

DESIGN & ACCESS STATEMENT  
APPLICATION REF: DC/22/04058

Special Architectural or Historic Interest.

It is typical of a C16 Suffolk former farmhouse (see copy attached of Grade II listing).

Setting.

The house stands in the centre of its own plot some 150m E. of Worlds End Lane. The house is surrounded by farmland.

Fabric.

As detailed in the Grade II listing the house is timber framed and plastered.

Features.

As detailed in the Grade II listing the house has a 3-cell cross-entry plan on 2 stories. Timber framed and plastered. A plain tiled roof with gable chimney. Unmoulded framing exposed internally. Large unchamfered floor joists and tension braced close studding. Unusual for rural Mid-Suffolk a hall fireplace at rear. Rear wing added C17/C18.

Principles.

The principle adopted is to replace the failing plain roof tiles with similar new hand-made plain clay tiles. With the aim that the roof should appear as it does now. Any timber repairs to trusses, purlins, rafters and battens which may be necessary will be sympathetically done, and if required in oak by splicing in green oak.

Justification.

The current plain roof tiles are failing due to age and the corrosion of the retaining nails. Many tiles are now cracked or missing.

Mitigation.

The tiles are failing due to age and nail corrosion. The moss on the West facing profile has exacerbated this process. Loss of tiles is allowing water ingress which ultimately would lead to greater damage of the internal structure of the house.

Careful removal of the old tiles in order to prevent damage to the timbers, plus any sympathetic repairs in green oak should help preserve the farmhouse for the future.