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**HERITAGE, DESIGN AND ACCESS STATEMENT – REV A  
FOR AMENDMENTS TO THE APPROVED APPLICATIONS DC/20/05337 AND DC/20/05338 FOR EXTENSION  
AND ALTERATIONS AT  
SHELLEY HALL,  
SHELLEY,  
IPSWICH,  
IP7 5QX**



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**Date:** November 2020



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ARCHITECT ACCREDITED IN BUILDING CONSERVATION

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This statement is written to accompany the re-submission of an application for Householder Planning Permission and Listed Building Consent, which has previous approval.

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## 1. [Introduction](#)

This Heritage, Design & Access Statement is written in support of amendments to the previously approved applications for Planning Permission and Listed Building Consent for works at Shelley Hall, a multi-phased historic house, originally from early C16.

The approved works in brief included repairs, minor external alterations, a new ground floor single storey extension to the east elevation to form a morning room, the rebuild of a C20th pantry with linking extension and upgrade of the C20th Boot room, demolition of a C20th garden wall and the C20th East WC/Bootroom block, minor internal re-ordering and the replacement of the existing C20th timber staircases. Additionally, the re-fitting of the mechanical and electrical installations along with the replacement of all sanitary ware and kitchen fittings.

The minor amendments to the previous planning and listed building applications Include: Entrance hall stair and attic stair re-configured, omit laundry room window, glazed screen taken into the side of the chimney, omit vent in pantry roof, stud wall in first floor bathroom relocated, stud wall for 2<sup>nd</sup> floor bathroom relocated, en-suite bathroom on second floor relocated, remove 20<sup>th</sup> Century partition on second floor and construct new partition further down and replace 20<sup>th</sup> Century front door with a timber and glazed door.

A full list of the proposed works, which are illustrated on the accompanying submission drawings, is also contained within this statement.

## 2. Understanding Shelley Hall

Shelley Hall is the remains of a Tudor house thought to have been built circa 1519 for Sir Philip Tilney to the West of the River Brett and South of All Saints Church in Shelley, Suffolk. Tilney belonged to an ancient gentry family of Lincolnshire and Norfolk origin, which greatly increased its status through the marriages of Thomas Howard, 2nd Duke of Norfolk, to Sir Philip's cousin Elizabeth Tilney and then to his sister Agnes. Sir Philip was steward of the Duke's manor of Framlingham Castle from 1495 until his death. He was treasurer of Henry VIII's expedition to Scotland in 1513 and was present at the Battle of Flodden.

It still has a moated Tudor island to the East and was thought to have been built as a moated garden, rather than a defensive feature, which is quite unusual.

The house was originally much larger in the Tudor period and excavations and archaeological studies have revealed the house was a substantial Tudor Courtyard house as seen in Figures 1 & 2.

The surviving wing, which contains the Entrance, Kitchen and Bedrooms above, was probably the service wing and the Dining Room was thought to have been the original Kitchen.

The Drawing Room range with its Tudor tresfoiled niched polygonal buttresses and the infilled former Tudor doorways on the East and West is directly on axis with the Moated garden entrance and formed half of the original Gatehouse. In the spandrels of both doorways are small terracotta plaques, each with the Tilney armorial device of a griffin's head. The polygonal brick buttresses have three tiers of trefoil-headed niches reaching up to first-floor level. The interiors of the niches still bear the remains of white plaster linings. The tops of the buttresses appear to be truncated, suggesting that the walls were once higher, possibly with battlemented tops and a flat lead roof, instead of the present pitched one.

A stone plaque (no.12 Fig 2) with a very fine carving of the Tilney coat-of-arms that is set into the north wall of the house is clearly not in its original position. Armorial carvings by the same hand are in the Tilney Chapel in the church and Farrer (1925) states that this plaque was said to have come from that chapel.

The original brick stair turret (no.3 fig 2), stands adjacent to the South of the Gatehouse but was originally smaller as can be seen externally in the upper part.

