

Heritage, Design and Access Statement - Planning and Listed Application



Monk Soham Hall
Monk Soham



Front elevation. Driveway has moved but the front remains unchanged. Rear extension will be unseen.



Internal view of drawing room showing ceiling motifs and wall believed to have been inserted in 1920's that artificially subdivides space. Motifs continue beyond wall



Removal of wall the opposite side will allow the room to be reinstated as per original design as above



Rear view



Extension will now link existing garage block and end house gable. Amended to suit pre application advice received. Thus the courtyard and house remain unaltered. The extension infilling an existing patio and clothes drying area.



South West view. Extension will be recessed back and largely hidden. You can just see the garage block which the extension will link with.



Public view from entrance to North. Minimal change to context or view. The extension roof will be seen in the gap above the existing fence line. The fence links house and cart lodge. The listed house remains unaltered and dominant

1.0 Historical Context

2.0 Proposals/Use

3.0 Schedule of Works

4.0 Principals & Justification

5.0 Access

6.0 Planning Statement

7.0 Conclusion

01 Historical Context

1.1 Setting

The site is an existing grade 2 listed house set in a rural location within the Suffolk countryside. Open field views to South and business premises to West. To the East are gardens and tennis court and to the North is School Road, the only public view, and this will remain unchanged.

1.2 Fabric and Features

The house is well described in the listing and aside from the removal of a relatively modern wall which artificially subdivides a room to create a WC and study, no other changes are proposed to the heritage asset

1.3 Significance

The main significance is derived from L shaped dwelling, its principal frontage and approach. The interiors of the front wing are noted and remain untouched by these works. The extension is built between existing house and garage block so that the house remains unchallenged in any way. This location was suggested following pre application advice and the previous courtyard proposal was not continued.

The significance of the house, public view, landscape quality, setting and approach all remain unaltered by the proposals. Interiors are only restored and improved.

Details

MONK SOHAM SCHOOL ROAD TM 26 NW 2/157 Monk Soham Hall 29.7.55 - II

Manor farmhouse. Mainly C16 and C17, in several phases. C19 alterations. A 2-cell main range with cross-wing to left, extending to rear. The cross-wing was service accommodation, the front section probably down-graded to this function at a later date. Timber framed. The main range is cased in late C18 or early C19 red brick to front and right gable end. Remainder plastered, with some colourwashed brick casing to side wall of cross-wing. Remains of simple pargetting to gable end of wing.

Plaintiled roof: clay tiles to front slope of main range and adjoining forward section of wing, concrete tiles to remainder. 2 storeys with attic in main range. Cross-wing has end jetty, 3 of the 4 supporting brackets original. Main range has 3 windows, late C19 casements: 3-light windows each side of porch and single-light windows to extreme left. The upper right window is a mid C20 replacement of standard type. All have cambered arches with hoodmoulds above. Lobby entrance has C19 2-storey gabled brick porch with pierced bargeboards. Doorcase has moulded jambs, entablature and panelled reveals; semi-glazed door. A hoodmoulded 2-light window above. Mid C20 single-paned standard windows to gable end of wing. Internal stack with rendered cross-axial shaft. A further internal stack in cross-wing.

Interior. Oldest section is front 3 bays of cross-wing: some plain first floor studding and irregular heavy ceiling joists in forwardmost room on ground floor. One solid tie beam brace to a former open truss: this tie beam has evidence for a crown-post but the roof is a C17 replacement with diminished butt purlins. To the rear are 2 mid C17 bays and a further bay of c.1700, all raised in height in C19 to accord with the front section. Ground floor ceilings in main range have chamfered cross-beams with C17 plasterwork.

Room to left, now sub-divided, has Fleur-de-lys, foliage and flower motifs symmetrically arranged in each quarter. Right hand ceiling is plain, each division with a moulded border.

One first floor room has a chamfered-joist ceiling; most of structure otherwise concealed. Roof has 2 rows of butt purlins with arched wind-bracing, probably ante-dating the roof over the C16 section. In the entrance addition, a straight stair with stick balusters, ramped and wreathed handrail and carved tread-ends.

