

Design and Heritage statement for

Meadow Cottage, Kersley Hall Lane, Stradbroke IP21 5LA

Listing NGR: TM2302872824 (2001)

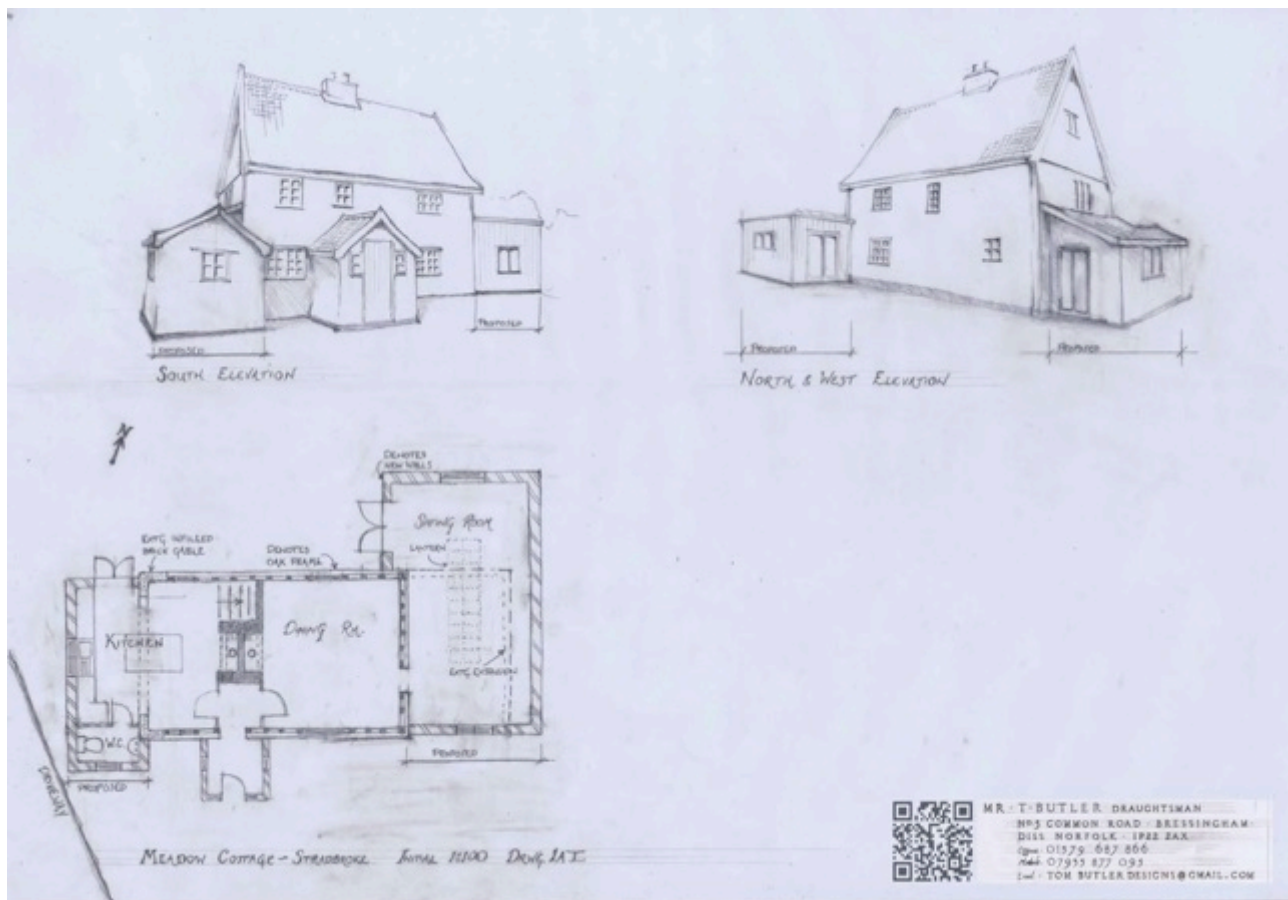
Grade 2

Farmhouse. Late C16/early C17. Timber framed and roughcast-rendered with a pantiled roof. 2 storeys and attic. 2-cell form. Mid C20 small-paned casement windows and gabled entrance porch with half-glazed door. Internal stack, the shaft rebuilt mid C20. One-storey lean-to on right. Frame in only 3 bays, mostly exposed internally, with reversed corner bracing. 2 windows with diamond mullions and evidence for others. First floor structure has plain joists laid flat; attic joists are on-edge. Roof has clasped purlins.



Photo Front South (view from drive) Elevation

Pre application Advice



Conclusion:

I consider that there is likely scope for the majority of the works in principle, but various amendments and further consideration would be required for most of them before they would be acceptable. Furthermore, while there may be scope for either east or west elevation extensions, it may not be considered appropriate to have both, at least at the scale currently proposed.

This advice is informal officer opinion only and made without prejudice to the formal determination of any application. If you want a formal opinion then you will need to make an application with its associated supporting documentation, plans and fee.

The Proposal

Notable alterations from pre application advice.

- Application reduced to a single side replacement extension to the East, lessening the impact on the front (South) elevation.
- The proposed footprint is pushed further North, less of a “wrap round” design and creates more of a private terrace overlooking the fields.
- Use of shallow pitches clad in more uniform contemporary materials to offset from the Farmhouse.
- Strategic glazing and wall offsets to further establish the historical language of the building.
- Existing East wall infill to remain to retain original room context
- Replacement windows to the existing to take precedent from the noted left hand, first floor 6 pane ,timber flush casement with slim glazing bars (as photo), but with the inclusion of slim double glazing and draught seals.
- Repair or replacement of said 6 pane window (as photos) subject to further investigation and consultation with Mr. Pinner.
- Render repairs, removal of all cement based material, careful repairs of the infill or substructure with lathes, and where acceptable insulation. Subject to investigation and consultation with Mr. Pinner. Rendered with natural lime render and lime washed (colour to be agreed)

