

Babergh District Council

Design and Access Statement for Listed Building Consent Redhill cottage, Red Hill Road, IP7 6NR

Prepared 17th March 2021

Revised 6th April 2021

1. Introduction

- Redhill Cottage was constructed circa 1750, extended to period style at various stages during the 20th Century with a modern annexe constructed by the previous owners 2010/2011.
- The house is Grade 2 listed, the Heritage listing Ref is 1037442. First listed 10 July 1980.
- The house was purchased by the applicant, Mr R W Errington, 29th January 2021 & is currently occupied by the Errington family.
- The property is entirely detached & separated from adjacent properties by hedging, fencing & other large planting.
- The front (West) elevation of the house is visible from the road, but separated by hedging & lawn.
- Our intention is not to alter the current design aesthetic, but simply to make minor cosmetic improvements that we hope will improve energy efficiency & maintenance requirements for the longer term.

2. Access

- Access to and from the house will not be affected by any of the alterations we wish to make.
- Vehicle access & parking arrangements will remain precisely as they are now.
- Sufficient off-road space exists for any commercial vehicles that may be required if & when these proposed works are undertaken.
- The fireplace replacement works proposed will require some minor access to the existing chimney for the installation of a non-visible flue liner. Local & minor scaffold will be required for a very short time to facilitate this work. It is not intended that these works will affect the building structure, chimney or façade in any manner.
- Means of escape for the house will not be affected.

3. Design

The cosmetic works proposed are as follows:

A. Log Burner

- The installation of a new log burner to the Sitting Room, which will require the installation of a proprietary flue liner & flame retardant void filling.
- At roof level, the current chimney will require a small & discrete capping unit to prevent bird/animal infiltration & water/weather ingress.
- The log burner will be free-standing. The hearth will require a steel soffit at above eye-level. This will not be visible but is entirely necessary as the large opening is presently losing most, if not all, of the heat generated within the house. as the chimney is open at roof level it is also allowing rain, debris and various wildlife unhindered access to the sitting room.
- An existing oil burning stove is currently installed to the drawing room, which shares the reverse side of the chimney stack. The new log burner proposed will be chosen to match the appearance of same.

B. External paint colour

- Currently, and we believe historically, the exterior of the house is finished with white paint.
- The condition of both paint & under surface is generally poor. Whilst maintenance appears to have been regular, the quality of same is variable.
- The house therefore requires that damage is repaired (flaking of paint, missing render etc), any holes are repaired and filled & that complete re-painting be undertaken.
- We should like to change the colour of the exterior wall surfaces (all elevations, but excluding the modern annexe), to an agreed Suffolk Heritage paint colour.
- Our proposal would be to use Earthborn Heritage, breathable paint & the preferred colour would be Honeycomb.
- Similarly many window frames, cills etc (where currently timber) required maintenance & re-painting. We will retain current colour on all woodwork surfaces.

C. Landscaping

- None of the present landscaping will be affected in any manner by the works proposed.
- Access to the works locations will not disturb or damage any planting or other external flora.
- No wildlife habitat is visible at the property, but regardless, the works proposed would have no negative effect on visible or other wildlife habitats.

4. Consultation

As we are recently arrived residents, and given the restrictions of CoVID19, we have been unable to canvass opinion on our proposals from near or far neighbours.

Discussing these proposals with the previous house occupants, the feedback we were given suggested that when approached previously none of the close neighbour raised any objections to same. Naturally we are unable to confirm this.

At this time we have been unable to discuss informally any of our proposals with BDC Planning or Listed Buildings. We are prepared to discuss our proposals and any feasible alternatives with BDC Planning/LBC Depts at a time convenient to them.

5. Conclusion

We do not feel that the proposed internal works (log burner) would adversely affect the property listing. The works should be assumed to be semi-permanent & returning the open fireplace to its original state would involve little more than the removal of a flue & burner unit. Externally the brick hearth, timber mantle & brick tiled base would not be disturbed, nor any material permanently affixed into same.

The exterior of the house is in urgent need of repair & re-painting. The colour we would like to replace the present white finish with is aesthetically pleasing, is from an approved Heritage colour palette, & would do a great deal more to protect the building fabric than the present non-breathable finish applied. The honeycomb colour is subtle, not at all vibrant & will enhance the buildings appearance for many years to come.

