

The Beeches

The Street
Occold
Suffolk IP23 7PW

Architectural Management

Architecture and Heritage Consultants

DESIGN AND HERITAGE STATEMENT FOR REPAIRS AND REPLACEMENT WINDOWS



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1.0 Introduction and Purpose

This Design and Heritage Statement is produced to accompany a Listed Building Consent Application for external repairs and works to the windows at The Beeches.

The site address is The Beeches, The Street, Occold, Eye, Suffolk IP23 7PW.

The subject of this Heritage Statement is to consider the significance of the site and the impact of the proposal upon the setting of the listed building.

This report is produced by Ian Alderton of Architectural Management Ltd upon commission by Mr & Mrs Hubner and is to be read in conjunction with the architectural proposals by Architectural Management Ltd.

The general format of this report will be;

- To briefly describe the overall application site
- To outline the character and setting of the surroundings
- To describe the impact of the proposal upon the character and setting of the environs
- Conclusion

During the assessment of the setting, no detailed archaeological research into the development of the site has been undertaken. The specific aim of this report is to assess the effect of the scheme upon the fabric and the setting of the heritage assets.

The format, techniques and content of this Assessment draw upon the guidance from the English Heritage Publication; Conservation Principles: Policies and Guidance (dated 23rd April 2008), supported by Historic England and The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) published December 2017.

The Guidance provides a comprehensive framework for the sustainable management of the historic environment, within which 'Conservation' is defined as the process of managing change to a significant place and its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.

2.0 Preamble

The NPPF Paragraph 194 states that... *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*

The proposals for this scheme include changes to the fabric of a listed building.

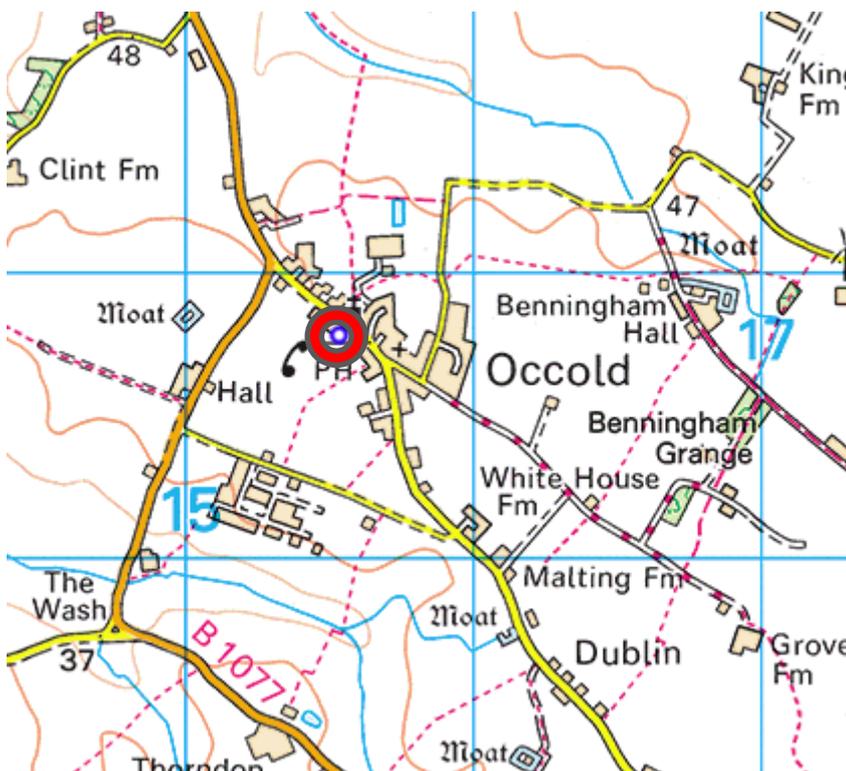
With regard to Paragraph 194 of the NPPF, the level of detail supplied within this Assessment is considered to be proportionate to the potential impact of development.

3.0 Location



The national location of Occold in Suffolk is shown left.

The site is located about two miles to the south of Eye in Suffolk. The site (red circle) is shown below.



4.0 General Description of the Application Site and its Setting

The overall application site



The Beeches

The house is located on the west side of The Street, the main road through the village and roughly in the village centre.

