RichardJackson
Building Consultants

DESIGN, ACCESS & HERITAGE STATEMENT

Peverells, Tye Green, Glemsford, Suffolk CO10 7RQ (Ref: 53781)

January 2024

1.0 INTRODUCTION

1.1 This design, access and heritage statement (DAHS) accompanies an application for Listed Building Consent for demolition and re-build the rear chimney stack at Peverells, Tye Green, Glemford, Ipswich CO10 7RQ

1.2 Within the immediate vicinity, the site is surrounded by residential properties and fields to the southwest.

1.3 This application is in addition to the listed building consent (re: DC/22/06223) for superstructure repairs granted on 31st January 2023. However, the works are being undertaken at the same time by the same contractor.

1.4 Pre-application consultation has been carried out with the Babergh and Mid Suffolk District Council Heritage and Design Officer who has visited the property and provided written comments on 12th April 2022 and as part of a pre-application with written response dated 15th November 2023.

2.0 DESCRIPTION OF THE PROPERTY

2.1 Peverells is a two storey Grade II* listed 15th- 16th century detached hall house with the first floor built around the 16th/17th century. Externally the property has a lime render & close studded exposed oak framing. The roof is of clay peg tiles with 2 no. front facing dormers. A lobby entry, central-chimney regional type with cross-wings to the north-west & south-east both having rendered brick facing elevations. To the first floor we have a jettied front face.

2.2 A gravel parking area is situated to the front of the property close to the main road. A path leads from the gravel drive to the front of the property which is set back.

2.3 The site is situated in a rural location. The property is set back from the main road. The front of the property is accessed from the main

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road onto a gravel drive, with sufficient space for a number of cars. The road to the front of the property is a 2-way road.