6th April 2021
Redhill Cottage, Redhill Road, IP7 6NR

Appendix 1. Photographs

A: Installation of chimney bird guard



Fig 1: Existing chimney stack with bird guard



Fig 2: Existing with bird guard



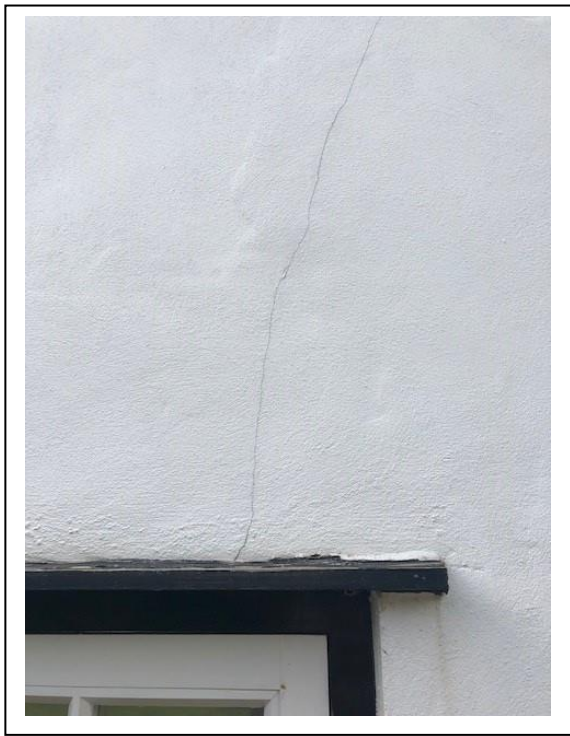
Fig 3: Proposed new bird guard to match existing