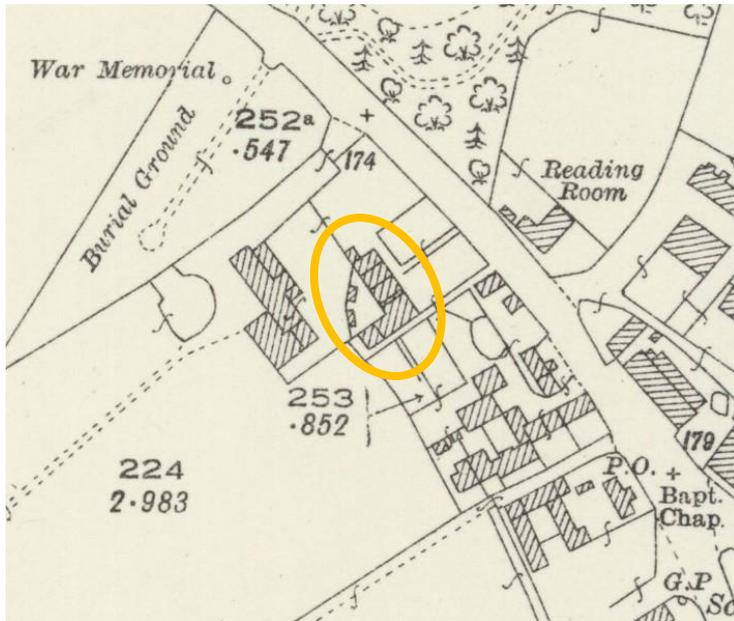
The house is listed grade II and was originally the Poor House, subsequently to become three or four cottages. There was also once a substantial barn in what is not the rear garden.

The gardens surround the house. There is a gravel carriage drive to the front of the house. The house is set well back from, and parallel to, the road.

There is a modern garage building to the south east of the house.

With the exception of the War Memorial to its north, there are no other listed buildings in the near vicinity.

Site Development



The image left shows an extract of the 1925 25 inch OS map, showing the site environs. The house is ringed.

5.0 Brief Description of the Building

The Beeches



The house is grade II listed and is of two storeys with attics. It is timber framed and plastered with a gabled plain tile roof to the front and a pantile roof to the rear. It is a long range building, rectangular in plan. It is believed to have a C15th core. It has been much altered over time and was a series of attached cottages as late as the early to mid C20th. It was extensively renovated in the late C20th.



The image right shows the rear elevation.



The images left show the two end elevations.

The image right shows the gable chimney condition.



