

DESIGN AND ACCESS STATEMENT

FOR:

**BROOK FARMHOUSE
COLCHESTER MAIN ROAD
ALRESFORD
ESSEX
CO7 8AP**

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2.0 Site History

2.1 This site is located within Tendring District Authority.

The two-storey building was constructed late 15th, early 16th century. The main structure is Timber framed with red brick and plaster faced. The floors are solid concrete and suspended timber, the property is covered with double gable fronted pitched and red plain tiled roof.

The property occupies a level site with no adverse topographical features.

Photograph(s) of Property:



View from front Right corner

3.0 Use

3.1 The general use of the property is a residential dwelling home.

4.0 Amount - Front of the property

4.1 Front elevation – Externally, the proposal is to repair damage which affects the right-hand side elevation where the chimney stack abuts the flank wall and above and below the drawing room window. There is also evidence of historic lateral movement to the right-hand side elevation and distortion to the brickwork.

On the front elevation there is a vertical 2mm wide crack which extends from top right of the porch roof up towards higher level. This cracking also continues down inside the porch where it widens slightly.

On the left side of the front, there is render shrinkage cracking below and left of the dining room window.

It is proposed to carefully spot drill into the existing cracking to the front elevation and injecting an epoxy resin. Where the render is defective localised repairs to the render will be undertaken using similar materials.

At the junction of the chimney and main house it is proposed to neatly cut back mortar/brickwork along line of the main building/extension to form a movement joint. Fill open joint and point with polysulphide sealant. Where bricks are fractured, it is proposed to cut out the damaged brickwork and replace to match existing as closely as possible using reclaimed bricks.

4.2 Boundary wall - the brick arch over the timber gate leading onto the pavement has arched and subsequently collapsed.

Cracks repairs are proposed to the boundary wall including raking out the existing fractured mortar bed joints, wedge, repoint and stitch in new colour and profile to match existing. The collapsed archway will be rebuilt as existing.

4.3 Internally there is crack damage to the front right bedroom, mid right bedroom, right landing, bathroom, rear right bedroom, front left bedroom, lounge, dining room, and kitchen.

Internally, it is proposed to repair the existing cracks by raking out the existing cracks, remove dust, fill, and repair in preparation for decoration. Lime plaster will be reinstated where it currently exists. In the lounge area it is proposed to repair the damaged lath and plaster wall which may involve replacing some laths and re-finishing with lime plaster.

The internal areas will be re-decorated as existing.

5.0 Design proposal

- 5.1 Where repair is required, this is undertaken using appropriate materials in a sensitive, traditional manner. The proposed masonry repair is the best course of action, retaining the existing materials faithful to the original ethos of the building but, on occasions seeks to demonstrate that the element is a modern strengthening. In these terms it will be easy for future historians to understand the protected structure and read its evolution.
- 5.2 The defective external render will be replaced on a like for like basis.
- 5.3 Upon completion of the render repairs the wall will be repainted as existing.
- 5.4 Internally, cracks will be repaired on a like for like basis.
- 5.5 The rooms will be re-decorated upon completion.

6.0 Layout

- 6.1 The proposed layout to replicate the existing.

7.0 Landscaping

- 7.1 All trees and hedges to the whole of the application site are to be retained as existing. It is suggested that no further landscaping is necessary. We will attempt to retain and not disturb the existing landscape of the site, if any damage occurs the replacement landscaping for the site will be similar to the existing.

8.0 Appearance

- 8.1 There are no proposed significant changes to the existing appearance of the property. The only unavoidable intervention will be replacement of any crack damaged render.

9.0 Vehicular Access

- 9.1 No changes are proposed to the existing access arrangements. There are no Highway considerations relevant to this proposal, as the existing access from Colchester Main Road is to be used.