

Design, Access and Heritage Statement

Replacement of 15no. windows to Listed Building in existing apertures
Browns Farmhouse, Willesham Road, Barking near Ipswich, Suffolk IP6 8HY
For: Jeremy Spry

Introduction

This Design, Access and Heritage Statement has been prepared in support of a Listed Building Consent application to be considered by Mid Suffolk District Council.

This Statement has been required as the property is a Grade II Listed Building.

This document should be read in conjunction with drawings 2022096/ 01, 02, and 03, which identifies the windows included within this application.

- **Why the work is desirable**

Browns Farmhouse is a private dwelling and the windows have reached the end of their maintainable life and are beyond reasonable repair.

Replacement of the existing windows with units which match visually will not only improve the thermal properties of the building fabric but reduce air and heat leakage, improving the general carbon footprint of the building as a whole, reduce sound transmission and air pollutants from the nearby road infrastructure.

This is a keynote aim of successive Governments.

The introduction of thin cavity double glazing will add greatly to the draughtproofing, weathertightness and thermal resistance and it will be almost impossible to discern from either outside or inside the building.

The replacement windows will be far more energy efficient and require only a planned maintenance programme for the future which piecemeal repair does not provide providing benefit the building as a whole.

- **Building Regulations**

Building Regulations application will be necessary and will be deposited prior to commencement of the installation works.

- **Land Use**

Browns Farmhouse is a large, detached private dwelling.

- **Planning history**

This information is taken from the online record of Mid Suffolk District Council where only one application is recorded

0049/92/

ERECTION OF DETACHED DOUBLE DOMESTIC GARAGE AND STORE. RAISING OF ROOF OF EXISTING LEAN-TO EXTENSION. ERECTION OF CONSERVATORY.

Browns Farmhouse Willesham Road Barking Suffolk IP6 8HY

- **Amount**

The work will create no additional space, the application is for 15no. replacement windows within existing apertures as identified on the application drawings.

- **Layout – generally**
The internal layout will remain unchanged.
- **Scale**
This is not relevant to this application.
- **Landscaping**
This does not form part of this application.
- **Appearance**
The proposed windows are proposed to match the existing modern 'EJMA' section units finished in black paint to match the existing finish. The Listing description refers to the 'modern' windows however the description is incorrect as they are not 'sashes' but standard casement units.
- **Access - Logistical**
This is un-altered by the proposals.
- **Access - Disabled**
This is un-altered by the proposals.
- **Special architectural or historic content of the Listed Building**
The property is Listed (Grade Two) by English Heritage The Listing details are as follows:

BURY ST EDMUNDS
BARKING WILLISHAM ROAD
TM 05 SE

2/45
Browns Farmhouse –

Farmhouse, probably C16. 2 storeys. 2-cell plan. Timber-framed and plastered. Roman pantiled roof, hipped with gablet at right hand end. Axial chimney of red brick. C20 sashes and glazed panelled entrance door with open gabled porch on posts. A large chimney between hall and service cell of late C16 or C17. This may however be an inserted stack, converting an earlier cross-entry plan into lobby-entrance form. Interior said to have good exposed framing.

Listing NGR: TM0656551893

- **Setting of the Listed Building**
The replacement windows will not affect the setting of the Listed Building.
- **Fabric and features of the Listed Building**
The proposed windows are proposed to match the existing modern 'EJMA' section units finished in black paint to match the existing finish. The Listing description refers to the 'modern' windows however the description is incorrect as they are not 'sashes' but standard casement units.
- **Principles of development of the Listed Building**
The proposed replacement windows will match those which are considered beyond repair with the only slight change being the introduction of 'thin' double glazing to improve the thermal properties of the building fabric, reduce air and heat leakage, improve the general carbon footprint of the building as a whole and reduce sound transmission and absorption of air pollutants from vehicles travelling along the nearby highway infrastructure.
- **Justification of impact on buildings special interest of the Listed Building**
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- *Mitigation of the impact of the proposals of the Listed Building*

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North west (front) corner elevation



part North elevation



North east (rear) corner elevation



South east (rear) corner elevation

*Ian Smillie Architectural Services
on behalf of Mr. Jeremy Spry
August 2023 – revision A*