



**LISTED BUILDING
DESIGN & ACCESS STATEMENT**

for

Essential repairs to existing external timber frame.

at

**Woodlands Farm
Bildeston Road
Ringshall
IP14 2LY**



RICS

14 Cornard Road
Sudbury
Suffolk CO10 2XA

1. **INTRODUCTION**

- 1.1 This statement is to accompany an application Listed Building Consent for essential repairs to the external timber frame at Woodlands Farm, Bildeston Road, Ringshall and is to be read in conjunction with Whymark & Moulton drawing 23/045-01, 10A and 14, and Structural Engineers Adam Power Associates drawing no R/21/129-D2.
- 1.2 The aim of this statement is to demonstrate the design process involved and how the proposed development will be appropriate in planning terms.
- 1.3 The host property comprises a detached two storey dwellinghouse.
- 1.4 The property has had a number of past extensions and is currently undergoing major refurbishment having fallen into disrepair.
- 1.5 In course of those works significant defects were uncovered requiring repairs to the external timber frame.
- 1.6 Due to the nature and location of these works immediate action was required to proceed with the repairs in order to maintain structural stability and integrity of the building.

2. **EXISTING BUILDING AND PROPOSALS**

Special architectural or historic interest

- 2.1 The following is an extract from the statutory list description:-

RINGSHALL BILDESTON ROAD TM 05 SW

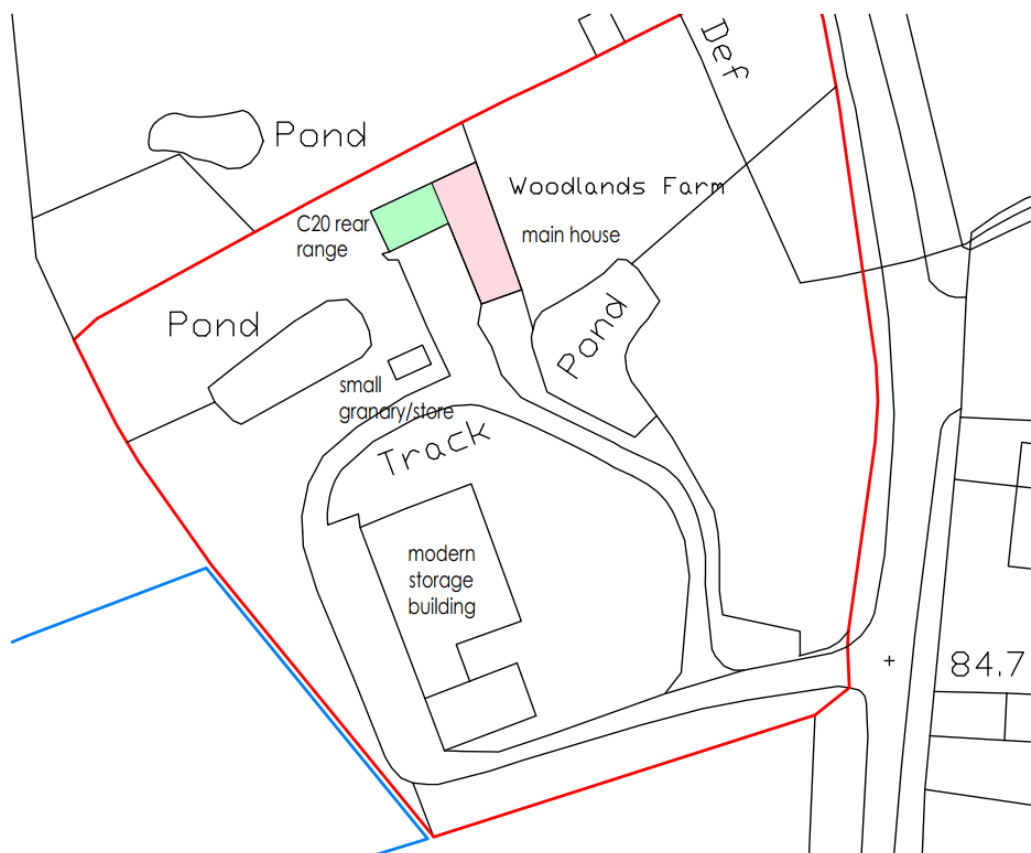
5/159 Woodlands Farmhouse - - II

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 plaintiled 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

