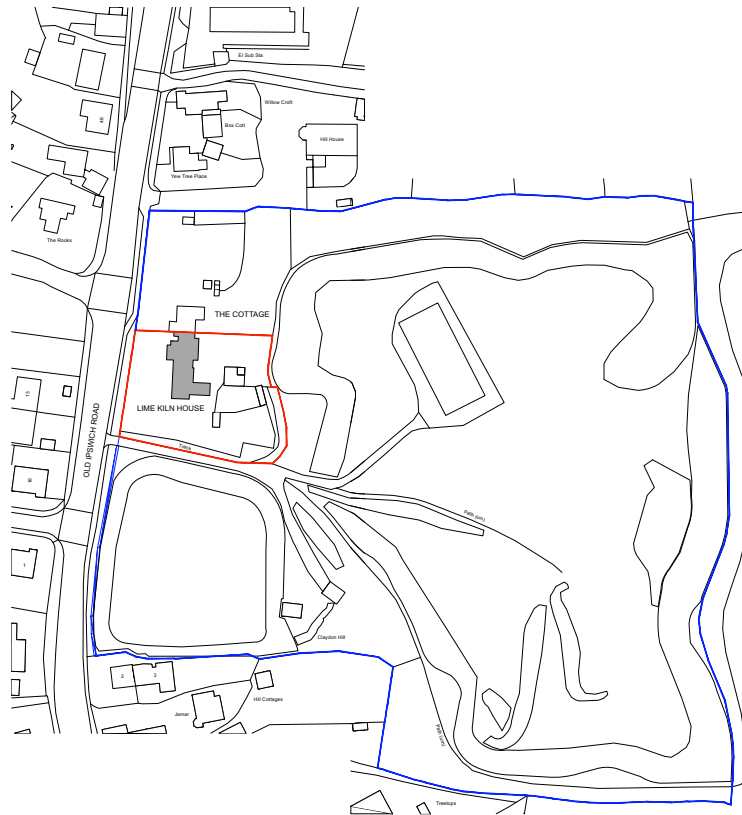


HERITAGE STATEMENT

Lime Kiln House, Old Ipswich Road, Claydon, Suffolk, IP6 0AD



Site Location Plan

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Introduction

The Heritage Statement provides a written and photographic record at Historic England Level II (2006) of Lime Kiln House, Claydon, a Grade II listed former farmhouse. The building, which dates from the early to mid 15th century with mid-19th century and 20th century alterations, was first listed on 9th December 1955 and the listing last amended on 24th January 1986, Historic England Source ID 1251231, English Heritage Legacy ID 433462. The report, which describes the significance and setting of Lime Kiln House and the impact of the proposals, has been prepared to inform and accompany an application for Listed Building Consent for alterations the existing chimney, and alterations to the existing kitchen roof. The building is situated on the east side of Old Ipswich Road in Mid Suffolk District and it is not within a Conservation Area. It is located in the Rolling Estate Farmlands region of the Suffolk Landscape Character Appraisal.

Historic England Listings

Historic England Listing : Lime Kiln House

Entry Name: Limekiln

Listing Date: 9 December 1955

Last Amended: 24 January 1986

Grade: II

Source: Historic England

Source ID: 1251231

English Heritage Legacy ID: 433462 Location: Claydon, Mid Suffolk, Suffolk, IP6 County: Suffolk

District: Mid Suffolk Civil Parish: Claydon

Built-Up Area: Claydon

Traditional County: Suffolk

Lieutenancy Area (Ceremonial County): Suffolk

Church of England Parish: Claydon and Barham St Mary and St Peter Church of England

Diocese: Bury St.Edmunds and Ipswich

Description

CLAYDON OLD IPSWICH ROAD TM 14 NW

7/107 Limekiln (formerly listed
as Limekiln Farmhouse)

