

Design, Access, and Heritage Statement

Historic England Listing:

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1235268

Date first listed:

10-Apr-1987

Statutory Address:

LUFKINS FARMHOUSE, GREAT BENTLEY ROAD

Location

Statutory Address:

LUFKINS FARMHOUSE, GREAT BENTLEY ROAD

The building or site itself may lie within the boundary of more than one authority.

County:

Essex

District:

Tendring (District Authority)

Parish:

Thorrington

National Grid Reference:

TM 09701 21410

Details

THORRINGTON GREAT BENTLEY ROAD TM 02 SE 3/147 Lufkins Farmhouse - II

House. C16/C17 rear frame, C17/C18 front range with later alterations and additions.

Timber framed and plastered, weatherboarded returns and rear. Red plain tiled roof. Right and left red brick chimney stacks offset at bases. 2 storeys. 3 window range of small paned vertically sliding sashes, moulded surrounds, pentice boards to ground floor. C20 glazed gabled porch. Interior features include, stop chamfered bridging joists. Side girts. C18 corner cupboard with fluted dome. C18 hall archway.

Listing NGR: TM0970121410

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

425902

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Proposal:

This listed building application is for repair to the front wall framework and cladding of the building following redecoration works uncovering a cracked and loose cement render cladding to the front elevation that has in turn resulted in accelerated decay to the timber frame.

The timber framework has been largely exposed to the right side of the front elevation by removal of the cement render on expanded metal lathe and now requires replacement of the rotted timber framework as shown on the attached documents.

We propose to repair the timber frame with oak timbers and replace the cement render on that front right-hand side with oak lathes and chalk/lime render supplied by Anglia Lime under their trade name material of Thermalime. It will be applied in two coats onto the lathes and finished with a smooth trowelled finish to match the existing. A breathable lime based decorative material will be applied to the finish in white to match the existing colours.

The new area of wall should be able to 'breathe' satisfactorily and have a longer life expectancy.

Our proposal for repair is set out within the attached schedule of work. That too sets out basic method of the work.

If we can upgrade the insulation values using sheep's wool between the studs it will be the intention to do so.

The windows have been repaired under other approvals and repairs to the décor are being undertaken.

The repair is using sympathetic material and will cause no harm to the listed building. Indeed, it will save further damage and should stand it in good repair for some years.

Gerry Bird Consultants Ltd.