The current Dining Room has a large fireplace (no.9, Fig 2) in its South wall, served by a massive chimney stack and it is thought this was the Kitchen fireplace. The wall that runs East off the former Kitchen (now Dining Room) has a polygonal buttress at the end and is thought to have been the South Range of the Courtyard, which had a narrow construction and formed a linking range to the Main Hall Range

Which would have been opposite the Gatehouse on the other-side of the Courtyard as was common.

The Kitchen Range originally had another floor with a crowsfoot stepped gable (fig 3).

There would then have been another North range on the other side and this would have connected to the now demolished north side of the Gatehouse.

The oldest parts of the building have Tudor red bricks, overall diaper patterning and original brick two-light windows with arched stone work and hood moulds.

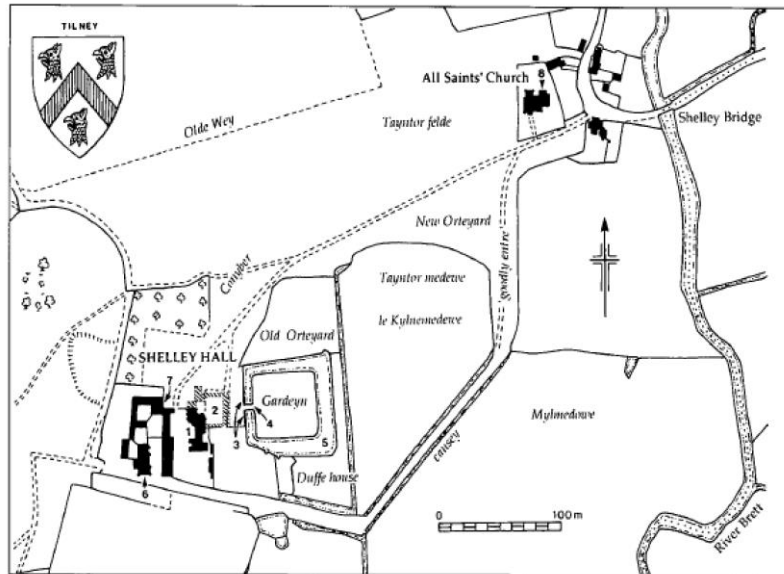


Figure 1: Block Plan of Shelley Hall, showing outline of former ranges and church/river context.

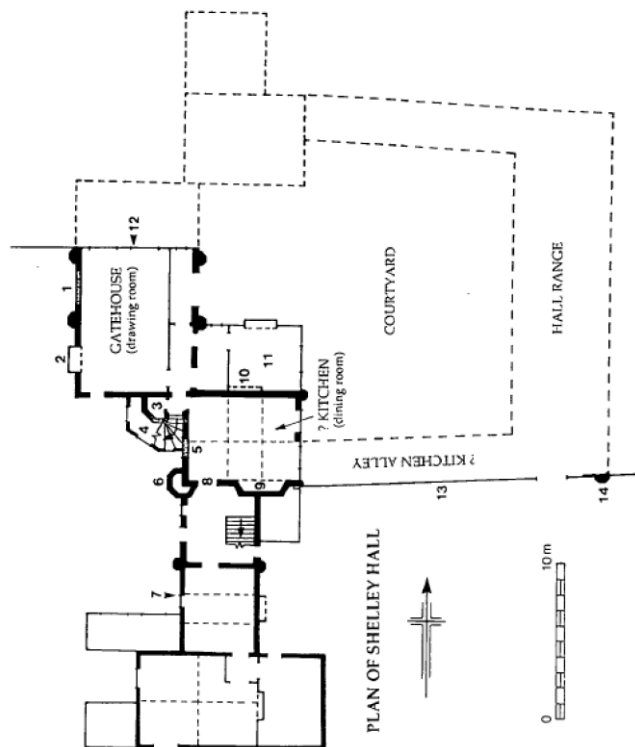


Figure 2: Conjectural Plan of Shelley Hall

The dashed lines around the Courtyard indicate the conjectural outline of the demolished parts of the courtyard house.

Figure 2: Numbers: 1= Block doorsway in gatehouse, 2: C18<sup>th</sup>/19<sup>th</sup> fireplace, 3: Original Stair Turret, 4: C1600 Stair Turret, 5: Blocked Tudor window, 6: Disused service stair turret (no stair/blocked). 7. Brick & Terracotta coat of arms, 8. Doorway with armorial spandrels, 9: Tudor fireplace with two flues, 10 base of Tudor chimney stack, 11: 1813 Range, 12: Stone coat of arms, 13: Brick Garden wall on line of tudor wall, 14: Tudor polygon buttress.