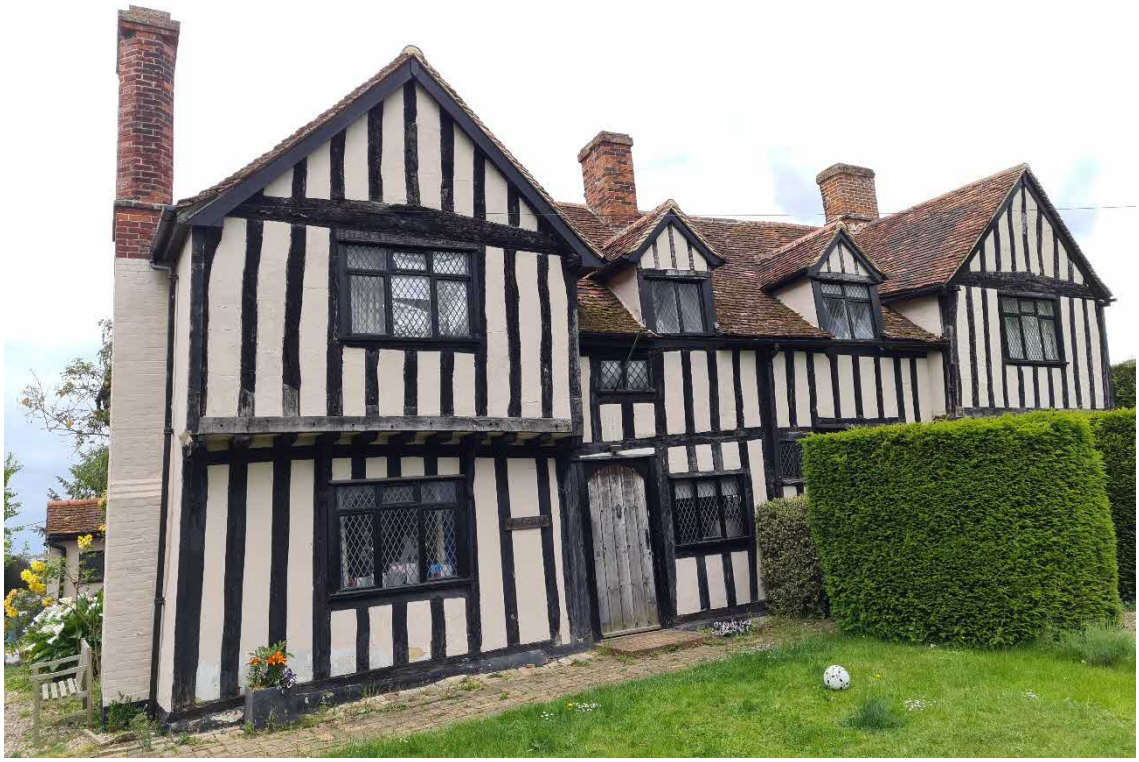

Fig 1: Front (northeast) Elevation of Peverells

2.4 The property was first listed on 10th January 1953 (list entry no. 1036665). The following list entry is available on the Historic England website:

TYE GREEN1.5377 Glemsford Nos 21 to 25 (odd)(Peverells)TL 8248 18/171 10.1.53.II* GV2.

A C15-16 hall house with a floor inserted C16-C17. Restored and renovated in the C20. There are cross wings at the north-west and south-east ends, with jettied upper storeys on exposed joists and curved brackets with moulded capitals and shafts. The timber-framing is exposed on the front. The cross wings are 2 storeys and the centre block is 1 storey and attics. The windows are mullioned and transomed casements with lattice leaded lights (C20). There are some windows in original openings. Roof tiled, with 2 modern gabled dormers to the centre block. Modern chimney stacks.

Listing NGR: TL8262548028

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2.5 There are four brick-built chimney stacks to the property serving fireplaces to internal areas. The chimney stack in question as part of this application is to the rear of the south-east cross wing as indicated below.

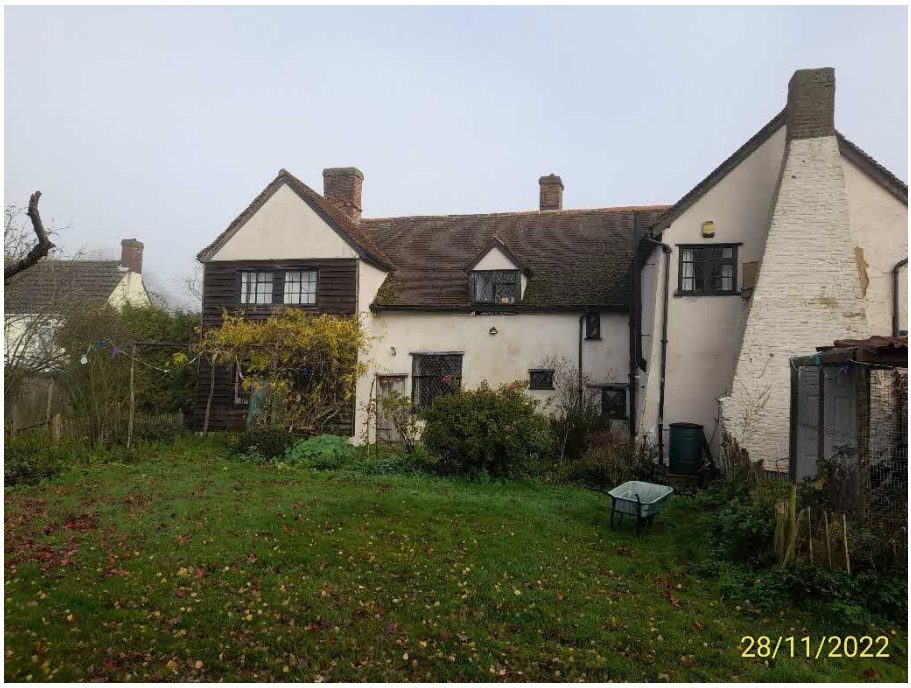

Fig 2: Rear (southwest) Elevation of Peverells with the chimney stack to the right

3.0 SIGNIFICANCE OF BUILDING FABRIC

3.1 Peverells is a 15th/16th Century timber framed hall house, which has been built, adapted and altered over the centuries as expected as previous owners have left their mark on the property over time. This has incorporated styles and materials, common at the time into the fabric of the property.

