

**Design and Access and Heritage Statement**

**Valley Farmhouse Flatford Mill, CO7 6UL**

This Design and Access and Heritage statement is to carry out a repair to the damage lath and plaster ceiling in vine room in valley farm. The ceiling is currently boarded over with ply to prevent the ceiling from collapsing.

**The property**

A picture containing grass, tree, outdoor, house

Description automatically generated

Valley Farm House. Late C15 open hall with cross wing incorporating C14 features. Rear range probably C17. Small later addition to left. Renovated and restored to original form C20. Timber-framed. Plain tile roof. Red brick stacks. Open hall with 2- storey, 2-bay jettied cross wing to left and through passage and 2-storey service wing to right. Close studding with middle rail. Plank door under chamfered Tudor arch. 6-light diamond mullion hall window. Small 2-light mullion window to left of entrance. 4-light mullion window to service range. 3-light cross casements with leaded lights to cross wing with jettiedgable end and tension braces to first floor. Pent roof to upper window. Roof hipped at right. Ridge stack to left of entrance and further stack to left return of cross wing. Further diamond mullion windows and plank door under chamfered Tudor arch to rear. Rear range heightened and altered, underbuilt in brick. Interior: framing exposed. Open hall has pair of chamfered posts with arch braces to chamfered cambered tie-beam supporting octagonal crown post with moulded base and capital, braced to purlin and collar. Down braces to end walls. Shutter groove to hall window. Through passage to right with paired doorways to service range with plank doors under Tudor arches. Original stairs to service range along rear wall. Inglenook fireplace with cambered moulded bressumer containing moulded brick arched recess at left, massive stepped stack. To first floor of service range to hall side a blocked elliptical-arched moulded brick fireplace. Jettied range: exposed framing including wall plate showing edge- halved scarf joint. Blocked diamond mullion window. To centre, pair of posts with arch braces to cambered tie beam which supports a short octagonal crown post with capital of 3 convex mouldings of probable mid C14 date. (Attic floor inserted). C14 roof structure in combination with later features in walling suggests a probable C15 reconstruction of this wing. Grade I status reflects the historic interest of the building and its extra significance as part of the Flatford Mill group. Leased by the National Trust to The Field Studies Council and used as accommodation by Field Studies Centre.

**Proposed Work to repair Damaged Lath and plaster ceiling in Vine Room**

Floors to be covered down after removal of furnishings etc.

Careful removal of existing failed Lath and Plaster Ceiling.

Assess structural integrity of rafters and associated timber work.

Fit new Douglas Fir Laths spaced at 8-10mm gaps, and secure with stainless steel screws or stainless steel ring shank nails 35mm.

Apply Base Coat/Scratch Coat of Best of Lime Ltd, thermally insulated Lime/Chalk plaster @ approx 12-15mm thickness.  Scratch diagionally across Laths to allow for key for finish coat.

Allow to set/carbonise for 1 week.

Apply finish coat of approx 8mm thickness, allow fitting of new to pull into base coat, trowel up to a smooth clean finish.

**Information about our appointed Contractors – Maltby Plasterers**

Maltby Plasterers have been trading for many years, projects of theirs include, Silvergate Cottages at Blickling Hall Estate (National Trust) including all Lath and Plaster ceilings.  Grade II listed Neatishead Baptist Church, replacement of a 140m2 Lathand Plaster ceiling.  Grade II listed Reymerston Hall, former home of Wing Commander Wallace (inventor of the Gyrocopter) all walls and ceilings approx 40 rooms, reinstatement of all Georgian Cornices, Staff Beads and Lime and Plaster.

Old Hall Barnham Broom (home of Hartley Booth) Grade 1 listed repairs to Walls.

 This is but a small list of their many projects.  Please visit their website @ www. maltbyplastering.co.uk, also find them on Linkedin.

**Owners and Consultation**

The National Trust are supportive of this repair being carried out to their property. As this is not a fundamental change, we have not consulted with local residents except the property owners.