

Design and Access Statement

Proposed replacement of the existing conservatory and external boiler house with a oak framed garden room and replacement of the back door and porch in the south east elevation of the service wing into the kitchen with a pair of leaded light oak doors and a solar panel array in the back paddock

Brundish Manor, The Street, Brundish, Suffolk IP13 8BL

Rob Pearce Architects

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View of existing conservatory

ORIGINAL USE AND HISTORY OF THE SITE

Brundish Manor is a grade II* listed timber framed farmhouse, originally called the Poplars and re-named Brundish Manor in the mid 20th Century. The oak frame to the principle wing is set at right angles to Brundish Street. The frame to the principle wing was original built in the 1530's the gable end was finished with projecting oriel windows, which must have looked stunning on the Street facade. The framing to the Principle Wing is of exceptional quality with closely spaced vertical oak studs and finely carved roll moulded oak ceiling joists. The Service Wing, is also a beautiful timber framed structure, set back from and running parallel to the Street. The oak frame to the Service Wing is less fine, with plain oak ceiling joists and the vertical oak studs to the frame are slightly wider apart, but this wing could also date from around the 1530's.

The Service Wing was originally 1.5 storeys and the eaves level plate is still retained within the existing structure, but the frame is significantly altered and the whole structure has been raised by approximately 1.4m.

It is not unusual for a Service Wing to be built adjacent to the Principle dwelling. The Service Wing or Bake House will have functioned as a domestic laundry, brewery and bake house, fueled by a wood fire. Sadly these functional structures were therefore highly susceptible to catching on fire. Keeping them slightly separate and independent from the main dwelling was therefore a sensible precaution. There is still evidence of extensive fire damage to the Service Wing and fire blackened timbers are clearly visible in one of the first floor bedrooms.

Possibly after a fire the opportunity was taken to raise the height of the Service Wing to allow access from the first floor into the first floor of the Principle Wing. The dovetail joints in the original eaves level plate are still visible in the plate. These ran from North to South and were removed to allow for forming a first floor access into the Principle Wing. The 17th century fireplace in the Service Wing must have been built after the tie beams were cut, as one of the original beams will have run directly in front of the fire. This fire could not have been lit without removing the tie beam.

The remodeling of the stair to the Hall of the Principle

Wing may therefore have been undertaken at the same time as the raising of the roof to the Service Wing in the 17th Century.

The timber framed repairs and removal of the hard external cement render have exposed details of the timber frame including the original 16th Century edge halved and bridled scarf joint to the eaves level plate immediately above the cavetto moulded mullion window on the north west elevation of the Service Wing. Even the eaves level plate in this position has evidence of fire damage.

When constructed in the 1530's there was no direct access from the first floor of the Service Wing into the first floor to the Principle Wing. There simply wasn't sufficient headroom. However there is an opening at ground floor level providing access from the Principle Wing into the Service Wing. The door opening in the framing of the Principle Wing, cuts through an original mullion window opening, on the southwest elevation to the Principle Wing. The Principle Wing must have been erected first, with the Service Wing added shortly after the construction of the Principle Wing.



Interior view of hall



View of sitting room



View of North-east elevation



View showing South-east elevation and courtyard



Timber frame repairs to South-east elevation

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Scaffold on South-east elevation, Summer 2020

The clasped purlin roof structure to the Principle Wing is still largely intact, with curved wind braces. The roof structure to the Service Wing appears to have been destroyed by a fire at some point in the 19th or early 20th Century's. None of the original roof structure remains and all of the vertical oak stud framing between the principle oak studs at the Southern end of the Service Wing, which contains the Kitchen, has been replaced with softwood studs. The joweled principle post to the kitchen on the southeast elevation of the service wing has been turned 180 degrees, to face the external elevation and the first floor joists, supporting the bedrooms over the kitchen, are all softwood with a lath and plaster ceilings. The construction of the kitchen ceiling suggests a date for the replacement of the roof and first floor joists in the 19th century, as these all appear to be contemporary.

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View of existing South elevation in kitchen



Previous face repairs to the original medieval eaves level plate



Detail of the original timber frame principal post, which forms the left hand jamb to window GW12

PROPOSED USE

The timber frame to the Manor was in very poor condition, prior to the repair works undertaken by R & J Hogg Limited. The hard external cement render finish, unfortunately trapped moisture within the timber frame, particularly the sole plate, which sat directly on top of a porous soft red brick plinth. In the current phase of work the timber frame has been comprehensively repaired. Very fortunately most of the decayed and damaged timber to the framing is on the external face, closest to the cement render. It has therefore been possible to repair the frame, from the outer face. When covered with larch lath and a chalk lime render finish so these repairs are invisible and the interior is significantly unaltered.