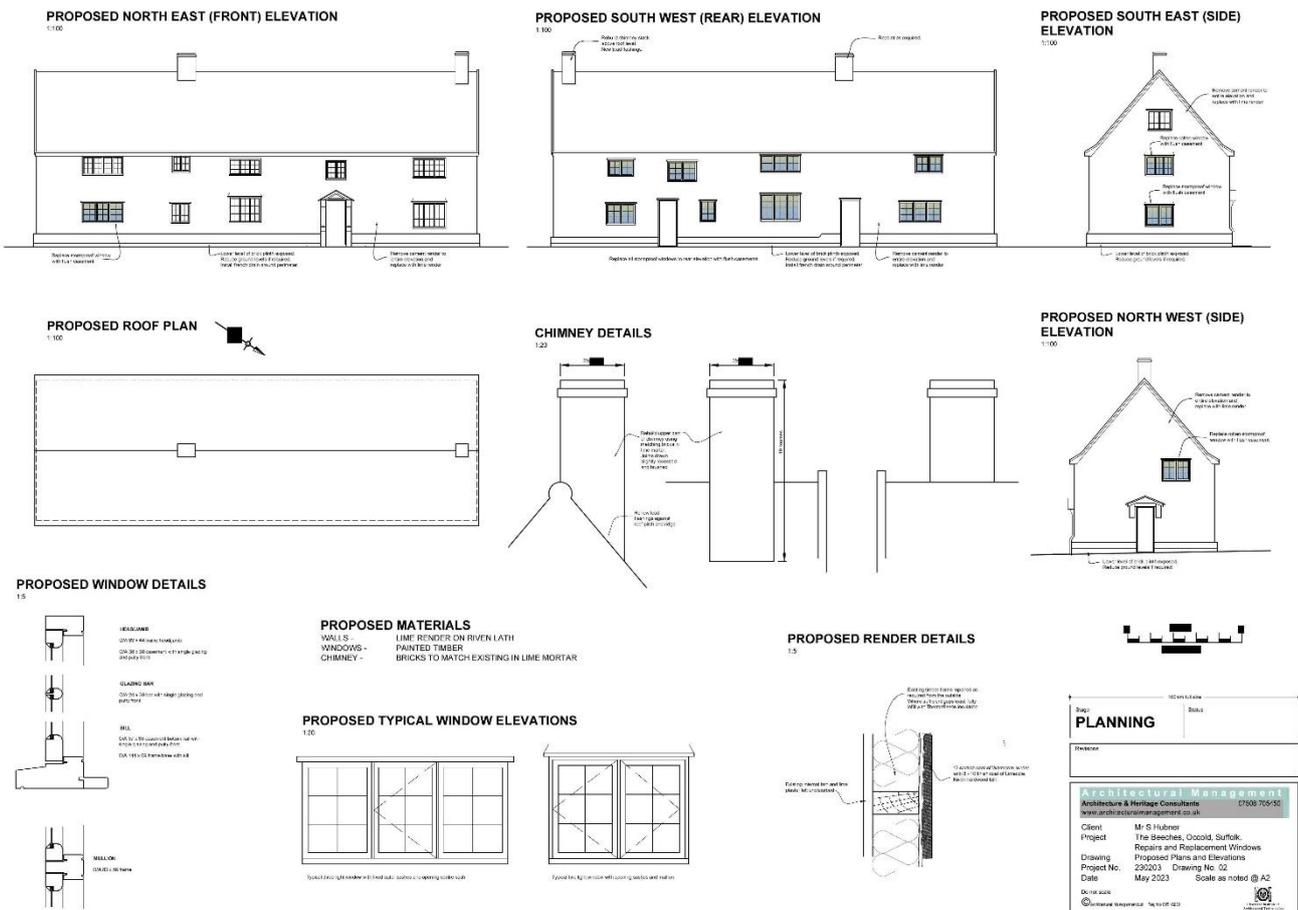
The image left shows typical cracking to the cementitious render.

6.0 Description of the Proposals

The scheme comprises the:

- replacement of a number of timber windows, some of which are rotten and some which are of a modern stormproof style
- replacement of the modern cementitious render on all of the external elevations
- the rebuilding of the end gable chimney stack above the roof line

Details of the proposals can be read from the Architectural Management Ltd. drawings.



Design

The drawings identify the windows to be replaced. The entire range of windows to the rear elevation are of a modern stormproof pattern and many have vent sashes, all of which is inappropriate to a listed building. These are to be replaced as they deteriorate. There is also one ground floor window to the front, one ground floor south east gable window and one first floor north west gable window which are similar. The gable windows have extensive rot. One further window, a first floor window to the south east gable, which is a mid C20th three light window which requires replacement due to extensive rot and earlier repair.

Each of the windows will be replaced with a putty fronted single glazed flush casement to match the style of the earlier windows on the front of the property.

The gable chimney is in a decayed condition with spalled bricks and perished pointing. There are approximately 15 courses which require rebuilding. The chimney brickwork appears to be late C19th or early C20th in origin. The flaunchings and mortar will be lime and the lead flashings will also be replaced.

The whole house is rendered in a hard cementitious render, which was presumably carried out in the late 1960's when the house was refurbished. This is cracked in several areas and is non breathable, which is not at all appropriate for a timber framed building. This is proposed for replacement with lime render on a split timber lath. The opportunity will also be taken to insulate the timber frame walls using sheeps wool, if the frame gaps allow. It is inevitable that the frame will require repair in some areas and this will be carried out using green oak in sections to match the existing timber, if required.

Any features, such as the flared plinth and aprons over some windows, will be replicated.

Outline Schedule of Works

Chimney

- Carefully take down brickwork to roof pitch level and remove lead flashings.
- Rebuild chimney to exact same dimensions using matching red imperial bricks set in lime mortar.
- Remake mortar flaunchings to chimney head.
- Fit new code 4 lead flashings to pitch and ridge.
- Reinstate any dislodged tiles.

Windows

- Carefully remove decayed window.
- Fit new window as detailed.
- Repair surrounding render and reinstate pentice board/lead capping.
- Decorate windows.

