration and these have an evidential value in understanding the development and alteration of high-status houses from the late medieval period onwards.
- 2.5.8 Although there have been considerable alterations during the 18th, 19th and 20th centuries, including extensive replacement of external timber framing to the main buildings, the removal of internal plasterwork or opening roof spaces may still reveal traces of the earliest buildings on the site and provide further evidence for adaptations and phases of change.
- 2.5.9 The floor plan, structural fabric and archaeological evidence contained within the building provide clear evidence for the adaptation and incorporation of elements of an earlier structure on the site. There are still questions to be resolved regarding the phasing of the main building, and structural changes, for example, where the timber frame forming the stairwell has been raised and altered, form an important part of the evidence that will enable future interpretation of the overall development of the building.
- 2.5.10 The documentary evidence, in the form of early deeds and photographs published in 1910 complement the visible physical evidence to provide opportunities to develop a more rounded understanding of how and when the building changed over time.

Communal/Cultural Value

- 2.5.11 In terms of communal value, occupancy of Jerrings Hall has been a part of the local, social and political landscape and its management for generations. The Hall and its setting have a visual presence from the road and the main building - and the connections with the various families that have occupied it - have long been of interest to historians.

Setting

- 2.5.12 The setting of the buildings makes some contribution to the significance of the asset. The buildings retain a relationship with a medium-sized pond that has been interpreted as the potential remains of a medieval moated site. The buildings are also surrounded by a generally flat and largely arable landscape, which permits views to and from the farmstead from the Tanworth Lane, punctuated with pockets of green pasture enclosed by historic hedgerows. The farmstead is located in a small group of enclosed fields that retain some relict field boundaries and other attributes of the farmstead's agricultural setting that are unchanged

since its construction, despite the fact that elements of the surrounding historic landscape character have been lost through agricultural change or domestic alterations.

3 Additional Impact Assessments

3.1 Assessment of works to insert a staircase in the Main House

3.1.1 The proposed design includes alterations to the Main House for the insertion of a staircase to provide safe access and egress to and from the first floor. The built heritage assessment set out in Section 2.4 above identifies that there have been substantial alterations to the floor in Room G, where the new staircase is proposed. An open mortice in the timber cross-frame at the height of the floor levels outside this room, alongside a renewed bridging beam and ceiling joists in the room below (Room A), indicate that the floor has previously been lowered. It seems likely that this occurred at the time at which the southern gable was renewed, which appears to have been by the early 20th century. Floorboards lifted in this area also revealed alterations to the substructure, including the insertion of steels to strengthen the floor, which are likely to have been undertaken during the restoration works of 2001.

3.1.2 Given the extent of previous modifications, the proposed staircase will have only a limited impact on historic fabric. The construction of the staircase has been designed as an honest intervention with the minimum possible physical impact on fabric. It has also been sited to minimise any visual impact to the character of the building by avoiding masking window openings.

3.2 Assessment of preferred options for location of an occupational therapy unit

3.2.1 Within Jerrings Hall Farm, there is a single suitable location for an occupational therapy unit, taking into consideration any impacts on heritage significance. This is the modern timber-framed garage that abuts the Middle Unit.

3.2.2 Creation of the occupational therapy unit in this building means that it will have no impact on the historic fabric of any of the historic buildings. Furthermore, it requires only limited external alterations (i.e. partial blocking and replacement of the lean-to structure's cart doors only) and will have no impact on the character and appearance of the group that make up the historic farmstead.

4 Proposed Works to Heritage Asset

4.1 Method Statement for Alterations

4.1.1 Jerrings Hall Farm will be altered in accordance with this Method Statement and the plans, drawings and schedules listed in Appendix F. The plans, drawings and schedules also provide details of:

- how and where new internal divisions will be made within the buildings, including constructional details, and how the proposed divisions are to be fixed to the existing structure;
- the location of the occupational therapy unity facility, and the constructional details and alterations necessary to install such a facility;
- the alterations and methodology to enable the insertion of a staircase to the Main House for safe access and egress to and from the first floor;
- the provision or upgrading of services throughout the buildings, including the method of fixing to or cutting through historic fabric;
- how new doorways are to be inserted into the existing structure, and how existing doorways and doors are to be conserved as appropriate to their significance; and
- how the ground floor window in the east wing of the Main House facing onto the courtyard will be removed and replaced by a fire escape door.

4.1.1.1 The new internal divisions, on the upper floor of the Cottage and on the ground and first floor of the Middle Unit, are to be fixed to existing structures with care for the significance of the historic fabric. Partitions within the Middle unit will be fixed into modern plaster and plasterboard, and wood floor. Within the Sanitary facilities, modern tiled surface finishes will be retained and made good to avoid damage to any substrate below. Within the Cottage, the first-floor modern partition to the bathroom will be altered and added to for the creation of the staff facilities. The two smaller partitions to the first floor will require a head restraint post fixed to the ceiling, but otherwise will be attached to the modern floor and plastered walls.

4.1.1.2 Insertion of a staircase in the Main Building will not modify, cut, notch, or make holes in structural members, except as indicated on drawings. The new staircase has been designed as a free-standing structure, requiring stabilising hold-back to the adjacent structure only. The trimming of the floor opening will enclose the stairwell to provide additional support, along with a blockwork wall below to transfer all loads directly downwards. The stair will be offset

from the timber stud wall to allow the re-use of the existing services run, thereby avoiding any damage or need to fix into this timberwork.