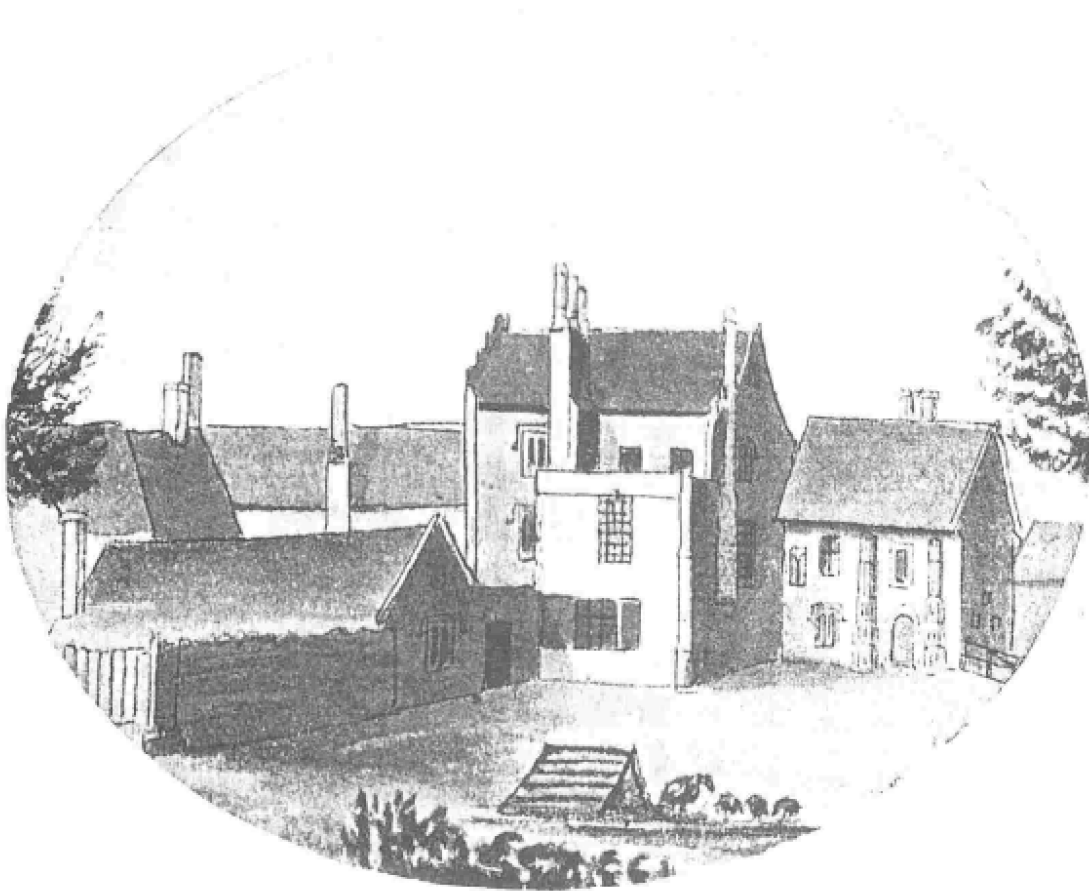


Figure 3: East View of Shelley Hall, copied from an Estate Map of 1786

The medieval Lords of Shelley manor were largely non-resident, but it is likely that there would have been a manor house and perhaps this stood on the moated site. After the death of Sir Philip Tilney in 1533 the manor remained in the Tilney family until about 1627. The Tilneys were cousins of Queen Elizabeth I, and the Queen paid a visit to Shelley Hall on 11th August 1561. Interesting, the stair Turret was widened for the Queens visit, to allow the larger Royal dresses of the day, to comfortably ascend the stairs. The oak dog-gate at the base of the stairs, is of the same date and presumably speaks of the canine guests the Queen brought with her.