Linus and Elaine Wright, the owners of Brundish Manor, hope to enhance the appearance of the Manor by taking down the lean too conservatory and brick boiler house. These structures wrap around the external brick chimney on the southeast gable wall to the principle wing. The softwood timber glazing bars to the conservatory are rotten and the conservatory does need to be replaced, before the glass panes slip form the roof. The

external boiler is now redundant so the lean too boiler house is no longer required.

The repair works to the Southeast elevation have confirmed that a significant part of the historic timber frame was destroyed by fire. The painted softwood ledge and braced back door and cedar shingle roofed porch had to be removed to allow the frame repairs to the south-east elevation and only the principle post turned through 180 degrees is part of the original framing. The remaining softwood posts and sole plate are of much thinner timber sections than the original framing and appear to be contemporary with the roof and first floor softwood timber structures to the Service Wing. The back door and porch could also date from the late 19th or early 20th centuries.

We therefore propose replacing these two structures with a pair of doors, glazed with leaded lights and secured into a oak framed and paneled door to match the existing detailing to the leaded and timber framed casement windows to the Manor. This will enhance the appearance of the southeast elevation and increase the natural light into the kitchen. In the summer months the

doors can be opening to allow direct access onto the south facing patio from the kitchen.

The proposed south facing solar array has been located in the back paddock to the property. The proposed 45KW array will be over 180 metres from the rear south-east elevation to the Service Wing. The array will not be visible from the Manor, nor will it affect the setting of the Manor in the surrounding Landscape. The 45kw array will generate electricity, which will be stored in a battery wall to allow rapid charging of electric cars. The solar array could potentially supply electricity to a ground source heat pump to provide a low temperature hot water feed to the under floor heating pipes already located in the existing barn and under floor heating pipes to the limecrete floor in the kitchen. The existing concrete slab in the kitchen was broken up and replaced as part of the timber frame repairs to the Northwest elevation of the Service Wing.

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Existing conservatory

EXTERNAL LANDSCAPING

Brundish Street is a long narrow medieval green and Brundish Manor lies at the southern edge of the green. There are a series of long ditches of linked ponds around the Manor, one of which runs parallel to the street, just beyond the Northwest gable wall to the Manor. There is a rectangular pond just to the south east of the Principle Wing and a much larger moat like pond further to the south east, which was constructed after the Ordnance Survey Map of 1979. The Manor lies in approximately 20 acres of horse paddocks with a wooded area to the Northeast. The ponds, pasture and woodland are completely undisturbed and provide a wonderful natural habitat. There is no intention to change any of the existing external landscaping under the current listed building application.