- 4.1.3 The routes of new services will be determined with consideration for the significant physical fabric and appearance of the buildings. All existing services will follow existing service routes, such that there will be no new openings, and will be service fixed where relevant. This will apply to installation or upgrading of services throughout all of the buildings (excluding the Stable Block, where no such work is planned), as well as plumbing in the ground and first floor of the Middle Unit and the ground floor of the Cottage.
- 4.1.4 Doorways and other areas/structures that are to be kept in place will be physically protected during works. Material to be removed (e.g. new Main Building first-floor fire door; low wall to staircase in Room Z; some Middle Unit front door glazing) will be cut away and stripped out with care to minimize both harm and the work required to make good the interface between old and new.
- 4.1.5 Existing doors and glazing panels will be removed, numbered, and stored in a dry and weatherproof place on site. Doors will be considered for replacement on basis of their significance and condition. Details of works planned for the doors are provided in the door schedule (Document No.: 1831-CMS-MB-XX-SH-4000).
- 4.1.6 Creation of a fire escape door replacing the ground floor window in the east wing of the Main House (facing onto the courtyard) will be carried out with care to minimise removal of primary fabric of this wing. As much as possible, or all, of the masonry removed will be of the brick infill placed within the earlier door opening when the extant window was constructed, provided space for a minimum 800mm door leaf is created.
- 4.1.7 Repair works will employ building materials that are physically compatible with the existing fabric, so as not to result in cracking, spalling, water ingress, condensation, or other environmental issues. Details of the materials to be used are provided in the specification (18.1831 Jerrings Hall Farm Specification).
- 4.1.8 Aesthetic choices for colour and material of new surface treatments have been made with due consideration for the character and appearance of Jerrings Hall Farm, in order to minimise or avoid harm to its significance. This approach will apply for provision of dropped tiles and external painting on all extant buildings except the Stable Block, and for mortar, which will be coloured to match existing masonry. Other materials choices for the Main Building are detailed in the specification (18.1831 Jerrings Hall Farm Specification).
- 4.1.9 The colours and materials of all new structures (i.e. new modular buildings east of the stable block and between the cottage and threshing barn, five sheds and the covered waiting area)

has been designed such that their appearance is subordinate to and not harmful to the setting of the listed building.

4.1.10 In addition to this Method Statement and the plans, drawings and schedules listed in Appendix F, the following design details are to be agreed with Building Control and Conservation Officers:

- works to existing building fabric and/or insertion of fire doors to provide fire compartmentation and protected means of escape;
- works to existing building fabric and/or insertion of acoustic doors and/or acoustic ceiling treatments to provide adequate acoustic separation for adjacent room uses;
- works to existing building fabric to reuse existing ventilation extract ducts;
- works to provide protection from falling to existing staircases/balconies and/or replacement of existing glazing; and
- works to existing building fabric, including floors and roof to provide thermal efficiencies
- accessibility issues, which are to be addressed in an Access Statement.

Appendix A: Figures

Figure 1: Tentative phasing of the building and locations of timber framed elements and datable features to ground and first floors



Document no.: 1EW04-LMJ_DJV-EV-MST-N000-029004

Revision: C01

Figure 2: Jerrings Hall shown as Blackford Farm on the 1814 Ordnance Survey map of Birmingham



Document no.: 1EW04-LMJ_DJV-EV-MST-N000-029004

Revision: C01

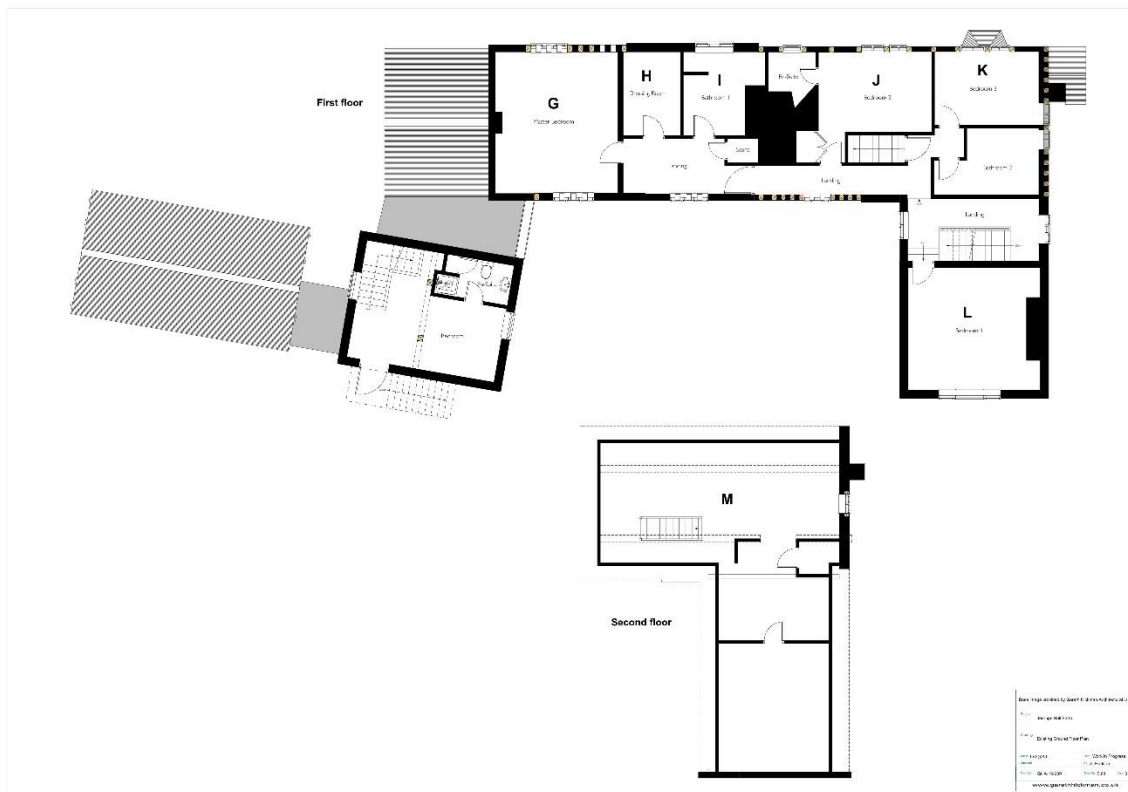
Figure 3: Jerrings Hall shown on the 1842 Tithe Map (top) and 1st Edition Ordnance Survey map of 1886 (bottom)