A generation later, shortly after her visit in 1516, Charles Tilney, who was the Great Great Grandson to Sir Philip, was executed for his involvement in the Babington conspiracy, whose aim was to kill Queen Elizabeth in 1556 and replace her with Mary Queen of Scots.

The Tilney family remained at Shelley for almost a century until about 1627, when Philip Tilney sold the estate to Thomas Kerridge (c. 1583-1657) a Sea-captain who had voyaged to India. His son Samuel (1645-1678) was assessed on eighteen hearths here in 1674, suggesting that the whole of the Tudor house was



still standing. The Kitchen wing was rebuilt during the 1600s and the Southernmost Living Room/Laundry perpendicular wing was also build during this period.

Although his son Thomas (d. 1743) is styled 'of Shelley Hall' on his widow's monument in Framlingham church, there are suggestions that the Hall was rented out in his time. It is therefore thought, that sometime in circa 1700 in the early C18th, the Great Hall, North range and South Kitchen link were all demolished. The etching of 1786, certainly show it demolish and house looking more like a farmhouse.

It was certainly occupied by tenants farmers during the time it was owned by the Folkes and Rush families. John Spells, a farmer, was the tenant by 1748, and he was followed in 1759 by Arthur Partridge (d. 1789). It was for his son Robert (1773-1854) that the alterations and additions of 1813 were carried out. These include the construction of the Study North-East range. His son Charles Partridge continued as the tenant until 1875.

The historian Charles Partridge, M.A., F.S.A., ER.G.S (d. 1955) was Charles's Nephew. He records that the 'ornamental caps' to the chimneys and perhaps the 'Adam mantlepiece in the parlour' were added by 'Lawyer Robinson of Hadleigh' John Frederick Robinson of The Hall, Hadleigh, 1840s-70s) after 1876.

The Hall was purchased early in the 1900s by James Winter Brittain (1824-1910) of Giffords Hall, Stoke-by-Nayland, and his son, Russell Kendall Brittain (1865-1954), lived at Shelley Hall from around 1910 to 1943.

During World War II, the building was used by The Women's Land Army to produce food for the country.

Following the war in 1947 the Hall has been owned successively by the same connected Buxton-Loveday/Scott family.



*Fig 4: Shelley Hall grounds. Image found @ Google Earth.*

### 3 Designations

Shelley Hall is a Grade II listed house and the listing entry reads:

*"TM 03 NW SHELLEY HALL ROAD 2/10122.2.55 Shelley Hall*

*GV II*

*Fragment of house, believed to have been re-built. Early C16 by Sir Philip Tylney who died circa 1533, near moated site of former hall. Later alterations and additions. Red brick with some original black header diapering. Red plain tiled roofs. 2 storeys and attics. The main range is tall and narrow and runs from north to south with a gabled crosswing to south. A range to north-west and gabled north/south, contains the fragments of the former gatehouse. Occupying the angle between the main-range and this wing is a later polygonal stair turret, hipped roof with gablet. East of the gatehouse range is another double roof range. The southern half original, the northern part C18 and extending to cover part of the southern buttress of the gatehouse doorway. This range has south and north external chimney stacks, the southern C16 3 octagonal shafts, moulded bases and star capping, the northern C18. Between the gables is a single octagonal shaft with moulded base and star capping. There is an original C16 polygonal buttress adjacent to the C18 build and the C16 brick work is diapered, simple buttress to southern angle. Gatehouse range, west face, original external chimney stack, rectangular shaft. Off centre to rear (east) of main range a C16 external stack commences at first floor level, octagonal shaft, moulded base, star capping. There is an original polygonal buttress to north of this stack. Southern range, 2 stacks, that to ridge a C16 octagonal shaft, moulded base, star capping; breaking through roof above eaves is a square stack with moulded capping.*