Listing NGR: TM2148865255

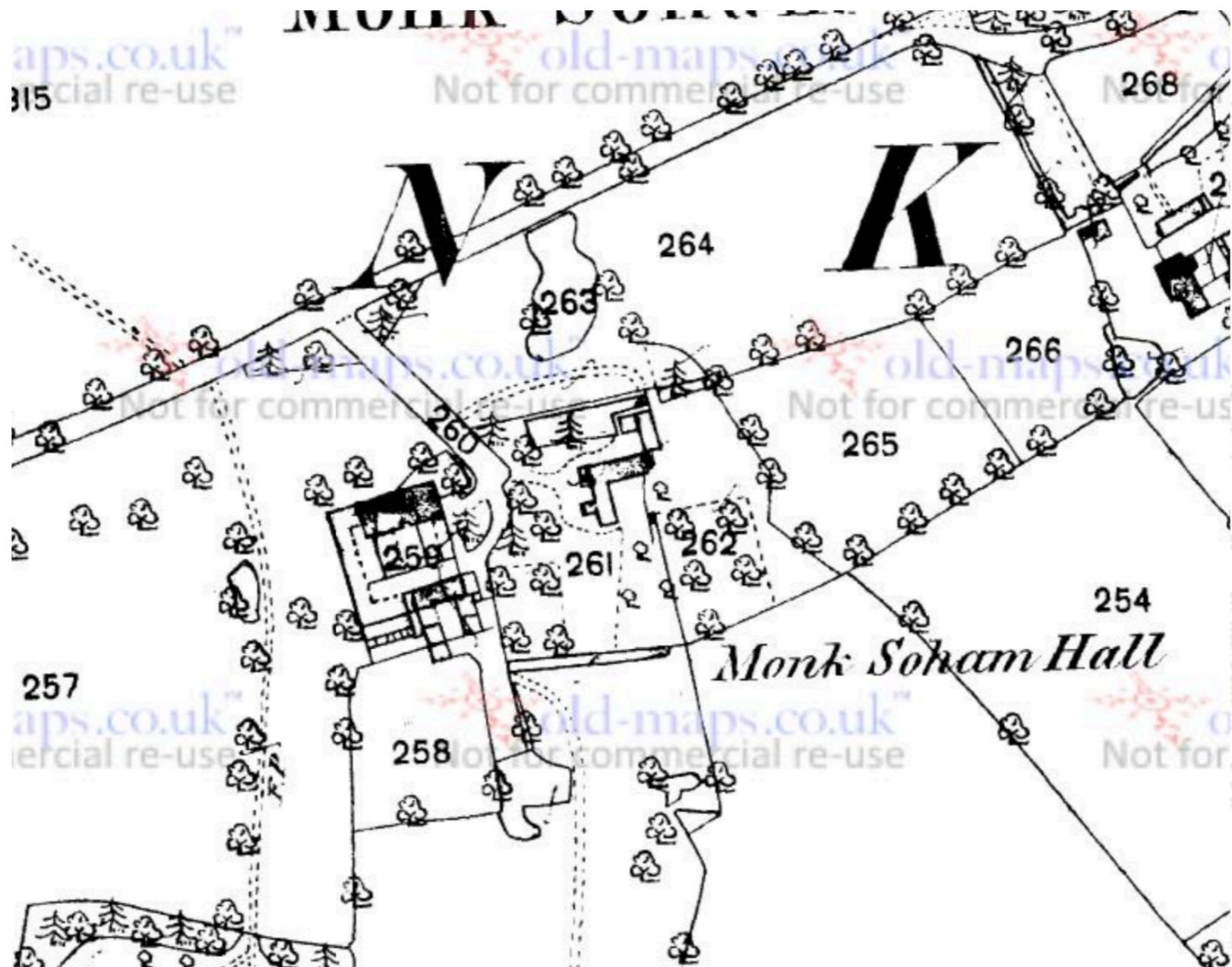
Legacy System:

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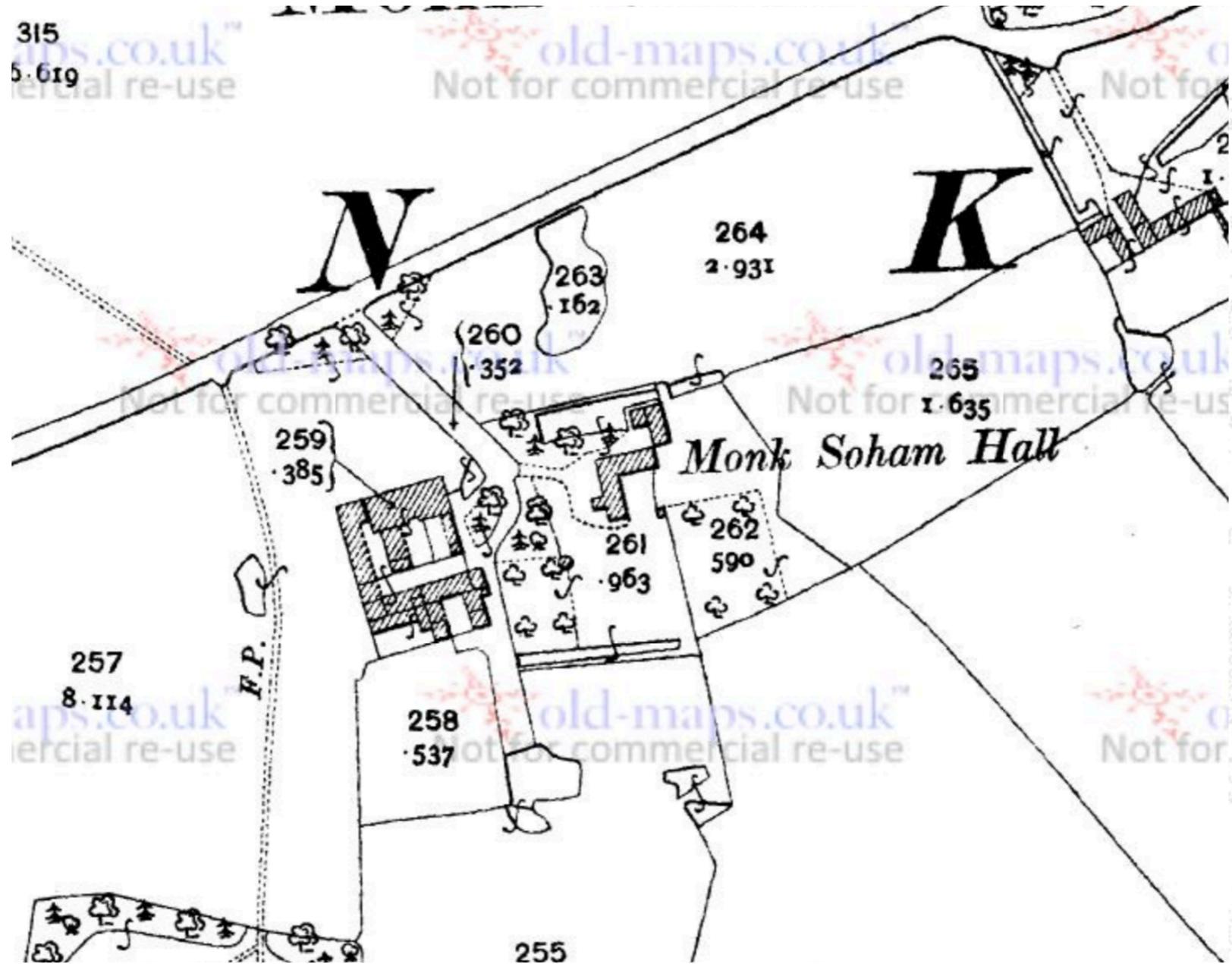
This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

01 Historical Context



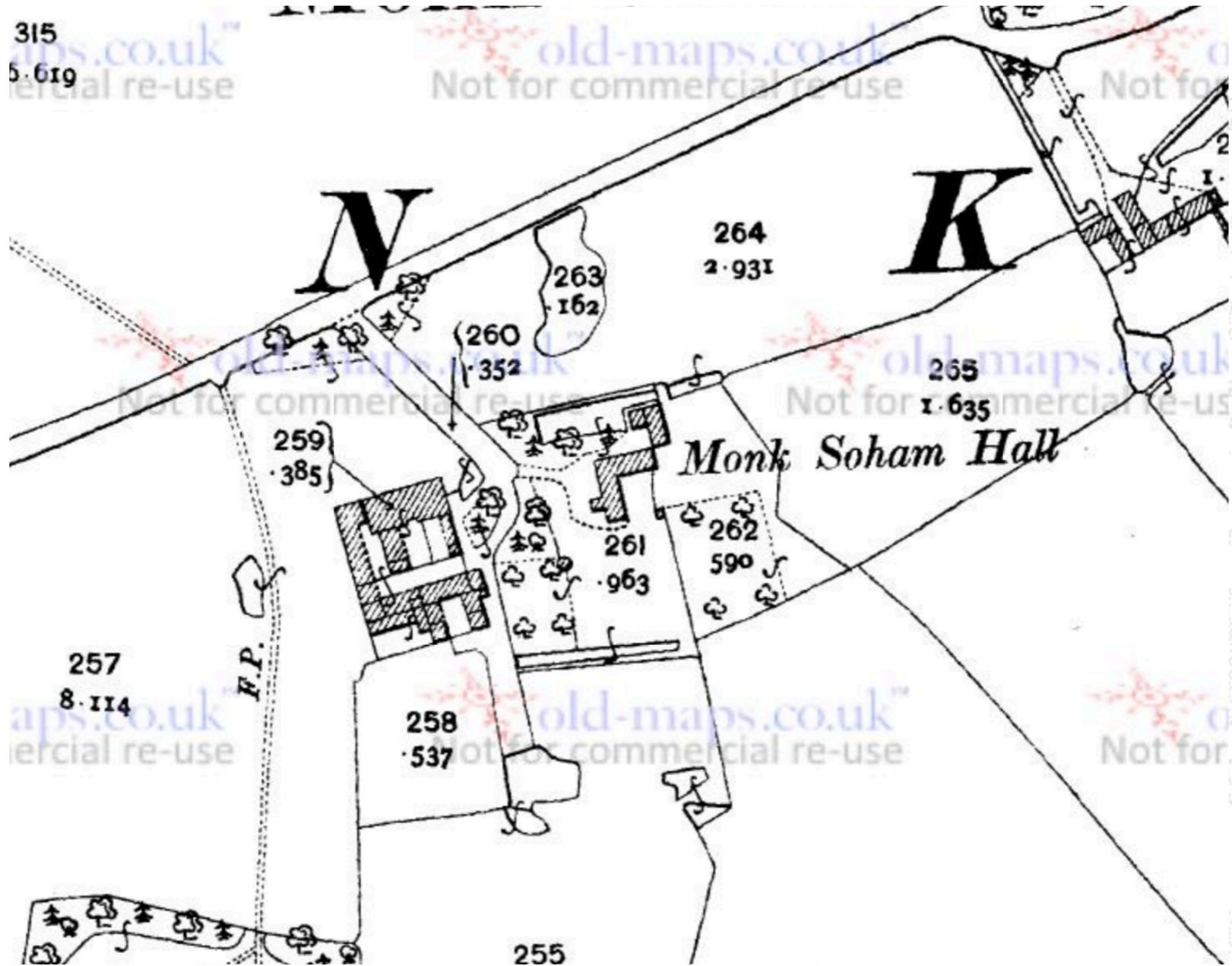
1884 Map. With the exception of the drive approach and modern outbuildings to the North the site and house remains unaltered

