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PROPERTY ADDRESS, LOCATION

TITLE (EG PLANNING STATEMENT / DESIGN & ACCESS STATEMENT / HERITAGE STATEMENT)

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ASSOCIATED DOCUMENTS

List here all relevant drawings & documents

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July 2022
MS/6830

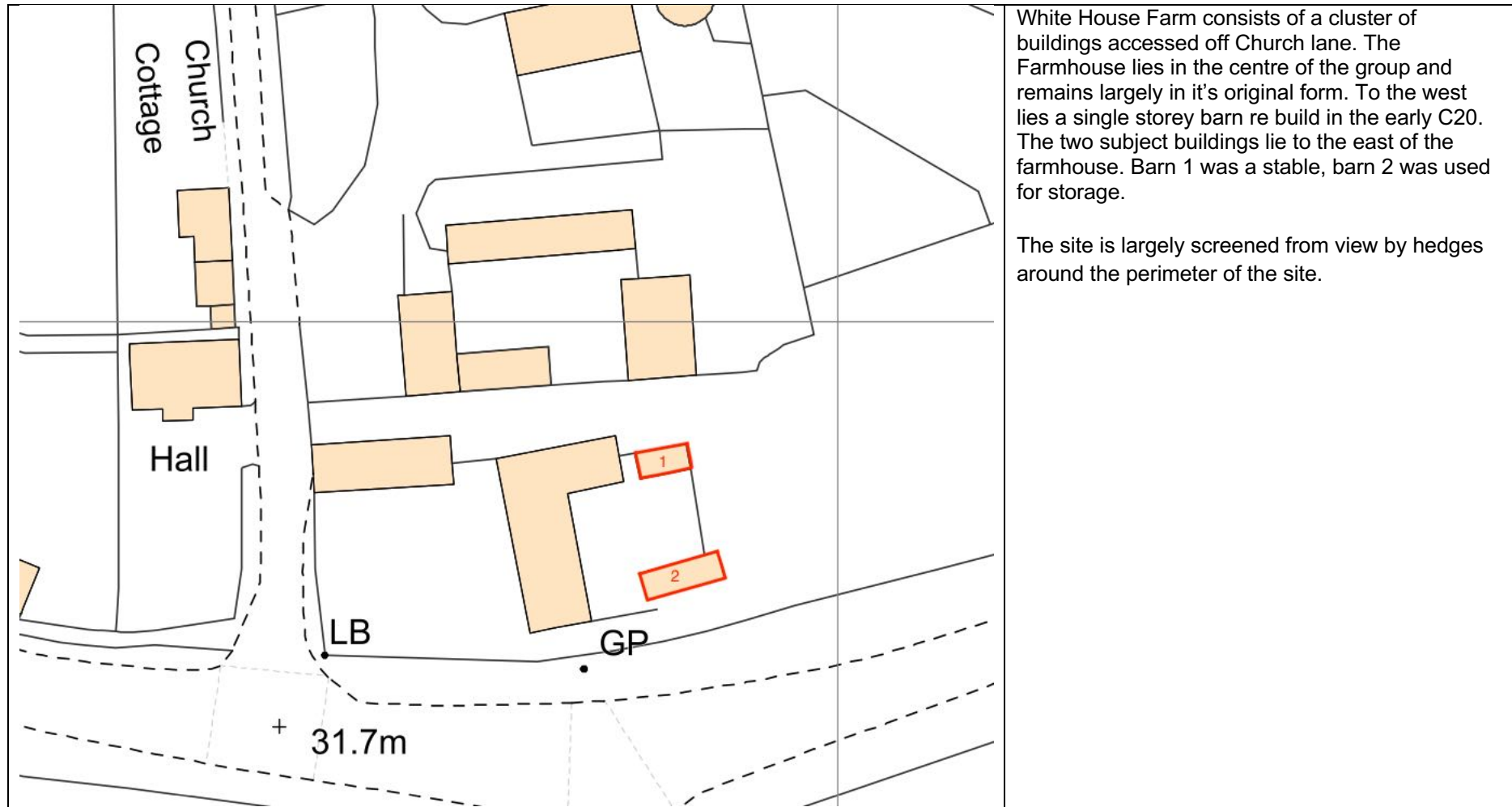
Issue 1 client

1.0 Introduction

This statement has been prepared in support of a Listed Building Application for repairs to 2 no. outbuildings at White House Farm. This is a retrospective application for works undertaken by the applicant in 2017.