*Main range:- West (front) face:- 3 gabled dormers to left (north). Two wide polygonal buttresses. Diapered brick work to first floor northern bays. First floor, left (north) 2 original chamfered brick 2-light windows, 5 square heads, moulded labels, one light of northern window hidden by stair turret, similar blocked window below. These windows intact internally. First floor right southern bays 2 windows below eaves and 2 lower small paned 2-light casements, segmental heads. Between these windows a moulded brick panel with Coat of Arms. Ground floor, 2 C20 windows, segmental heads. C20 restored 4-centred arch doorway, plank and muntin door. Rear (east) Face:- Much repaired brickwork. First floor 3 casement windows, that to north set into an original blocked window with brick chamfered square head and label. Ground floor. Blocked round headed arch to south, C20 2-light window set in, one other similar window with segmental head to north. A C20 lean-to covers the wall to north. Brick courtyard in front of this face. Southern crosswing:- Three single storey extensions to west. 2-light window to gable attic. South, small gabled dormer, 3 first floor, 2 ground floor vari-light windows, attic window to east. Later buttresses to ground floor. North western gatehouse range:- First floor band to north and east faces. North face, single windows to attic and first floor, ground floor 3 windows, various casements and sashes. Central, below the band is a large square stone panel with finely carved Tylney Arms. Eastern face. Doorway flanked by full height polygonal buttresses, trefoiled panels to 3 stages, the southern buttress partly obscured by later building. Chamfered 4-centre arched doorway, fragment of square label over, above this doorway a C20 window is set into a brick label. West face has similar buttresses but the doorway is blocked with a C20 window over in chamfered opening. Western stair turret of 3 angles, a leaded 2-light window to each angle, graduated levels; brick surrounds, square labels with raised heads. North eastern range; west face 2 first floor small paned vertically sliding sashes. Similar window to ground floor north and two 3-light leaded casements with transoms. Above these windows the brickwork is diapered. Interior. Gatehouse range, 2 plastered stop chamfered arches to ground floor. C18 plastered ceiling to ground floor room. Fire surround with moulded frieze. Early C19 fire surround to eastern room. Moulded and nailed vertically*



boarded door. Circa 1600 dog gate to stairs with original hinge and catch, trellised base, turned balusters, carved top rail, moulded frame. Carved lintel to stairface on moulded bracket. Spiral staircase to stair turret. North eastern range, dining room. Chamfered bridging and ceiling joists. Large inglenook fireplace, moulded pilasters with capitals and bases, chamfered mantel beam. Linenfold cupboard door by fireplace. Plank and muntin door. Main range:- Hall door moulded 4-centred door arch, carved shields of arms to spandrels. Brick pammets to floor. Kitchen of 3 bays, heavy stop chamfered bridging joists. Southern Range, heavy stop chamfered bridging joists, later support storey post with bolted brace. Blocked fireplace with mantel beam exposed. Blocked plastered arch to outer wall, possibly a bake oven. Eastern room of this range used as a wash house, stop chamfered bridging joists. First floor. Nailed boarded door at top of stairs. Some window splays and original windows visible. Small spiral staircase to attic. Roof mainly covered, appears to be side purlin construction with collars to principle rafters. Vertically boarded doors to attics. Panelled bedroom, moulded cornice, bolection moulding to fireplace. Moulded panelled doors with original hinges. Chamfered bridging Joists throughout. Southern bedroom, some reset linefold panelling around C20 fireplace. The great grandson of Sir Phillip Tylney was related to Queen Elizabeth I and entertained her here 1561. The Kerridges lived here from the time of Charles I to 1747. 1758 to 1875 inhabited by the Partridge Family. N Pevsner. Suffolk 1974. E Sandon Suffolk Houses 1977.

Listing NGR: TM0281438206”