9.12.55

- II

House, formerly farmhouse. Early or mid C15 with alterations of mid C19. 2 storeys. An H-plan open-hall house. Timber-framed, encased mid C19 in red brick, the cross wings given flat pilaster-buttresses and dentilled eaves course. Plain tiled roofs, the wings hipped since C18/C19. Rear and side chimneys of C16 and later. Mid C19 small-pane sash windows with cambered or flat arches of brick. C19 6-panelled door in cross-entry position, the upper panels glazed. The timber-framing is of high quality and fairly complete; close stud-work with some tension-bracing. The 2-bay open hall has an open truss with massive cambered arch-braced tie-beam (both arch-braces are cut back) and an octagonal crown-post with well-moulded capital and base and 4-way solid bracing. The parlour wing to right has an ogee-moulded binding joist, and in the solar is an open crown post truss and a blocked doorway with 4-centred head. All crown-post roofs are complete. A 1st floor was inserted into the hall in C17, and attic floors throughout. A good C18 corner cupboard in a parlour formed in the service wing. A 2-storey extension, perhaps partly encasing some earlier work, was added to left in early C20.

Listing NGR: TM1318449511

Historic England Listing : Lime Kiln 80m SE of Lime Kiln House

Entry Name: Limekiln Approximately 80 Metres South East of Limekiln House Listing Date: 24 January 1986

Last Amended: 9 January 1990

Grade: II

Source: Historic England

Source ID: 1262695

English Heritage Legacy ID: 434324

Location: Claydon, Mid Suffolk, Suffolk, IP6 County: Suffolk

District: Mid Suffolk

Civil Parish: Claydon

Built-Up Area: Claydon

Traditional County: Suffolk

Lieutenancy Area (Ceremonial County): Suffolk

Church of England Parish: Claydon and Barham St Mary and St Peter Church of England

Diocese: Bury St.Edmunds and Ipswich

Description

The following building shall be added: CLAYDON
TM 14 NW OLD IPSWICH ROAD 7/110

Limekiln approx 80 metres South East of Limekiln House.

- II

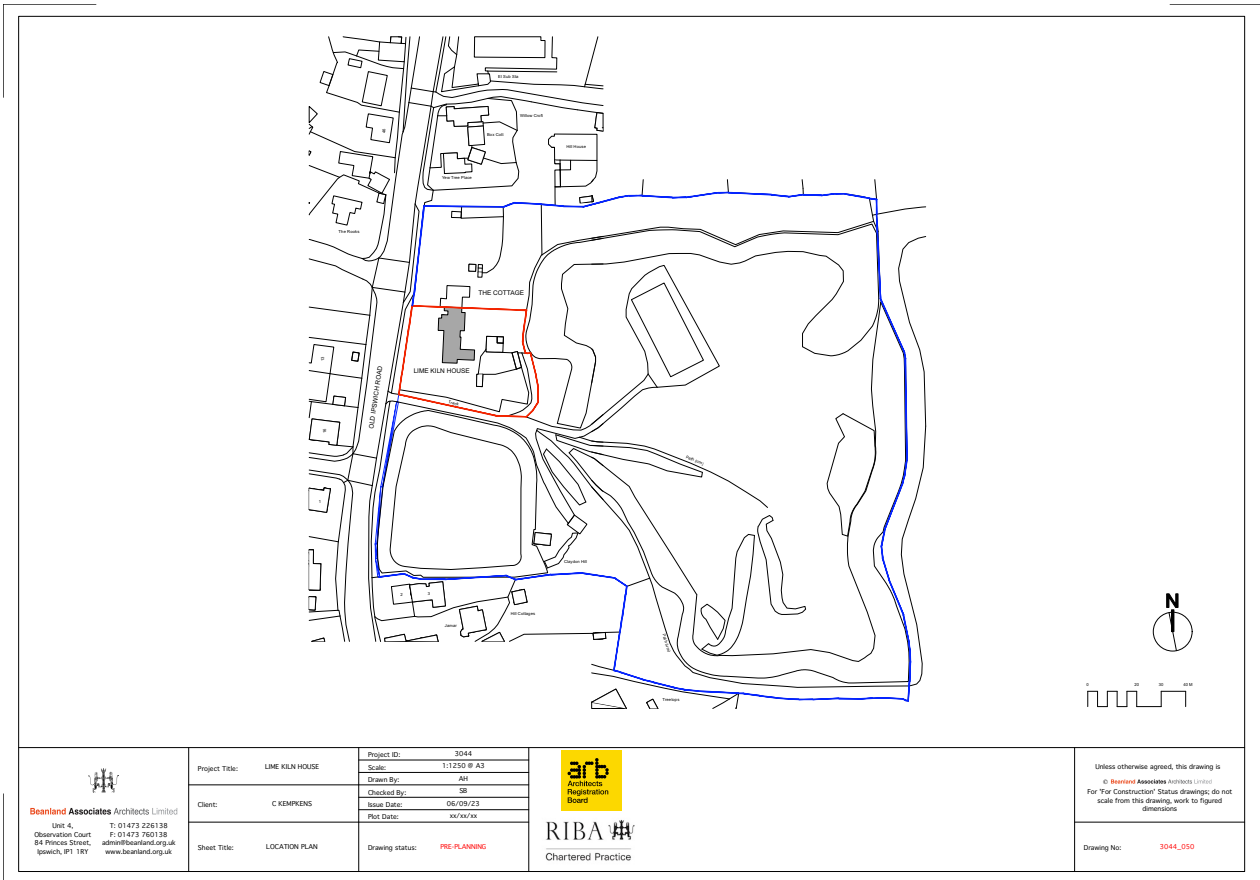
Limekiln. Late C18/early C19. Brick retaining wall to front of bank, with 1724 date stone (reset) over segmental-arched doorway. Interior: annular brick-lined chamber into which burnt lime was drawn through four chutes.

