Design and Access Statement

Old Timbers, 65 Needham Road, Stowmarket, IP14 2AL

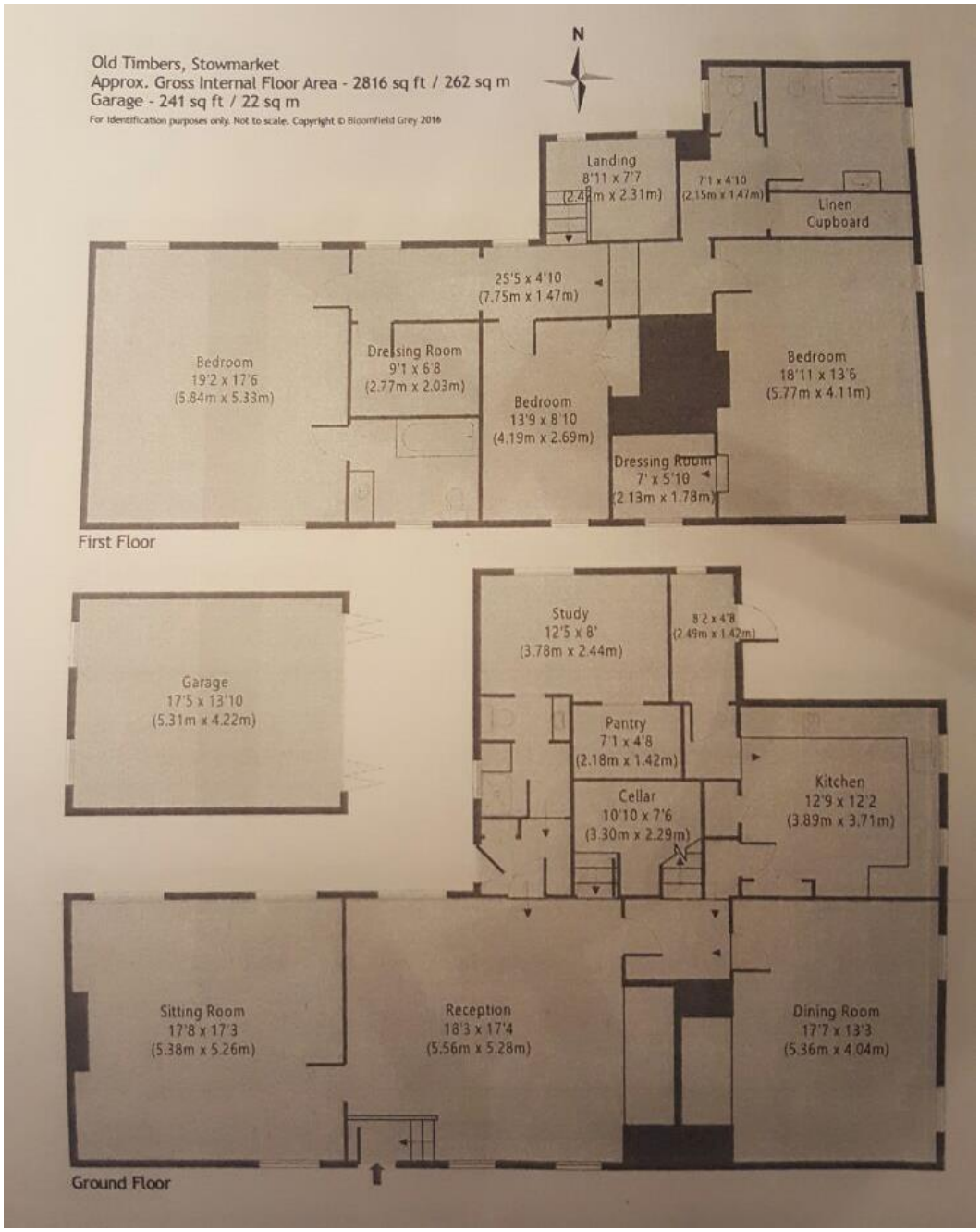
Listing:

First listed 19th April 1972

3 houses, now one. Mid C16. Plaster and colourwashed timber-frame. Plain tile roof. Plan is of 2 ranges amalgamated: a long 2-storey range parallel to road butting against a 2-storey block at the east edge-on to road. Parallel range with a 6 stud door left of centre flanked by a C20 2-light cross casement left and 2 similar right. Plasterwork with geometric panels in low relief. First floor jettied and with close-studded exposed timbers. Jetty bressummer is hollow and wave-moulded. Four C20 2-light first-floor casements. Gabled roof with a ridge stack towards east gable: 2 lozenge flues. East block also with jettied first floor, this time in gable end. Exposed studs and 2 arched braces to first floor; one C20 casement. Gabled roof. East flank lit through four C20 metal ground-floor windows and two C18 metal first-floor casements. External gable-end stack to north. INTERIOR. Moulded stop-chamfered bridging beams.

Property:

This property is as described above, with the ground floor layout as shown on the floorplan below:



The property is adjoined to 63 Needham Road to the west side, and has a gravelled driveway to the east side. Behind the driveway is a double garage, with a wooden gateway to the rear garden between the house and the garage.

Proposals:

1) **Removal of internal plasterwork to reception and sitting room**

The plasterwork in the majority of the room is concrete, and is in poor condition, particularly the wall facing Needham Road. There is considerable damp on this wall due to water penetration. The concrete plaster is trapping the moisture into the wall, therefore removal of this impermeable layer will prevent deterioration of the internal wall. The wall is believed to be solid brickwork construction. Once the interior plasterwork is removed, the brickwork will need time to dry properly and any repairs will made. Until we understand the condition of the wall beneath the plaster we are not in a position to identify if and how we will replace the plaster, therefore a further application will be submitted with any proposals.
The concrete render is clearly a later addition to the building and is not compatible with the nature and original material of the property. It does not allow the wall to breathe, and therefore causes damp issues. Removal of this material will prevent further damage to the structure of the building.

2) Removal and replacement of external plasterwork to the front face of building

The upper storey of the building consists of timber beams and plaster panels. The lower storey consists of brick wall with concrete render.

The plaster panels towards the attached end of the house (above reception room and sitting room) consist of concrete render and metal mesh. These have obviously been replaced at a later date and are not effective in allowing the timber to breathe. Over time and the natural movement of the building, these panels have gaps between the timber and the render causing them to be ineffective with both thermal and acoustic properties. Removal and replacement in lime will prevent deterioration of the timber frame and maintain the structure of the building. It will also provide better heat insulation allowing the house to be more environmentally efficient. It will also provide better quality of life to occupants with better acoustic insulation from the noise of the road and better heat retention.

The panels above the dining room area consist of concrete render. It is unclear when these panels were last plastered, however they are very damaged. There are large gaps between the panels and the timbers, caused by the wisteria growing through them when the property was left unoccupied between owners. This is causing water penetration into the bedroom, causing damage to the internal plasterwork. This is also a danger to the public, as the public footpath runs directly below and the damaged plasterwork could fall on passing pedestrians. Removal and replacement in lime plaster will maintain the structure of the building, and reduce further deterioration of internal plasterwork through water ingress. It will maintain the safety of those passing on the road underneath. It will also provide better heat insulation allowing the house to be more environmentally efficient. It

will also provide better quality of life to occupants with better acoustic insulation from the noise of the road.
The lower half of the front face is concrete render installed on what is believed to be sold brick wall. The render is failing in a number of places due to water ingress from cars passing on the road. There is a paget decoration in panels on the plasterwork. The LBC is requested to remove the current render, and install lime plaster render and lath or savolite boards to requirement. This will be better for the house as it will allow the breathability required to allow water to pass through, and therefore will protect the structure of the building from decay through water ingress.

3. Installation of lime plaster to the underside of jetty

The property has a jettied first floor. The underside of the jetty solely has floorboards over the top of it, these have large gaps in causing poor thermal and acoustic properties. I propose adding small plaster panels to the underneath of the jettied area, which will be painted the same as the surrounding plaster. There is no plaster there currently, however there are many similar aged properties in the local area that make this adjustment in order to make their properties more thermally efficient. Being on a busy road, this is also a point of ingress of noise pollution, therefore the work will help acoustically insulate the property from this and improve the quality of life for the residents.

Proposed materials:
- wooden lathe or savolite boards, as stipulated by yourselves
- use of Thermalime from Anglia Lime Company
- New plasterwork will be limewashed