

Design and Access statement for The Grange, Forest road, Onehouse, Stowmarket IP143HL

This statement is made in conjunction with a Heritage statement and a listed building consent form to address work required on a chimney stack at the Grange.

The Grange is a Grade II listed detached property set in mature gardens on the outskirts of the village of Onehouse.

Parts of the house dates back to the 16th century and this is reflected in its core features (see listed property entry below).

The property is bordered by agricultural land on the north side, Woodland close and Forest road to south east/south and south west side respectively with Glebe farm business units and caravan site to the northeast.

There is a right of way along land belonging to the Grange to these business units and caravan site. The caravan site has been developed in my time at the Grange and is unfortunately visible from the house and garden of the Grange.

Listed entry number 1198179

The features that justify this designation are outlined below from the Listed Property site.

Former rectory. Mainly late C16 with fragmentary mid C16 core. Remodelling of late C18. 3-cell plan with lobby-entrance. 2 storeys and attics. Timber-framed and plastered. Thatched roof with one C17 or C18 gabled thatched casement dormer. Axial chimneys of late C18 or early C19 gault brick. Good mid and late C18 windows with renewed leaded glazing: cross-casements. To right of entrance is a splayed bay window of late C18 with a hipped leaded roof with moulded eaves cornice. Above it is a splayed oriel of similar date. At centre is a second oriel with curved sides. In the left hand gable is a 2-storey flat-roofed splayed bay also of late C18. Gabled thatched entrance porch with mid C20 panelled door. To right of entrance is a room with mid C16 plain framing, and an inserted late C16 window with chamfered square mullions. The remainder of the main range is of c.1600 with plain framing: good close studding and clasped purlin roof. A small parlour wing to rear left of similar date has on-edge floor joists.

As you will see from the above description there is no information on the number of chimneys and no detailed description of them.

There are 3 chimneys at the Grange.

The chimney that is in need of attention is on the main ridge with lead flashings at its junction with the thatch ridge. It has an over sailing course.

I enclose images separately.

I estimate the approximate height is 1.4 metres and the depth and width are a 1 metre

This is based on knowing the size and number of the imperial bricks present

This stack is redundant.

I do not know at what point in the history of the house it became redundant.

There is second chimney on a tiled roof in a relatively central position.

This chimney is to the rear of the aforementioned chimney and is also redundant

The third chimney on the west ridge is currently not in use but does serve a fireplace in a sitting room.

Any proposed works to the chimney stack under consideration on the main ridge should not affect any internal structures.

A complete rebuild of the chimney would be a like for like replacement with traditional imperial bricks and lime mortar.

There would be no change in design or appearance, scale or layout of the stack.

Scaffolding is still in place as a result of recently replacing the straw ridge however additional scaffolding is required to access the chimney stack.

There is no problem with accessing the property.

Advice on dealing with the chimney has been sought from 2 builders experienced in dealing with listed properties.

Power UK have also been consulted as the incoming power supply to The Grange attaches to this chimney. The supply needs to be removed whilst repairs are taking place.

Unfortunately Power UK have a policy of not replacing the incoming mains power supply when it has been removed from a thatched property.

To date Power UK have made 5 visits over as many months.

The proposal received from Power UK is to run part or all of the power supply underground from one of 2 nearby electricity poles to the outside wall of the carport. The carport is on the north east side of the property. It is adjacent to a utility room which has roof space in common with carport.

The cable will then run from the carports outside wall through the tiled roofs of the carport and utility room, exit onto an outside wall at the back of the utility room and run down into the cellar through a redundant pipe at ground level.

The cellar extends under part of the hall. Having traversed the cellar the cable will to exit in the hall adjacent to the current fuse box.