

Job: Hill Farmhouse, Drinkstone, Bury St Edmunds
Job No: 7536
Client: Mr and Mrs Slattery
Date: 18/07/2023

Design & Access and Historic Statement

Design and Access/Historic Statement

Proposed Soleplate Replacement

Hill Farmhouse

Drinkstone

Bury St Edmunds

Suffolk

IP30 9SY

EXISTING

Background

Hill Farmhouse and its associated farm buildings are situated in open countryside at the end of a no-through lane approximately 500 metres from the parish boundary.

The farmhouse is rectangular in plan with a southern rear wing. It is listed grade II (list entry number 1180364) and a copy is enclosed.

Hill Farmhouse was built on a plan form characterised by a passage running across one of the structural cells, known as cross-entry. The main construction of the dwelling is timber frame construction set on a brick plinth of the late 18th century. It is a typical farmhouse for the Suffolk and Norfolk landscape.

The farmhouse is surrounded by farm buildings on the western entry point.

Soleplate

The farmhouse underwent works in 2012/13 and planning permissions were applied for and granted for the farmhouse and outbuildings.

Since then a condition report has been completed by James Aldridge, Chartered Surveyors, in 2020 for the present purchasers. This indicated that the soleplate on the south west elevation required attention. This noted it was decaying and had been painted to keep it preserved but had lost some of its structural integrity.

Further investigations and pre-app reference DC/22/04869 with Mid Suffolk Council when it was established that proposed repairs to the soleplate are appropriate in principle as there seems to be considerable rot and deterioration on an initial look.

We attach a photograph of the main front elevation from the south west view (1) which clearly indicates the soleplate (probably oak) is set on a double cant brick plinth – see sketch attached of profile. The plate is visible inside in some spaces and is painted black externally which appears to be bitumous paint. The plate has clear signs of rot and existing wood pegs have/are falling out (18,19) and rotting away. Attach photographs of full length of the exposed plate (2-11). The plate is in some locations filled with cement mortar (12-14). As indicated from inspections with a screwdriver the plate is severely rotten in many parts as shown in the photographs taken on site (15-17).

The plate also has unsympathetic repair work completed with scarf ended (18) joints rather than mortice jointed.

PROPOSALS

Proposals are to remove the soleplate along its whole length on the south-west elevation. This to be replaced with a section of oak to the same dimensions as the existing in oak.

To replace the sole plate the following procedure would be proposed subject to the Historic Officers support.

The soleplate would be replaced in oak in 4/5 metre sections. Render would be removed to allow the timber frame to be held in position with needles, probably at level just above the ground floor windows. Once stable, a row or two rows of bricks would be removed below the plate. These would be removed, cleaned down and stacked for re-use. This would allow the soleplate to be carefully removed, retaining studs and where condition allows their mortice connection into the sole plate. The new oak soleplate would be set into the wall with stud positions marked to allow the studs to be morticed into the new oak soleplate. Once these are formed the soleplate would be set into place and re-doweled with oak dowels where these originally existed. Once set into place, the top of the wall would be reformed with existing bricks or if not fully re-usable, bricks to match the existing. Between the soleplate and the brickwork is proposed a natural slate dpc bedded course to give some protection and longevity to the sole plate. All set in a lime mortar to match the existing.

The soleplate as indicated would be completed in 4/5 metre lengths with a 225mm lapping for a mortice joint at junctions of the construction with 2 no 1/2" dowels set into the jointing positions of the wall plate. Once the wall plate is located and completed the wall would be re-rendered and re-decorated with material and form to match the existing. Laths and plaster as the existing construction to be re-used or matched in material to the existing. Soleplate to remain undecorated unless otherwise agreed with the Historic Officer.

This proposal returns the property to a stable condition and retains the historic integrity of the building.

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List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: HILL FARMHOUSE

List Entry Number: 1180364

Location

HILL FARMHOUSE, HILL FARM LANE

The building may lie within the boundary of more than one authority.

