

Planning & Heritage Statement

3 The Rookery, Eye IP23 7AR

Replacement of damaged / cracked roof tiles, hip & ridge tiles, replacement of rotten roof battens, re-pointing of chimney stacks and new lead flashings

Overview

This Planning & Heritage Statement is supporting a Listed Building Application to undertake remedial repairs to the roof of 3 The Rookery, Eye IP23 7AR in accordance with defects highlighted in our clients purchase survey, the applicable part of which is annexed to this statement.

Historic Interest

3 The Rookery is a Grade II Listed terrace property dating back to early 18th Century. The listing on Historic England is as follows:

“TM1473 THE ROOKERY 585-1/7/146 (West side) 20/10/71 Nos.1, 2 AND 3

GV II

Range of 3 houses. Early and mid C18, with later alterations. Plastered and colour washed timber frame on tarred brick plinth. Roof of black-glazed pantiles and plain tiles. 2 storeys. 7-window range. No.1 entered through 4-panelled door to right, architecturally in part of adjoining house (Willow House, No.50 Castle Street (qv). Plain doorcase with hood. Late C19 half-glazed doors to Nos 2 and 3 within timber surrounds with hoods. Cellar openings to No.1. Square-headed carriageway to rear between Nos 2 and 3. Ground floor with two 8/8 unhorned sashes and one 6/6 unhorned sash. First floor lit through two 6/6 unhorned sashes (1), two 8/8 unhorned sashes (2) and two 3/6 horned sashes (3). Hipped roof with ridge stack. Early C18 2-storey wing runs west from south end of range: 3-window range of late C20 casements and stack on wall plane. To the rear Nos 1 and 2 have 2-storey late C18 outshuts fitted with C20 casements. INTERIORS: not inspected but likely to be of interest.

Listing NGR: TM1471873673”

Setting

No.3 is the end house in a terrace of 5 dwellings culminating with a larger property perpendicular to the rest of the terrace and facing Castle Street. All of these properties share similar features and are finished in smooth painted render of differing colours that depicts each property.

Opposite The Rookery over Castle Street is Castle Hill which leads to the Norman Castle and would suggest that the application property is of some considerable significance in the history of the settlement. The position is also relatively close to the Grade 1 Church of St Peter & St Paul that dates back to the 14th Century.

Fabric & Features

The application property is of a timber frame construction typical of the period and region, built off a timber wall plate that sits on a masonry / brick plinth at ground floor that carries the suspended timber ground floor.

The external walls are a smooth render finish that is a mix of lime plaster render and modern cementitious render all painted with exterior emulsion. The roof is finished with red clay pan / interlocking tiles that are common to the area. The chimneys are constructed with soft red brick throughout the property. The windows are of various styles and ages with those on the front elevation being original.

The property appears to originally have been the front portion with a rear stable that over the years has been adjoined to the original dwelling.

The strongest features of the property lie within its context to the terrace of properties with which it shares many similar features

Proposals

The proposed works entail the replacement of various broken and cracked roof tiles and hip / ridge tiles that have degraded over the years and are largely reaching the end of their natural life span. There are also pockets of rotten timber roof battens that are a result of the broken roof tiles and these battens are to be exposed and replaced with new treated timber battens.

The chimneys have been previously repointed with inappropriate mortar which is now failing and falling out in places. These works will include the removal of the loose and incorrect pointing and repointing the chimneys with hydrated lime mortar with flush or slightly recessed jointing.

Finally, the existing lead flashings to the valleys, chimneys and protrusions are old and brittle and are to be replaced with new Code 4 lead flashing with all work complying with LDA / LSA published guidelines.

Photographs of the defect areas are contained within the partial survey report in Annex A to this statement.

Workmanship & Materials

The remedial works are to be carried out by Turner Roofing Specialists based in Bury St Edmunds.

The materials used will match existing and where replacement roof tiles and hip tiles are required, Turner will source reclaimed materials to exactly match the existing. Where repointing is required, hydrated lime will be used with flush or slightly recessed jointing. New lead flashings will be Code 4 lead dressed and cut with new pointing as above.

A redacted copy of the quotation for the works is included in Annex B of this statement.



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Directors: M.J. Baird MCIAT MCMI L.A. Scarborough MRICS



Principles

The existing roof has been identified as defective which puts the historic fabric at great risk. The principles that will be pursued will be to erect a scaffold front and rear to enable easy and safe access that minimises stress on the existing roof finishes, reducing further damage.

Any defective materials discovered during the works will be removed and replaced with similar, with sizes / profiles and materials to match. Any defective rainwater goods will also be fixed or replaced in the event they are broken.

There will be no impact on the historic building as all surface materials will be reclaimed and therefore match. The hydrated lime mortar will 'sing' for a while until it is weathered but would suggest that this is not darkened down which is in line with current conservation practice.

Conclusion

As these works are remedial in nature, using sympathetic and matching materials and of relative urgency, we respectfully ask for approval to this application.

Dacegrade Ltd
June 2021



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ANNEX A



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The front of the property.



The front chimney stack viewed from the front, cement pointing between the bricks.



The chimney stack from the rear, and the damaged soil vent pipe.



The concrete cap to the top of the main chimney stack.



The rear chimney stack, with an open flue.





Concrete infill to the rear chimney stack, due to weathered faces to the bricks.



The front roof, rotted timber trim.



Damaged hip tiles to the front roof.



Damaged tile and rotted underlay to the front roof.



A view of the rear roof.





Damaged tiles to the rear roof. The arrow indicate the remains of mortar applied to the lower edges of the tiles as an attempt to reduce draughts under the tiles.



Debris to the roof valley.



The taped up damaged soil vent pipe, and debris.

ANNEX B



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3rd June 2021

Mr Andy Burton
3 The Rookery,
Eye,
IP23 7AR

Quote Reference: 21/108

Please see below our quotation for the works. Turner Roofing Specialists Limited will:

- Supply scaffold to allow for safe access to the working area.
- Rake out any mortar joints that require attention on the chimneys. We will then re-point with hydrated lime mortar.
- Re-flaunch the chimney caps using the same hydrated lime mortar mix. A new pot will be supplied and fitted to one chimney along with new cowls.
- Assess the condition of the concrete in-fills and if the brick can be replaced/repairs we will do so.
- Replace the timber to the gable end at the front of the property with new PSE timber finished in a black barn paint.
- Strip back the hip, keeping any tiles that are in an adequate condition. The hip will then be re-bedded using a hydrated lime mortar.
- Inspect the eave felt and replace where necessary. Supply and fit of new felt support trays.
- Source and supply of 'like for like' reclaimed replacement tiles were needed.
- Clear out the roof valley and inspect. We will then be re-pointed using lime mortar.
- Fabrication and installation of new lead slate to flash the existing SVP.

	AMOUNT	VAT @ 20%	GROSS
MATERIALS	1018.33	203.67	1222.00
LABOUR (ROOFER + LABOURER)	2275.00	455.00	2730.00
SCAFFOLD	2980.00	596.00	3576.00
NET PRICE	VAT @ 20%		TOTAL
6273.33	1254.67		7528.00

We hope this quotation is to your satisfaction. If you have any queries, please do not hesitate to get in touch and we'll be happy to discuss further.

Please note that this quotation is valid for 30 days from the date of issue. This is subject to change if additional works are needed to complete the works originally specified or the clients requirements change. No additional work will begin without prior discussion and consent.

Best regards,



Ben Turner
Director