

DESIGN & ACCESS STATEMENT

Burnthouse Farm

Stoke by Clare

Sudbury

Suffolk

CO10 8HU

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1. VIEW OF FRONT ELEVATION



2. INTRODUCTION

2.1. Introduction

This statement is to accompany the listed building consent application related to proposed repairs to the external Sitting Room walls and replacement of windows and door at Burnthouse Farm.

The house is a timber framed double pile 2 storey house with plastered walls, under a peg tile roof. The rear wing is the oldest part of the house dating from C17th. The oldest wing is a typical lobby entrance house with central chimney stack with bays either side. The original staircase has been removed and the front door is now a large opening. The front bay was added in the Georgian period and has a classical plan with a central staircase and rooms either side with a small room above the front door at first floor. There is a mid-C20th single storey addition on the rear, which is constructed of blockwork with a tiled roof. There is an outbuilding to the West side of the house which looks to have been rebuilt in the mid C20th using parts of the older barn frame. The house is a former farmhouse, and the farmyard stands to the side of the house and is now a separate dwelling.

2.2. Property Address

Burnthouse Farm

Stoke by Clare

Sudbury

Suffolk

CO10 8HU

2.3. Listing Details and Features

Official List Entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1235381

Date first listed: 20-May-1974

Statutory Address 1: BURNTHOUSE FARMHOUSE

Location

Statutory Address: BURNTHOUSE FARMHOUSE

County: Suffolk

District: West Suffolk (District Authority)

Parish: Stoke-by-Clare

National Grid Reference: TL 73366 44490

Details

1. STOKE BY CLARE Burnthouse Farmhouse 2006

TL 74 SW 15/458

II

2. A C17 timber-framed and plastered house refronted in the C18 and renovated in the C20. 2 storeys. 3 window range on the north front, double-hung sashes with glazing bars. A central 8-panel door (C20) has a wood doorcase with pilasters and a cornice hood. Roof tiled, double pitched.

Listing NGR: TL7336644490

3. ACCESS REQUIREMENTS

3.1. Summary of Works

As part of the repairs and maintenance of this property no changes to access arrangements will be made. Works will comprise of the maintenance, repair and replacement of existing elements to the exterior walls, roof, windows and doors of the property only.

4. DESIGN STATEMENT

4.1. Works Overview

The proposed repairs and maintenance works are required to ensure the structural integrity and weather-tightness of the property does not deteriorate any further. This application also proposes the replacement of four existing contemporary windows and an external door with more appropriate alternatives. In summary, the works include:

1. Removal and reinstatement of rotted timber frame elements and insertion of DPC to rebuilt plinth wall to sitting room external walls (South & West elevations). See AFP Engineers report for detail.

2. Removal of four existing contemporary storm casement windows in the Sitting Room, Bedroom and Kitchen and replacement with heritage-style flush casement windows with slimline double-glazing units.
3. Removal of existing contemporary door and frame (with 2 vertical full height glazed panels) and replacement with heritage style half-glazed door with slimline double-glazing units to match the new adjacent windows.
4. Removal of existing clay peg roof tiles to re-felt and batten and reinstatement with the same tiles, making up any shortfall to match existing in terms of material, size, shape, colour and texture.

4.2. Works requiring Listed Building Consent

Building Fabric: Repairs and Replacement

Timber Frame & Plinth Wall to Ground floor Sitting Room External Walls (South & West elevations):

New Green Oak timber, all in the same dimensions as existing, will be used to replace all rotted and insect-infested timbers where, in the opinion of our structural engineer (AFP Consulting) they consider these no longer provide sufficient structural integrity or a sound lap joint cannot be formed with the new timber insertion. As a principle, the studs will be retained in whole or part provided >50% original timber can be retained. The 5x original wattle & daub panels will be refitted in their original positions. Sheepswool insulation will be installed in any voids between the timber studs before closing-up. The plinth wall will be rebuilt under the new sole plate using new soft red heritage brickwork and a Hyload DPC. The new brick plinth will be pointed and left exposed on the internal face to avoid creating a moisture 'bridge' from the original brick floor which is laid on earth. The external face will be flush pointed and painted with a bituminous paint to prevent external moisture ingress.

External and Internal Wall Finishes will be rendered with new 3-layer Lime & Chalk render* applied to softwood laths fixed to new and existing timber stud work with a breathable membrane.

(*All new render materials to be supplied by Best of Lime Ltd of Haverhill)

Replacement Windows to the Sitting Room, Master Bedroom (x2) and Kitchen:

The existing painted softwood single glazed storm casement windows (c1980s) will be removed and replaced with Softwood heritage style flush casement windows fitted with 12mm slimline double-glazing units fixed with putty. New softwood Pentice boards will be installed at all the window heads to match existing. All new windows will have primed and painted finish. See Chilton Joinery drawings for proposed section and elevation.

Replacement of Sitting Room Door:

The existing contemporary door featuring two large vertical glass panes will be removed and replaced with a Heritage style half-glazed door and frame with 4x slimline double glazed panels at the top and a solid bottom panel with period style ironmongery. See Chilton Joinery drawings for proposed section and elevation.

4.3. Works approved during pre-application advice (Re. email from Claire Johnson 27-6-22)

Roof Repairs:

Removal of existing clay peg tiles to re-felt and batten and reinstate the same tiles, making up any shortfall to match existing in terms of material, size, shape, colour, texture. Removal of all existing uPVC rainwater goods and replacement with new cast iron rainwater goods in same location.

5. CONCLUSION

5.1. Summary Conclusion

The works proposed to Burnthouse Farm are to repair individual elements of the historic building fabric and are not wholesale replacement or redevelopment. Works, wherever possible will be kept to a minimum to retain as much historic fabric as possible and ensure they are sensitive to the existing character of the building. As far as possible all materials will be in keeping with the style and nature of the property, where redecoration is required it will be like for like and where replacement is required it will be matched to existing.

Overall the works will not impact or alter the internal or external layout or look of the property, the access arrangements of the property or the overall scale and appearance of the property. All repairs works have been consciously designed to ensure they are sympathetic and considerate of the historical significance of the property.