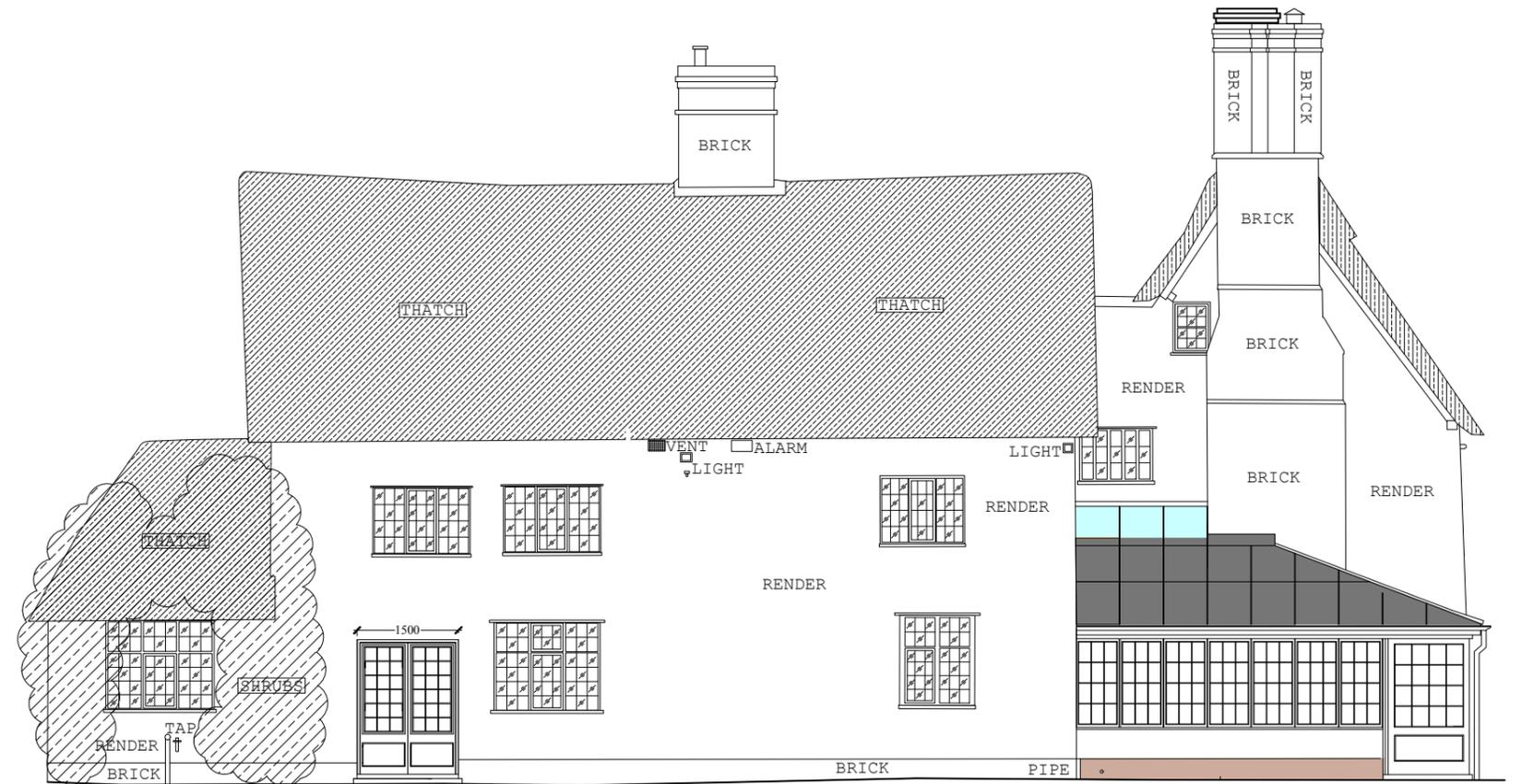
APPEARANCE

The proposed garden room will be constructed using an oak framed structure, which will be supported completely independently, from the two timber framed wings to the Manor. The oak trusses and joists to the roof to the garden room will support a code 7 sandcast lead finish, with a conservation roof light placed between the existing chimney breast and northeast gable wall to the Service Wing.

The existing conservatory allows light through the glazed timber mullion door into the ground floor entrance Hall to the Principle Wing. This natural soft light is extremely important and the discrete roof light is an essential to maintain the natural light levels in the Hall.

The red brick plinth to the garden room will be rendered to match the existing chalk lime render finishes to the Manor. Leaded lights supported in natural English oak framing, sourced locally in Suffolk, will wrap around the oak frame and a pair of corner doors will open onto the garden with unimpeded views across the rectangular pond. The leaded lights in the conservatory will match the leaded lights and oak framed and paneled doors to the northeast elevation and the proposed doors in the southeast elevation into the kitchen, if permission is granted for these in the current application.

The proposed 45KW solar panel array has been arranged as a single line of panels facing south and set against the existing hedge line. The panels have been specifically arranged in a single line set against the hedge to prevent any shading of the panels and to minimize their visual impact on the paddock. There is an existing gated access and path to the paddock so no amendments to the access or surrounding landscape are required to install the panels.



Proposed South-east elevation with new door to conservatory



Access to the paddock

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Door opening on South-east elevation



Timber frame repairs to South-east elevation

ACCESS

No amendments are proposed to existing finished floor levels within the Manor so the threshold details to the proposed doors in the southeast elevation of the kitchen will remain the same. The existing single step brick threshold will be extended, with matching brickwork, to the full width of the proposed door opening to allow access up from the south facing patio into the kitchen.

There is an existing gated access and path to the paddock so no amendments to the access or surrounding landscape are required to install the panels.

The floor levels in the proposed garden room cannot be lowered as the existing floor to the conservatory provides access to a modern pre-cast concrete wine cellar. The wine cellar will be carefully covered and protected for the duration of the works.