Render

- Carefully remove all render from timber frame and brick plinth.
- Remove rainwater goods to be refixed later.
- Remove side door canopy and front door case/canopy to be refixed later.
- Reduce external ground levels to 150 below internal floor level, if required.
- Install a French drain around the perimeter to assist in drying out the plinth brickwork.
- Repair/rebuild rainwater gullies.
- Repoint plinth brickwork to lower courses if required where to be exposed, using lime mortar drawn slightly recessed and brushed. Assuming that the face of the bricks is suitable to be left exposed after the removal of the cement render.
- Carry out any repairs required to timber frame using matching sections of oak. Remake any peg joints and scarf any stud/wallplate repairs.
- Insulate between studs using sheeps wool insulation.
- Fix riven lath and render with Warmcote/Limecote finish. Render to stop at 150 above ground level.
- Decorate all external walls using limewash or a breathable mineral paint such as Keim.

Note: if any areas are found with earlier lime plaster or if any timber laths remain, this is to be reviewed on site.

7.0 Impact Assessment

Criteria for Assessment

The following section assesses the significance of the setting of the heritage asset, in accordance with Section 16 of the NPPF and Historic England: Conservation Principles: Policies and Guidance and The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second Edition) (referred to henceforth as GPA3).

The assessment of how the proposed development will potentially impact upon the setting of the identified heritage assets has been undertaken using the guidance detailed GPA3. This recommends that an assessment should take into account the following factors when assessing the impact of a development:

- Location and Siting;
- Form and Appearance;
- Additional Effects; and
- Permanence.

The level of change will be assessed upon the following criteria:

Level of Change	Description
Major Beneficial	The proposed changes will substantially alter key elements of the heritage asset in a positive way, better revealing and/or enhancing important characteristics. There would be a substantial improvement to the understanding of important elements of the asset's significance.
Moderate Beneficial	The proposed changes will have a considerable positive effect on key elements of the heritage asset, such that they improve the overall character or significance of the heritage asset. There may be an improvement in key uses and beneficial change (e.g. the creation of coherency) to the characteristics of the asset.
Minor Beneficial	The proposed changes may cause a minor improvement to the character of a heritage asset.
Negligible	The proposed changes will have a very minor effect upon on the heritage asset or very minor impact on the overall character of the surrounding context.
Neutral	The proposed changes will have no impact on the overall character of the surrounding context.
Minor Adverse	The proposed changes will have minor impact on key elements of the heritage asset, such that the overall character of a heritage asset is negatively affected. Change of this magnitude may be acceptable if suitable mitigation is carried out.
Moderate Adverse	The proposed changes will have a considerable negative effect on the overall character and significance of the heritage asset. It will likely disturb key features and be harmful to overall heritage significance. Change of this magnitude should be avoided where possible, but can be minimised or neutralised through positive mitigation.
Major Adverse	The proposed changes will cause a substantial disruption to, or, in some cases, the complete destruction of important features of the heritage asset, such that its significance is substantially harmed. Change of this magnitude should be avoided.

In order to more fully understand the effect of the impact of proposals the following assessment provides a comparable analysis of the heritage value against the level of change. This assessment is based on the criteria set out by International Council on Monuments and Sites* and is a clear way of understanding not just the impact of change but how levels of impact vary according to the value of the heritage asset.

Overall level of impact				
Level of Change	Sensitivity/Significance			
	Neutral	Low	Medium	High
Major Beneficial	Slight	Slight/Moderate	Moderate/Large	Large/Very large
Moderate Beneficial	Neutral/Slight	Slight	Moderate	Moderate/Large
Minor Beneficial	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible	Neutral	Neutral/Slight	Neutral/Slight	Slight
Neutral	Neutral	Neutral	Neutral	Neutral
Negligible	Neutral	Neutral/Slight	Neutral/Slight	Slight
Minor Adverse	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Moderate Adverse	Neutral/Slight	Slight	Moderate	Moderate/Large
Major Adverse	Slight	Slight/Moderate	Moderate/Large	Large/Very large

The following levels of harm may potentially be identified:

- **Substantial harm or total loss.** Harm that would ‘have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced’
- **Less than substantial harm.** Harm of a lesser level that that defined above
- **No harm (preservation).** A High Court Judgement of 2014 held that with regard to preserving the setting of Listed building or preserving the character and appearance of a Conservation Area, ‘preserving’ means ‘doing no harm’.

