

## **HERITAGE, DESIGN AND ACCESS STATEMENT FOR PROPOSED REPAIRS & RESTORATION, OLD FORGE HOUSE, THORINGTON STREET, STOKE BY NAYLAND, CO6 4SN**

### **1 INTRODUCTION**

This heritage, design and access statement has been prepared in support of application (**PP-12871750**) for permission to repair Old Forge House. A scope of work has been prepared by Penny Clements RIBA AABC of Roger Balmer Design Ltd. The work will be undertaken by a reputable builder experienced in heritage building practices.

The property is a Grade II listed building that lies within the Dedham Vale within the conservation area and a National Landscape (formerly Area of Outstanding Natural Beauty). It is a detached dwelling.

**Purpose of application:** we are seeking permission to repair and restore Old Forge House, addressing internal damp, external repairs to render, timbers and windows, replacement of rainwater goods and external decoration. A scope of works and photographic documentary evidence is provided as **Appendix A** and **Appendix B**.

### **2 HERITAGE CONTEXT**

#### 2.1 Historical Context

The Listing of Old Forge House points to the exposed timber-framing of the west front and north end as being of significance, as well as the lattice leaded lights in the casement windows. A review of documented histories of Old Forge House reveals little of significance about the southern end of the property, or the extended and historically refurbished (1980's) southeast wing. The garage and shed buildings are both non-listed, modern constructions.



Picture 1: Old Forge House, viewed from front entrance on B1068

## 2.2 Aesthetic Context

The hamlet of Thorington Street has a wide variety of housing of all ages and types, a number of which are Listed properties.

To the immediate left of Old Forge House there is a relatively new build house (approx 1980) called “Rose Cottage”. This incorporates a render finish and Dutch style roof. See picture 2 below:



Picture 2: 'Rose Cottage'

To the right is a recently refurbished cottage-style building with a render finish and tiled roof. This house is called "The Cottage", picture 3 below:



Picture 3: 'The Cottage'

Old Forge House, Thorington Street CO6 4SN: reference **PP-12871750**

Neither Rose Cottage nor The Cottage are listed properties with historical value.

Directly opposite the Old Forge House is a recently renovated Grade II listed former public house called “The Old Rose Inn”. This is of a similar age to the Old Forge House and shares similar features including exposed timber framing to one side and a tiled roof. See picture 4 below:



Picture 4: ‘Old Rose Inn’

### 2.3 Communal Context

Old Forge House contributes to the sense of the area as an historic National Landscape, the North and West elevations of Old Forge House particularly make a positive contribution towards that appearance as these elevations are the only elevations of the building that retain the exposed timber framing.

## 3 THE PROPERTY

### 3.1. History and Development.

Old Forge House was listed on 9 February 1978.

THORINGTON STREET 1. 5377 Stoke-by-Nayland Old Forge House  
TM 0135 25/906 II GV

*“A C17 timber-framed and plastered house possibly of C16 origin. The timber- framing is exposed on the west front and north end. Restored and renovated in the C20. 2 storeys. 3 window range, 2 and 3-light casements with lattice leaded lights. Roof tiled, with a central rebuilt red brick chimney stack with 2 diagonally set shafts.”*



Picture 5: South Elevation



Picture 6: East Elevation

Front door



Picture 7: North Elevation



Picture 8: West Elevation



Picture 9: South East Elevation

### 3.2. External Features.

The property consists of a central element that has been extended to the southeastern elevation on at least two separate occasions. Historic work has been sensitive only to the front (eastern), northern and west elevations of the property. Whilst most of the windows in the north, east and west elevations are of leaded lattice construction, the windows of the rear (southeast elevation) were replaced in 1980s (assumed) with single glazed casement type windows. The southeast extension renovation work used metric bricks and a more modern building style than the rest of the house. Cement render was extensively used on both the west and rear southern elevations of the property.

In 2019, permission was granted by Babergh Council (reference PP-07595419) to remove three casement style windows on part of the ground floor rear elevation (south) to be replaced with two new openings with double glazed timber framed doors, and installation of a sunken patio to alleviate damp issues in southern wall of property, incorporating dwarf wall and steps up to original ground level.

