

HERITAGE AND DESIGN & ACCESS STATEMENT

Proposed repair works to:
Tye Cottage, Ipswich Road, Nedging Tye, Ipswich, Suffolk IP7 7BW

For Mr & Mrs M Banthorpe

Date: March 2021

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1. Process

- 1.1 This Heritage and Design & Access Statement accompanies an application for Proposed Alterations/Repairs to Tye Cottage, Ipswich Road, Nedging Tye, Ipswich, Suffolk IP7 7BW.
- 1.2 The property is Grade II Listed. English heritage describes the house as “timber-framed and plastered building with a thatched roof. Renovated. Casement windows with leaded lights. A porch projects on the front with the thatched roof carried down over it. Two gabled dormers on the front, one end external stack at the south end”.
- 1.3 We have been advised by Babergh District Council that Listed Building Consent is required to carry out repair/remedial works to the exterior of the property due to a change of materials being used.
- 1.4 The building is showing signs of internal damp and cracks have developed on the external wall at the end of the building on the south west side.
 - 1.4.1 Having received professional advice, after a viewing, it is believed that there may be subsidence in the southwest corner. A large chunk of render, where one of the cracks has formed, shows brickwork has deteriorated underneath the soleplate as well as the soleplate having rolled from movement/rot. This was also picked up from a survey carried out on the property when the current owners bought the property in February 2020.
 - 1.4.2 The render, brickwork and covering over the sole plate is concrete and has not allowed the building to breathe and has restricted naturally occurring seasonal movement within the timbers.
 - 1.4.3 A concrete path laid some years ago has also contributed to the damage as this butted directly up to the concrete covered bricks at the base of the building and has not allowed for adequate drainage. A section of the path has now been removed, and a stone gully has been formed to halt further damage. A similar stone gully appears on the east side of the property.

2. Proposals

- 2.1 Cement render is removed which will enable sight of the original timbers.
- 2.2 Remove or splice any timbers that are rotten beyond usability or repair.
- 2.3 Oak will be used to carry out repairs if necessary with traditional fittings (mortice/tenons) and wooden pegs. Coach bolts may be used if necessary.
- 2.4 New soleplate to be installed at the base of the southwest wall, lap jointed and pegged with 90 degree tie irons fitted internally where the places meet as a precautionary measure to avoid future movement.
- 2.5 Brickwork repairs, if needed, will be laid on a limecrete footing with NHL 5 and ballast at a 3 x 1 ratio. Brick courses will be redone in reclaimed imperial soft red bricks (closest match to what is already there). They will be laid with lime mortar, NHS 3.5 and sharp sand at a ratio of 3 x 1.
- 2.6 Code 4 lead flashing will then be put over top courses of bricks and soleplate with a layer of breathable membrane between the two to prevent tannins from the oak damaging the lead. Leadwork will then be oiled with patination oil.
- 2.7 Oak timbers may need to have treated soft wood 2x4 planted to the side of them to allow laths to have a strong fixing. Stainless steel fixings will be used so lime does not deteriorate the fixings. Sawn oak laths will be used.
- 2.8 Breathable sheep wool insulation will then be used between the studs to insulate.
- 2.9 Two coats of Limecote render will then be applied and given the recommended curing time before it is limewashed.

3. Appearance

- 3.1 Once the remedial works to the render have been carried out there will be no difference visually in the outside of the property. However with the correct and preferable breathable materials in place this should therefore protect the properties integrity long-term.
- 3.2 The repair works to the soleplate will provide a slight visible difference in that the wall will be pulled back more in line with its original positioning and, supported by the new soleplate, will provide the vertical timbers with sufficient support.

4. Architectural & Historic Interest

- 4.1 The property is Grade II Listed. English heritage describes the house as “timber-framed and plastered building with a thatched roof. Renovated. Casement windows with leaded lights. A porch projects on the front with the thatched roof carried down over it. Two gabled dormers on the front, one end external stack at the south end”.

5. Conclusion

- 5.1 In conclusion the submitted proposal has minimal impact on the existing listed building, annex and the surrounding areas.