Location

The parish of Claydon is situated to the east of the A14, approximately 4 miles NW of Ipswich. The main village is situated on both sides of the old Ipswich/Norwich road which runs parallel to the A14. Lime Kiln House is located to the South of the main settlement on the east side of the Old Ipswich Road. Lime Kiln House stands on Claydon Hill at an altitude of approximately 15.24 metres (50 feet) on the East side of the River Gipping valley.



1999 OS Explorer 197, scale 1 : 25,000 red arrow indicates Lime Kiln House



Site Location plan 1:1250, red line indicates boundary and blue line shows ownership boundary.

Building Description: Summary

This former farmhouse was first listed Grade II in December 1955. The building comprises an early or mid-15th century hall house (1440 has been suggested as a possible date) aligned on a N/S axis with a cross wing at either end, forming an H plan. In the late 16th/early 17th century the open hall was floored to create a first floor. Originally the hall would have been open to the roof with an open hearth. Smoke would have been allowed to escape through special ridge tiles, timbered louvres at the ridge, louvred gables or unglazed windows. The crown post, rafters, collars and collar plate (now in the roof space since the first floor rooms have inserted ceilings and the roof space has a partly boarded floor) are smoke blackened.



Left: principal West elevation showing hipped cross wings; Centre: East elevation of South cross wing and hall with 16th century external stack; Right: looking NW, showing stack against South wall.

At either end of the 2 bay hall is a two storey cross wing, the north cross wing being of 3 bays and extending further forward in the principal west elevation. The cross wings were originally gabled at both ends but in the 18th or early 19th century both wings were hipped at the west end. The south cross wing contained the parlour with a chamber above known as the solar. The solar at Lime Kiln House has an open crown post truss and a blocked doorway with a 4-centred arch head at the north end of the east wall. This was probably removed when the hall was floored. In the late 19th century a single storey red brick well house was built against the east elevation.



Left: East (rear) elevation; Centre: West elevation showing recess on West side of cottage with 20th century timber lintel and brickwork, West wall of cottage (white render) visible inside recess; Right: North elements of east elevation showing cottage with cat-slide and flat roofed dormers, and 20th century red brick annexe.

