

**PROPOSED ALTERATIONS TO  
SYLEHAM HOUSE  
WINGFIELD ROAD  
SYLEHAM IP21 4LL**



**VARIATION OF CONDITION APPLICATION FOR NEW ATTIC STAIRCASE  
AND NEW FRENCH DOORS TO DINING ROOM**

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



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**SCOPE OF THIS APPLICATION** (relevant details shown in red)

Relates to two adjustments to the previously approved proposals.

- 1: *Repositioning and modification of the existing timber staircase from first to second floor*
- 2: *Revision to the opening for two new vertical sash windows on the east elevation serving the new dining room to form a new pair of french doors with side windows*

**Fabric**

The house is substantially built with solid brick walls full height externally and across the central north/south spine wall. Floors in the principal rooms in the west range at ground level and all upper floors are timber boards on joists. Internal partitions at upper levels are stud and plaster.

Although apparently built as a single entity, the plan form and internal levels (and vertical brick joints in the north and south walls) suggest that the gabled western range may have formed a first stage – possibly attached to an earlier building that was subsequently replaced soon after by the east range under the hipped roof.

Structural movement over the years has prompted the introduction of metal tie bars along the central north/south spine wall; this measure seems to have been largely successful in stabilising the structure.

Differential movement and consequent repair (some not uniformly well executed and some in cement) and some evidence of weather penetration in the past suggest that it is not practicable, or economically justifiable, to attempt to revert to the original finish or relinquish the additional weather protection of a masonry paint coating. It is proposed to use the dry-ice cleaning method to remove the existing exterior paint to the brickwork and recoat it with a breathable lime wash

The later single storey garage/workshop wing at the north east corner of the building is in poor condition due to insufficient pitch to the pantiled roof. It is proposed that this is partly removed to allow the formation of a sheltered courtyard overlooking the gardens and mill pool.

**Features**

The features given specific mention in the listing include *‘the doorway with inset 6 panelled raised and fielded door (the upper two panels glazed), rectangular fanlight with geometric glazing bars incorporating hexagonal lantern case; the architrave with triple key and a cornice on console brackets’*

The listing also mentions *‘later wing to rear: to the road a pair of french windows with louvred shutters opening onto a wrought iron balcony with circles linked by 4 petalled flowers’*  
No alterations to these features are proposed.

Some modern metal framed windows have been introduced in the north, east and south elevations, with little regard for disposition or proportion in relation to the fenestration of the rest of the building. Their replacement with more suitable timber windows is part of this application

## **Principles**

The application proposals seek to enhance the plan form, spatial quality and daylighting in the family living spaces at ground level in the east range of the house and create an integral outdoor courtyard area, screened from the road and elevated houses opposite.

It is intended to replace discordant modern metal framed fenestration that detracts from the character of the listed building with timber framed sashes and french windows proportioned and detailed to match the existing joinery.

## **Justification**

The application proposals seek to obtain the best benefit from the location, orientation and outlook of the building and provide a sequence of indoor and outdoor spaces that will improve family living conditions.

## **Mitigation**

The objectives of the application proposals are achieved by the removal of part of the attached single storey garage. The replacement of incongruous fenestration will preserve and enhance the character of the listed building.

## **Flood risk**

The location of the property beside the River Waveney inevitably means that parts of the garden are prone to flooding, although there is no indication of any special risk that the house itself is prone to flooding.

The floor level of the lowest floor is some 2.7metres above the top of the river bank and the extensive flood plain in the water meadows opposite.

The proposals do not involve lowering floors below the existing finished floor levels

## **SCHEDULE OF WORKS (refer to Drawings AT/62/01 & 02)**

### **Demolition and Reconstruction**

Demolish the infill Garage including associated making good to the retained 'Garden store' and the main house

Remove concrete ramp access from the road, including the timber gates. Build new facing brick garden/retaining wall on new foundations

Break out existing concrete slab to rear courtyard and old garage, reduce level and provide new slab and drainage. Replace courtyard paving

Form new screen wall and garden gate in courtyard to enclose terrace area in old garage space

Remove external cast iron soil drainage pipework from east elevation. Make good to brickwork

### **Alteration to existing fenestration**

#### **North bay window:**

Insert new vertical sliding sash windows at ground floor to match those above at first floor level. Structural support as required following detailed survey by structural engineer.

#### **North wall of Drawing Room:**

Replace metal framed french door in with purpose made hardwood framed door with glazing bars to match sash windows

#### **North elevation at first floor level**

Take out metal framed window. Reduce width of opening to align with opening below; raise head and replace with purpose made vertical sliding sash window to match existing north bay windows adjacent

#### West elevation Ground Floor

Remove existing metal framed window, enlarge opening and install new purpose made sliding sash window.

#### **New window openings**

Take out existing metal framed windows and door from south and east walls of existing Kitchen. Provide all necessary temporary support and form:

##### On south elevation

New tri-part window opening with piers aligned with french doors above

##### On east elevation

Form openings for a new pair of french doors with side panels serving ground floor dining room.

Modify existing opening serving first floor bathroom to receive new sash window size and detail to match existing in Bedroom 2

Form new opening in east wall between old Garage and former Dining Room Two to accommodate a pair of purpose made glazed french doors.

Flat rubbed brick arches over these new openings

Form new opening for doorway in east wall of former Study under the metal fire escape and fit new half glazed door

#### **Internal alterations**

##### Former Kitchen:

Remove Aga for re-use.

Remove all kitchen units and fittings and terminate connecting wastes and services.

Demolish partitions to former Larder and make good to all disturbed surfaces

##### Ground floor wc:

Remove existing wc and insert new internal 110mm soil & vent pipe with new connection to existing discharge.

Connect new wc to svp and box in stack with studwork and plasterboard

##### Former Dining Room One:

Reinstall Aga in existing fireplace with new flue liner in chimney stack.

Install new kitchen fittings and appliances

##### Former Bedroom 4:

Create new ensuite bathroom and dressing room for Bedroom 1 with timber framed partitions and cupboards as layout plan

All waste plumbing connected to existing soil stack inside north wall

Remove staircase access to second floor and make good

##### First floor landing:

Insert new purpose made sw staircase to provide new access to second floor.

Details of new staircase and balustrade to match existing stair

##### Existing First floor Bathroom:

Rearrange layout to suit new internal svp from below

##### Former Attic Bedroom 1 (Second floor):

Create new ensuite shower/wc to serve new Bedroom 4.

Waste connections to existing svp at first floor below

Fill in stairwell from removed staircase with new joists and timber floor boards

Block up existing doorway with studwork and plasterboard

Form new stair opening in existing floor to receive modified existing timber staircase.

Some strengthening of the second floor ceiling joists to be carried out in line with structural engineer's recommendations – see separate report included with this application

##### Second floor landing:

Form new opening in timber floor for new staircase.

Remove existing cupboards. Make good to all disturbed surfaces

##### Second floor bathroom (Flat):

Rearrange layout to suit new internal svp from below.

#### **External wall surfaces**

Existing paint coverings to be removed using dry ice blast cleaning method.

Brickwork repairs to be carried out using matching bricks with lime mortar bedding.

New finish to be lime wash.

