

DESIGN, ACCESS & HERITAGE STATEMENT/SCHEDULE OF WORKS –INTERNAL ALTERATIONS TO DWELLINGHOUSE (GRADE II)

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No. 2, THE STREET  
Brome  
Suffolk  
IP23 8AE



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## 1.0 INTRODUCTION

This Design and Access Statement is submitted in support of a Listed Building Consent application for-

- Internal alterations to first floor layout to provide 3 independently accessed bedrooms (currently interlinked)

## 2.0 SITE USE & CONTEXT

The site is a private Grade II listed dwellinghouse of 2 The Street and is located in the village of Brome which is 2 miles north of the town of Eye. The building now comprises 2 dwellings (No.s 1 & 2) however it was formally the The Buck public House of early 17C date.

## 3.0 HISTORICAL CONTEXT

The building is timber frame, plastered and thatch forming 2 dwellinghouses with flying freehold element to first floor. The building is formerly know as The Buck Public House & Inn. Verbal evidence is provided by Mr Eric D King who was born at No 1 in 1930 (as provided in previous listed building application Heritage Statement ref 2679/13 - 2017) which suggests the buildings upper floors provided cheap accommodation known as 'doss house' lodging.



### 3.1 FABRIC & FEATURES

The building has undergone previously approved works for conversion of attics to bedroom accommodation, internal layout changes to first floor and conversion of rear ground floor store to habitable accommodation.

The works associated with this application are solely concerned with the first floor being internal layout alterations.

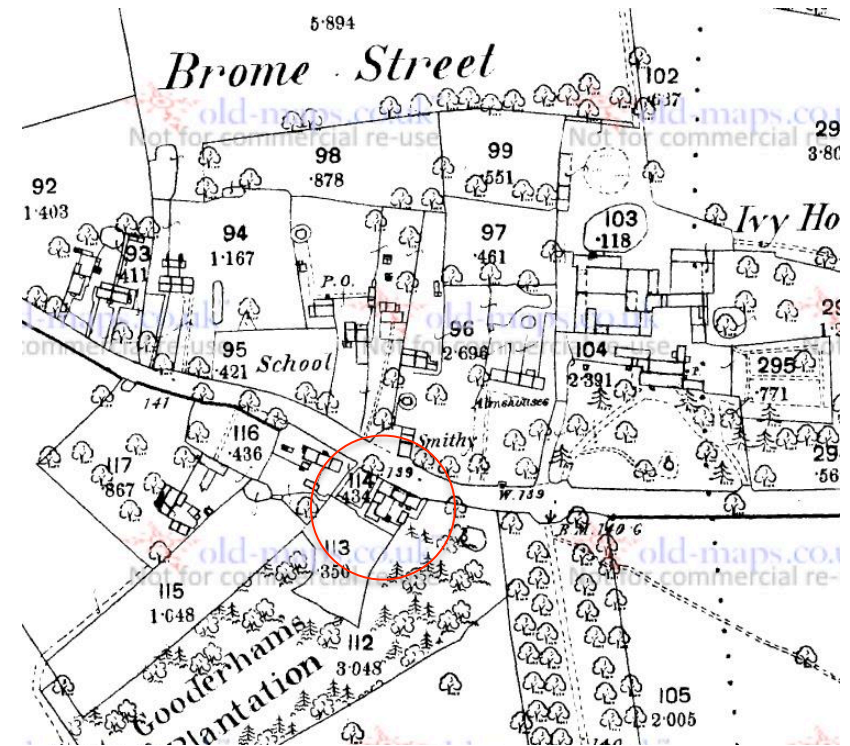
The first floor currently provides 3 bedrooms with the third and largest forming a flying freehold area over No. 3. Each bedroom is currently interlinked with circulation being via each bedroom in turn. Bedroom 1 and adjacent bathroom are formed via modern partitions as part of previous works noted above.

The divide between bedroom 1 & 2 has a full screen of timber panelling and timber door inset. This screen also forms the rear wall of the bathroom.

The floors are wide plank timber floorboards exposed throughout.

Access to bedroom 3 is via bedroom 2 with door set in exposed studded wall of original framing. All rooms have exposed timbered floor and wall framing.

See appendix for associated photographs.



1886 Map

### 3.2 HE Listing Description;

*BROME THE STREET No.1 and No.2 (formerly listed under Brome Street)*

*2 dwellings, originally one. Formerly The Buck public house. Early C17. Timber framed and plastered. Roof thatched at front with deep overhang at eaves; rear slope pantiled. 2 storeys and attic. Scattered fenestration, casements. No.1 modernised mid C20: windows mostly renewed; one original first floor window with ovolo mullions. Mid C20 door. External stack against rear wall (upper part rebuilt). No.2 has old plasterwork, C18-C19 windows and a boarded door. Small gable stack. Some plain studding and an ovolo floorbeam inside No.1, but original layout altered. Interior of No.2 not inspected.*

### 4.0 DESIGN PROPOSALS & SCHEDULE OF WORKS

The proposals include in summary;

- Division of bathroom with timber stud & plasterboard partition to create WC & corridor access via existing doorway to west and newly formed door opening to bedroom 2 in panelled wall. Bathroom door leaf reused to provide sliding door access to WC
- New door opening in timber panelling as noted above providing access to bedroom 2.
- New stud partition to divide bedroom 2 with internal glazed screens & doorset
- Doorway serving bedroom 1 & 2 to be infilled with paneling from newly created door opening adjacent.

#### 4.1 SCHEDULE OF WORKS

The schedule of works would comprise:

	Works	Method/Content/Sequencing/Notes
1	Division of bathroom to form WC & corridor	NB: partitions between bedroom 1 & bathroom are modern inserts previously approved. New timber stud & plasterboard partition to be inserted to create WC in lieu of bathroom. WC pan relocated to west wall and basin re-sited. Primary drainage points retained and plumbing elements are above floor level i.e. no disturbance to floorboarding required. Raised floor boxing previously serving bath drainage removed. Door leaf of bathroom to be reused where possible to form sliding doorset to WC
2	Works to panelled wall screen	New opening to paneling created to form access to bedroom 2 & 3. Panelling has existing cut line in this location (See photos)
3	Division of bedroom 2	New stud & plasterboard wall to bedroom 2 inserted to form inner access to bedroom 3. New wall has timber glazed screens inserted to provide borrowed light to rear ante room/corridor. (as similar approach to existing bathroom screen via bedroom 1)
4	Door infill to bedroom 1	Existing Doorway in panelled wall to bedroom 1 to be infilled with paneling removed from adjacent new opening. Radiator added to bedroom 2.

#### 5.0 JUSTIFICATION & IMPACT

The building has been subject to previous alteration to the first floor layout. Currently all the bedroom accommodation to this floor is accessed via each other thus providing no private bed space. Although the proposed works will provide a smaller area for bedroom 2 it is considered by the owners to be impractical for family life to continue with interlinking rooms. There will be no alteration to any principal framing elements of the building needed with only lightweight partitions being altered and inserted which could be removed at a later date if needed with little further impact. Primary impact will be to the partition panelled wall between bedroom 1 & 2/bathroom which requires alteration to provide opening for corridor access; however, the majority of the panelling will remain in situ as a retained feature. Where new stud partitions are inserted these will be secured over the existing floorboards to avoid any cutting of these.



## 6.0 SUMMARY

The proposed Internal alterations are considered minimal in terms of their impact on historic fabric and the opportunity to open up the circulation across the first floor will have a positive impact on the living arrangement within the building.

## 7.0 PHOTOGRAPHS