The works were undertaken in good faith to repair the outbuildings which were had collapsed roofs and were in danger of collapse.

2.0 Setting & Context



3.0 Existing Building & Site

The Listed building description for the property, taken from <https://historicengland.org.uk/listing/the-list/list-entry/1033219?section=official-list-entry> reads as follows:

Farmhouse, probably c.1600. 2 storeys and attics. 3-cell lobby-entrance plan. Timber framed and plastered. Plaintiled roof with axial chimney of red brick. C19 small-pane sashes and casements. Two early C19 entrance doors each with 6 panels; that to right has an eared architrave continued around the oblong fanlight, and above is an open pediment. The parlour cell to right is probably a C19 addition.

Listing NGR: TM1086558777

The two subject buildings are not mentioned in the listing and are therefore considered to be curtilage listed. The importance of these buildings is therefore primarily their contribution to the character and setting of the Listed Farmhouse.

Both outbuildings (referred to as Barn 1 and Barn 2) are of brick construction with clay tiled roofs. Both outbuildings had the roof coverings replaced in the late C20 with corrugated iron by a previous owner. In 2017 these roofs were torn off by Storm Doris <https://www.metoffice.gov.uk/weather/warnings-and-advice/uk-storm-centre/storm-doris> prompting the need for urgent repairs to be undertaken.

Barn 1



Barn 2



Principal North Elevation



South Elevation



West Elevation

4.0 Proposals

Barn 1

i		<p>Roof – This had collapsed following storm damage and the rafters were severely decayed as shown in the photo of one of the original rafters. New oak rafters were installed. The corrugated iron roof covering was disposed of and a clay tile roof re instated with clay pantiles being a mix of the original tiles found within the building made up with re claimed tiles to match.</p>
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ii




Entrance door – The lintel above the door was decayed and starting to collapse, this was replaced with a new oak lintel and a new softwood door installed.

iii



Windows – The windows were decayed and have ben replaced with new softwood windows to match the window in the kitchen of the farmhouse which was the former dairy of the property.

Barn 2

i		<p>North Wall – a clay lump section of the north wall around the window had collapsed, This was re built using the original clay lump laid in lime mortar with a lime render finish. The window was replaced in softwood to match the original design.</p>
		<p>North wall – The upper section of the wall had collapsed following the storm and has been re built in re claimed bricks</p>
		<p>Roof – This had collapsed following storm damage and the rafters were decayed. New oak rafters were installed. The corrugated iron roof covering was disposed of and a Double roman clay tile roof re instated with a mix of the original tiles found within the building made up with re claimed tiles to match.</p>

4.1 Justification & Mitigation

Both outbuildings had been damaged by the storm and were in danger of collapse. Being curtilage listed they make a positive contribution to the character and setting of the listed building. The owner undertook the repairs in good faith to preserve the integrity of the group of buildings on the site.

Restoring these outbuildings with their original roof coverings has preserved both outbuildings and has made a positive contribution to the character and setting of the listed farmhouse.

4.2 Appearance

The roofs to both buildings have been reinstated with a mix of both the original tiles found on site made up with reclaimed tiles to match. Replaced joinery matches the original units which were replaced.

The appearance of both buildings is otherwise unchanged

4.3 Use

Both barns are ancillary buildings to the listed farmhouse

4.4 Scale, Amount & Layout

There have been no changes to the size, layout or appearance of the buildings other than replacing the corrugated iron roof coverings with the original clay roof tiles.

4.5 Materials

Described in section 4.0.

4.6 Access

No change

4.7 Landscaping

No change