

Heritage Statement for The Grange, Forest road, Onehouse , Stowmarket IP143HL

Map ref TM 05 NW

1) Special interest and historic evolution

The Grange is described as a Grade II detached property believed to date back to the 16th century, timber framed and partially thatched but with subsequent alterations over many years.

It is set in mature gardens

It was a former rectory and therefore has an association with St Johns church in Onehouse

The most recent and only addition in my time here, is of a conservatory/garden room (see item 5).

I enclose a description of the property from the Listed Property site.

Listed entry number 1198179

National grid ref TM0198859821

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.

2) Setting

The Grange is on the outskirts of the village of Onehouse (west of Stowmarket).

It is an attractive property bordered by Forest road and Woodlands close, agricultural land and Glebe farm business units with caravan site.

The business units are owned by Traver Scarff who with the occupants of Glebe farm business units have the right of way along the lane which runs through a spinney, both the spinney and lane belong to the Grange

In my opinion the property has been devalued by the adjacent business units and the subsequent development of the caravan site in 2014 (planning permission was granted retrospectively).

The caravans occupy an area where there were old conifers to the north east of the property and these old trees blended in with the adjacent Northfield woods (Woodland Trust) and the Grange.

This site very negatively impacts on the Grange with a detrimental effect on the surrounding area from a visual perspective as well as an increase in noise levels, traffic and trespass. The caravans are visible from both the back garden/house of the Grange and the ancient woodland of Northfield woods.

3) Fabric

The house is partly thatched (front and left hand gable end).

The roofs at the back and to the north east side of the house are tiled.

Some of the internal walls are lathe and plaster but this is not visible internally or externally.

4) Features

See listed building description (above)

5) Principles

The only structural change that has been made to the house during my occupancy has been the addition of a garden room/conservatory at the back of the property.

Planning permission was granted on August 10th 2000

Application date 20th June 2000

Application number LB/151/00

Applicant Dr KC Barnett (my partner since d/c)

6) Justification

The current application is for consent to rebuild one of 3 existing chimneys, as apparently to repair it would be unsafe

The builders have suggested that demolishing the chimney should also be considered as it is in danger of collapse.

The date of the chimneys is not known,

This chimney in question is no longer in use and has not been for very many years.

When the house was purchased 26 yrs. ago it was not in use.

It is on the central thatched ridge (see attached images)

A second redundant chimney stack is present and stands behind the one on the central ridge

The third chimney relates to an open fire on the west side of the house and is currently not in use

Problems were noted with the central chimney during the thatch ridge replacement in the spring 2023
A previous and relatively recent inspection by a local builder did not raise any concerns but two current opinions differ from this.

I am informed it is unsafe and urgently needs attention.

The delay in seeking attention to the chimney is because of the length of time taken by Power UK to address the incoming power supply to the house which attaches to this chimney

They were first approached in July 2023

7) Mitigation

I am applying to rebuild the stack but demolishing the stack is an option I would consider

The decision whether to rebuild this chimney will depend on the planning offices opinion

Either action would seem appropriate

The chimney is non-functional and capped with a small vent to a downstairs toilet