### Heritage Environment Record:

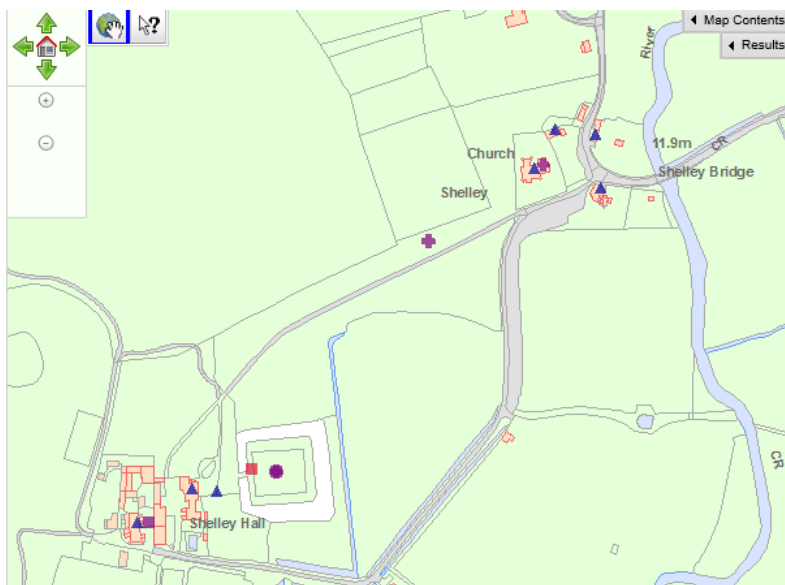
Heritage Gateway records 8 designated heritage assets within 250metres of Shelley Hall, including the house itself. This comprises a group of 3 Listed Buildings and a Schedule Ancient Monument at Shelley Hall grounds, and another group of 4 Listed Buildings in the village of Shelley, within 250 metres distance away from Shelley Hall, as follows:

#### Listed Buildings at Shelley Hall grounds:

- Shelley Hall. Grade II. (as above)
- Barn approx. 40 M SW of Shelley Hall. Grade II. Barn, C16 and later.
- Wall and Gateway Attached to east of Northern Range of Shelley Hall. Grade II. C16 wall with C18 gateway.

#### Listed Buildings within 250 metres:

- Shelley Lodge. Grade II. C15 hall house.
- Church of All Saints. Grade II\*. Parish Church, C14 and later.
- Church Cottage. Grade II. House, C16/C17 with later alterations.
- Chapel House. Grade II. House, C15 and later.



## Scheduled Monument

Moated Site and Remains of demolished parts of Shelley Hall. Moat and archaeological remains of C16 former hall and gardens.

The red hatch denotes the Scheduled Monument area. None of the works within this application are within the scheduled monument site, which is north of the external garden wall onto the Dining Room.



Fig 6: Scheduled monument boundary in red

#### 4. Plans of Significance

A Historic Building Recording and Analysis of Shelly Hall house was carried out in March 2020 by Barry Hillman-Crouch, which I attached to this application. Extracts from page 75 onwards are attached to show the evolution of the building relevant to this application.

As the heritage significance of the building relates to its originality, that of the historic core is High; that of the 1800 extension and alterations is Medium; the early C20 extension and alterations is Low; and the mid/late C20 and C21 extensions is Neutral.

