

25-08-23

HERITAGE STATEMENT (INCLUDING ASSESSMENT OF SIGNIFICANCE and DESIGN AND ACCESS

Barfords, Donkey Lane, Lawshall, IP29 4QU

1. Introduction

- 1.1. This report has been prepared for
Barfords, Donkey Lane, Lawshall, IP29 4QU.
Ordnance Survey national grid reference TL 8699 5535;
///tearfully.crawled.unimpeded
- 1.2. The property is designated as a Grade II listed building.
- 1.3. The property straddles the parish and district boundary of Stanningfield (West Suffolk) and Lawshall, (Babergh). Due to its location, the property has two listing entries, each having been registered by both local authorities at different times. These are:
 - West Suffolk: ref 1278803 Date first listed:27-Jan-1984
 - Babergh listing ref 1181447 Date first listed: 09-Feb-1978
- 1.4 For administrative purposes the property is administered as part of Lawshall, Babergh.
- 1.5 This report has been prepared by John Stebbing Architects Ltd, author Sarah-Jane Stebbing BSc Hons BArch RIBA AAdipCon, RIBA registered Conservation Architect.



2. Scope of Works

This report has been prepared as part of a conditions application for listed building consent DC/23/02761.

The development of the building, its history and phasing has been set out in the Heritage Statement previously submitted under application DC/23/02761.

The scope of this report specifically relates to the condition of the internal wall between the West Annexe, a small single cell adjunct that abuts the end of the main dwelling house.

Image 1 and Image 2 in Appendix 1 show the main dwelling house with the west annexe in context.

The internal wall is comprised of two independent wall structures that abut each other – that of the West Annexe and that of the main dwelling range.

The survey has been carried out following consent DC/23/02761 which established the principle of the opening, subject to the proposals and condition survey. The existing plaster has been removed together with the expanded metal lath to expose the underlying timber frame and substrate in order to record the fabric of each of the independent structures that abut each other that make up the internal wall.

The fabric survey was carried out Friday 25 August 2023 in fair weather conditions. The commentary below should be read in conjunction with the drawings and photographs.

3. Results of Survey

Elevation A (west annexe). A summary photograph of the wall following the opening up is included in Image 11.

Removal of the plaster revealed that the wall has been rebuilt entirely in masonry.

Brickwork is modern: soft red multibrick with frog and not historic. Half lap stretcher bond laid in cement mortar. Image 3 shows the top course of brick, that the wall is independent of the kitchen wall adjacent, with the frog evident.

NB the Timber wall plate is not continuous and is stitched with a stainless steel metal plate. In one location, the wall plate is pegged through and dowelled to the adjacent timber frame (Post E, otherwise wholly independent of this adjacent structure).

A Large section of wall has been rebuilt at mid level using clay floor tiles laid on their side which corresponds with the waling materials on Elevation B – see image 4.

Further inspection of the house has identified the same clay floor tiles have been used to the fireplace and hearth in the dwelling. These stacks and the fireplaces are identified in the listing description as having been recently rebuilt c 1960. See image 5 and 6 in appendix. It is therefore highly likely that surplus clay tiles were used at the same time or shortly afterwards.

The condition survey has revealed that the peg positions along the wall plate directly correspond with the setting out of the timber studs in the wall behind (Elevation B) and are directly aligned.

Elevation B (dwelling house side) A summary photograph of the wall following the opening up is included in Image 12.

Removal of the plaster revealed a heavily altered timber frame with two key phases of development together with masonry infill. Image 7,8,9.

Very little of the timber frame is intact and has been substantially altered. Two posts (reused from an earlier building) A and B are the most historic but have been cut at 1050 above FFL and a wall plate and masonry infill inserted. Careful inspection of the red brick infill shows that the brick is not historic but is in fact a red fletton brick cut lengthways to provide a good key for rendering. The frog shape is evident, together with the stretcher bond coursing, on close inspection – see image 10.

There is no historic masonry nor infill material with historic value in either aspect of this internal wall.