

Heritage Statement to support the Construction of a Plinth Wall Encapsulating Insulation



1. Particulars

- 1.1. This report is prepared by Cameron McKenna MRICS BSc Hons NDAg, to provide a Heritage Statement for Listed Building Consent to change the plinth detail to encapsulate insulation.
- 1.2. Cameron Mckenna has a degree in Building Surveying and a Diploma in Agriculture and is a member of the Royal Institution of Chartered Surveyors.
- 1.3. He has been practising in the area for over 16 years during which time he has been primary involved in rural, commercial and residential planning and construction matters.

2. The Application

- 2.1. This application is for the replacement of the plinth. The current plinth brick is 9" (225) wide, the sole plate sits on this plinth the plate is 7" (175mm) To meet building control requirements some insulation is required to be installed although the level of insulation needed is less than is current regulations a reduced level is allowed due to the special status of the building. The proposal is for the construction of a cavity wall with encapsulated insulation.

Given that insulation has to be placed on the outside of the studs the addition of a cavity and a brick helps this construction giving a similar appearance to existing.

3. The Site



3.1. The site is level and well landscaped. There is a pond to the south and grassland to the East. There are a number of buildings on the site.

4. Location

Lindsey is in a rural location between Hadleigh and Lavenham

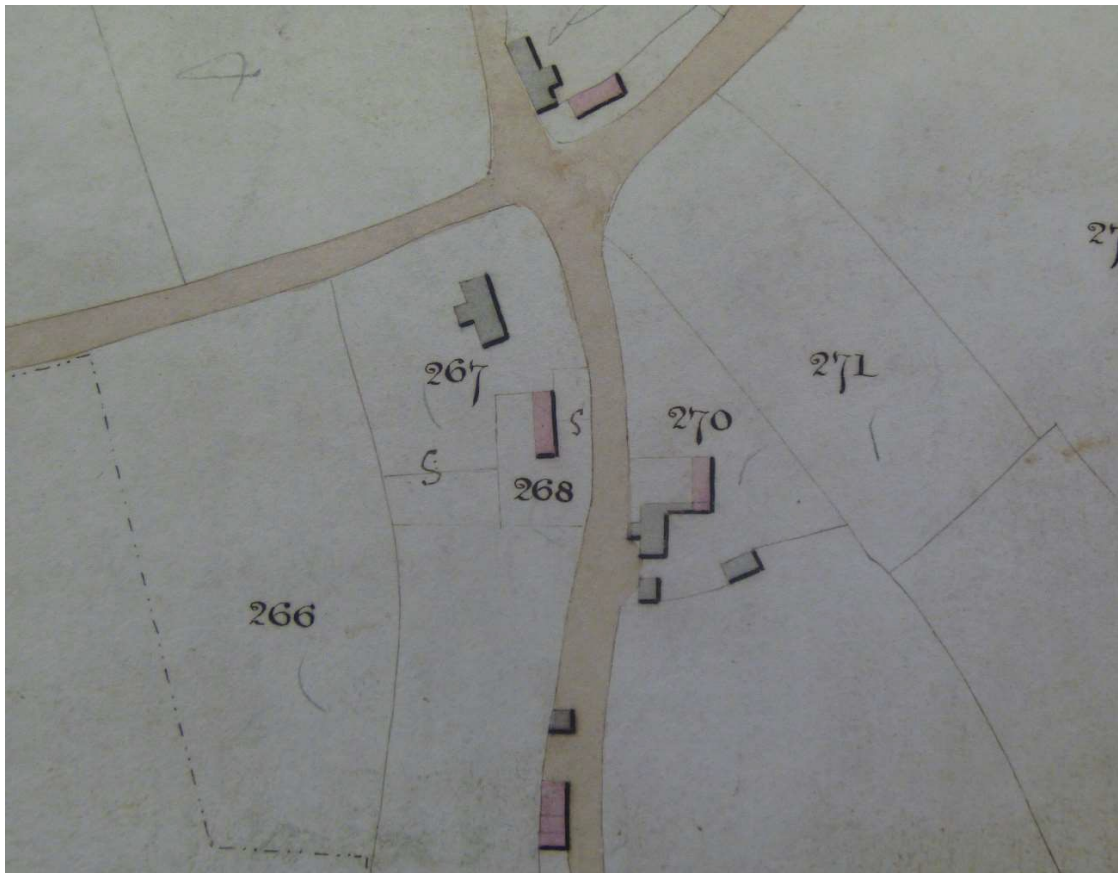
5. Heritage

5.1. The barn at Rose green is listed with the list entry number: 1181878 describing a small C17- C18 timber-framed and thatched barn located to the south of White Rose Inn.

5.2. Research for the site highlights the relationship of the barn to other properties in Rose Green including the White Rose Inn and adjacent cottages which are also listed as C17- 18th buildings of timber frame and thatched construction.

5.3. It is therefore considered that the barn was one of a small group of buildings within the hamlet from the C17th which remain, principally intact, from this earlier period.

5.4. The site is shown on the 1840 Tithe Map as plot 270.



Significance of Building

5.5. The buildings contribute to the historic character of the area.

5.6. The barn can be seen on the 1840 tithe map. There is a cluster of buildings within this settlement. So the barn has significance to the other listed buildings within the settlement.

5.7. The heritage asset is set in the countryside and has mature hedges and trees to the boundaries.

6. Impact of Building works

6.1. The works that are proposed will have low impact on the appearance of the heritage asset.

6.2. The new plinth wall will enable insulation to be added to the external frame and the external appearance will be virtually unchanged

6.3. The proposed works will not result in the loss of any features.

6.4. This form of construction will allow the appearance to be retained both internally and externally. The brickwork will be in Flemish bond

6.5. The renovation of the building will help preserve the historic form of the settlement pattern.

7. Photographs



8. Summary

8.1. Careful consideration has been given to the proposed design of the replacement plinth. Insulation attached to the inner plinth would alter the appearance, the proposed construction with a cavity will enable brickwork to be retained on both faces and also allow for the external insulation detail which will sit above the plinth. The appearance will be virtually the same as existing.

8.2. The works will not be detrimental to the building.

C B McKenna MRICS