

## Design and Access Statement

Remedial works to:

Outbuilding

Curtis Farm

Cox Hill

Wicker Street Green

Ipswich IP7 6EY

Mr Sam Del Mar  
Curtis Farm  
Cox Hill  
Wicker Street Green  
Ipswich IP7 6EY

### Proposal

Repairs are required to address oil contamination damage caused by an oil leak to the external wall and floor of a brick outbuilding within the curtilage of Curtis Farm, a Grade II listed building at Cox Hill, Wicker Street Green, Ipswich, Suffolk, IP7 6EY, as well as the removal of the contaminated brick plinth arrangement seating the existing oil tank (source of the oil leak).

The works concentrate on the northeast elevation of the barn wall and involve excavation of the contaminated subsoil, the removal and replacement of a section of oil contaminated brickwork, wall foundation, internal render, joinery and a section of the internal floor slab. The works will require temporary needle propping of the external wall. All rebuilding works will be as per the existing style, layout, dimensions, colour, and material as of those that currently exist.

### 1 Features on the existing site

#### Curtis Farmhouse

A timber-framed and plastered building on an L-shaped plan with wings extending to the south-east and south-west. Roof tiled, with C17 ridge chimney stack with saw-tooth shafts. The south-east wing has exposed timber-framing and is probably of C15-C16 hall house origin with floor and replaces inserted in the C17. The south-west wing is of C17 origin with modern refacing. Two storeys. Modern

casement windows with leaded lights. There is an original window with diamond mullions. The interior has exposed timber-framing and there is an old winder staircase possibly with original solid risers under modern casing. At the north-east side there is a modern addition.

No works are planned in this application to Curtis Farm building itself. However, the proposed remedial works are planned to take place on an outbuilding within the boundary and curtilage of Curtis Farmhouse.

The outbuilding to which the works are planned is assumed to date from late C19 to early C20. The building consists of solid clay brick walls in a lime-based mortar generally laid in Flemish Bond external, duo pitched roof covered in modern sheet material. Various modifications appear to have been made in the past including horizontal timber wall cladding to the external south wall and render to the brickwork on the southeast elevation.

Listing NGR: TL9809842241

## 2 Details of how access issues will be addressed

No change.

## 3 Details of the layout of proposed development

No change.

## 4 Details of the scale/appearance of the proposed development

No change is proposed to either the internal or external appearance of the building.

## 5 Details of the landscaping in the proposed development

N/A

## 6 Details of how Heritage Assets issues have been addressed

The historic fabric such as the brickwork will be retained as far as possible. Only contaminated areas of brickwork to the walls, standalone brick piers, internal render and concrete floor will be replaced and supplemented with new (or reclaimed) to match the existing style and profile. Modifications to the existing building have been made to both the internal and external plaster and paintwork in



more recent times. It is intended that these will be replaced on a like for like basis considering the compatibility of existing materials.

### 7 Impact

Externally and internally, there are no alterations proposed, only reinstatement of the fabric on a like for like basis as per style, profile, materials, and colour. The works above only amount to limited repairs following oil contamination.

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