Document no.: 1EW04-LMJ_DJV-EV-MST-N000-029004

Revision: C01

Figure 5: Location of rooms at First Floor and Attic level



A

B

C

D

E

1

1

2

2

3

3

4

4

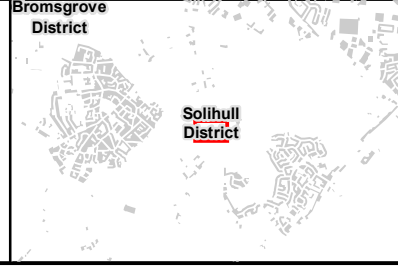
5

5



Legend

- Route in tunnel
- Route on surface
- Community forum boundary
- District/Borough boundary
- Watercourse
- Water Body
- Jerrings Hall Farm



Map Number: Figure 6

Map Name: Jerrings Hall Farm Location Plan

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Scale at A3: 1:700

0 7 14 21 28 Metres

Doc Number: - Date: 01/07/20

Document no.: 1EW04-LMJ_DJV-EV-MST-N000-029004

Revision: C01

Appendix B: List Description for Jerrings Hall Farm

JERRINGS HALL

Heritage Category: Listed Building

Grade: II

List Entry Number: 1076732

Date first listed: 02-Aug-1972

Statutory Address: JERRINGS HALL, TANWORTH LANE

Location

Statutory Address: JERRINGS HALL, TANWORTH LANE

The building or site itself may lie within the boundary of more than one authority.

District: Solihull (Metropolitan Authority)

Parish: Dickens Heath

National Grid Reference: SP 12053 76322

Details

HOCKLEY HEATH TANWORTH LANE 1. 5108 (West Side) Jerrings Hall SP 17 NW 2/78 2.8.72. II
2. C16 or C17 south wing, altered. C18 north wing. 2 storeys, old tiled roofs. South wing roughcast with 3 casement windows. North wing red brick with dentil brick cornice, sash and casement windows with glazing bars, Venetian window under gable. Semi-dome doorhood on brackets. Interiors chamfered beams from earlier house on site, balustraded staircase circa 1730. VCH, V, p 167.

Listing NGR: SP1205376322

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 218201

Legacy System: LBS

Sources

Books and journals

Doubleday, AH, Page, W. The Victoria History of the County of Warwick, (1949), 167

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Document no.: 1EW04-LMJ_DJV-EV-MST-N000-029004

Revision: C01

Appendix C: Photographs from 1910



Front (east) elevation of the main house and north elevations of stables and dairy building

