**Design and access statement to accompany the application for Listed Building Consent - Replacement of existing cement render with lime render**

1. **Special architectural or historic interest**

The detail for the buildings’ listing says “Farmhouse, formerly manor house; c.1600 with early C19 remodelling. Timber- framed and plastered with good C18 and C19 cable-pattern pargetting in panels. Plaintiled roof with external chimneys of red brick; the C17 parlour and hall chimneys have rebuilt twin diagonally set shafts; at the bases of both stacks are external arched niches of uncertain purpose but with the appearance of seats. 2 storeys and attics. 3-cell lobby and cross-passage entrance plan, both end cells being of cross-wing form. Early C19 small-pane sashes; that to the hall has side-lights and that to the parlour is twinned. Early C19 entrance doorways at both lobby entrance and cross-passage positions; 4- panelled doors, with upper panels glazed, and a cornice on console brackets.”

1. **Setting**

The farmhouse sits within gardens and is surrounded by a moat but this is not detailed in the listing. There are further grounds which include an orchard and a Caravan and Camping Certified Location and then the farm itself which is within the same ownership.

1. **Fabric**

As detailed in the listing, the building is timber framed and plastered. There is some lime plaster remaining but the majority of the coating of the building is of cement based render, where repairs have been made in the past. In some areas, the cable patterned pargetting remains.

1. **Features**

This has been covered in the previous sections.

1. **Principles**

The proposed works are the restoration of the external render finish to the rear and sides of the property. Currently these elevations are coated with a cement base render, applied to expanded metal lath or directly to red brick. This coating is not breathable and is detrimental to the integrity of the timber frame.

The proposal is to remove all existing cement render and EML backing mesh. Based on the limited area of render already removed as part of the emergency propping, it would appear that no original timber laths are still present.

All historic infill between the oak frame will be preserved, and any that must be removed to facilitate any oak frame repairs that are required, will be reinstated. Any repairs that are required to the oak frame will be completed using seasoned oak using the correct splicing techniques and joints.

Given the oak frame repairs will only be identified once the cement render has been removed, we would propose these repairs are conditioned in the application decision.

Our preference is to use Savolit board as the render backing material, fixed to the frame with stainless steel screws and plastic spreader washers, as it provides both structural reinforcement to the frame and an element of insulation to the building. If this is not an acceptable material, we would propose the render backing material is conditioned in the application decision.

A two-coat lime render coating will be used, along with a limewash to finish. Our preference is to use the Thermalime and Finelime products from Anglia Lime in Sudbury, with a circa 15-20mm basecoat and 5-10mm topcoat.

1. **Justification**

As noted above, the proposed works to the building are repair and/or replacement (like for like) works only. The majority of the building coating is currently a cement based render which is detrimental to the timber frame.

There will be no alterations to the elevations or the layout of the property.

1. **Mitigate**

As above. All render will be replaced with lime render.

It is worth noting that NPPF paragraph 16 is not relevant to this application as there will be no adverse impact on the asset detailed.