



DESIGN, ACCESS and HERITAGE STATEMENT

for

Proposed Re-roofing works

at

**Woodlands Farm,
Bildeston Road,
Ringshall
Suffolk. IP14 2LY**



RICS

14, Cornard Road
Sudbury
Suffolk CO10 2XA

1. **INTRODUCTION AND HISTORY**

- 1.1 This statement is to accompany a Listed Building Application for re-covering the existing main house roof.
- 1.2 The property is a rural location
- 1.3 It is a Grade II Listed Building although no alterations or internal works are proposed as part of this application.
- 1.4 The aim of this statement is to demonstrate the design process involved and how the proposed development will be appropriate in planning terms. This includes an assessment of the impact on adjoining properties and the environment in terms of layout, design and scale. This includes issues of access.

2. **THE DESIGN COMPONENT**

Amount

- 2.1 The entire site comprises entire existing building and garden area.
- 2.2 The existing building is set well back from the public highway.

Layout

- 2.3 Site layout will be unaffected by this proposal.

Scale

- 2.4 The existing site area around the house and buildings is 0.7 Ha. With a further 1.1 ha of garden land.
- 2.5 No physical works are proposed so issues of scale are unaffected.

Landscaping

- 2.6 Issues of landscaping will be unaffected by this proposal.

Appearance

- 2.8 The existing roof is covered with clay plain tiles and it is proposed to strip and recover the roof re-using the original tiles. Supplementing with good quality matching tiles to make up any deficiency

3. **ACCESS COMPONENT**

3.1 Issues of access are unaffected by this proposal.

4. **PROPOSED WORK**

- 4.1 The proposal is to strip the main roof slopes and recover re-using existing tiles. Any deficiency due to broken, defective or existing concrete tiles will be made up with good quality matching clay tiles.
- 4.2 Existing timber battens and any underlay felt will be removed.
- 4.3 New vapour permeable underlay with new treated timber roof battens will be installed at the appropriate gauge.
- 4.4 The existing ridge tiles will be re-used.
- 4.5 Chimney flashing and flashings will be checked and repaired/renewed as required.
- 4.6 Roof voids above flat ceiling joists and between rafters to be insulated with Sheep's wool insulation quilt.
- 4.7 The left hand parlour block which is 2 storey with attic has an existing lath and plaster ceiling. The proposal is to retain this ceiling and insulate from above.
- 4.8 The remaining areas are existing attic accommodation already part within the roof voids so will be insulated from above.

5. **HERITAGE AND CONSERVATION**

5.1 The following is an extract from the statutory list

RINGSHALL BILDESTON ROAD TM 05 SW

5/159 Woodlands Farmhouse - - II

Farmhouse, built in two stages: the hall and service cell to right probably C16, the parlour block added to left in early C17. 1 storey and attics, and 2 storeys and attic. 3-cell plan with lobby-entrance. Timber-framed and plastered. Pantiled lower range probably once thatched; the parlour block painted with axial chimney of red brick with a central pilaster. The lower range has mid C20 flat-roofed casement dormers. Mid C20 small-pane casements. Boarded C20 door at lobby-entrance. A C17 ovolo-mullioned window at the rear. A rear range of mid C20 is not of special interest.

Listing NGR: TM0184253573

6. CONCLUSIONS

- 7.1 The roof covering is at the end of its serviceable life there are defects, missing tiles and leaks and requires recovering.
- 7.2 The property is currently undergoing approved repairs and refurbishment although the roof was not originally included in the proposed works.
- 7.3 The proposal complies with published National and Local Planning Guidance, focusing on all new development within built-up area boundaries.



Front Elevation
Scale 1:100



Side Elevation
Scale 1:100