

**Heritage Statement (design and access statement)**

**20 June 2023**

**4 Church Road, IP14 5SF Mendlesham**



*Picture 1: Roof on front elevation*



*Picture 2: Roof on back elevation*

**Building:**

Name: 4 Church Road

List entry number: 1032243

Heritage Category: Listed Building

Grade: II

Date first listed: 14-Jul-1988

Statutory Address: 4 Church Road

County: Suffolk

District: Mid Suffolk (District Authority)

Parish: Mendlesham

National Grid Reference: TM 1054965722

(Information obtained from [www.historicengland.gov.uk](http://www.historicengland.gov.uk) )

**Location plan:**



### **1. Special architectural or historic interests:**

House. C15; cross-wing extended forwards c.1800. Renovated c.1985. A hall range with projecting cross-wing to right. Timber framed and rendered, pantiled roof. 1½-storey hall range, 2-storey wing with small attic. Standard small-paned casement windows and 2 panelled doors, all of 1980's. One gabled dormer. Internal stack in hall range, at junction with wing. A further stack of later date in the wing. Interior. 2-bay former open hall has original coupled-rafter roof. Tie beam of open truss cut away, all framing concealed. Fine cross-beamed ceiling, inserted in early C16. The main axial beam is enriched with a series of cavetto and roll mouldings, the intersecting beams have double cavetto moulding; cavetto-moulded joists with an undercut roll mould on the soffits. The joists run at right angles in each adjacent division and have matchboarding between them. Stack inserted into presumed upper bay of hall; it has sections of unfired brick, an unusual feature. 3-bay cross-wing: some exposed studding, one open tie beam with a single thick brace to one wallpost; a second tie beam has been removed. On the ground floor, some very heavy irregular joists and evidence for an arched doorway at one bay division. Roof over wing largely renewed 1980's; some older timbers at rear. (Information obtained from [www.historicengland.gov.uk](http://www.historicengland.gov.uk) )

### **2. Setting:**

The house is situated on the west side of Church Road opposite the northern part of the churchyard of St Mary's Church within a conservation area.

### **3. Fabric:**

Please see above heading 1. – nothing further to add.

### **4. Features:**

Please see above heading 1. – nothing further to add.

### **5. Principles:**

The building is generally well maintained and repaired, however in September 2022 we had some remediation work done on our roof by a professional roofing company which enabled a detailed inspection of the front part of the roof to take place. As a result, it is clear that the clay pan tiles are showing significant wear and tear (due to age & weather) and in places there are notable gaps between individual tiles. Furthermore, the roofing felt and batons are rotten in many places. Thus, requiring a complete replacement of the tiles, batons and roofing felt in order to properly protect the building going forward (see separate document for roofing findings).

A listed building consent planning application was therefore submitted (DC/22/05953) which was later withdrawn due to the requirement and timeline of obtaining a Preliminary Roost Assessment. We have now completed the Preliminary Roost Assessment which confirmed that no bats are nesting in the roof (see separate report).

The old roof tiles are to be re-used in the garden as garden path edging when the lawn is being removed and replaced with wildlife friendly garden scheme during 2023/2024.

### **6. Justification**

We believe the current roof to be over 80 years old and thus exceeded its lifespan. Furthermore, recently we had to carry out temporary repairs to the roof to prevent water ingress, demonstrating that the integrity of the roof is compromised.

## **7. Mitigation**

No changes or amendments are to be made to the historic fabric of the building.

The current clay pan tiles will be replaced with either 'Sandtoft old English' or 'Sandtoft Victorian' clay pan tiles. Choice will be made on availability at time of work carried out.

Softwood battens, felt, cement valley/foundations and wood verge bords, will be replaced with like for like.