

Design and Access statement

The farmhouse at Park farm forms part of a farmstead dating from the mid-17th century. Many original features have survived the years. The house is heavily timbered, many timbers believed to be of the original construction borne out with the original carpentry engravings, with large open brick fireplaces, original lead light windows remain. There is a solid brick rear extension believed to be Victorian. The house faces south and is associated with several outbuildings including a large barn, these out buildings are set to the immediate west of the farm house. The grounds surrounding the house include two ponds that may have been formed for holding water for livestock and there are several mature trees and a few exceptionally ancient oak trees. The Main farmhouse fronts a quiet country lane. The homeowners have recently acquired the site. The farmhouse has had an extended period of being unoccupied. During this period believed to be more than seven years and could be decades the building has succumbed to ransacking, floorboards, floor tiles, plumbing, fire escapes and paving was all stolen.

A key part of the repairs will be to remove some cement rendering that has previously been applied to the exterior and replace with traditional lime, much of the work that will be carried out internally and externally is with the intention of unpicking some previous poor choice materials and replacing in traditional and breathable ones. It is believed that making this house inhabitable again and applying some logical reworking of previous modern materials with traditional breathable ones will guarantee the building a bright future.

It is the new homeowner's intention to retain historic material and to maintain everything as is practical. It is felt that the character of the building has evolved over many years and that this is a key feature of its character. It is a stipulation that those who work on site will follow carefully the very best of traditional repairs and pay close attention to using traditional material and only traditional materials.

The homeowner has previously and continues to own a grade two listed building and has had ownership and experience of 23 years. He has sought to educate himself and take advice from the materials produced by Pete Ward a Heritage House surveyor. The owner has also sought advice from Rick Lewis, Rick was able to advise on the condition of the timber frame and share his depth of knowledge in relation to its historical significance. One major contribution was his assertion that many if not almost all timbers were seen to be original parts of the main construction. The owner has also spoken with other traditional heritage builders including Edward Bailey who was disappointed to see the deterioration due to ransacking but was keen to assist in the restoration project, Ed has a wealth of experience with listed and heritage buildings.

Heritage Statement

Prepared by: Shane Aldridge, Home owner following consultation from Heritage builders and timber Frame expert as named in the Design and Access statement.

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This statement relates to the Farmhouse located at Park Farm, Braiseworth Lane, Braiseworth, Suffolk IP237ET.

A grade II listed Farm house located on a small farmstead.

The House is not in a conservation area.

The House is set in the rural countryside fronting to a small country lane. There are a number of out buildings set to the side of the house. The building sits to the west side of a large plot of around two acres, the plot consists of mature trees some of which are ancient and two ponds.



National Grid Reference:

TM1204772028

Details

BRAISEWORTH BRAISEWORTH LANE TM 17 SW 1/8 Park Farmhouse II

Former farmhouse. Mid C17. Timber framed and rendered, plain tiled roof. 2- cell, lobby entry type. 2 storeys and attic. 2 windows, C20 4-light casements with square-lead glass. Mid C20 gabled porch with moulded doorframe and reproduction plank door. Stack has original red brick shaft with a moulded brick course below the cap. 2-storey rear wing of colourwashed brick with pantiled roof, probably C20. Interior not examined.



There is nothing that suggests there are archaeological remains on the site. The property is 1km from the roman road and in any event no excavations are planned.

Ordinance survey maps dating back shows that there really hasn't been any additions to the plot over the past 100 years, it suggests that some small timber buildings have disappeared. In any event there are no proposals to remove or build any further buildings on the site.

The Main farm House of which this statement relates is to retain its special character that has become to be over many decades in deed century's. The proposal is to retain all traditional fabric and to unpick some of the modern materials that may if left, lead to the building detriment.

The building has been unoccupied for a number of years and in many ways is not suited to modern living. The proposal is largely to make repairs to any historic materials such as window frames and plaster.

The intension is to split a large bathroom into two in the same foot print as the old. And also to form a downstairs cloak room to facilitate a more comfortable living arrangement. Historic England do not have any record of the interior of the building. No change as a consequence of these works to the exterior whatsoever.

It is proposed that the cement which has been added to the ground floor of the house be excavated to a depth of 300mm allow for a more traditional and effective material of lime to be added over a base of glass aggregate. It is the opinion of many Heritage builders and surveyors that cement floors can and do cause destruction of timbers and soft brick as the cement displaces moisture to the walls. It is felt that the only sensible cause of action is to correct this problem at this stage while the property is empty.

These proposals are simply a collection of considered repairs which seek to retain the character and historic fabric of the building whilst correcting some poor choices of the past.

The evidence of the work carried out will be largely negligible, the aim is to retain the character in its entirety. The proposals do leave the building with greater breathability and a brighter future through occupation and understanding of the materials and features of the house.