



stevenjamesallen

**Steven James Allen Ltd Design and Listed Building
Combined Design & Access Statement &
Heritage Statement**

**2 Foysters Hall, Monks Eleigh, Suffolk,
IP7 7AX.**

**Proposed Internal Alterations, New Staircase to Access Existing 2nd Floor
with 2nd Floor Ceiling Alterations and Insulation installation.**

The significance of the asset:

MONKS ELEIGH HADLEIGH ROAD

1

5377

Foysters Hall

TL 9747 54/785 23.1.58.

II

2.

Probably C16. A timber-framed and plastered building with a cross wing at the east end. Roof tiled. Renovated. One storey and attics main block and 2 storeys and attics cross wing. Mainly casement windows. A C19 brick gabled porch and a modern gabled porch project on the front and there is a date on the older porch 1865. The front is built out between the main block and cross wing. Three gabled dormers on the front. One large ridge chimney stack and one end stack with attached shafts.

Listing NGR: TL9712847606

<https://historicengland.org.uk/images-books/photos/item/IOE01/06783/02>

Previous Works carried out to the Listed Property

Foysters Hall which has subsequently been split into two separate dwellings at an unknown point in time.

This property has been subject to many alterations over the years which were not recorded at Babergh District Council and mostly are of a detrimental impact on the asset.

These works included:

1. Replacement of all windows from timber sash to white UPVC casements.
2. C20 chimney built in brickwork to the rear.
3. Infill of second floor window to enable new chimney stack to be built full height.

Planning History

Although there are no granted or refused planning permissions within the last 15 years there have been two previous applications that were withdrawn. The reasons for this are not known at this time. The previous applicants were not my clients Mr & Mrs Bodi. Mrs & Mrs Bodi have recently purchased the property and are looking at putting right the previous historical wrongs on the build, whilst improving thermal efficiency and utilising space that is already present.

Application for Listed Consent - Erection of single storey side extension and double garage (following demolition of outbuilding). Replace porch roof. Replacement windows; Internal staircase to access bedroom to attic space and insertion of window. Removal of chimney stack.

2 Foysters Hall Monks Eleigh Ipswich Suffolk IP7 7AX

Application. No: DC/20/05081 | Received: Wed 11 Nov 2020 | Validated: Thu 12 Nov 2020 | Status: Withdrawn

Householder Application - Erection of single storey side extension and double garage (following demolition of outbuilding). Replace porch roof. Replacement windows; Internal staircase to access bedroom to attic space and insertion of window. Removal of chimney stack.

2 Foysters Hall Monks Eleigh Ipswich Suffolk IP7 7AX

Application. No: DC/20/05080 | Received: Wed 11 Nov 2020 | Validated: Thu 12 Nov 2020 | Status: Withdrawn

Proposed Works

My client has already started on improving the listed asset. As the Timber Sash windows were once replaced with white UPVC with fascia, soffit and barges all in white UPVC too, they have repainted these in connection with repainting the house. My client wishes to maintain the essential character and features of the property and improve the mistakes from the past. This can be seen in the following photos and attached letter to the conservation team for the works below:



Photograph of property in 2019.



Photograph of property in 2021. In the process of removal of bright white upvc items.

Alterations to the Existing Ground Floor Level.

Due to the addition of a new fully accessed 2nd floor the two existing modern Victorian style timber doors to the kitchen and lounge off the GF hall will be coated using Envirograf Product 42 or similar to provide required fire proofing requirements.

The existing poor quality 1970's looking tiled fireplace to the lounge is to be removed as it has no historic value.



Photograph showing the existing lounge fireplace

The opening will be redecorated using plasterboard and set as the ground floor walls and ceilings are plasterboard and skim coat. It is envisaged that an electric feature fire will be installed in a plain opening with a stone hearth.

It is intended that as the existing walls are covered in recent plasterboard that the boarding can be removed to allow much needed insulation to be installed in between the timber frame studs. The insulation and studs will then be covered in a polythene VCL and re boarded using plasterboard and set. The areas are shown on the following plans.

New Staircase to First/Second Floor & Alterations to the Existing 1st floor.

The proposal seeks to insert a new staircase at first floor level to provide a much needed third and fourth bedroom within the existing attic space along with a shared ensuite / bathroom.

