

Heritage Statement

21 Fakenham Road, Great Ryburgh

Proposed internal works

Listing Description - Listed Building Ref LBII/080/9 Historic England Ref 1049297

House. C17. Pink washed roughcast walls, red pantiled roof. 2 storey lobby-entrance house. 4 window ground-floor: 3 C19 casements, smaller 2 light casement at west. First floor at eaves level 2 casements of 4 and 3 lights each. C20 door part-glazed. Brick dentil eaves cornice. Central and 2 end stacks. Ground floor at east with spine and bressummer beams, spine-beam and joists in centre and at west. House attached at west is not of special interest.

History or applicants ownership and intention

I bought the property March 2018 to live in but unfortunately have found the property is in a really bad way so unfortunately have not been able to live there yet but hopefully I will soon be able to complete all necessary work to move into what will be a lovely cottage soon

Description of proposed works

- New roof within original main rafters and purlins. The original roof leaks like a sieve and has been for a very long time and has caused serious water damage to the roof timbers causing them to rot and decay. Also they have been what seems a lot of pressure on some main rafters causing them to crack and all strength taken from them
- New joists and flooring
- All the flooring was rotten and full of worm. The joists were that rotted out they didn't even go into the walls anymore and the floor was all over the place
- New plumbing electrics plastering
- All of this is very old and requires updating for safety reasons as well as anything else. The plastering needs doing as it had to be stripped back to brickwork
- New staircase
- This was rotten and full of worm
- New internal stud walls
- This is to replicate what come out due to having to have complete new joists

Existing internal photos





Statement of justification

The existing state of the property internally was in a dreadful and very sorry state as it had been neglected for many years

Impact upon the building

The proposed works will have no effect on the external appearance of the property.