At the centre of the 2 bay open hall is an octagonal crown post with a moulded capital and base standing on a massive cambered arch-braced tie-beam. The crown post is partly obscured by the partition walls inserted when the hall was floor. After the hall had been floored in the 16th century, the two red brick stacks were built against the east and south walls of the house with fireplaces. The broader east stack had two flues. This fireplace, no longer in use, is now on the east side of the first floor landing. In the late 20th century, a small single storey, red brick addition was added to extend the kitchen.

The roof of the house is covered with red clay plain tiles apart from small areas of the east roof slope of the former open hall where the roof has been repaired with concrete plain tiles, probably when this part of the roof was under-felted. The single storey kitchen extension has a felted roof with a very shallow slope and a brick parapet with concrete capping blocks.

Landscaping

The gardens of the house extend to approximately 2 acres although the total acreage within the ownership of Lime Kiln House, which includes the former chalk pits and Grade II listed lime kiln, is approximately 9 acres.

Heritage Impact Assessment

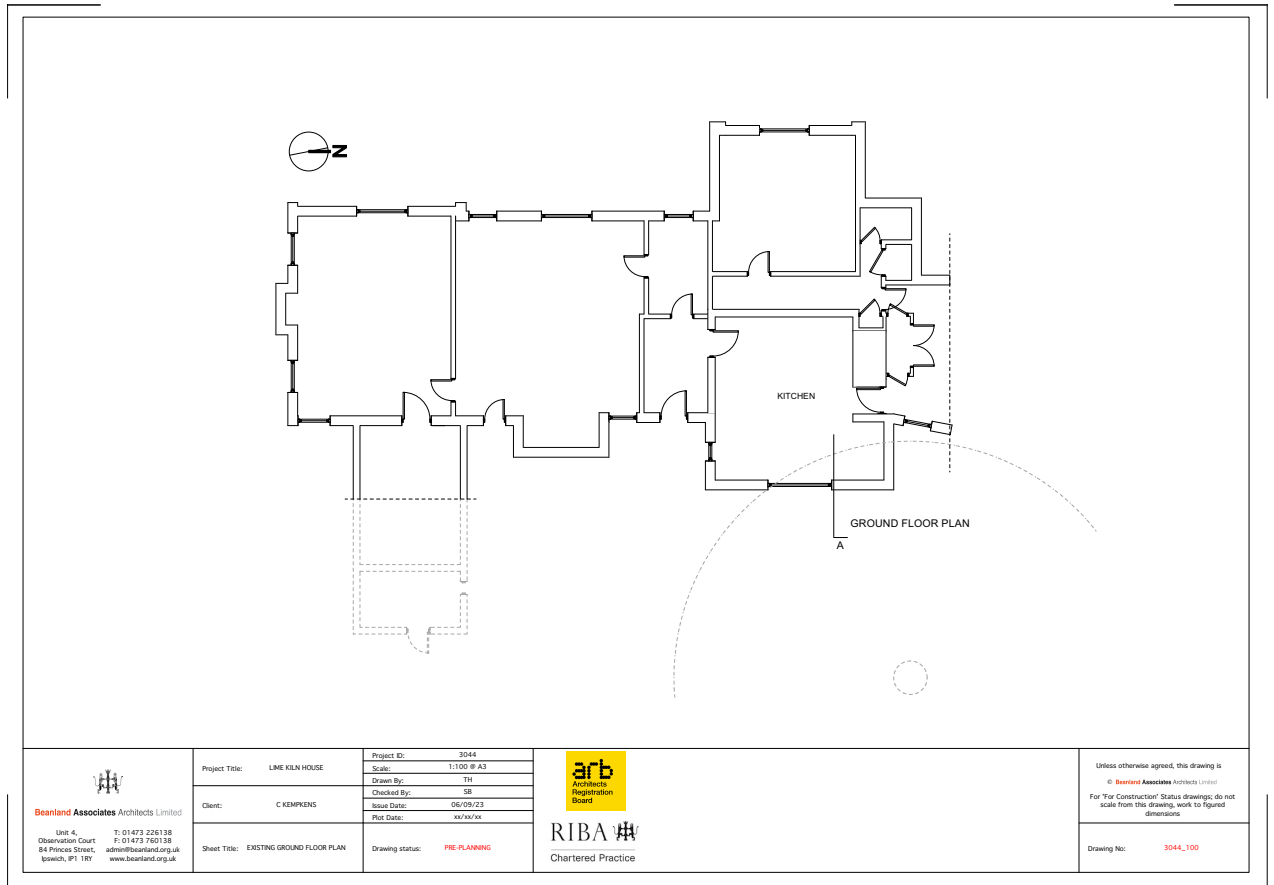
The Heritage Impact Assessment considers the impact of alterations to the chimney and to the existing kitchen roof on the significance and setting of the Grade II listed Lime kiln House.