The existing access to the second floor is via a small cupboard on first floor which is currently access by a ladder. It is thought that in previous days when the second floor was used a ladder was also probably used for this purpose.

It is thought that both the 1901 and 1911 Census, Foysters Hall (in its entirety) stated that the building was occupied by a farmer and employer Frank Edward Gage. In 1901, the census reports him as living in the property with his wife, two children and their domestic servant Sarah Farthing. In 1911, Mr Gage, wife, three children and domestic servant Ethel Mary Wright are in residence. We believe this to be an indicator that the attic space has been historically used as domestic living quarters for servants. Particularly when you consider there was two windows, sufficient if reduced head height and a solid boarded floor.



Photograph showing the current condition of the Second Floor.



Photograph showing the Existing blocked up rear 2ND floor window.

The proposed staircase will be in softwood timber and painted white to match the existing ground to first staircase. The width will also match.

The staircases will require fire protection as it will become a protected stairwell to allow escape in case of a fire. As such two timber framed stud walls will be required at first floor level with fire doors and or treated existing doors to access the protected stairwells from habitable rooms. This is for all floors.

The stud walls will be constructed from 100x50 timbers at 400 crs and will be faced in 10mm ply to buttress the external wall, sound proofed using quilt insulation and then finished with plaster board and set. This specification will also be used to construct the new

One wall on the first floor will require structural change, this being the existing wall between Bed 1 & Bed 2, any materials such as timber studs etc. will be used elsewhere. A new beam may be required in oak – this will be determined later once the building is opened up.

A small new area in the first floor will require opening up, the stair design has left all the main oak beams intact and we only need to trim out the joists and boarding where the stairs will punch through. This opening is approx. 2.5m x 0.9m and again any joist pieces will be reused as noggins in new stud walls etc.

The Existing two panel Victorian timber doors to the first floor will be coated using Envirograf Product 42 or similar to provide required fire proofing requirements.

It is intended that as the existing walls are covered in recent plasterboard that the boarding can be removed to allow much needed insulation to be installed in between the timber frame studs. The insulation and studs will then be covered in a polythene VCL and re boarded using plasterboard and set. The areas are shown on the following plans.

Alterations to the Existing 2nd floor & roof structure.

The existing roof has been repaired and straightened up in the past by the means of an over-roof with new modern timbers in between the existing oak frame. With plain tiles over Bitumen old style felt.

As previously mentioned some non-load bearing stud walls are to be formed using 100x50 timbers at 400 crs and will be faced in 10mm ply to buttress the external wall, sound proofed using quilt insulation and then finished with plaster board and set.

This will form the partitions between the two rooms, the landing space and the ensuite bathroom.

There will be an existing wall partly taken down with an existing door to form the hall entrance but the wall and door will be re-positioned on the front bedroom partition as shown on the drawings. The door and wall is shown on the photograph showing the current condition of the Second Floor.

All new wall and ceiling finishes will be lathe and lime plastered to match the existing loft space walled & ceiling areas.

To allow more headroom to the 2nd floor one of the main roof tie beams (currently acting as a lintel to the squat door will be (pending structural advice) will be moved approx. 200mm higher than exists to give 1890mm approx. clear storey height under the tie.

In addition to the one existing tie being moved my client's intention is to raise all the ceilings to the 2nd floor to sit above this tie to allow 2000mm clear headroom space under the ceiling. The existing ceiling is in a bad state of repair and various patches of lime plaster and lathes have fallen. See following photographs.

The flat ceiling above and between the repositioned ceiling joists will be insulated using glass fibre matting. The walls will be insulated between the studs using either performance batts or Celotex to the thickness of the studs with polythene VCL then Lathing and lime plaster by specialist.



Photographs showing existing damage to Ceiling & Walls to the lathe and lime plaster on the Existing 2nd Floor.



Photographs showing existing damage to Ceiling & Walls to the lathe and lime plaster on the Existing 2nd Floor.

The ceiling timbers will be re-used and any lathe material that is sound re-used or replaced as required with new timber lathe then fresh lime plaster finish to match existing. The paint finish will be white.

A new window is proposed to the rear elevation on the second floor in the same position as a window that once existed in the opening and this can still be seen from the attic area so the works would be insignificant to the existing fabric of the building. This existing window was removed when the C20 chimney was built. My client is happy to insert a timber window if required although as all the others are painted UPVC it may be aesthetically correct to use the UPVC also. This can be discussed later at a stage.