B: Exterior paint colour change

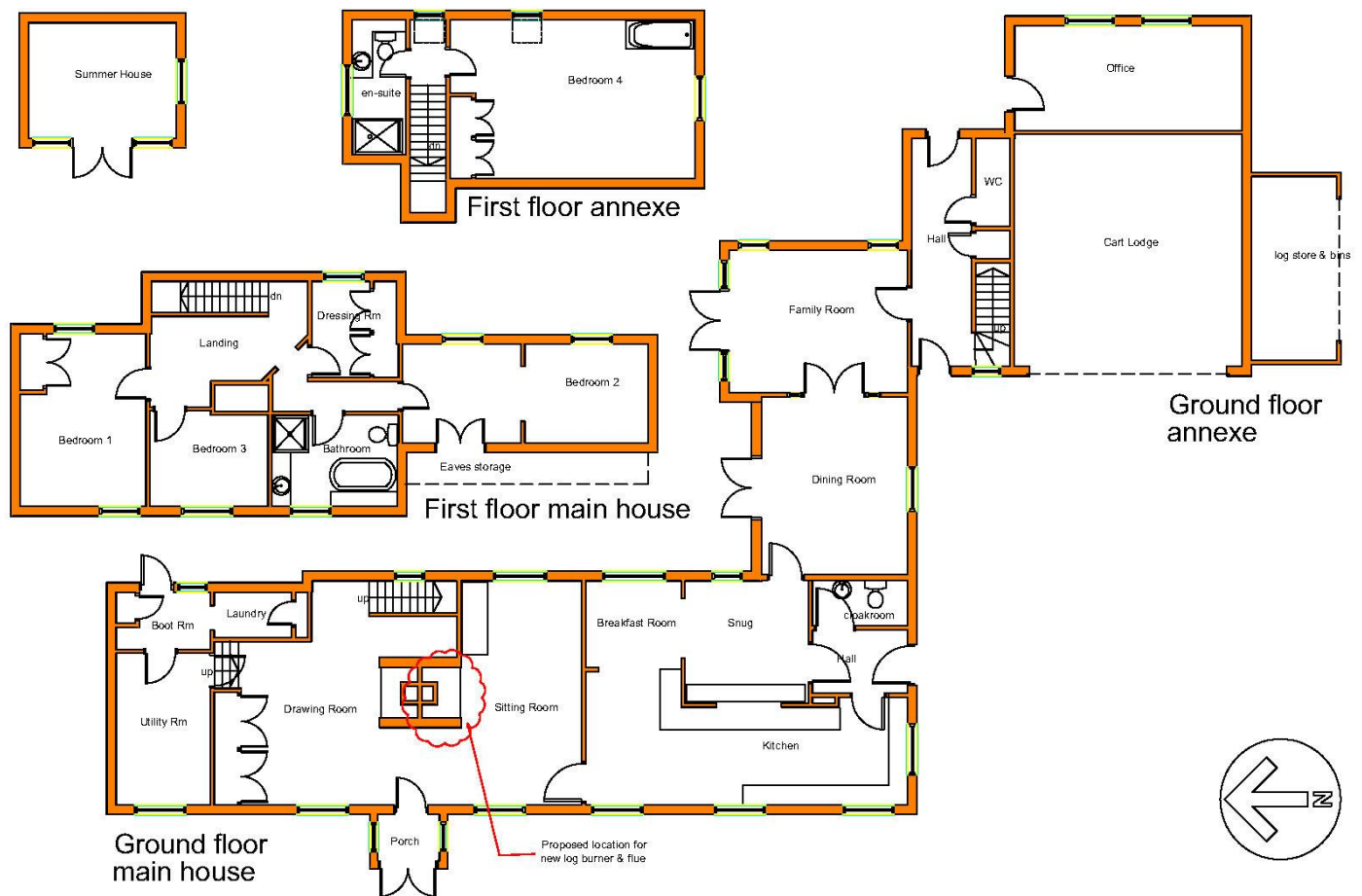


Fig 4: Proposed exterior paint colour change

C: Exterior render damage examples

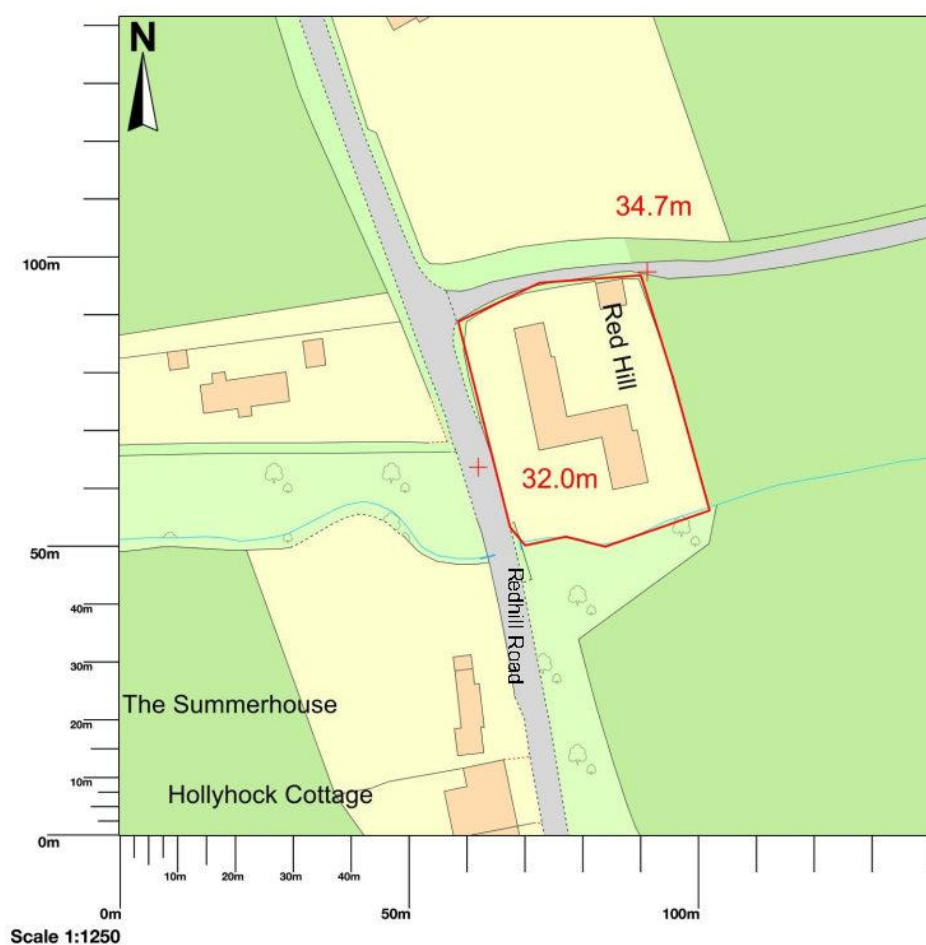


Appendix 2. Floor plan & OS 1:1250 scale site map



Redhill cottage, Redhill Road, Aldham, Suffolk, IP76NR

Redhill Cottage, Redhill Road, Aldham, Ipswich, IP7 6NR



Map area bounded by: 603291,244109 603433,244251. Produced on 10 April 2021 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2021. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p2cuk/609681/826866

Schedule of Works

For

Redhill Cottage

Redhill Road, Aldham, IP76NR

Prepared 10th April 2021

1. Install freestanding log burner to existing fireplace opening.
2. Install flue for log burner using fire retardant materials & non-intrusive fixing methods.
3. Install small bird guard (see photo) to chimney stack to match existing installed.
4. Carefully repair areas of damage to external render (see photos), to include:
 - a. Minor surface cracking
 - b. Holes and openings to wall (from previous occupants cable & pipework removals)
 - c. Moss & other staining to render as photos.
5. Treat all currently painted surfaces as necessary & re-paint all currently white wall surfaces using Earthborn Heritage range, exterior breathable paint finish in colour 'Honeycomb' (yellow).
6. Repair weather & age damage to external timber surfaces (windows, cills etc), re-paint to existing colour (Black/white) using suitable gloss or other paint finishes.
7. Re-paint existing cast iron & PVC rainwater goods using black gloss paint.