

Oak House - Design and access statement.

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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/listentry/1183164>

The building sits in a plot of approximately three 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 (photo1.jpg).

Reason for extension to work

When the render to the lower half of the wall was removed it could be seen that there was a void between the expanded metal lath and the frame of the house water ingress since the cement render was applied has caused the nails securing the EML to rust and the render was therefore no longer securely attached and was therefore unsafe. The upper render had in fact started to drop and come away from the wall. Permission was sought from the heritage department at mid Suffolk to remove the remaining cement render to the south wall of the building and this was granted (photo2.jpg).

Change to permission

As the whole wall is now to be rendered it is proposed the faux timber detailing to the southern wall of the house believed to have been applied in the 1960s to be replaced by a flat lime render finished with a white breathable silicate-based paint which to obtain a traditional looking finish more in keeping with the age and character of the building.

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, the faux timber detailing to the southern wall of the house believed to have been applied in the 1960s to be replaced by a flat lime render finished with a white breathable silicate-based paint which to obtain a traditional looking finish more in keeping with the age and character of the building.

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