The Proposed Alterations to the Roof of the Kitchen Extension

In the late 20th century a small, red brick single storey extension was added to the east elevation of the existing kitchen. The walls are of modern red brick in Flemish bond, laid in cement mortar. In the east wall of the extension is a late 20th century, painted timber, small pane casement with a 4 light (each 2 X 4) range with a cambered brick arch head. There is a small pane 2 X 4 casement with cambered brick arch head in the S wall of the extension. There is no window in the N wall of the extension. The extension has a felted, shallow pitch roof surrounded by a brick parapet with concrete coping bricks. The rain water outlet is through the NE corner of the parapet into a drainpipe hopper on the N wall of the extension. There is a climber partly covering the brickwork of the S and E walls and a large sycamore tree in the garden immediately to the NE.



Existing Elevations and Ground Floor Plan.



Existing elevations and Ground Floor Plan.

Kitchen extension, Left to Right: looking SW showing East window; North elevation; South elevation; East elevation with sycamore tree on right.





Left: junction of west parapet with cottage; Centre: kitchen extension roof looking SE, well house in distance; Right: junction of kitchen roof with east wall of north cross wing, looking north.

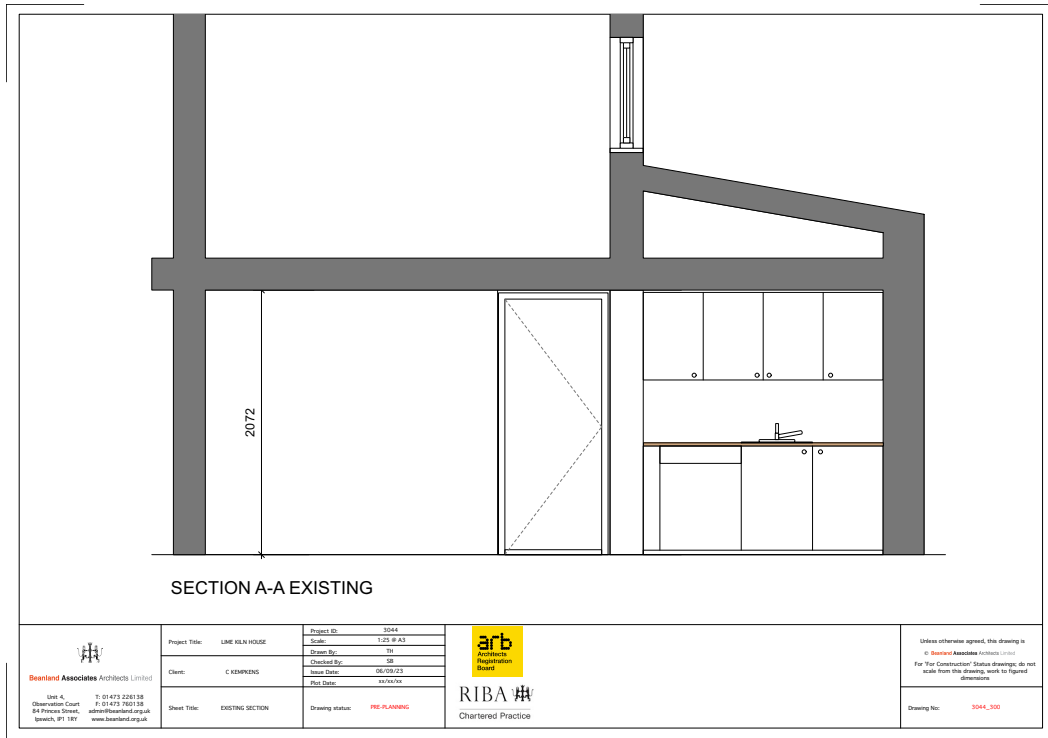


Kitchen Interior: Left: looking NE showing junction of modern ceiling; Centre: looking east; Right: looking south showing casement in side wall.

