

DESIGN AND ACCESS STATEMENT FOR CROWN HOUSE, GROTON STREET, GROTON, CO10 5EE



About the listed Building:

As stated in the official listing entry, Crown House is a C17 timber-framed and plastered building. It is a three-bedroom detached grade two listed house with period features dating from the 15th century. The ground storey is faced in red brick. Roof tiled, with a ridge chimney stack with saw tooth shafts. At each end of the front is a small gable. Two storeys. Three window range of double-hung sashes with vertical glazing bars.

The property was originally a hardwood timber frame. The majority of the ground floor walls have been replaced with solid brickwork and a slate damp proof course.

The original timber frame remains to the right-hand flank wall, the first floors and to the internal walls including the ground floor. The original timber frame sections have a lime-based render applied.

Crown House is located in a semi-rural village location with an English country styled garden, off street parking and a single garage to the right-hand side.

Based on analysis of the building, about the proposal:

We moved to Crown House in January 2023. In August 2022 we had a full structural survey completed on the property before we purchased it. In this survey the following was noted.

The right-hand flank wall at low level has had a new bell drip detail installed. It has been done in cement-based render rather than lime based and this can increase the risk of moisture getting trapped behind the render works causing damage to the sole plate. In August 2022 elevated moisture readings were taken from the sole plate in the dining room.

Since then, we have noticed several large cracks spread across this wall and we have also been concerned at the level of damp on the wall internally and externally.

In addition, the North flank wall, which is of brick construction to first floor level and then timber-framed and lime plastered above, is also showing signs of wear, there are several large cracks and the plaster has blown in places.

This has led to water penetrating into the interior of the building and we have needed to repair large patches of plaster internally in the bedroom.

In order to rectify these issues, we have spoken to three local specialists working in lime plaster to get their opinions and we are very keen to get this wall in better shape before the sole plate is damaged by exposure to moisture. As we are proposing to use traditional materials the work can not commence until the weather conditions are suitable and temperature is high enough, but we need to have listed building consent in place so that we can book East Anglian Plastering in ready for spring.

Following are some photographs of the site showing the damage and the urgent need for improvement.

Right Flank (South) Elevation:



Details of the cracks on the exterior wall of the Right flank (South) elevation:



The interior of the right-hand flank wall:



A close up showing an example of the damp occurring on this wall internally:



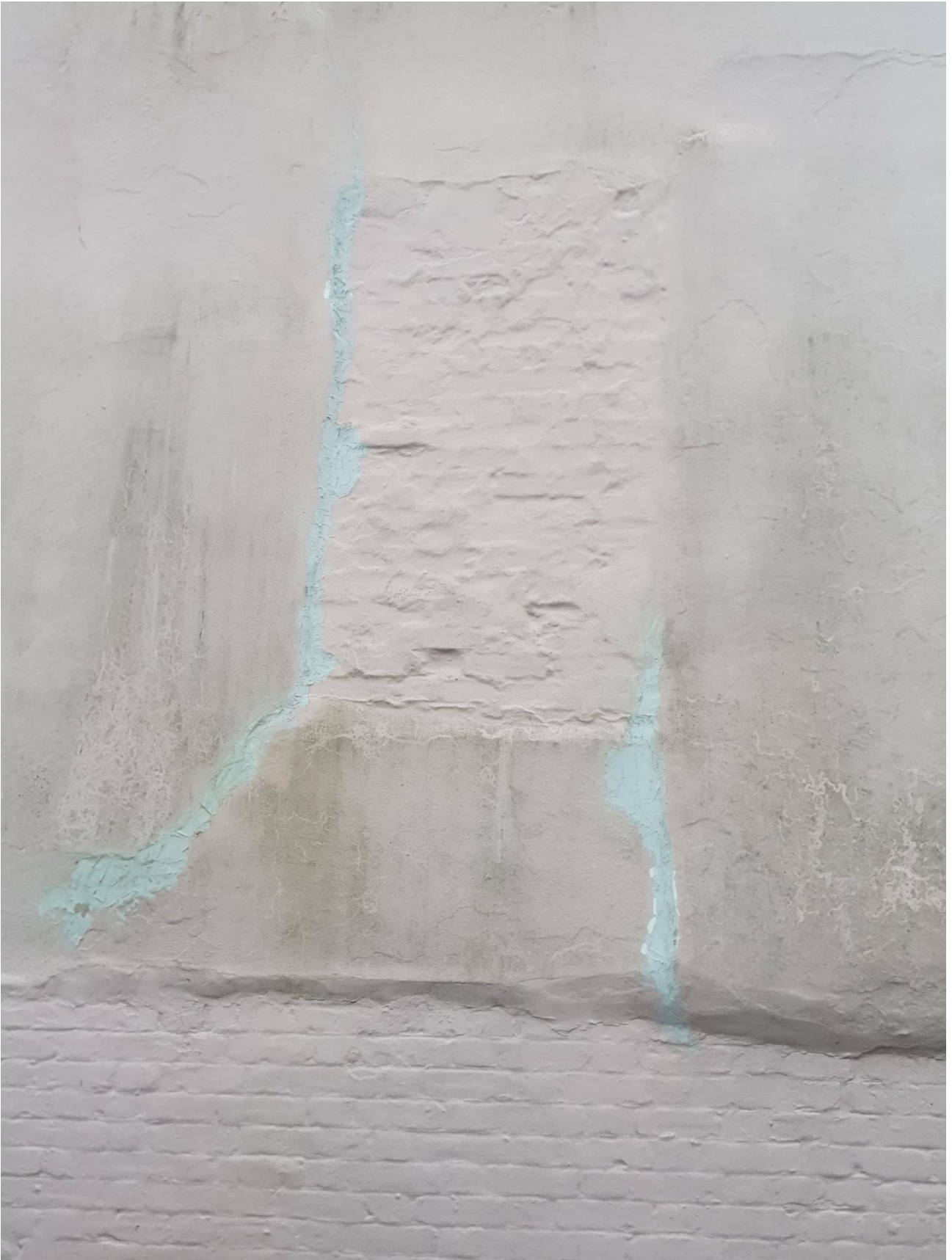
Left Flank (North) Elevation:



Details of the cracks on the exterior wall of the Left flank (North) elevation:



Further detail of the cracks on the Left flank (South) Wall



If there is potential impact on the building's special interest, its features, fabric or setting:

As you can see from the previous information and images this proposal is vital for the preservation of Crown House, particularly of the sole plate along the right-hand flank wall but also essential for the timber frame and the structural integrity.

Having spoken to three local experts in lime rendering with propose to use East Anglian Lime Plastering who will do the following:

Erect scaffolding and remove the existing render, apply sheep wool insulation in-between the beams. Cover with breathable savolit board then render with lime putty, float up and sponge to a finish. Leave the site clean and tidy.

This proposal should enhance the listed building as the wall will be breathable again and protect the sole plate from future moisture damage.