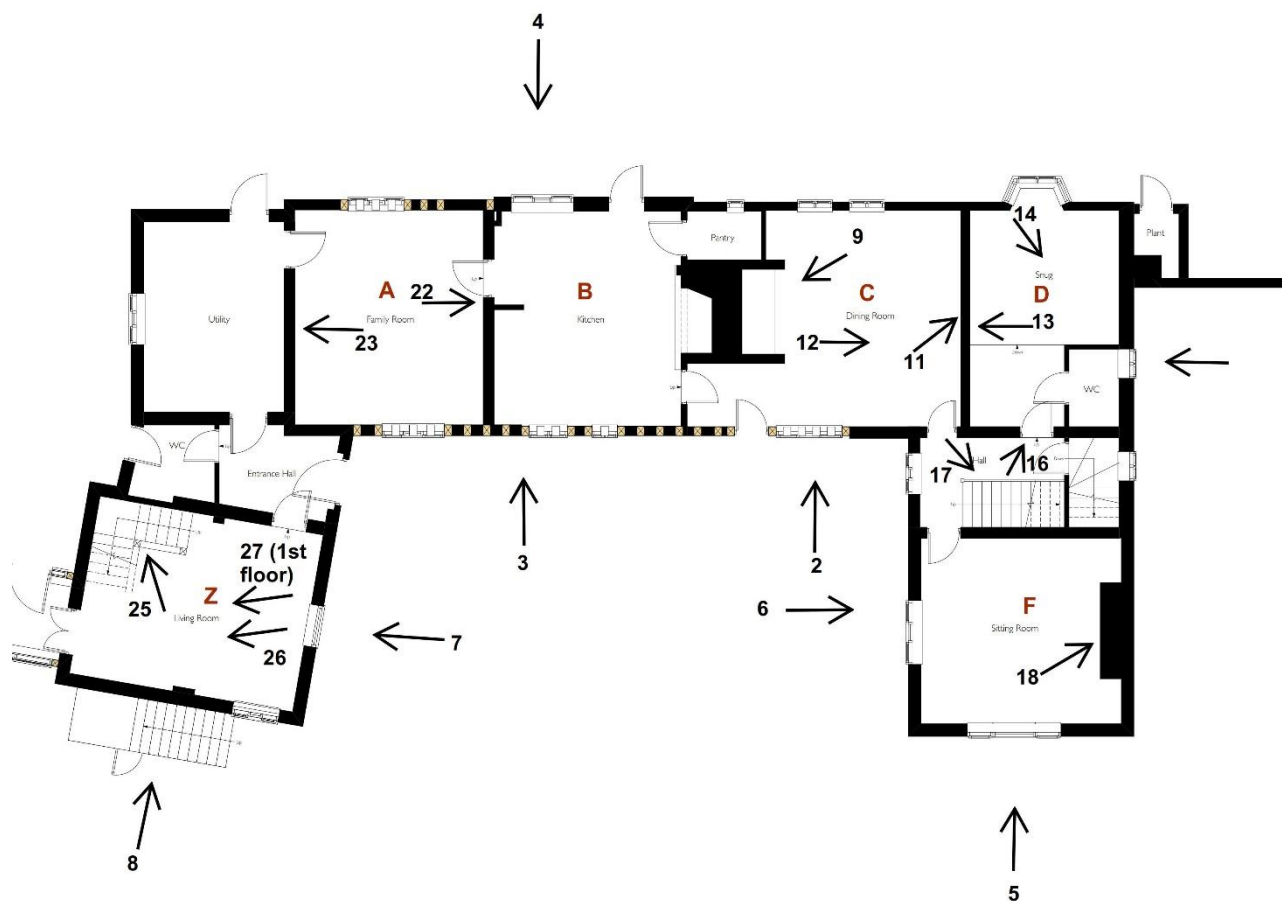


West and south elevations

Photographs by Mr T. Ward. Images published in 1910 in KEP (T) 1910 The Field family of Tanworth

Appendix D: Location of photographs referenced in the Built Heritage Assessment

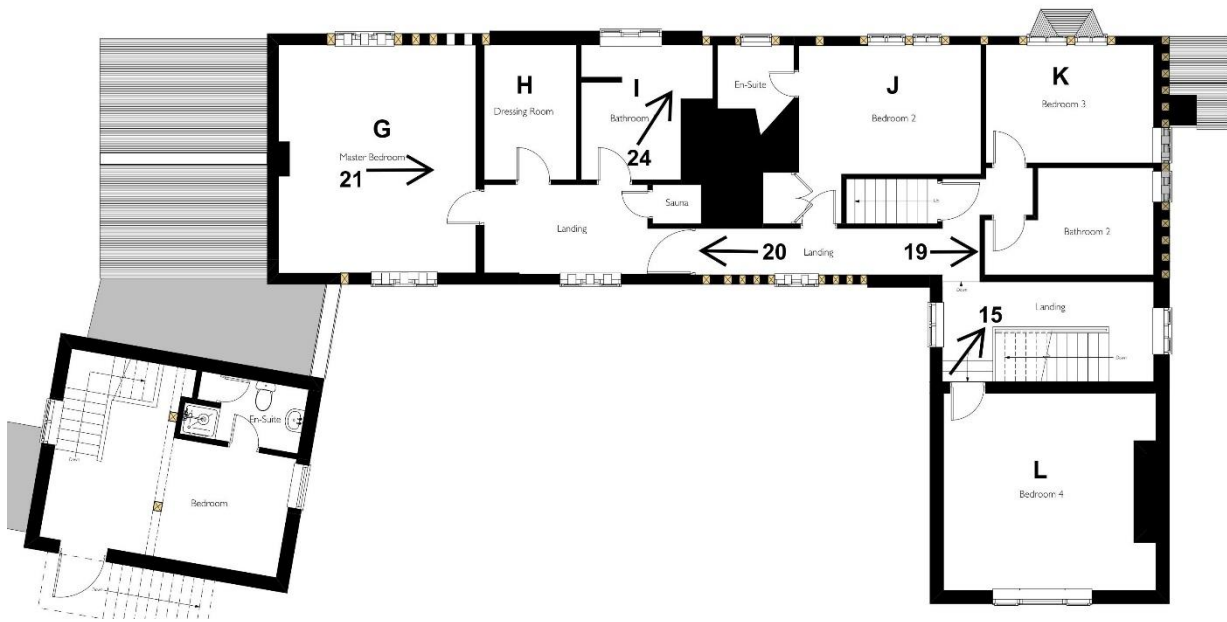
NB. These plans are not to scale and are for reference only.



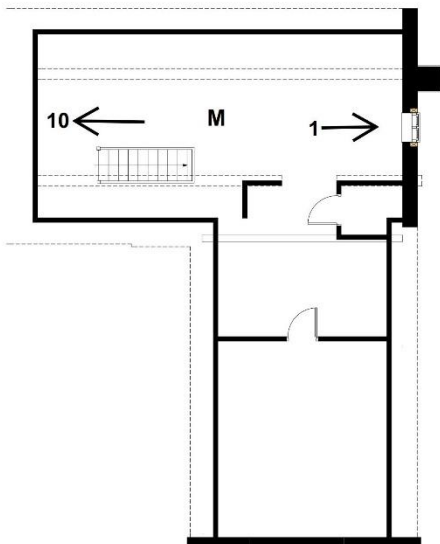
Ground floor of the Main House photograph location plan

