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Heritage Statement & Design & Access
18th May 2023

Re: Kings Arms, Old Street, Haughley Suffolk



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1. Listing details, historic background and assessment of significance.
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Official list entry

List description:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1284984

Date first listed: 09-Dec-1955

Date of most recent amendment: 15-Mar-1988

List Entry Name: THE KINGS ARMS PUBLIC HOUSE

Statutory Address 1: THE KINGS ARMS PUBLIC HOUSE, OLD STREET

County: Suffolk

District: Mid Suffolk (District Authority)

Parish: Haughley

National Grid Reference: TM 02678 62260

Details

HAUGHLEY OLD STREET (NORTH SIDE) TM 0262

8/99 The King's Arms Public - House 9/12/55 (formerly listed as the GV II Kings Arms)

Public house: mid C16 core to main 3-window range with C18 alterations. Crosswing of early C14 to left, extended rearwards in C15 or early C16. Two storeys. Timber-framed and plastered. Concrete plaintiled roof with C19 pierced crested ridge tiles. An axial C16 chimney of pink/buff bricks, the upper shaft rebuilt in C19 red brick. Late C19 mullioned and transomed small-pane casements at ground storey, and smaller earlier C19 casements above. C19 4-panelled door at lobby-entrance position. The 2-bay cross-wing has rare but characteristic early C14 carpentry: the walls have widely-spaced studwork with wide plank tension braces at some points, and square-sectioned straight or slightly curved primary arch braces in others. The open truss has a cambered tie-beam with chamfered square-sectioned archbraces. Evidence for a crownpost roof, removed by mid C20. Heavy 1st floor joists, lodged over a central binding beam. The wing was extended rearwards by about 3 bays in C15 or early C16 with close-studding and heavy unchamfered floor joists. The rear bay was largely rebuilt c.1700 with a hipped butt-purlin roof. The main range has a ceiling with roll-moulded joists of c.1550. Mid C16 work in the bar to right includes unmoulded framing and a wide lintelled open fireplace. A C17 newel staircase has a balustrade with serpentine splat balusters. In C18, the walls of the main range were raised and the roof was rebuilt. N.M.R.

Listing NGR: TM0267862260

Legacy The contents of this record have been generated from a legacy data system.

Legacy System number:280582

Additional notes: In late 2014 under a watching brief the timber frame in the west gable of the cross wing was repaired and re rendered in lime.

1. Historic Background:

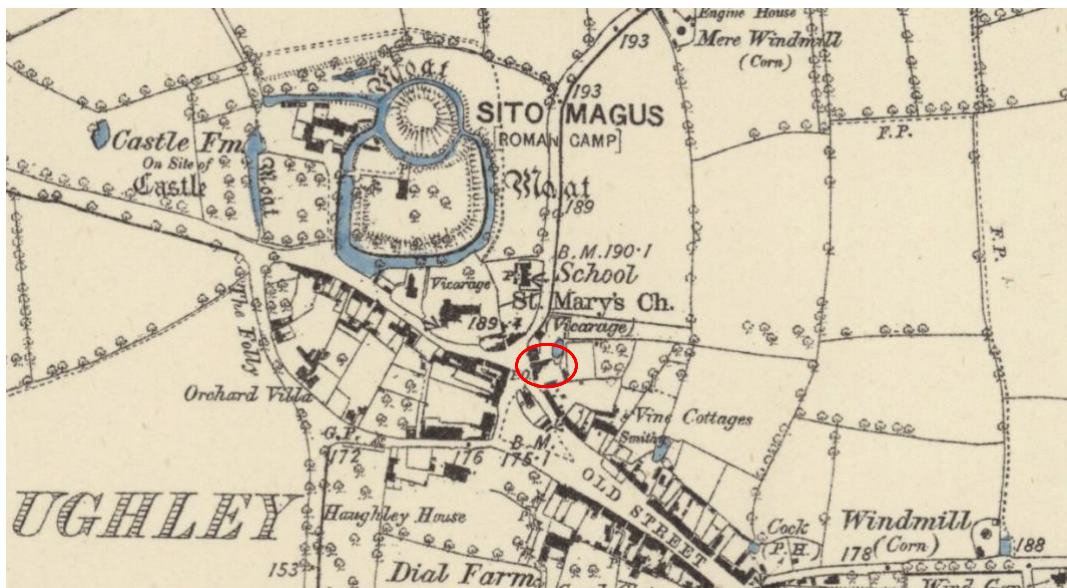
Notes: The application that accompanies this statement is for repairs to the south gable wall of the front range of the building only.

The local area has evidence of neolithic, pagan, Iron Age, Roman and Saxon settlements. What can still be seen today in some of Haughleys buildings is that of medieval market town and former site of a royal fortress.

During the Tudor period the town went into decline further compounded by a fire that started on 11 April 1709. The 1884 map below shows the location of a Roman camp and moated fortification northwest of the Kings Arms circled in red.

10/5/2017

View: Suffolk XLVI.SW (includes: Harleston; Haughley; Wetherden.) - Ordnance Survey Six-inch England and Wales, 1842-1952



Historic Assets: Clearly the listed building is an important structure within the historic settlement of Haughley.

The cross wing at the north end is noted to date from c1400 reflecting its connection to the Tudor development of the Town with a further addition to its eastern end in the late 1500 early 1600's.

Other notable timber construction details are also recorded in the national listing for the building and charts alteration to the property spanning the last five hundred years.

2. Impact assessment: The very necessary works and subject of the accompanying LBC application seek to address the degraded and failing lime render to the south gable wall. Without intervention the degraded condition of the protective lime render will lead to structurally decay and loss of the underlying timber framing.

The scope of works for repairs to the gable wall have been well considered, are in line with Historic England's guidance notes on the repair of historic plaster and timber framing and do not seek to alter the structure in any way and therefore have a substantially positive benefit and are solely in the public interest.

3. Design & Access

The proposed works as set out in the accompanying scope and specification documents follow well accepted conservation principals using traditional materials and methods for the urgent repairs needed to the degraded lime render of the south gable wall.

The measures and repairs proposed in this application do not seek to alter the size, design or detailing of the wall in any way and are therefore solely in the public interest.