3.2 The property has been built as a hall house with cross wings at the northwest and southeast ends with jettied upper storeys.

3.3 The timber framing is exposed to the front elevation with the wings two storeys and the centre block single storey with dormer roofs.

3.4 The windows are mullioned and transomed casements with lattice leaded lights of 20th Century origins. Some windows are in their original locations.

3.5 The roof is tiled with clay plain tiles with front facing gables and tiled verges. There are two modern timber framed dormer roof projections. There are three brick chimneys, the left-hand side comprises two hexagon shaped flues. All chimneys are of 20th Century construction.

3.6 The rear chimney stack is largely constructed with modern brickwork laid in lime-based mortar and sand and cement pointing (see figures 3 & 4 below). There are some older bricks to the base of the stack, but these will be left untouched. The majority of the brickwork has been decorated with a modern impervious painted finish. The top 1.2m of the stack has been left in fair-faced brickwork to match the other chimney stacks.

3.7 The stack is constructed with a wide base up to approximately 1.65m where a lead capped splayed brick detail is present. The stack continues upwards from a width of approximately 2.15m and tapers at the top to 0.5m. The stack is attached to the rear elevation for approximately 3.4m where a lead back gutter has been formed to weather this detail. The upper stack is independent from the rear elevation.

3.8 The chimney used to serve the inglenook fireplace to the kitchen. However, the fireplace has now been boarded up and is no longer in use. The flue has also been capped.