Document no.: 1EW04-LMJ-DJV-EV-MST-N000-029004

Revision: C01



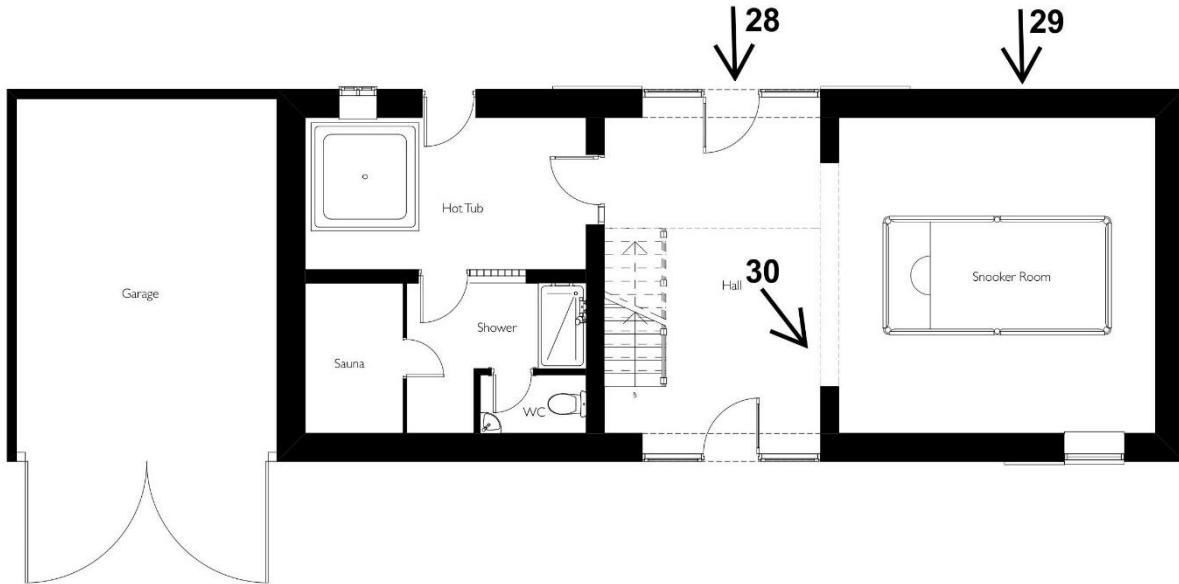
First floor of the Main House photograph location plan



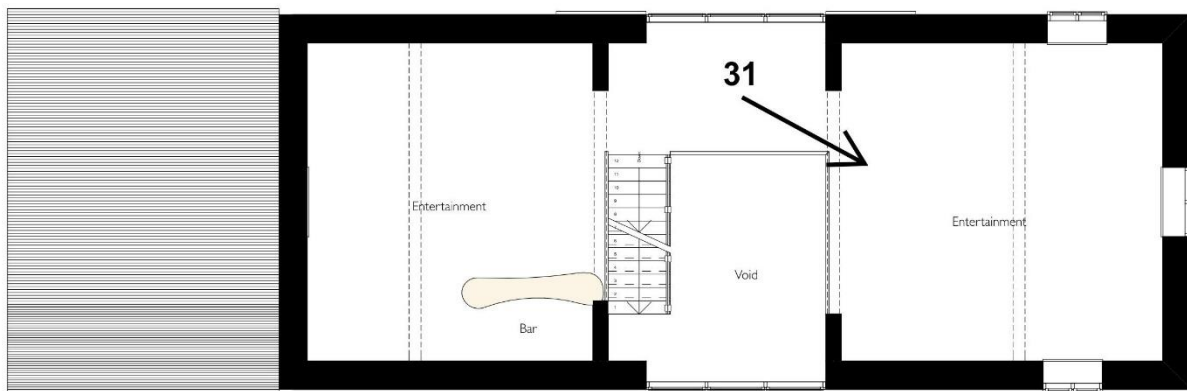
Second floor of the Main House photograph location plan

Document no.: 1EW04-LMJ_DJV-EV-MST-N000-029004

Revision: C01



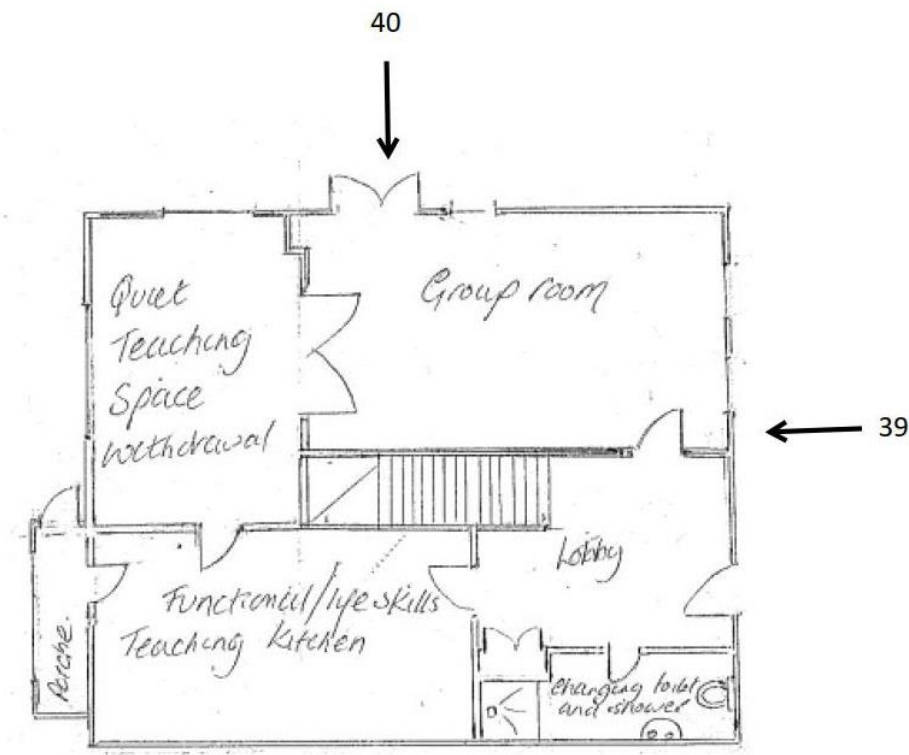
Ground floor of the Middle Unit photograph location plan