Also in 2019, permission was granted to replace a dilapidated wooden shed to the southeastern elevation of the building with a new wooden shed for storage of garden equipment, and to install a new boundary fence to the rear of the property.

The erection of a double garage to the northeastern elevation boundary was approved in June 1981 by Babergh district council to replace a previous non-listed building in same location (references B/502/81 and B/LB/52/81).

### 3.3. Interior Features.

The internal living area of the property has been extensively modified over time leaving some remaining features of interest, those that do remain include exposed timber

beams, brick fireplaces that have been unsympathetically restored using cement mortar, exposed chimney breasts restored using lime mortar and replacement solid oak doors. **There will be no change to the layout or appearance of the house interior as part of this application.**

### 3.4. Pictorial Review

Photographs have been provided in the body of this document and in **Appendix B**.

## **4 ASSESSMENT OF HERITAGE SIGNIFICANCE**

Whilst Old Forge House is a heritage asset, the extent of the fabric that contributes to its heritage significance is essentially limited to the features that contribute to the north and west elevations of the exterior of the property and in turn contribute to the sense of place that sets Dedham Vale as an historic National Landscape.

## **5 DESIGN PROPOSALS**

The proposed works (as set out in **Appendix A and B**) are:

- Structural timber frame repairs.
- Part replacement of the base wall plate.
- Timber frame repairs.
- Window repairs.
- Render panel replacement (with trial hole to establish what is behind the panels).
- Render panel repairs.
- Post removal of cement render to brick plinth; repairs to the brick plinth and repointing (tba).
- Lime render replacement to the brick plinth on the North and West elevations.
- Installation of French drain along the base of the East elevation and connection to existing surface water drainage.
- Replacement rainwater goods.
- External decoration (no change in colour).
- Remove west side terrace area and make good ground levels.

## **6 INVOLVEMENT / CONSULTATION / POLICY**

A Pre-Application Enquiry was submitted by email from Penny Clements to Babergh Council, with response from Lucy Birch, Heritage Officer on 11 January 2024 (reference DC/24/00071). Ms. Birch advised that Listed Building Consent is needed for some, but not all, of the proposed works but added that all elements could be included within a Listed Building Consent application for completeness, and therefore we have adopted this approach.



## **7 DETAILED PROPOSAL**

**Appendix A and Appendix B set out the proposed works in full.**

We intend to undertake like for like repairs in keeping with the age of the property.

Given the internal damp issues in the kitchen, addressing the rainwater goods and French drain will be our first priority. The rainwater goods are currently a mixture of painted plastic, painted metal (some cast iron), and painted cement (suspected asbestos); these would therefore be replaced in entirety by a single appropriate product maintaining the appearance of the original (e.g. by aluminium in heritage black). It is also proposed that the positioning of some of the rainwater goods be changed to improve the flow of rainwater from the roof. See **Appendix B**.

To establish the materials behind the render panels, a small exploratory hole will likely be needed before any work on these can commence.

## **8 APPEARANCE**

Our intention is to retain the appearance of the existing exterior with the repairs and restoration work being undertaken. On completion of the repairs we wish to decorate the exterior of the property with Ingilbys Pozilime Limewash. We will select a colour as close to the existing render as possible; the render is currently off-white while the timbers are mostly painted dark brown/black. We understand Ingilby's Pozilime Limewash is a reputable product, recognised for use on historic buildings.

## **9 UTILITY AND FLEXIBILITY**

The aim of this work is to make the property watertight and in good repair for the benefit of ourselves and future owners. Preserving the building also contributes to the beauty of the National Landscape.

## **10 THERMAL PERFORMANCE & CARBON FOOTPRINT**

Removing the damp from the kitchen, restoring render panels that have been poorly repaired previously, and repairing window frames where necessary may have a small benefit for the property's thermal performance.

## **11 SUMMARY**

We view ourselves as lucky to be custodians of a historic building located in a National Landscape but we recognise this also carries with it a responsibility to maintain the fabric of the building for future generations to enjoy for many years to come. The aim of this proposed work is to do just that.

*Ends*