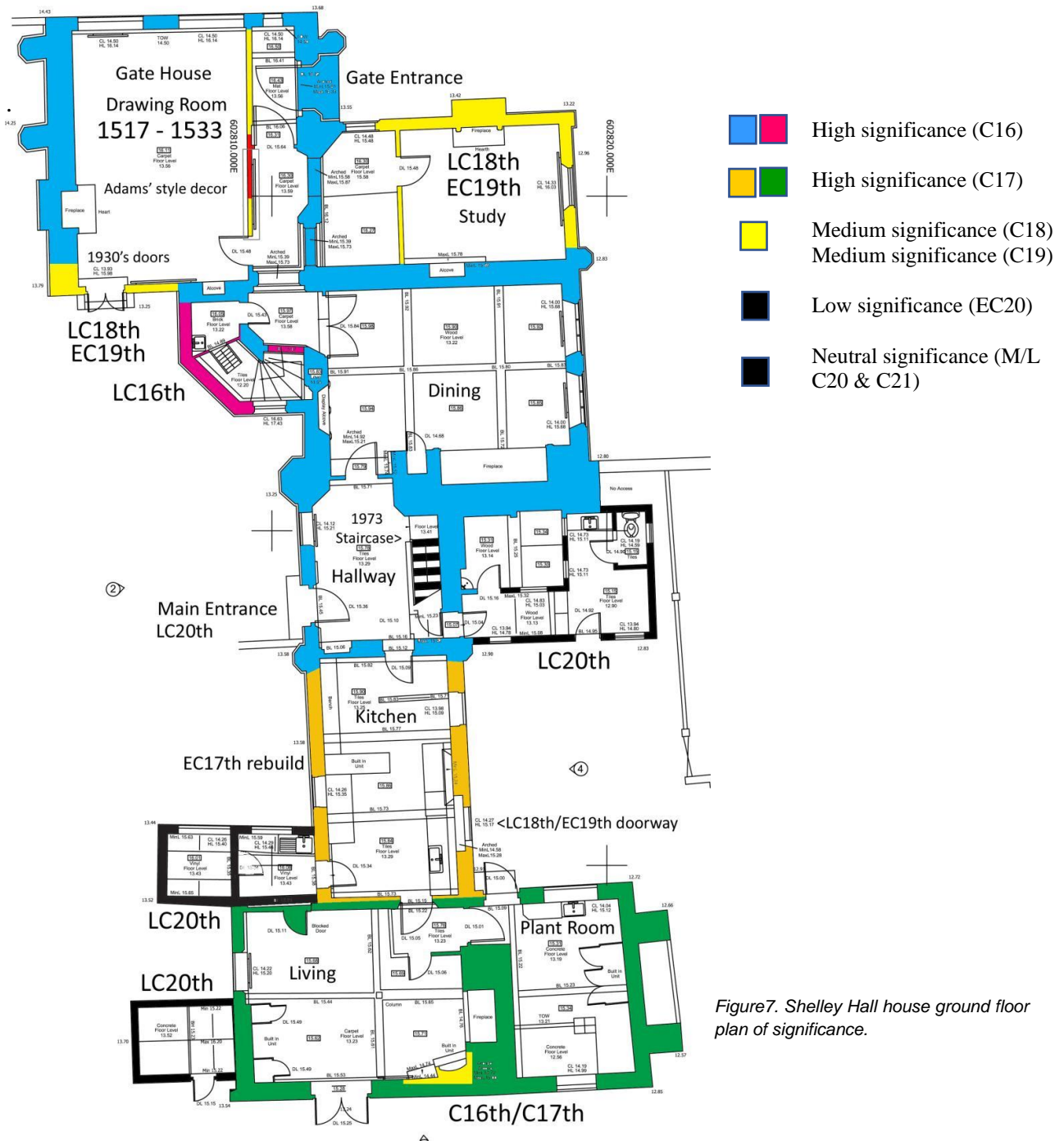


Figure 7. Shelley Hall house ground floor plan of significance.



## **5. Design Proposals and Justification of the works.**

### **Ground Floor:**

#### **1. Morning Room/Boot Room fenestration alteration**

The alteration is simply take the north part of the glazed screen into the west side of the chimney instead of the south side. This omits the awkward dog leg within the Boot room.

#### **2. Stair Alterations**

Currently the approved stair configurations are awkward. The landing at the top of stair to first floor is tight between the top step and the downstand of the wall. The proposal is to wind the top three treads and finish at 90 degrees into the larger landing area. The attic stair is simply to omit the bottom two treads to provide more headroom and adding an extra step at the top. This would form a small bulkhead in the bathroom but would not interfere with head room. The ceiling and joists in bathroom are 20<sup>th</sup> Century.

#### **3. Pantry Room Vent**

The pantry room proposals show a vent in the roof. This was to be constructed when the new pantry was re-built. The new pantry will have mechanical ventilation and therefore a roof vent will not be needed.

#### **4. Laundry Room Window**

The laundry room has permission for a casement window to be inserted on the east elevation. Following Laundry designs there will now be high levels cupboards in this position. The window is no longer required.

#### **5. Relocation of Two Approved Stud Walls**

The stud walls forming the new bathroom at first floor and the new bathroom on the second floor we are proposing to be move down by 400mm. This will provide a bigger area to fit a separate shower/bath on the first floor and on the second floor, a bigger area for the bath.

**6. Freestanding Bath in First floor Guest Bedroom**

The en-suite for this bedroom is currently very small. Mr and Mrs Scott would like to put a freestanding bath within bedroom for their guests.

**7. Relocate Existing Bathroom on the Second Floor**

The existing en-suite currently has a macerator. Moving the en-suite to the far northerly bedroom enables the waste pipe to connect to the existing soil stack. A new lightweight stud wall will be built to form the en-suite.