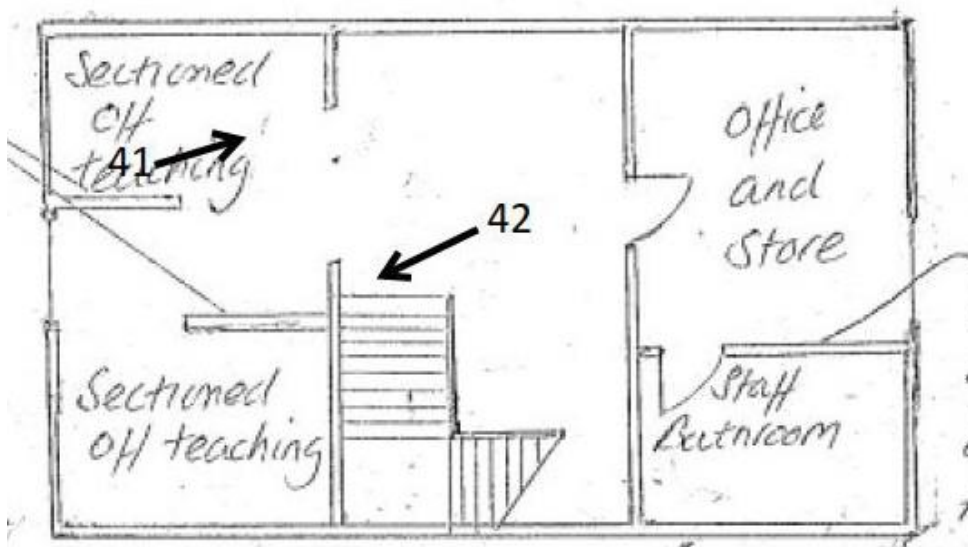
First floor of the Middle Unit photograph location plan

