



Home Farm, West Raynham

- **Heritage Statement**

Home Farm is a Grade 2 listed property on the Raynham Estate, situated in West Raynham. The property was occupied by a previous employee for over 40 years and is now undergoing some renovation work. The property was covered in a cement render which was painted Pink (not in keeping with the remainder of the surrounding area!). There were metal sash windows and UPVC windows installed by the previous tenant (past estate manager). The Chimney stack on the gable needs to be rebuilt as it is in poor condition and in danger of collapsing either into the house or falling outwards. The work underway and proposed is to put right the sins of the past.

- **Listing**

House. Core second half of C17, details c1800. Pink washed plaster, black glazed pantiled roof. 2 storeys. 3 ground and 4 first-floor sashes with glazing bars. Early C19 wooden door-case, console brackets, part glazed door, rectangular fanlight with glazing bars. Brick dentil eaves cornice, parapets and 2 end stacks. South gable brick and flint rubble with galetting. At rear south west end pier of flint with brick quoins suggest rear wall was originally timber framed. Early C19 single bay 2 storey addition at west, ground-floor sash with glazing bars, first floor plate glass sash. Interior single pile house with rear spine corridor. Ground floor with chamfered but unstopped cross beams. Listing NGR: TF8712825020

- **Proposed works**

All the render has now been removed from the building and has revealed the wonderful Norfolk red brick underneath along with brick and flint to two elevations. We propose to carry out some repair works to some areas of poor brick, re-render the lower section of the front elevation in a lime render as these had sat wet for decades due to cement render. On the more recent (C20th) extension a bitumen paint was used underneath the cement render and this needs to be taken off as it is stopping the bricks from breathing and we propose to paint these two walls with a neutral colour (off white).

The windows that are in bad condition, metal or UPVC we propose to replace with wooden sash with glazing bars as elsewhere in the house.

The chimney stack on the gable end needs to be taken down and rebuilt as it is leaning and in danger of collapsing either into the house or falling out.

It would be beneficial to the building to allow it to breathe again to leave the brickwork exposed. In discussion with Chris Young we will keep a watching brief on the bricks and any damp internally and if necessary we will might need to consider rendering the whole in the future in a lime render if the bricks are not able to repel the weather.



