

Design and Access Statement

The Chantry,
Queen St.,
Stradbroke,
Eye
IP21 5HG

Design Principles and Concepts Applied

Consent is being sought for the replacement of four windows on the ground floor of the building. There are no relevant issues in relation to the scale or the layout of these windows. In terms of underlying principles and concepts, the owners are determined to maintain the appearance of these windows as far as is possible. The listing refers to 19th century casement windows. These are the windows to which this application applies. We sought the advice of a company specialising in the maintenance and repairs of such windows. Their initial advice was that the windows could be repaired. However, on a second, more detailed examination, it was revealed that the windows were constructed in softwood and that it was likely that these windows were installed in the 1947 restoration of the building, allowing its return to its original residential habitation. The fact that the listing describes these windows as 19th century suggests that they replaced earlier windows in that style, maintaining stylistic congruence with the two early 19th century doors and frames mentioned in the listing. This second inspection also revealed a greater amount and extent of rot than had been noted in the initial inspection.

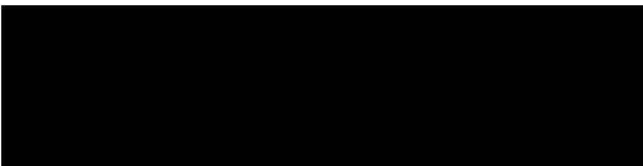
The joinery company are now advising that the extent of the rot makes repair inappropriate and confirms the need for replacement. They have also advised the use of accoya timber as this will maintain the timber for at least 50 years. Our proposal is that these replacement windows should be installed in exactly the same positions as the existing windows and that they should be of identical size and design to those that they would be replacing. This will ensure that the special architectural and historical integrity of the whole building is maintained.

The existing windows are fitted with single planes of glass. The proposal is to replace these with slim double glazed panes.

The structure of the building is one of timber framing and plastering. The plastering provides very limited insulation and there is a very significant loss of heat through the windows and the walls. Heat retention is, of course, an essential feature in terms of carbon footprint reduction. It may also be of relevance that the owners and occupiers of the building are elderly and in need of at least a reasonable degree of heating to maintain their health. Permission has already been granted to replace rotten timber framed single framed windows in the kitchen with double glazed panes and the effect has been very noticeable in terms of heat retention in that part of the house. The owners are convinced that the provision of double glazed panes, seated in a solid timber framework will play a significant part in improving the insulation and heat retention of the building while maintaining its appearance.

There are no relevant issues in relation to access.

None of the proposed replacements is in the line of sight of neighbours or of passers by. We understand that the Parish Council and our immediate neighbours will be consulted about the proposed improvements.



29/1/2024

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1) Special Architectural or Historical Interest

It is believed that the original timber framed building was constructed in around 1540 with the cross wing to the right being added in around 1600.

19th century and early 20th century census returns describe the building as 'premises'. In 1946-1947 the building was substantially 'Reconditioned' by John G Foulsham in memory of the 'Foulsham family' who rest in Stradbroke churchyard and cemetery. The building was first 'reoccupied' by the Rev. Cannon R.G.Shaw who renamed it 'The Chantry'.

During the 580 years of its history, the essential structure of the building has remained unchanged apart from the roofing material which, at some point, changed from thatch to tiles and the addition of a kitchen and a double garage to the rear. The windows that are the subject of this request for Building Consent, are constructed in one of four different styles reflecting the different periods of their installation.

2) Setting

'The Chantry' sits next to the churchyard in the centre of the village of Stradbroke. There is a wooden plaque in the house which refers to the building being 'renamed The Chantry' in 1946-1948. This suggests that the building may have had some ecclesiastical origin. The setting of the building changed significantly when an attached orchard and pond were sold to provide housing in the 1970s or 1980s.

3) Fabric

The timber framing of the building has been maintained throughout its history while the 'filling' changed from clay lump or wattle and daub to plastering, presumably, in the 'reconditioning' after the Second World War. The owners at that time took pains to maintain the appearance of the windows and doors mentioned in the 1955 listing. The present owners would wish to continue to maintain the appearance as closely as possible, albeit with necessary improvements in terms of insulation.

4) Features

The principal features of architectural and historic interest are listed in brief detail in the official List entry of 1955. (1352245). The proposed changes relate not to the major structure of the building but to the significant features relating to the 19th century windows. It appears now that the windows noted in the 1955 listing were probably reproduced in soft wood in the 1946-1948 redevelopment. Hence their succumbing to rot at the same time as the kitchen windows installed as a feature of the post war extension. Importantly, these windows match the doors and door frames that are also mentioned in the listing.

When originally built, these features, as part of the 'premises' mentioned in the earliest census details, would have been visible to visitors to the front of those premises. These features are now at the rear of the building apart from window 4 at the front.

5) Principles

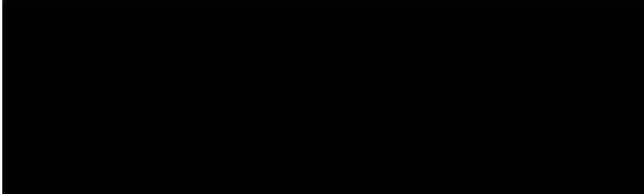
The current applicants recognise the historical and architectural significance of the structure of the building and the detailed features in the listing. We are eager to maintain the detailed features as far as possible but the wooden window frameworks are rotting and need to be replaced if the appearance of the facade is to be maintained. It is suggested that the conversion to slim double

glazing will not detract from the appearance but will significantly enhance the insulation of the property to the benefit of the building as a dwelling.

The proposal is considered essential to maintain the appearance of the existing features considering that the wooden framework is subject to substantial and irreparable rot.

7) Mitigation

The proposals aim to reproduce the original design as far as possible with the enhancement to the insulation effected by the fitting of slim double glazing. While this small step may not save the planet on its own, it will represent a small change in policy and practice which, if mirrored across the country, could represent the beginning of a small impetus for change, at least in the field of planning.



29/1/2024