County: Suffolk

District: Mid Suffolk

District Type: District Authority

Parish: Drinkstone

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 18-Apr-1988

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

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

Legacy System: LBS

UID: 280768

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

DRINKSTONE HILL FARM LANE TL 96 SE 1/15 Hill Farmhouse - GV II Farmhouse, C18 or earlier. 2 storeys and attics. 3-cell plan with cross- entry. Timber-framed and plastered on a plinth of late C18 red brick. Hipped slated roof, probably once plaintiled. 3 mid C19 gabled dormers: carved bargeboards, drop finials, small-pane casements. Two C18 axial chimneys of red brick. Mainly mid C20 steel casements; two late C19 sashes. An early C19 entrance doorway with 6-panelled door (4 panels are glazed), shouldered architrave and pediment. Interior not examined.

Listing NGR: TL9689260920

Selected Sources

Legacy Record - This information may be included in the List Entry Details

Map

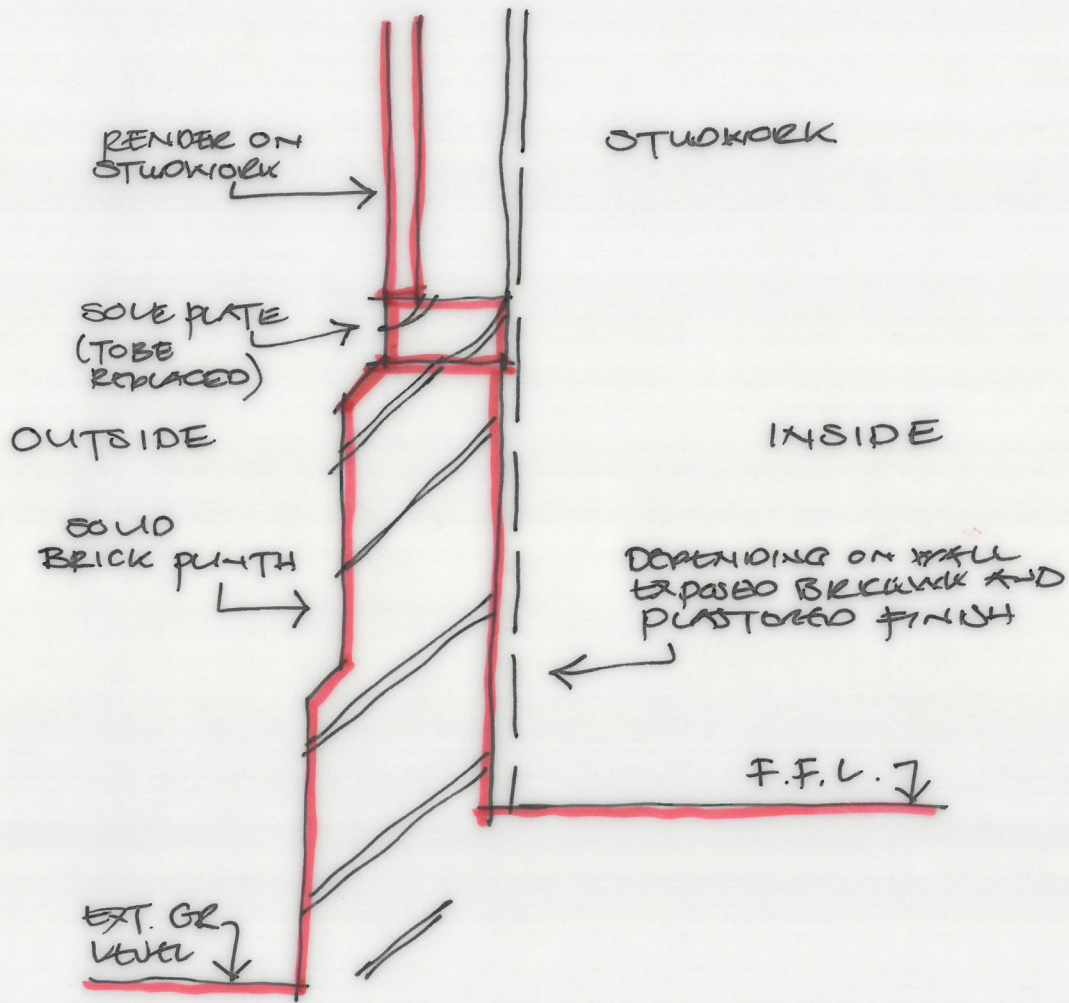
National Grid Reference: TL 96892 60920

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1180364.pdf](#) - Please be aware that it may take a few minutes for the download to complete.



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SOLE PLATE PROFILE
1:10 (ATAA)



