

## **Design and Access Statement**

Green Farmhouse, Harleston, IP14 3HW

August 2023

In considering works to improve the efficiency of Green Farmhouse, we have undertaken research including reference to best practice advice provided by:

- Babergh & Mid Suffolk District Council (including a pre-application site meeting with heritage officer Thomas Pinner)
- Historic England
- The Listed Property Owners Club
- Lime-Mortars.co.uk
- Heritage-Surveys
- Rickards Period Plastering
- TD Joinery

### **1.Use**

Green Farmhouse is a private home.

Grade 2 listed, the original house was built towards the end of the 1600's, with extensions to the North of the main house added in the latter half of the 20C, and a double height extension added to the East of the house in 2008.

### **2.Access**

Green Farmhouse is accessed via a private in- out- circular driveway opening onto Forest Road.

There are no issues with access for the proposed building works.

There is space within the private driveway for all required tradespeople to both park and work.

### **3.Layout / Scale**

The proposed works will not change the size or shape of the existing building in any way.

#### **4.Appearance:**

##### 4.1: Replacing the render

#### **Summary**

The original house is of timber frame construction, but the original lime render has been replaced prior to our moving into the house, and is currently cement on a metal lathe.

We have photographs of the house prior to the use of cement which show that the house was historically finished with a smooth lime render, and this is the finish we will be reconstituting, returning the house to its' original construction.

The benefits will be three fold:

- The new render will improve the thermal efficiency of the building
- The new render it will enable the building to breathe, something prevented by the cement render and potentially detrimental to the oak frame beneath.
- Works will enable us to ensure the frame beneath is sound, thereby securing it for future generations.

#### **Proposal in brief – for more detail, please see the listed building approval application heritage statement:**

We are proposing works to carefully strip the cement render from the exterior, counter batten to exposed studs, retain existing infill but incorporate 75mm sheeps-wool insulation into any voids between exposed studs, fit Savolit wood wool board, and apply two coats of a thermalite and fine lime render to the forward face of the boards to approximately 20mm thickness.

As experts in working on this type of structure, we have engaged recommended craftsmen Rickards Period Plastering Ltd. on this project. More information on the company can be found here: <https://www.period-plastering.co.uk/>

Rickards Period Plastering Ltd. will ensure that works are undertaken to a high standard and in accordance with best practice. They have significant experience of working on similar period properties in the region, and of liaising with MSBDC's Heritage Officers during works when the frame has been exposed, and in ensuring that historic building requirements are appropriately met at all times.

Example of a similar projects can be found on their website here: <https://www.period-plastering.co.uk/recent-work/>

## 4:2. Replacing windows

### Summary

The original house has 13 windows. These are a mix of frames from the 20C, and they have been significantly patched and repaired both prior to our arrival, and for the 20+ years in which we have lived here. Over half require replacement in the next 1 – 5 years.

Our proposal, following pre-application advice, is to replace 11 windows during the course of these works.

This will enable us to future proof the house in three ways:

- Our proposed windows will be double glazed, and the air gap will be argon filled to maximise the U value, significantly improving thermal efficiency, reducing drafts.
- New double glazed windows will also improve the air quality inside the building by eliminating mildew, mould and condensation, and enabling us to introduce windows that open and close year round.
- As the frame will be fully exposed, replacement windows can be inserted into it much more straightforwardly, making it possible to undertake a higher quality job, and meaning we have a coherent set of suitable windows in place.
- Furthermore, replacing these windows at the same time as we replace the render will help us to avoid piecemeal future repairs and so maintain the integrity of the new lime render, and of the windows for a generation.

### Proposal in brief – for more detail, please see the heritage statement:

Great care will be taken to ensure replacement windows are appropriate to the buildings character and appearance.

We have employed local firm TD Joinery who are specialists in work such as this.

Their website can be found here <http://tdjoinery.com/>, and examples of their work can be found here: <http://tdjoinery.com/projects.html>

Our proposed replacement windows will be designed to closely match the existing windows where these are of good quality, or to improve on existing inferior windows that have been installed over the second half of the 1900's so that, once completed, the house will have a coherent set of windows.

Indicative designs and cross sections for these windows can be found in the attached PDFs – bespoke drawings for each window will be undertaken before any works go ahead, assuming approval is given.



Green Farmhouse, TD1904.C-12 2.pdf  
Harleston.pdf



Elevation no  
setting out.pdf

Using slimline double glazing will significantly increase their thermal efficiency. The air gap will contain argon to further improve the U-Value of the windows, reducing heat loss scores from circa 5.8 to 1.8.

As we have 13 windows, replacing 11 of them will significantly improve the overall thermal efficiency of the house without material change to the look of the building.