For fire safety any new or existing doors off the landing will be fire proofed using Envirograf Product 42 or similar.

The new doors to the rear bedroom and ensuite/bathroom will be reclaimed or new 2 panel timber Victorian style doors to match existing. Again these will be coated using Envirograf Product 42 or similar to provide required fire proofing requirements if required.

Alterations to the existing front boundary brick wall & insertion of metal gates.

The existing brick pier is remain but raised slightly in height and a new buff/Portland stone copping added (Using bricks and lime_mortar to match the existing).

The existing wall on the other side of the opening is to be reduced in length by 181mm and a new brick pier constructed to match the other pier using bricks and lime_mortar to match the existing pier.

The enlarged gap is then to be home to some new quality metal gates (Refer to proposed wall elevations for details – Drawing 14 & 15)



Photograph of existing RHS pier with existing brick coping.



Photograph of existing LHS wall to be reduced (181mm in length) and a new pier to be constructed.

Impact on the listed Asset and Conclusions:

The impact of the proposals to the listed asset are minimal, our reasons are that the walls to the ground and first floor are already more recently plaster boarded and skimmed and other than the added insulation and VCL nothing of historic value is changed.

The 2nd floor level already exists and was previously used as a 2nd floor historically and so the use has never changed. The addition of the stair case will make the access into this existing and usable space. No original historic timbers will be lost as part of the structural changes to the floor to fit the stairs and so the impact on the historic listed building is negligible.

The proposed works involved with the ceiling and ties will also not require any loss of historic timbers and the existing door will be reused in the proposals. Therefore there is no loss of content or change of use and therefore the impact on the historic listed building is negligible.

The proposed alterations to the front wall piers are again minimal with any whole bricks re-used and any new bricks to match. The main change are the gates which are of a traditional type for this setting and will be black painted. Therefore our opinion is that the changes to the gates and wall are a negligible impact on the listed building.

Steven Allen

From:
Sent:
To:
Subject:

From:
Date: 25 August 2021 at 17:12:50 BST
To: John
Subject: RE: 2 Foysters Hall, Monks Eleigh - DC/21/04722

Good Afternoon Mr

[DC/21/04722 – 2 Foysters Hall, Monks Eleigh](#)

Thank you for your email regarding the proposed painting of a chimney.

I can confirm acceptability of the painting of the chimney identified in your photo, in line with the paint details agreed in your earlier change of colour request (DC/21/02253), which were:

- Walls and windows (and chimney) – Farrow & Ball, 'Mouses Back'
- Doors – Black
- Fascias, soffits and guttering – Black

This scale of alteration usually requires formal Listed Building Consent. However, the unpainted chimney appears to be 20th century in construction and so I consider that the proposal would not affect the significance of the listed building. As such, I can agree the works in writing and no further correspondence is required.

Should you consider any further alterations, please contact the Council's Heritage Team once again to ascertain whether consent is required.

Kind regards,


Tegan Chenery BA(Hons) MSt
Heritage and Design Officer
Babergh and Mid Suffolk District Councils - Working Together
tel: 01449 724677 | 07860 827107
email: tegan.chenery@babberghmidsuffolk.gov.uk
email: heritage@babberghmidsuffolk.gov.uk
web: www.babergh.gov.uk www.midsuffolk.gov.uk

For our latest Coronavirus response please visit our website via the following link:
<https://www.midsuffolk.gov.uk/features/our-covid-19-response/>

Sent: 24 August 2021 14:34

To: Tegan Chenery <Tegan.Chenery@babberghmidsuffolk.gov.uk>

Subject: Re: 2 Foysters Hall, Monks Eleigh - DC/21/00796

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Sent from my iPhone

On 24 Aug 2021, at 14:33, John

Hi Tegan

I've spoke and emailed this morn as I have a question, as you are aware I have approval for painting the exterior of our home. The question I have is would there be any objection to me painting the c20 chimney stack the same colour as the walls as it's out of sight in our rear garden. Please see pic attached. I look forward to your

reply. There is a message left for you to call me regarding this but email is fine.
Thank you
Kind Rgds
John

Sent from my iPhone

On 16 Apr 2021, at 16:06, Tegan Chenery
<Tegan.Chenery@baberghmidsuffolk.gov.uk> wrote:

Good Afternoon Mr !