01 Historical Context



1904 Little change from previous map

01 Historical Context



1980. Little change to approach and setting. Since this date the barns due West have been subdivided from the house ownership and approach to the house relocated to due North.

We propose to:

- Sensitively restore the drawing room by removing the modern WC, 1920's wall inserted to create WC and access to study. The ceiling motifs and room proportions thus restored to original proportions.
- Erect a new single storey black wood clad link extension between house and existing garages. Extension divided from listed house by flat roof glazed link to ensure house retains its detached appearance and dominance. Ground floor windows and walls of existing house remain unchanged. The whole to be designed as a distinctly modern yet respectful scale extension to the existing house and in keeping with the subservient support group of outbuildings that exists to the East.

- MAIN HOUSE
- Remove internal WC and sink
- Remove stud wall to reinstate drawing room
- Repair Fleur de lis motifs to ceiling by specialist
- Reinstall study wall in oak frame construction to match existing peg holes to beams
- Remove existing kitchen window and install French doors. Removing low level modern brick and render to allow access
- Install new WC in stud construction to corner of new laundry room
- Create scullery with new stud wall and internal door
- Remove modern East window and infill below to allow access to the extension
- EAST EXTENSION
- Erect red brick Flemish bond plinth with black featheredge boarded walls and pantile roof over.
- All external house walls to remain unchanged except for roof flashings. Extension to be supported independently from house beyond glass link
- LANDSCAPING
- New natural stone paved area to Southern edge of new extension
- Courtyard retained with all landscaping

The works proposed seek to enhance and restore the listed asset.

Poor quality modern additions are removed

Public views will be retained as existing

The house frontage remains unaltered

These works are small scale and seek to enhance the asset and respect its scale and proportions by building a modern yet distinctly respectful extension to the East courtyard linking garage and house and allowing a space to be created to suit modern day family life. The extension is located in a position suggested via the pre application process on an existing utility terrace.

Access remains unaltered in terms of vehicular and pedestrian. This is from the gravel driveway to the North onto School Road

The designs are a modest addition to the heritage asset and respect its importance. They are subservient and of linked detached modest form. The materials are carefully chosen to be in keeping with the ancillary buildings and details are of a high quality crafted appearance. As such the proposals comply with local plan policies and the aims of the NPPF.

We believe that the proposals cause no harm to the existing heritage asset and do not undermine the character of the existing heritage fabric in line with NPPF requirements. All works seek only to enhance the house and its setting. The extension location is the most appropriate, is subservient and connected by a modest glass link. This location was chosen following the pre application guidance given.

The black materials and singles storey design ensure the extension blends into the East ancillary group of garages

The proposals restore lost heritage fabric and enhance the asset. Public views and approach remain unchanged.