**8. Relocate Partition Between Northerly Bedrooms on the Second Floor**

The relocation of the en-suite to the more northerly bedroom eats into space in the bedroom. Mr & Mrs Scott would like to create more space by removing a 20<sup>th</sup> Century partition and construct a new stud wall in line with the door leading into the lower bedroom. The door will be re-used.

**9. Replace 20<sup>th</sup> Century Entrance Hall Door**

The existing 20<sup>th</sup> Century door is solid timber and subsequently the entrance hall is very dark. The proposed door is half glazed and timber with gothic design style incorporated into it.



## 6. Pre-application Advice

No Pre-app advise was sought for the minor alterations to the approved applications.

### Photographs:



*Photo 2. Shelley Hall west elevation.*



*Photo 3. Shelley Hall east elevation*



*Photo 3. Shelley Hall south elevation.*



*Photo 4. Shelley Hall north elevation.*



## 7. Impact and Mitigation Table

No.	Proposal	Significance of affected fabric	Impact	Reasoning and Mitigation/ Recording
1.	Morning Room/Boot Room glazing configuration amended.	High -abuts rear wall of - C17 central range.	Visual impact.	The approved glazing abuts the back of the chimney forming an awkward dog leg internally. The proposals are simply to take the glazing into the west side of the chimney stack. There will be no additional work involved in this change.
2	Re-configure ground and first floor stairs	Low	None- No old fabric affected	This will be an improvement, providing more comfortable landing area and better headroom. No historic fabric will be cut or removed. The ceiling in the bathroom will have a small bulkhead due the addition of another step at the top. The ceiling and joists in the bathroom and modern. The bulkhead will not effect headroom.
3	Omit Pantry roof vent.	Low	None- No old fabric affected	Approval has been given for mechanical ventilation therefore a roof vent is not needed.
4	Omit window into laundry room	Low	Visual impact. Positive no historic fabric now effected	The laundry no longer has requirement for this window. High level cupboards will be in place of the window.
5	Re-location of approved studs forming new bathrooms by 400mm	Low	Low visual	The studs have already been approved and are simply moving by 400mm to improve to the space within the bathrooms. The studs are light weight and removable.
6	Freestanding bath within first floor guest bedroom	Low	Neutral / space improvement.	The en-suite shower room is very small because a section of the floor is being removed to allow headroom for the stair. The introduction of a bath within the bedroom would provide better facilities for guests.
7	Re-locate second floor bathroom and construct lightweight stud partition to form new segregation.	Low	Visual impact.	Drainage from the existing bathroom position is awkward and there is currently a macerator to get rid of waste. This is noisy and prone to breaking down. The new bathroom waste would connect to an existing soil stack. The new stud work will be lightweight and removable.

8	Relocate modern partitions between bedrooms	Low no old fabric removed	Visual	This is a modern partition between two bedrooms. Constructing a new light weight stud wall further would provide additional space in the upper bedroom following the new en-suite addition.
9	Replace 20 <sup>th</sup> Century timber door with timber and glazed door.	None- no loss of old fabric, C20th fabric only	Positive light	Removal of C20th door and replacing it with a half glazed door will provide more light into the entrance hall.

### 8. Access:

The existing vehicular and pedestrian access will remain.

The existing main entrance west door from the courtyard will be replaced with a glazed timber door. The approved day to day access door between the two C20 additions will be used as the main access. The east elevation will have two new openings in the new extension and into the garden; one at the north end from the boot room and another via a pair of patio doors off the morning room.

### 9. Summary

The proposals for minor amendments to the previously approved application do not damage any significant fabric and have been carefully thought through, to both conserve this grade II listed house, but also to allow it to evolve and reflect C21st living in an informed manner, exactly as it has done over the centuries forming its rich history.

The proposals are the results of a detailed Level 3 Historic Recording, a Conservation Architect's approach, using best conservation practice and techniques and by fully consulting the Conservation Officer at Babergh Council.

The proposals are importantly, consistent with NPPF Policy 196 and will have less than substantial harm, by not affecting any significant, historical fabric and the changes proposed will secure its optimum viable use as a high-status family country-side house.