Thank you for your email.

I have requested that a new record be made for the alterations you have proposed to the paint scheme at 2 Foysters Hall. I have also requested that a new 'approval' letter be sent out to you, as the changes are considered acceptable.

Upon receipt, please feel free to carry out the works as desired without need for further correspondence with the Heritage Team. Should anything change, please contact us again.

Kind regards,


Tegan Chenery BA(Hons) MSt
Heritage and Design Officer
Babergh and Mid Suffolk District Councils - Working Together
tel: 01449 724677 | 07860 827107
email: tegan.chenery@baberghmidsuffolk.gov.uk
email: heritage@baberghmidsuffolk.gov.uk
web: www.babergh.gov.uk www.midsuffolk.gov.uk

For our latest Coronavirus response please visit our website via the following link:

<https://www.midsuffolk.gov.uk/features/our-covid-19-response/>



Sent: 13 April 2021 19:30
To: Tegan Chenery <Tegan.Chenery@baberghmidsuffolk.gov.uk>
Subject: Re: 2 Foysters Hall, Monks Eleigh - DC/21/00796

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Hi Tegan

I Had asked Kirsty from planning when originally asking about colour changes, Kirsty said any deviation from what was approved would need to be approved again by the heritage team. As expected, my wife has changed her mind for the render and brickwork parts of our new home which were to be ochre white from the Dulux heritage colour range. We would now like to paint render and brickwork areas in a farrow & ball colour called Mouses Back (FB40) unfortunately I have not a RAL colour for this nor could I find one online. Everything else asked before remains the same, just colour change to Mouses Back. Could you please advise that the new colour is of heritage approval? Many thanks for your time and look forward to your reply.

Kind Rgds

2 Foysters Hall
Monks Eleigh

On Wednesday, 3 March 2021, 15:46:44 GMT, Tegan Chenery <tegan.chenery@babberghmidsuffolk.gov.uk> wrote:

Dear Mr

Thank you for your email regarding change of paint colours and alterations at 2 Foysters Hall, Monks Eleigh.

You will shortly receive correspondence from the Council's Heritage Team regarding the proposed change of colour. However, I am writing to you directly as you also request advice regarding the proposed installation of mock lead in a Georgian pattern to the windows.

This would require Listed Building Consent and would not be supported in an application. These false features would not preserve or enhance the architectural details of the listed building and would detract from the true historic elements.

Please contact the Heritage Team via heritage@babberghmidsuffolk.gov.uk should you have any further queries

Kind regards,

Tegan Chenery BA(Hons) MSt
Heritage and Design Officer
Babergh and Mid Suffolk District Councils - Working Together
tel: 01449 724677 | 07860 827107

email: tegan.chenery@baberghmidsuffolk.gov.uk

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For our latest Coronavirus response please visit our website via the following link:

<https://www.midsuffolk.gov.uk/features/our-covid-19-response/>

<~WRD0003.jpg>

Sent: 09 February 2021 16:55

To: BMSDC Heritage Team Mailbox
<heritage@baberghmidsuffolk.gov.uk>

Subject: Change of exterior colour.

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Good afternoon

I had a conversation with one of your team on the subject of repainting in a different colour scheme and it was suggested to run it by the team.

The property is 2 Foysters hall in monks eleigh, ip7 7ax. I have attached a number of pictures for you to see, one of which shows as it is now (white/ black) and the others to give you an idea of what it will look like once repainted just to give you an idea of the colour scheme tones.

For the windows and front/ back door, my wife and I would like Agate grey (RAL 7038) and for the rendered/ Brick areas we would like from the Dulux heritage paints the Ochre white or something very similar to that. we would also like to change all fascia/ soffit and

guttering from white to black. we feel using this colour scheme, it is a subtle change to the house which wouldn't change the character and will accentuate its charm. Also, we will consider adding once painted, mock lead to the windows in a Georgian pattern. we would like your opinion on this if its something you may or may not like to see on the house. the windows may not need it and may not add anything to the final look. we would appreciate your feedback on this.

Thank you very much for your time and we await your reply on repainting etc.

Kind Rgds

Mr '

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