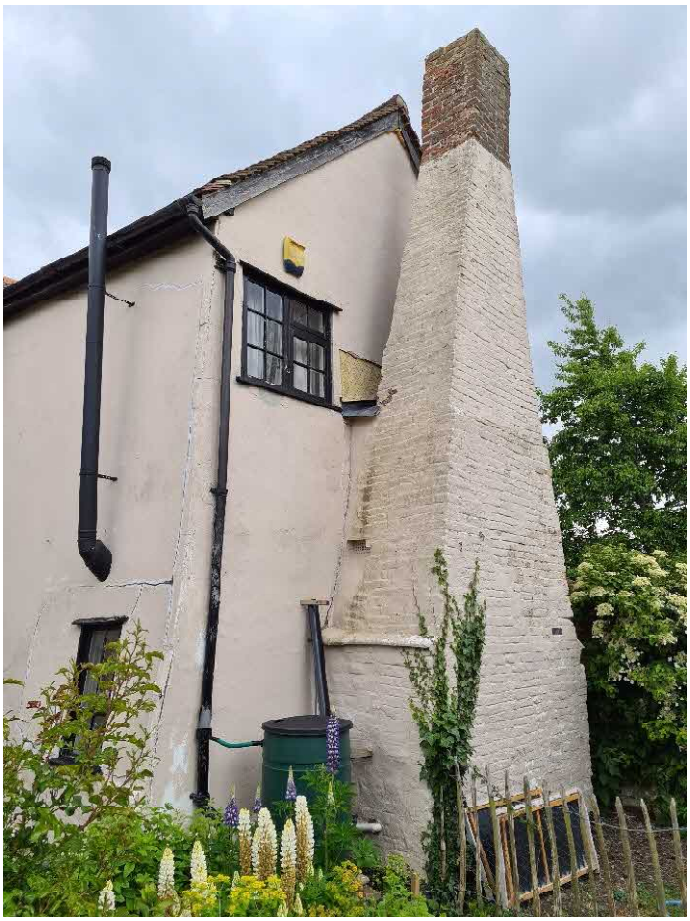

Fig 3: View of rear chimney stack

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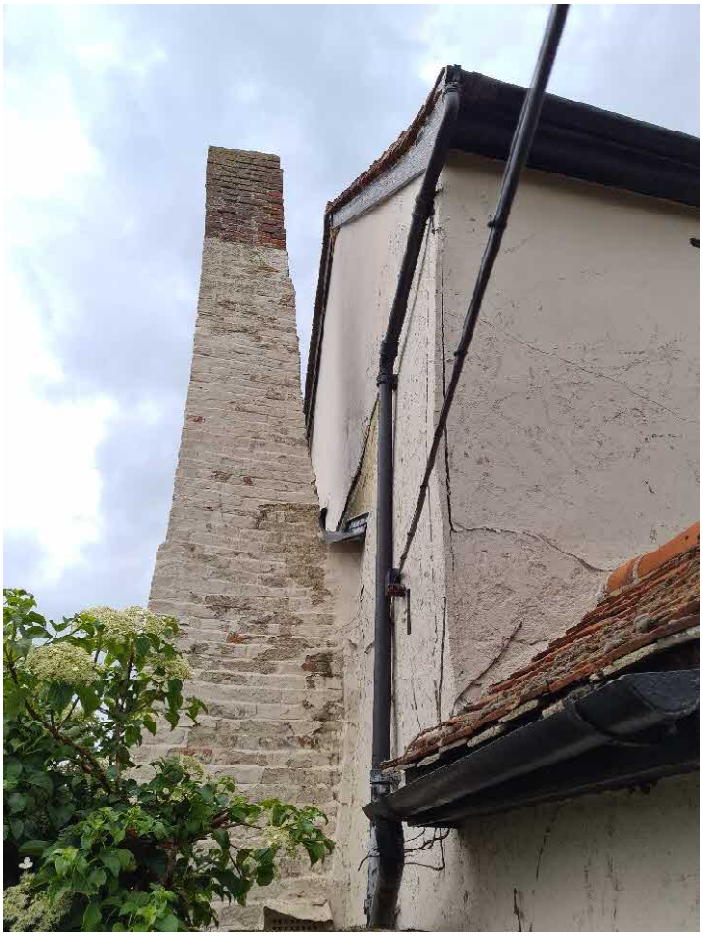

Fig 4: View of side elevation of rear chimney stack

3.9 The brickwork hood above the timber bressummer over the fireplace has been constructed in modern bricks laid in a lime-based mortar. The brickwork has been constructed on an incline from the face of the bressummer back to the external face of the rear elevation.

3.10 Internally comprises of exposed timber framed elements with a mixture of lath and plaster infill panels and modern boarded finishes.

4.0 PROPOSALS

4.1 The works are limited to the demolition and re-construction of the rear chimney stack and the re-construction of the brick hood to the fireplace to the southeast cross wing only (see figure 5 and 6 below).

4.2 Due to the immediate safety risk to the occupants the upper 4m of the stack has been removed, by hand, and bricks stored on site to mitigate the risk of damage/injury.