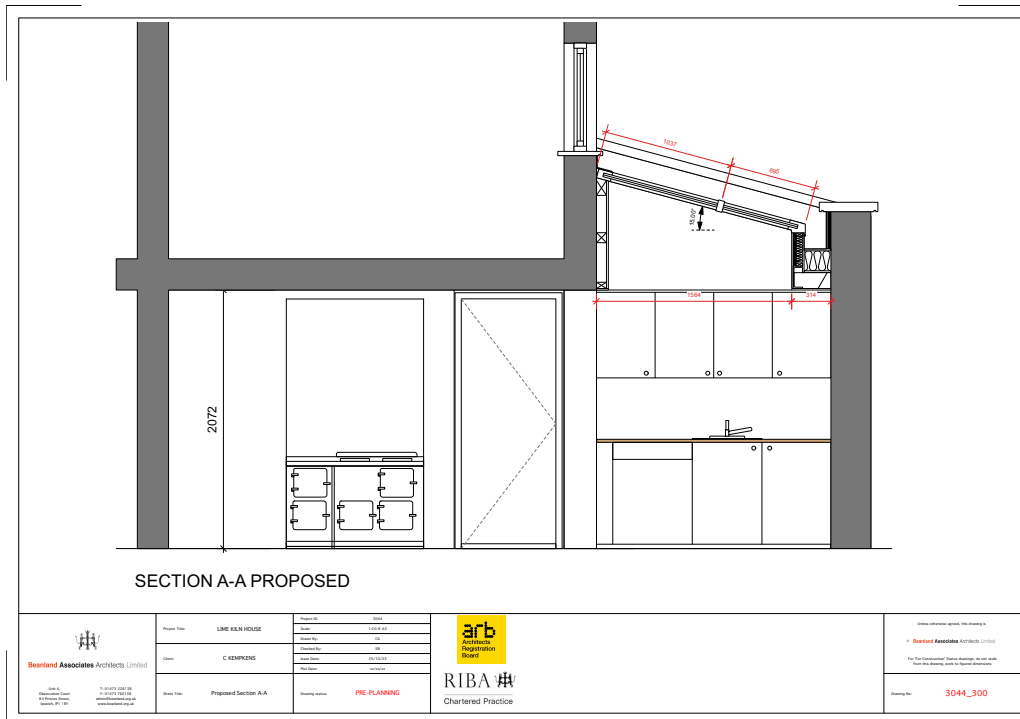
The interior of the kitchen is lacking in natural light. The walls are plastered and studs are exposed in the west wall. Doors within the south and north sides. The original part of the ceiling is of lath and plaster and the ceiling of the extension is of modern plasterboard which has been levelled up. The junction between new and old sections is readily visible.

To enable more natural light within the kitchen, it is proposed to insert a new roof structure in the kitchen extension with a rectangular roof light with insulated timber up stand. The proposed new roof will have the same fall as the existing roof and it will enable insulation to be installed. The existing plasterboard ceiling will be removed and the new roof structure will create more headroom. The existing structure of the bedroom floor and east wall at first floor level (FF bedroom photograph shown on the right) will need to be exposed to allow inspection by the structural engineer. The storey posts and wall plate are exposed in the east wall of the first floor bedroom but the wall is of modern plaster and no studs are visible. This intervention is unlikely to result in the loss of historic fabric.