Document no.: 1EW04-LMJ-DJV-EV-MST-N000-029004

Revision: C01

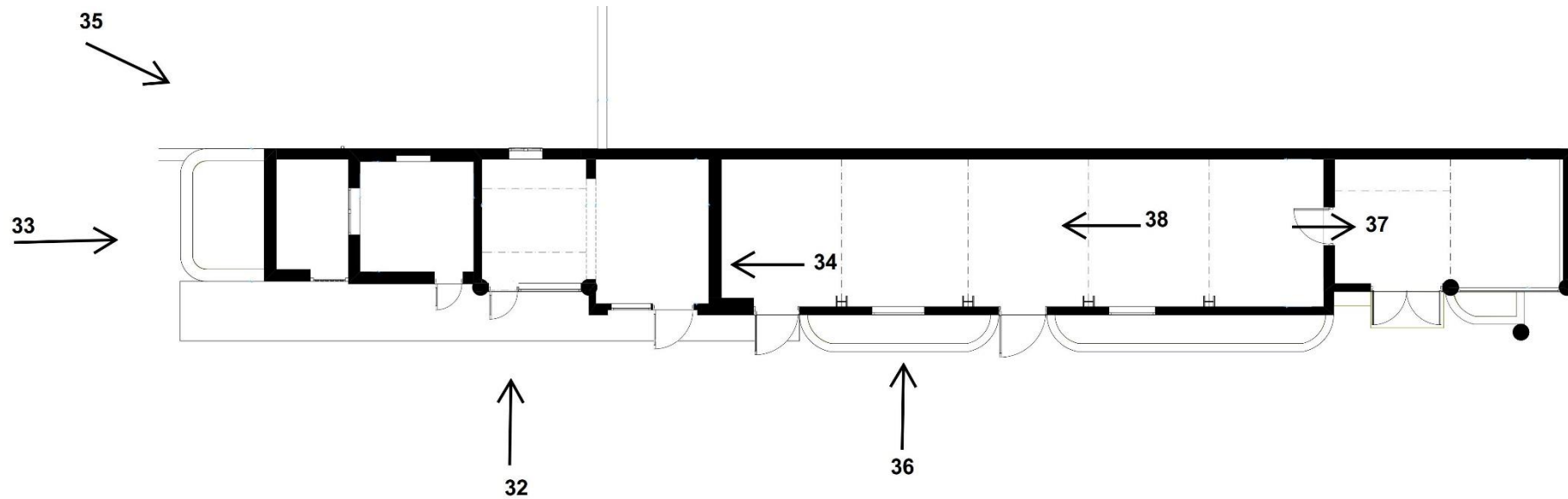


Ground floor of the Cottage photograph location plan



First floor of the Main House photograph location plan

4.1.12



The Stable photograph location plan

Appendix E: Photographs referenced in the Built Heritage Assessment

Document no.: 1EW04-LMJ_DJV-EV-MST-N000-029004

Revision: C01

Photo 1



Photo 2



Document no.: 1EW04-LMJ_DJV-EV-MST-N000-029004

Revision: C01

Photo 3



Photo 4



Document no.: 1EW04-LMJ_DJV-EV-MST-N000-029004

Revision: C01

Photo 5



Photo 6



Document no.: 1EW04-LMJ_DJV-EV-MST-N000-029004

Revision: C01

Photo 7



Photo 8



Document no.: 1EW04-LMJ_DJV-EV-MST-N000-029004

Revision: C01

Photo 9



Photo 10



Document no.: 1EW04-LMJ_DJV-EV-MST-N000-029004

Revision: C01

Photo 11



Photo 12



Document no.: 1EW04-LMJ_DJV-EV-MST-N000-029004

Revision: C01

Photo 13



Photo 14



Document no.: 1EW04-LMJ_DJV-EV-MST-N000-029004

Revision: C01

Photo 15



Photo 16



Document no.: 1EW04-LMJ_DJV-EV-MST-N000-029004

Revision: C01

Photo 17



Photo 18



Document no.: 1EW04-LMJ_DJV-EV-MST-N000-029004

Revision: C01

Photo 19



Photo 20



Document no.: 1EW04-LMJ_DJV-EV-MST-N000-029004

Revision: C01

Photo 21



Photo 22



Document no.: 1EW04-LMJ_DJV-EV-MST-N000-029004

Revision: C01

Photo 23



Photo 24



Document no.: 1EW04-LMJ_DJV-EV-MST-N000-029004

Revision: C01

Photo 25



Photo 26



Document no.: 1EW04-LMJ_DJV-EV-MST-N000-029004

Revision: C01

Photo 27



Photo 28



Document no.: 1EW04-LMJ_DJV-EV-MST-N000-029004

Revision: C01

Photo 29



Photo 30



Document no.: 1EW04-LMJ_DJV-EV-MST-N000-029004

Revision: C01

Photo 31



Photo 32



Document no.: 1EW04-LMJ_DJV-EV-MST-N000-029004

Revision: C01

Photo 33



Photo 34



Document no.: 1EW04-LMJ_DJV-EV-MST-N000-029004

Revision: C01

Photo 35



Photo 36



Document no.: 1EW04-LMJ_DJV-EV-MST-N000-029004

Revision: C01

Photo 37



Photo 38



Document no.: 1EW04-LMJ_DJV-EV-MST-N000-029004

Revision: C01

Photo 39



Photo 40



Document no.: 1EW04-LMJ_DJV-EV-MST-N000-029004

Revision: C01

Photo 41



Photo 42



Appendix F: List of detailed plans, drawings and schedules for alterations to Jerrings Hall Farm

Site

- 1831-CMS-SP-00-DR-A-0001-Existing Site Plan
- 1831-CMS-SP-00-DR-A-0002-Proposed Site Plan

Main Building

- 1831-CMS-MB-00-DR-A-0010-Main Building - Existing Ground Floor Plan and Elevation
- 1831-CMS-MB-01-DR-A-0011-Main Building - Existing First & Second Floor Plans and Elevation
- 1831-CMS-MB-XX-DR-A-0012-Main Building - Existing Elevations
- 1831-CMS-MB-00-DR-A-0013-P01-Main Building - Proposed Ground Floor Plan
- 1831-CMS-MB-01-DR-A-0014-P01-Main Building - Proposed First Floor Plan
- 1831-CMS-MB - 02-DR-A-0015-P01-Main Building - Proposed Second Floor Plan
- 1831-CMS-MB-XX-DR-A-0016-Main Building - Proposed Elevations
- 1831-CMS-MB-XX-DR-A-0017-Main Building - Proposed Elevations
- 1831-CMS-MB-00-DR-A-0018-Main Building - Ground Floor Demolition Plan
- 1831-CMS-MB-01-DR-A-0019-P01-Main Building - First Floor Demolition Plan
- 1831-CMS-MB - 02-DR-A-0020-Main Building - Second Floor Demolition Plan
- 1831-CMS-MB-00-DR-A-0021-P01-Main Building - Proposed Setting Out Plans
- 1831-CMS-MB-00-DR-A-0021-P01-Main Building - Proposed Setting Out Plans
- 1831-CMS-MB-00-DR-A-0200-MB-00-06 Family Room - Existing Room Elevations
- 1831-CMS-MB-01-DR-A-0201-MB-01-12 Master Bedroom - Existing Room Elevations
- 1831-CMS-MB-00-DR-A-0202-MB-00-03 Living Room - Existing Room Elevations

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1831-CMS-MB-01-DR-A-0203-MB-01-13 Bedroom - Existing Room Elevations
1831-CMS-MB-00-DR-A-0204-MB-00-04 Garden Room - Existing Room Elevations
1831-CMS-MB-01-DR-A-0205-MB-00-11 Snug - Existing Room Elevations
1831-CMS-MB-00-DR-A-0206-MB-00-10 Hall - Existing Room Elevations
1831-CMS-MB-00-DR-A-0232-MB-00-03 Teaching Pods - Proposed Room Elevations
1831-CMS-MB-01-DR-A-0233-MB-01-13 Rec Space - Proposed Room Elevations
1831-CMS-MB-00-DR-A-0234-MB-00-04 Group Teaching Space - Proposed Room Elevations
1831-CMS-MB-01-DR-A-0235-MB-00-11 Small meeting room - Proposed Room Elevations
1831-CMS-MB-00-DR-A-0236-MB-00-10 Hall - Proposed Room Elevations
1831-CMS-MB-01-DR-A-0238-MB-01-16 Staff WC - Proposed Room Elevations
1831-CMS-MB-01-DR-A-0239-MB-01-17 Staff WC - Proposed Room Elevations
1831-CMS-MB-00-DR-A-0260-MB-00-05 - Kitchen Plan and Elevation
1831-CMS-MB-00-DR-A-0261-MB-00-09 - Tea Point Plan and Elevation
1831-CMS-MB-01-DR-A-0262-MB-01-11 - Tea Point Plan and Elevation
1831-CMS-MB-XX-SH-A-4000-Main Building Door Schedule

Leisure Building

1831-CMS-LB-XX-DR-A-0030-Leisure Building - Existing Floor Plans
1831-CMS-LB-XX-DR-A-0031-Leisure Building - Existing Elevations
1831-CMS-LB-XX-DR-A-0032-P01-Leisure Building - Proposed Floor Plans
1831-CMS-LB-XX-DR-A-0033-Leisure Building - Proposed Elevations
1831-CMS-LB-XX-DR-A-0034-Leisure Building - Demolition Plans
1831-CMS-LB-00-DR-A-0035-Proposed OT Building - Detailed
1831-CMS-LB-XX-DR-A-0036-Leisure Building - Setting Out Plans
1831-CMS-LB-00-DR-A-0220-LB-00-03_04_05_06 - Existing Room Elevations