Preservation does not mean no change; it specifically means no harm. Historic England guidance states that*Change to heritage assets is inevitable but it is only harmful when significance is damaged.* Thus change is accepted in Historic England’s guidance as part of the evolution of the landscape and environment. What matters is whether such change is natural, harmful or beneficial to the significance of an asset.

With regards to changes in setting, GPA 3 states that*protection of the setting of heritage assets need not prevent change,* with the above statement regarding the type of impact on the significance being key.

The following assessment is limited to considering the effects occasioned upon the fabric of the heritage asset by the scheme.

* ICOMOS (January 2011) Guidance on Heritage Impact Assessments for Cultural World Heritage Properties.

Significance of the Heritage Assets

Setting is defined in the National Planning Policy Framework (NPPF) as *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral.*

It is important to understand how the setting contributes to the significance of the heritage asset.

The setting of The Beeches

The setting will not be affected by the proposals.

The fabric of The Beeches

The importance of the fabric of the house is directly related to its relative age and degree of survival. It is an assembly of several different ages and has undergone extensive changes over time, not least of which is the refurbishment in the late 1960's. At that time the treatment of historic buildings and their sensitive fabric was less informed and consequently such buildings have suffered since.

Much of the timber frame is covered internally, although parts are exposed, especially to the upper levels of the building.

Overall the older fabric of the house is considered to have a **medium/high** contribution to the significance of the historic asset.

Impact upon the Heritage Assets

The setting of The Beeches

The setting will not be affected by the proposals.

The fabric of The Beeches

The proposals are entirely related to providing a visual and physical improvement to the building.

The replacement of inappropriate windows will offer an aesthetic improvement and be more appropriate to the building as a whole. The replacement of decayed windows will have the obvious benefit of enhancing the preservation of the building fabric. The modern windows have no historic importance.

The replacement of the render will have little visual effect, although the subtle difference in texture and the removal of the render to the base of the brick plinth will have some effect. The physical benefit to the building of the resumption of a breathable jacket around the building will be considerable. The existing cement render has no historic importance.

The works to replace any decayed timbers are expected to constitute like for like repairs and not require particular consent, as would sundry repointing and repair of the centre chimney.

The rebuilding of the upper part of the gable chimney will not result in any visible change.

The proposals do not include intervention into important historic fabric, except for inevitable isolated repairs to the historic frame.

8.0 Conclusion

The proposed scheme for replacement of the external render, rebuilding of the upper part of a chimney and replacement of a number of modern windows constitutes a beneficial change and an improvement in the aesthetic and physical qualities of the building.

This report has analysed the factors which will be occasioned by the proposal. It has determined that the proposal offers an entirely beneficial impact upon the building. This constitutes no harm and consequently the NPPF paragraph 202 test is not invoked.

Appendices

Extract of Listing for The Beeches

Name: THE BEECHES, THE STREET

List entry Number: 1032376

County	District	District Type	Parish
Suffolk	Mid Suffolk	District Authority	Occold

Date first listed: 23 June 1988

Grade: II

House; was parish poorhouse in C19 and subsequently 3 or 4 cottages. Renovated from dereliction 1968-70. C15 core with C16 additions. Timber framed and plastered. Roof plaintiled to front and pantiled to rear. 2 storeys and attic. 5 windows, late C19 and C20 small-paned casements. Mid C20 half-glazed door and doorcase with gabled hood. Internal stack, entirely rebuilt mid C20. Gable stack to right. Core comprises a former open hall. The open truss has a flat arched-braced tie beam carrying an exceptionally large (over 2m high) octagonal crown-post with moulded base and cap and 4-way bracing. Many of the C15 rafters survive, together with remains of studded front and end walls, all sooted. The front wallplate has mortices for a diamond-mullioned hall window and at the service end a splayed scarf joint (mostly concealed). Inserted floor has axial bridging beam and chamfered joists. Beyond this is a floor of poorer quality with plain square joists, partly cut for a mid C20 stair. The cell to the left of the stack is a late C16 parlour addition: exposed studding; ground floor ceiling beams with traces of original red ochre decoration; wind-braced roof of clasped purlin form.

Listing NGR: TM1561770758