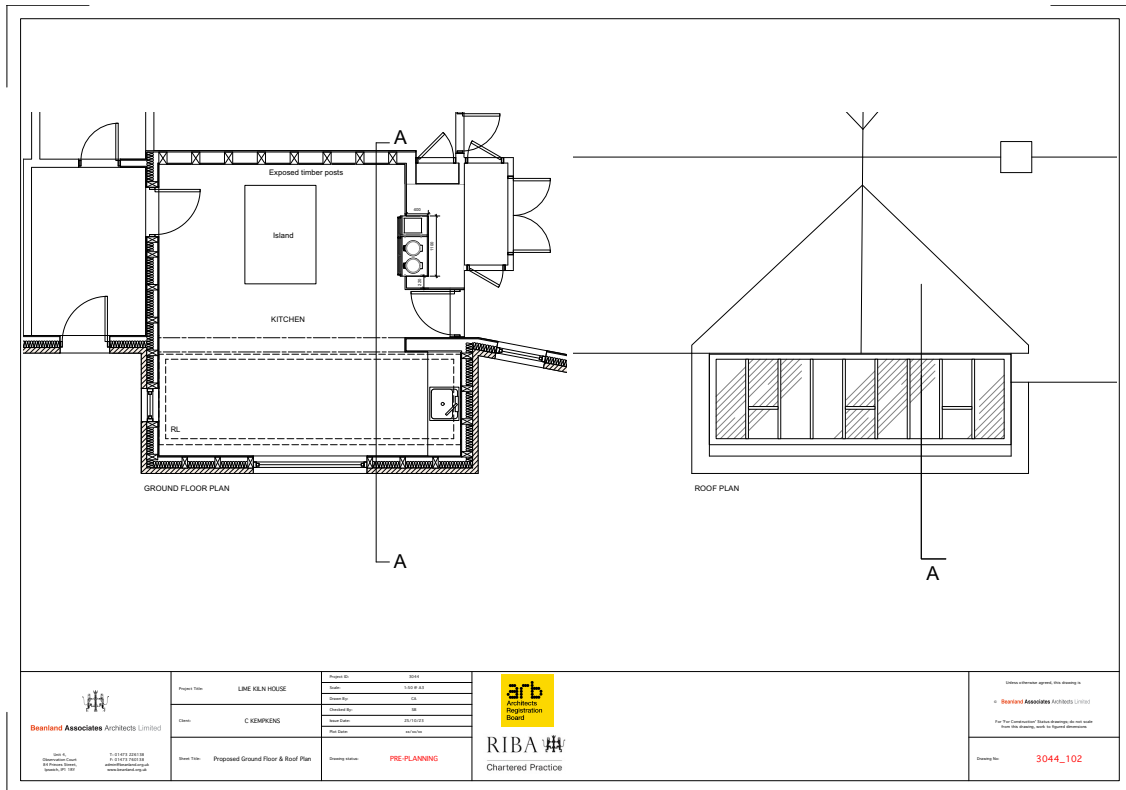




Existing kitchen section.



Proposed kitchen section.



Proposed Ground Floor Plan and Roof Plan.



Proposed Elevations.

The proposed new roof will have minimal impact on the setting of the listed building, as the proposed roof light will not be seen publicly from the rear elevation.

Conclusion

The Heritage Impact Assessment has been compiled to comply with NPPF 16 (2019) paragraphs 189 & 190 in describing the significance of the designated heritage asset, the Grade II listed Lime Kiln House. The proposals have been designed to be sympathetic to the listed building using appropriate materials and should not result in the loss of any significant historic fabric if the work is carried out carefully by a builder with experience of historic buildings. The various proposed refurbishments will enhance and sustain the fabric enabling the building to continue to contribute to local character and distinctiveness in accordance with NPPF 16 paragraphs 185 (a) & (b) and 192. The proposals will not alter the character of the setting or have any impact on the Grade II listed Lime Kiln 80m to the SE. It is considered that the proposals will result in a very low level of less than substantial harm which is outweighed by the conservation benefits. The proposal complies with the Listed Buildings Act 1990 in preserving the building's particular architectural and historic interest.