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1831-CMS-LB-00-DR-A-0221-LB-00-02 Snooker Room - Existing Room Elevations
1831-CMS-LB-XX-DR-A-0222-LB-00-01 and LB-01-01 Hall - Existing Room Elevations
1831-CMS-LB-01-DR-A-0223-LB-01-03 Entertainment - Existing Room Elevations
1831-CMS-LB-01-DR-A-0224-LB-01-02 Entertainment - Existing Room Elevations
1831-CMS-LB-00-DR-A-0240-LB-00-03_04_05_06 - Proposed Room Elevations
1831-CMS-LB-00-DR-A-0241-LB-00-02 Corridor - Proposed Room Elevations
1831-CMS-LB-XX-DR-A-0242-LB-00-01 and LB-01-01 Hall - Proposed Room Elevations
1831-CMS-LB-01-DR-A-0243-LB-01-03 Rec Space-Dining Area - Proposed Room Elevations
1831-CMS-LB-01-DR-A-0244-LB-01-02 Group Teaching Area - Proposed Room Elevations
1831-CMS-LB-00-DR-A-0245-LB-00-15 Disabled WC - Proposed Room Elevations
1831-CMS-LB-00-DR-A-0246-LB-00-13 Pupil WC - Proposed Room Elevations
1831-CMS-LB-00-DR-A-0247-LB-00-05 Pupil WC - Proposed Room Elevations
1831-CMS-LB-00-DR-A-0248-LB-00-04 Shower - Proposed Room Elevations
1831-CMS-LB-00-DR-A-0249-LB-00-06 Sick Bay - Proposed Room Elevations
1831-CMS-LB-00-DR-A-0263-LB-00-03 - Tea Point Plan and Elevation
1831-CMS-LB-01-DR-A-0264-LB-01-03 - Tea Point Plan and Elevation
1831-CMS-LB-XX-SH-A-4001-Leisure Building Door Schedule

Annex Building

1831-CMS-AB-XX-DR-A-0050-Annex Building - Existing Plans and Elevations
1831-CMS-AB-XX-DR-A-0051-Annex Building - Existing Elevations and Section
1831-CMS-AB-XX-DR-A-0052-P01-Annex Building - Proposed Floor Plans
1831-CMS-AB-XX-DR-A-0053-Annex Building - Proposed Elevations
1831-CMS-AB-XX-DR-A-0054-Annex Building - Proposed Demolition Plans
1831-CMS-AB-XX-DR-A-0055-Annex Building - Setting Out Plans

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1831-CMS-MB-01-DR-A-0210-AB-00-02 WC - Existing Room Elevations
1831-CMS-MB-01-DR-A-0211-AB-01-01 Dressing - Existing Room Elevations
1831-CMS-MB-01-DR-A-0212-AB-01-02 En-Suite - Existing Room Elevations
1831-CMS-MB-01-DR-A-0213-AB-01-03 Bedroom - Existing Room Elevations
1831-CMS-MB-01-DR-A-0240-AB-00-02 Changing Toilet and Shower - Proposed Room Elevations
1831-CMS-MB-01-DR-A-0241-AB-01-01 Corridor - Proposed Room Elevations
1831-CMS-MB-01-DR-A-0242-AB-01-02 Office Store - Proposed Room Elevations
1831-CMS-MB-01-DR-A-0243-AB-01-03 Sectioned Off Teaching - Proposed Room Elevations
1831-CMS-AB-XX-SH-A-4002-Annex Building Door Schedule

Modular 1 Building

1831-CMS-M1-ZZ-DR-A-1831-CMS-M1-ZZ-DR-A-0070-Modular Building-1
1831-CMS-M1-XX-SH-A-4003-Modular 1 Building Door Schedule
1831-CMS-M1-XX-SH-A-4020-Finishes Schedules Mod 1

Modular 2 Building

1831-CMS-M2-ZZ-DR-A-0071-Modular Building-2
1831-CMS-M2-ZZ-SH-A-4004-Modular 2 Building Door Schedule
1831-CMS-M2-ZZ-SH-A-4021-Finishes Schedules Mod 2

Common

1831-CMS-M2-ZZ-DR-A-0072-Modular Building Details 1&2
1831-CMS-XX-XX-SH-A-4005-Internal Door Types
1831-CMS-XX-XX-SH-A-4006-Internal Screen Schedule
1831-CMS-XX-XX-SH-A-4007-Ironmongery Packs

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1831-CMS-XX-XX-SH-A-4022-Group 1 Schedule
1831-CMS-XX-XX-SH-A-4023-Finishes sheet
1831-CMS-XX-XX-SH-A-4030-Sanitary Schedule
1831-CMS-XX-XX-SH-A-4031-Fixtures Schedule
1831-CMS-XX-XX-SH-A-4032-Sanitary Schedule - Modular Buildings
1831-CMS-XX-XX-SH-A-4033-Fixtures Schedule - Modular Buildings

Specification

18.1831 Jerrings Hall Farm Specification

Details

1831-CMS-XX-XX-DR-A-5000-Wall type key
1831-CMS-XX-XX-DR-A-5001-Internal Partitions Non-Loadbearing - Standard Details
1831-CMS-MB-00-DR-A-5002-Tie bar boxing detail
1831-CMS-MB-00-DR-A-5003-Replacement Rooflight Detail
1831-CMS-MB-00-DR-A-5004-New Stairs to Second Floor
1831-CMS-MB-00-DR-A-5005-P01-Window Guarding Details
1831-CMS-MB-00-DR-A-5006-Window Solid Infill Detail
1831-CMS-MB-00-DR-A-5007-Window Opening to Door Opening Detail
1831-CMS-MB-00-DR-A-5008-Proposed Corridor - Staircase