

**PROPOSED ALTERATIONS TO  
FAIRSTEAD FARMHOUSE  
EYE ROAD  
HOXNE IP21 5BA**



**DESIGN & ACCESS and HERITAGE STATEMENT  
and SCHEDULE OF WORKS**



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## **DESIGN & ACCESS**

### **Use**

The proposal is for the recovery of the existing second floor attic space to form an additional bedroom and ensuite bathroom.

### **Amount**

The proposal is limited to internal alterations only with the addition of 3 new rooflights on the north elevation.

### **Layout**

Access to the attic floor is currently via a loft access ladder and a new timber staircase will be required.

### **Scale**

The proposal has no impact on the size and scale of the building.

### **Landscaping**

Not relevant

### **Appearance**

Apart from the 3 new rooflights the proposal will have no effect on the appearance.

## **HERITAGE STATEMENT**

### **Listed Building Issues**

The official listing:

#### **Details**

HOXNE EYE ROAD TM 17 NE 2/76 Fairstead Farmhouse II Farmhouse, now subdivided into 2 dwellings. An early C17 rebuilding of an early C16 house. Restored 1983-5. Timber framed and roughcast-rendered under a slated roof. 2 storeys and attics. A single long 4-cell range. Continuous jetty to south, supported on plain brackets; the bracket at the east end is carved with leaf and flower motifs in the spandrel. Within the porch, one buttress-shaft and part of the moulded bressummer are visible. C19 casement windows with a single horizontal glazing bar to each light. To east, leading into the cross-passage, is a single storey mid C17 gabled porch, now without a doorway. To west is a C19 doorway with moulded architrave, 4-panel door and narrow oblong overlight. 2 gabled full dormers. Internal stack with rendered shaft; late C17 stack against west gable end. C19 brick addition to east; C18 rear (north) lean-to. All 4 ground floor rooms have axial bridging beams and chamfered joists set flat. Some plain C17 first floor studding. Porch has one blocked 8-light mullioned window and evidence for another in the gable end; the entrance was on the east side. The roof over the west half of the range is re-used, evidently from a narrower range as there are scarf joints at the lower ends of all the principal rafters. It is in 4 1/2 bays, with 2 rows of butt purlins and collars carrying oblong king-posts to a ridge piece. One truss has long curved collar braces, meeting at the centre. Evidence for cross partitions, redundant when the roof was re-used; the existing partition is unrelated to the roof structure. Upper floor and roof of east half of range not examined.

Listing NGR: TM1753376524

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As noted in the listing the house was originally a single dwelling, subsequently divided into two. The original staircase serving the second floor is now in the east end of the building and this application covers the west end, so a new staircase from first to second floor will be required.

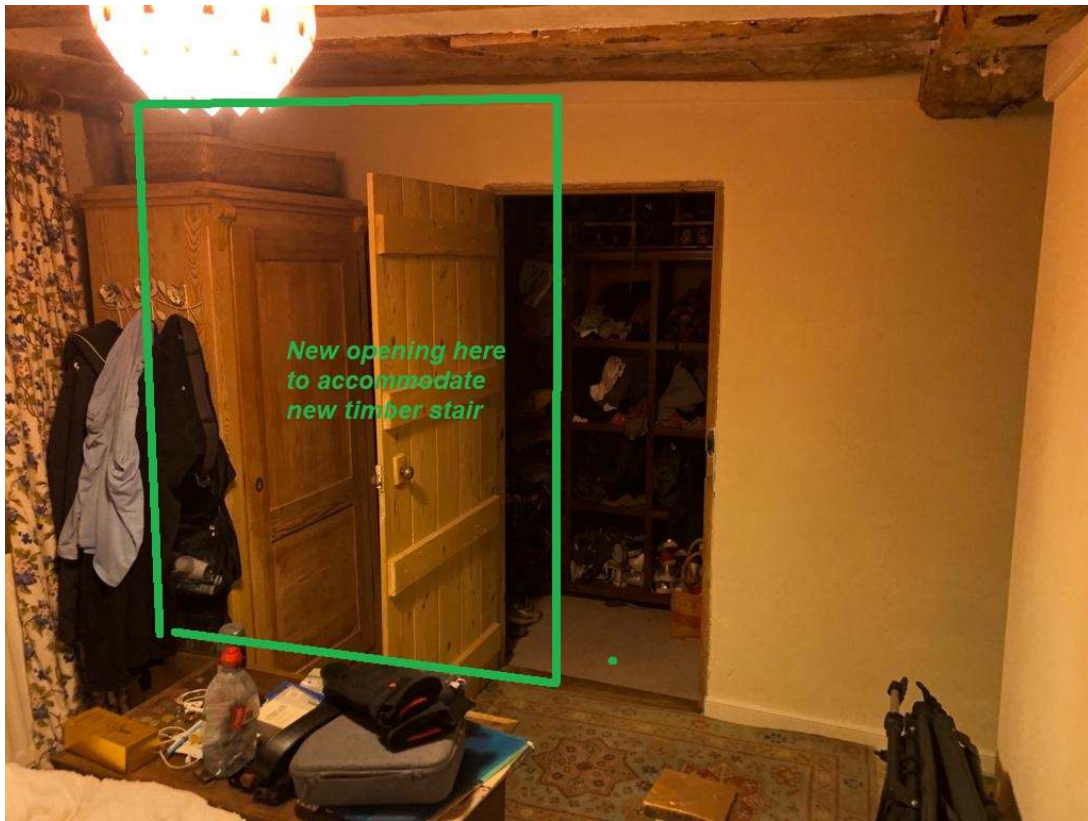
Relevant photographs of the building interior affected by the proposals are below:



*The first-floor window that will need replacement to achieve means of escape requirements following discussion with Building Control*



*First floor showing existing door at landing level that will be upgraded to be fire resistant.  
ARCHITECTS TWO LTD FEBRUARY 2024*



*Existing cupboard at first floor altered to accommodate new staircase to second floor.*



*Proposed new opening in second floor for new staircase.*



*Earlier repair to weakened spine beam to be replaced with suitable steel fitch plates to engineer's design.*



*Existing roof with new rooflight for ensuite.  
2 other new rooflights serving new attic bedroom positioned similarly to affect only one rafter each.*



*Existing doorway in attic partition will provide access to new ensuite bathroom.*

## **SCHEDULE OF WORKS (refer to Drawings AT/27/01 & 02)**

### **Demolition and Reconstruction**

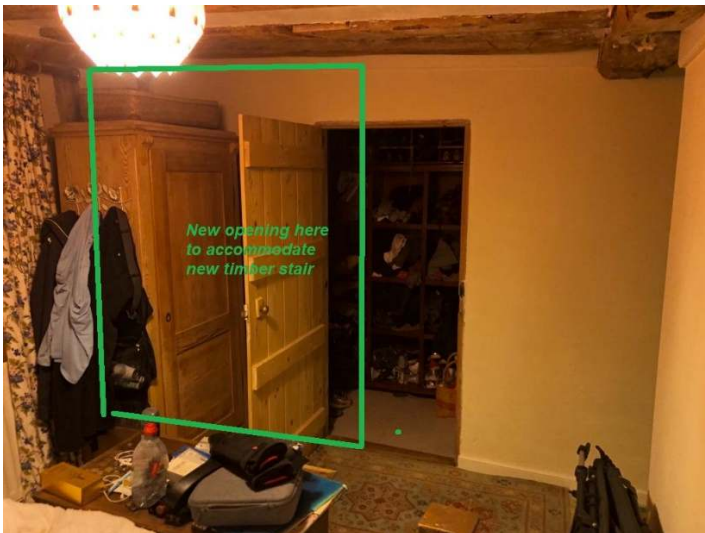
Remove part of existing internal first floor partition and carefully investigate structural integrity of the spine beam above the partition line. There is a substantial timber packing piece with a central bolt at second floor that is a previous repair to this element. Structural engineer to advise regarding a suitable steel fitch plate solution. The partition removal should have minimal impact on this beam. See photo below and also view from attic above:



Construct new timber stud partition and finish with 2 layers 12mm plasterboard each side with skim plaster finish.

Form new opening in existing cupboard and in the second-floor structure for new staircase.

New purpose made sw staircase. Storage space retained under new stair with cupboard door repositioned.



### **Alteration to existing fenestration**

#### **Existing first floor window, south side:**

Insert new purpose made sw window to match size and profiles of existing with one flying mullion to achieve fire escape minimum dimensions.

#### **New rooflights**

3 new Velux rooflights on north elevation inserted into existing roof structure with minimal impact to existing rafters. Where possible limit each new opening to the partial removal of one oak rafter.

### **New ensuite bathroom**

New drain connections to existing pipework on this side of the house