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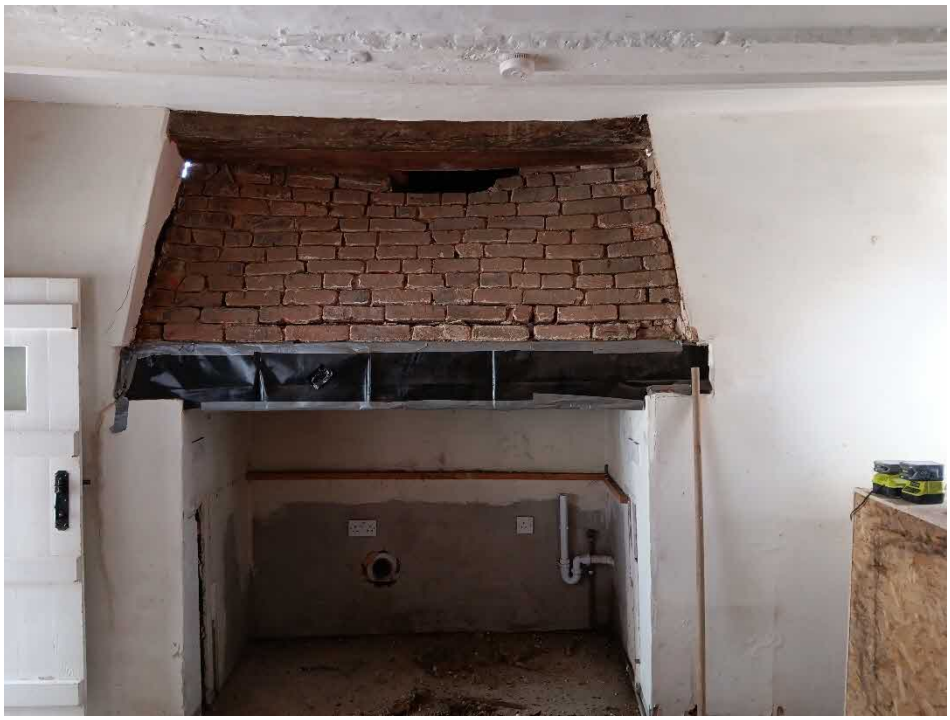

Fig 5: Defective brickwork above fireplace

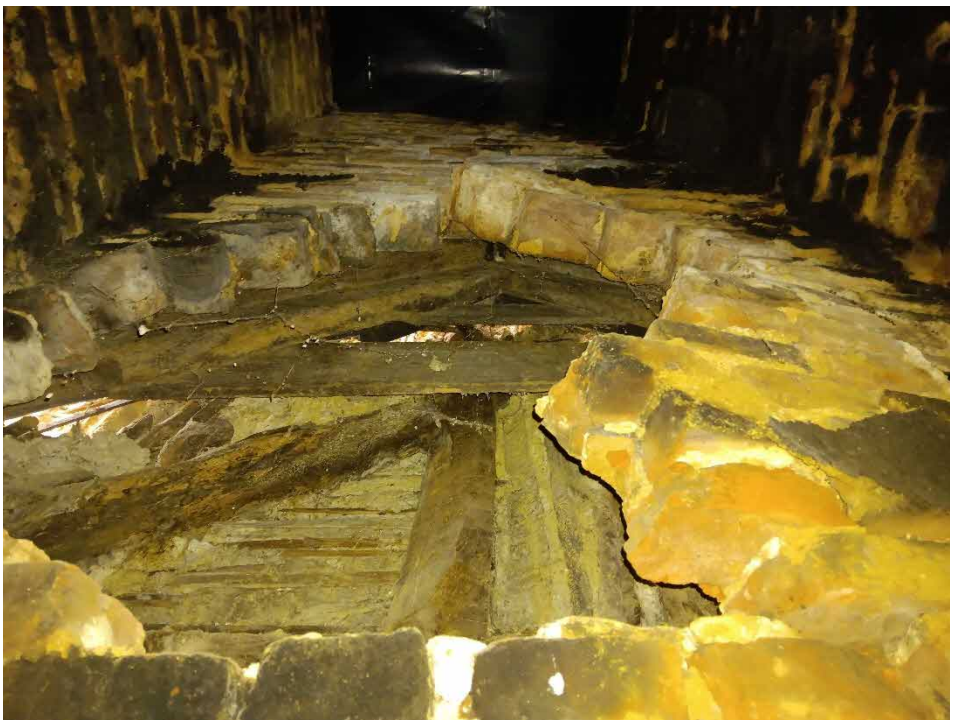

Fig 6: Missing bricks above brick hood below

4.3 The works will include carefully taking down, by hand, the upper 4m (approx.) of brickwork to the. This part of the stack is independent from the rear gable elevation. All bricks to be cleaned and stacked on site and left ready for re-use.

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4.4 The brickwork hood above the timber bressummer to the fireplace is to be carefully taken down (by hand), bricks stacked on site and left ready for re-use.

