

Oak House - Design and access statement.

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Ian Courtenay.

The house and location

Oak House is thatched timber framed building located in the mid Suffolk district authority in the parish of Stonham Parva. (National Grid Reference: TM 12038 61399)

The building is grade II listed.

First listed in 1955 as The Lilacs and Rose Cottage.

The house is believed to be a mix of C15 and 16th C16 construction with major C17 alterations.

The List Entry is Number: 1183164

Full details of the listing can be found at <https://historicengland.org.uk/listing/the-list/list-entry/1183164>

The building sits in a plot of approximately the quarters of an acre bounded on two sides by farmland, one side by the A140 trunk road and has a dwelling house to the south side which is currently only occupied for a few weeks in the year.

Reason for work

Over the years the house has been renovated which has included the replacement of the original lime render with cement, the date of this replacement is not known but suspected to be early to mid C20. This replacement of the render and subsequent retention of moisture has caused rot to the structural timbers of the southern and part of front wall of the building. The result of the gradual failure of the timbers can be seen as both bulging and cracking in the external views of the wall (photographs are included with the application).

Work and design philosophy

To repair the damaged timber the existing cement render will be removed the minimum of rotten timber removed and replaced and the external render replaced as detailed in the accompanying application form.

In working with local experienced contractors, the intention of this work is to minimise the impact on the building to preserve the existing historic fabric where possible and if possible to enhance by replacing materials removed with heritage approved materials.

Cement render replaced with lime render

Wire netting backing replaced by timber laths

Use of traditional materials for timber frame.

In addition, care will be taken to not alter the external character of the building, care will be taken to site the render joints at edges external panels to disguise joints, faux timber detailing will be replaced and work photographically documented.

The overall aim is maintaining the historic fabric and external character of the building only replacing that which is necessary to prolong its life.