Setting

- 2.2 The building is situated on the west side of Bildeston Road, west of Battsford Tye and 1 mile north of Wattisham Airfield.
- 2.3 The site consists of the main host dwelling, a small detailed building, possibly former granary/store, and large modern storage building which replaced the earlier farm yard buildings. There are two large ponds adjacent the house.
- 2.4 The main listed house is C15 with a C17 extension block with a much later C20 large two storey rear range, shaded green below. C20 construction noted in the listing as '*not of special interest*'.



Site Layout Plan (not to scale)

Fabric

- 2.5 The property is constructed of traditional timber frame and is process of restoration.

Features

- 2.6 The property retains some traditional and historic timbers to the main house. These are unaffected by this proposal.

Principles

- 2.7 The proposed works, as described below, are essential repairs and reconstruction required to repair the existing external timber frame.

Materials and detailing are traditional and sympathetic.

Justification

- 2.8 The works required are to repair defective and missing elements to maintain structural integrity of the timber frame.
- 2.9 Many parts, principally at ground floor level had been subject to earlier unsympathetic repair and replacement with softwood timber, which has over time suffered timber decay and failure.
- 2.10 It is believed much of the earlier repair works were carried out in the early mid C20.

3. **PROPOSAL**

- 3.1 The proposal is to repair and replace missing frame members in green oak timberwork using traditional methods and detailing.
- 3.2 Full details are shown on the drawings.

4. **PLANNING POLICY AND CONTEXT**

- 4.1 The National Planning Policy Framework, July 2021 contains the Governments planning policies for England and provides general guidance and advice centred on the principle of conserving and enhancing significance
- 4.2 Local Planning Policy is provided by the saved policies from the Babergh Local Plan Alteration No 2 (2006) and the Babergh Core Strategy (2014).
- 4.3 The works proposed are essential for the protection and maintenance of the building.

5. SUMMARY

- 5.1 The works proposed are essential for the protection and maintenance of the building.
- 5.2 Details of external timber frame and render repairs were covered by planning Condition 6 of Listed Building Consent ref DC/21/04315. This condition required details of repairs to external wall timber framing to be agreed.
- 5.3 Initial details were submitted with approved application DC/22/02690, although the timber repair element was omitted from the discharge which was only part approved.
- 5.4 However, in consultation for that application Heritage Officers comments dated 20th June which stated:
- Please note, **further information has been submitted to allow for details of timber framing repairs to also be discharged under this condition.***
- The proposed timber frame repairs are considered appropriate, as detailed in drawing 'External Timber Frame Repairs 21/205-10' and 'First Floor Repairs/Strengthening R/21/129 D2' received 13th June.*
- 5.5 Subsequently, as works progressed more extensive repairs were found necessary.
- 5.6 Following removal of the existing cement to all elevations large areas of external timber framing required repair or replacement. Past repairs have been carried out in softwood which had decayed.
- 5.7 Consequently, the overall frame and structural stability was compromised and required extensive work to repair and stabilize to protect the building.
- 5.8 As a result of these ongoing works, further essential repairs were identified, over and above those covered by the previous approved application.
- 5.9 A resubmission for approval of the timber frame repairs was made in Discharge of Condition Application DC/23/01279.
- 5.10 In consultation on the application, the Councils Heritage Officer determined, as the extent of repairs now required exceeded that envisaged by the original application, they could not be dealt with by Discharge of Condition, so a new Listed Building Consent Application would be required.