

Design Access Statement / Planning Statement / Heritage Impact Assessment

Project: Replacement of windows, roof repairs (flashings, replacement of tiles, insulation), repairs to brickwork (repointing and repairs to front flat arches), alterations to the front door surround / head and introduction of a new canopy, replacement of front door and frame, addition of new chimney pots. Replacement fascias and soffits and repairs to barge boards

Site: Belldown, Old London Road, Copdock IP8 3JD

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INTRODUCTION

This Statement accompanies an application for Listed Building consent and planning permission for alterations and repairs. As this is a proposal for alterations in the curtilage of a single dwelling, some aspects such as the social and economic context are of limited applicability.

1. Site analysis and Evaluation and description of proposals

Please refer to Leigh Alston's report for a thorough description and analysis of the building. It is clear from the report that it has had a hard life.

TM 14 SW COPDOCK LONDON ROAD 2/19 Belldown, (formerly 22.2.55 listed as Old Post Office and House adjoining Old Post Office) II House, early to mid C18. Red brick. Flemish bond, black glazed pantile roof. External brick gable end stacks. 2 storeys and attics, symmetrical facade of 5 uneven bays. Brick plinth, 1st floor band, small modillion cornice. Central door of 6 raised panels, plain architrave, soldier arch above. Flush frame horned sashes with glazing bars beneath flat arches. 5 similar first floor windows, their heads at eaves level. 3 inserted C20 casement dormers of 3 and 2 lights. Some original doors and door furniture including HL hinges.

Please refer to the Heritage Asset Assessment written by Leigh Alston.

2. Design approach

A pre app meeting was held on site with Katherine Pannifer (ref DC/23/02353).

As noted in the Heritage Asset Assessment, it is apparent that previous owners have carried out several repairs and alterations, introducing features from other buildings or using modern materials

The following topics were agreed:

Roof tiles

Front and rear roofs to be stripped and the black glazed tiles carefully stored, to be re-used on the front facing roof. Roof to be insulated, method to be agreed by condition. New William Blythe Barco pan

tiles to be fitted to the rear roof, colour 'Dark Earth'. New ridge tiles to be fitted.

Flashings

All flashings are to be replaced.

Rainwater goods

All rainwater goods to be replaced with Alumasc Apex Heritage black 100mm dia 1/2 round gutters and 75mm dia round down pipes. The number of down pipes to be increased as there are currently not enough.

Bargeboards and cornice details

Where they are rotten beyond repair, they are to be replaced. Where possible they should be repaired. All to be 'like for like'.

Windows

As noted in the Heritage Asset Assessment, the existing sash windows do not pre-date the mid C19 and are likely C20, with the other windows being modern mid C20 or later softwood replacements. Many of these modern replacements contain incongruous features such as top hung fan lights and storm proofing. All windows noted on the drawings are to be replaced, using slimlite double glazing as detailed. All replacement windows are flush fitting and balanced with structural glazing bars, and do not include incongruous details such as storm proofing, trickle vents, drip hoods or applied glazing bars.

Front door and the surround

Photographs within the submitted Heritage Asset Assessment show that the front door at one stage had a flat roofed canopy, potentially an original feature of the front elevation. The current poorly fitting panelled surround is clearly a later C20 insertion. A new flat roofed canopy over the door is proposed along with new side panels to conceal poor quality brickwork. The front door is also in very poor condition and no one that has been approached believes that it is possible to repair it, therefore a 'like for like' new front door and frame is proposed.

Flat arch lintels over front facing windows

The flat arch lintels over the ground floor openings are a later C20 alteration, formed of incised concrete to look like brickwork. The concrete has cracked and come away in many areas, requiring repair. Due to the way the front elevation has been reconfigured, the construction of traditional brick arches would require considerable

structural works. Instead, repairs involving reapplying concrete or the possible replacement with brick slips is likely the least damaging option.

Brickwork repointing

Many areas of the brickwork are in need of repointing - particularly the gable end chimney stack. Care will be taken to replicate the existing mortar mix, and will require the removal of concrete repointing in some areas.

Chimney pots

The chimney pots are missing and it is proposed to fit Redbank roll top red clay pots, 450mm high.

3. CONCLUSION

Please refer to Leigh's report. The house has been the subject of many alterations over the years and the previous owner probably carried out many clever changes that conceal some of the true features of the building.