4.5 The stack will be re-built using the salvaged bricks laid in a lime mortar to match existing dimensions and details. Any bricks that are unable to be reused will be substituted for matching handmade clay bricks from Bulmer Brick & Co or similar.

4.6 The existing paint finish will be carefully cleaned down, prepared and redecorated with an exterior masonry paint from Ingilby Mariner using their Weathercoat smooth masonry paint. The top of the stack will be kept as fair faced brick.

4.7 A new Code 6 lead back gutter and Code 4 flashing is to be installed to the rear of the chimney stack. The top of the stack will be capped with a concrete slab to prevent ingress of rain and new clay air bricks incorporated into the brickwork (one per side) to allow the stack to be ventilated.

4.8 The works will be undertaken by suitably experienced and qualified contractors who are well acquainted with working on heritage assets and using 'like for like' materials as original to the building whilst replicating and respecting the character, design and historic fabric.

4.9 The full scope of repairs is described in the Richard Jackson Schedule of works and drawings 53781/B/10 - 53781/B/14 attached to this statement.

5.0 JUSTIFICATION

5.1 The proposals are required to ensure the structural integrity of the chimney stack and prevent potential collapse causing damage to the property and/or resulting in serious injury or fatalities for those in close proximity to the chimney.

5.2 The chimney stack has been assessed by an engineer and they have expressed concerns over the stability of the structure due to the extent of eroded mortar joints and quantity of loose bricks. The report can be seen to the appendix at the end of this statement.

6.0 IMPACT ASSESSMENT

6.1 The proposals set out by way of this application is considered to have minimal impact and is in keeping with the Grade II* listing, whilst ensuring the architectural and historical significance of the property is maintained and not affected.

6.2 The works will be undertaken by suitably experienced and qualified contractors who are well acquainted with working on heritage assets and using 'like for like' materials as original to the building whilst replicating and respecting the character, design and historic fabric.

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6.3 Prior to the removal of the upper section of stack, the contractor has recorded the elevations taking several photos and taken dimensions to enable the brickwork to be rebuilt to match the existing.

6.3 It is our opinion that the proposals will not be detrimental to the listed building and will successfully preserve and enhance the architectural or historical significance of the building.

7.0 DESIGN AND ACCESS STATEMENT

7.1 The overall design principals of these works are to ensure that the architectural and historical importance of the building is preserved and enhanced. The works will be undertaken by experienced and qualified joiners and operatives with expertise of working in historic and listed buildings.

7.2 The proposals are on a maintenance need and will not have any impact on the accessibility functions and features that exists to the building.

7.3 The adjacent properties and surrounding land will not be affected by the proposals.

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APPENDIX A – STRUCTURAL ENGINEER'S REPORT

[redacted]

Dear mark

Regarding the above property, we have now attended site twice and each time more areas have been uncovered or further scaffold erected to allow further access to within touching distance further up the stack.

Every time I have inspected the chimney I have found additional defects.

At first floor level, below the leaded back gutter and above the lintel of the kitchen fire place the brickwork of the inside face of the chimney had collapsed and loose bricks were noted to be laying on the asbesdos sheet that had been used to seal up the chimney in the kitchen

On the second visit we were able to look at the section above the ridge line of the roof. Simply, above first floor level the mortar on all four faces has degraded that the lime has washed out of the mortar and the bricks and now left balancing on top of each other held together only by sand and the shallow remains of the 1980s repointing work that used cement based mortar. The remains of the original lime based morter can be brushed out with finger tip pressure and I was able to dig into the bed joint in several areas at first floor level, into the face of the brickwork to a depth of 100mm with no resistance.

At that point I recommended that the chimney should be taken down for reasons of safety. The reasoning for this is that the bricks are already loose and can be considered a neatly ordered precariously balanced unsafe pile and I would rather see them taken down in an ordered fashion cleaned and reused than have them collapse and be turned into expensive rubble to be sent to landfill.

yours

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