**DESIGN AND ACCESS STATEMENT – 32 OLD STREET, HAUGHLEY**

1. **Special architectural or historic interest**

The house is part of the former guildhall. This was converted into a house at which point it gained its Georgian appearance. Subsequently it was used as tenements for the poor and then a beerhouse. In the early C20 it was divided into two houses – Chilton House ( 32) and Mulbra House (34 ).

1. **Setting**

The frontage of the house abuts onto the pavement of Old Street which is part of the Haughley conservation area and contributes to the appearance of this.

1. **Fabric**

The house is timber framed, though this is largely hidden. Internally the fabric retains much of the C18 features of doors, mouldings, etc. Externally the house is rendered with a mix of C18 and C20 doors and windows and a pegtiled roof. On the front elevation the C18 door, surround and ground floor sash windows remain. On the first floor there is one C18 casement window and two C20 windows. The upper section of the axial chimney has been rebuilt in C20 brick.

1. **Features**

The C18 front door with its Gibbs surround is the feature of greatest interest.

1. **Principles**

The proposed work consists of replacement of the render on the front face as shown in the supporting document : Render – 32 Old Street.

The proposed work involves:

Removal of the render and supporting mesh on the front elevation of the house. Carry out any repairs to the timber frame that are found to be required. Apply wooden laths to the wall and plaster with lime render then painted with limewash.

The principle behind all the work is that where there is worn out original material, it will be replaced with the correct material of appropriate appearance. The front elevation of the house is of Georgian appearance with a fine C18 door and surround and the intention is that the proposed changes should be in keeping with and enhance this overall appearance.

1. **Justification**

Replacement of the render is required as the supporting mesh is failing in places leading to bulging of the render. Photographs are attached in the supporting documents.

1. **Mitigation**

The impact of the work is to be minimised by the use of the correct replacement materials.