



**WINCER  
KIEVENAAR**

CHARTERED ARCHITECTS

Planning Application for Proposed  
Porch & Replacement Windows:  
Street Farm, Hintlesham

DESIGN AND  
ACCESS  
STATEMENT

Ref: 5664\_DAS  
November 2021

## ▶ 5664

Householder Planning Application with Listed Building Consent:

**Address:**

Street Farm, George Street, Hintlesham, Ipswich.

**Local Authority:**

Babergh District Council

**Client:**

Mr. & Mrs. S. White

**Date:**

November 2021.

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## PROPOSAL SUMMARY

Wincer Kievenaar Architects were appointed to prepare this Design and Access Statement in support of a Householder Planning Application with Listed Building Consent for the proposed porch and replacement windows at Street Farm, Hintlesham.

This statement and supporting documentation is prepared in accordance with The Communities and Local Government publication “Guidance on Information requirements and validation” (March 2010) which sets out in Section 6 the requirements for Design and Access Statements.

A further amendment to the requirements for Design and Access Statements was made via The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 No. 1238. Article 4 states the following new requirements for Design Access Statements:

- (2) An application for planning permission to which this article applies shall be accompanied by a statement (“a design and access statement”) about—
- (a) the design principles and concepts that have been applied to the development; and
  - (b) how issues relating to access to the development have been dealt with.
- (3) A design and access statement shall—
- (a) explain the design principles and concepts that

have been applied to the development;

- (b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
- (c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
- (d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
- (e) explain how any specific issues which might affect access to the development have been addressed.

The proposal outlined within this document is comprised of the erection of a single storey porch to the rear of the property and replacement of uPVC windows with timber.



## SITE PHOTOGRAPHS



Proposed porch to be affixed to single storey later addition entrance.

2no. first floor dormer windows in uPVC to be removed and replaced with timber framed.



Proposed porch to be affixed to single storey later addition entrance.

Existing uPVC to east wing and first floor to be removed and replaced with timber framed.



## 2.0 SITE CONTEXT



Proposed porch to be affixed to single storey later addition entrance.

Existing uPVC fixed screen to be removed and replaced with timber framed.



## ▼ 3.0 ARCHITECTURAL & HISTORIC CONTEXT

Street Farmhouse known as 'OLD POST OFFICE' on Historic England:

Late C16 or early C17, with C18 and later extensions. Timber framed, rendered, the later work in brick, plain tile roofs. 2 cell lobby entrance plan. 1no. storeys. 2 3-light metal casements. Boarded and glazed door beneath canopy. 2 full dormers with small paned casements. Plastered rose in each gable. Axial brick stack. Stair set behind stack. Timber framed brick clad extension to west. Formerly the Post Office. Limited interior inspection.  
Listing NGR: TM0892743396

The existing listed dwelling has seen a number of additions and alterations over the years. This includes the east wing and the rear single storey additions where some of the proposed alterations are. Images to the right show some changes that occurred from 1988.

Site history,

DC/21/06186 - Erection of 3 bay cart lodge with study above, including alterations to driveway - Pending Consideration;

B/LB/88/01906 - LBC - Internal and external alterations including addition of thatch and front porch and new windows. Erection of two-storey and single storey extensions to provide additional living accommodation and swimming pool together with erection of triple garage. - Granted;

B//88/01905 - Internal and external alterations including addition of thatch and front porch and

new windows. Erection of two-storey and single storey extensions to provide additional living accommodation and swimming pool together with erection of triple garage. - Granted;

B//91/01010 - Erection of a two-storey extension to provide swimming pool, billiards room, studio, garden room and multi-gym. - Granted;

B/LB/91/01067 - LBC- Erection of a two-storey extension to provide swimming pool, billiards room, studio, garden room and multi-gym. - Granted;

B//92/00658 - Erection of a conservatory - Granted;

B/LB/92/00659 - LBC - Erection of a conservatory - Granted.

1904 map





### 1) GATEPIERS, GATES AND RAILINGS TO HINTLESHAM HALL

Gatepiers, gates and railings to Hintlesham Hall GV II Gatepiers, gates and railings. Late C18/early C19. 4 rusticated rendered piers with moulded caps and ball finials; linked to each side by splayed low gault brick wall with stone coping and iron railings with spearheads. Similar pair of gates with dog bars, and single pedestrian gate to right.  
Listing NGR: TM0840643506



### 2) HINTLESHAM HALL LODGE

Mid C18. Red brick, rendered plinth, tall hipped tiled roof. Rectangular with gabled wing to rear. 2 storeys, 3 bays. 2 recessed sashes with glazing bars. Central 6-panel door in plain doorcase. First floor, 2 6-pane sashes, and a central casement, all beneath flat arches. First floor plat band continuing round the returns. Right hand return, one ground floor similar sash with glazing bars, first floor C20 3-light casement. Tall brick stack with 2 recessed panels, to each face, 4 square attached shafts set diagonally.  
Listing NGR: TM0842443516



### 3) ROSE COTTAGE

Late C17 or early C18. Extended later C18 and 1970's. Timber framed, rendered, thatched to south, plain tiled to north. 2 cell lobby entrance plan with 2 storey extension to north. T-plan painted brick stack. 1no. storeys. 2 C20 small paned casements. 6-panel door beneath C20 porch, inner glazed door. 2 small paned dormers with thatched roofs. Interior: Exposed frame to left hand cell. Chamfered beam with lambs tongue stops. Stairs to front of stack, boarded cupboard door with H hinges. 2-panel and boarded doors with H and strap hinges, but some introduced.  
Listing NGR: TM0865243506



#### 4) CHURCH OF ST NICHOLAS

Medieval, restored C19. Tower of flint and rubble, stone dressings, nave and chancel rendered, tile roofs. West tower, aisled nave, south porch, chancel, north vestry. Late C15 square tower, 3 stages with embattled parapet, diagonal buttresses, stair turret against south wall. West doorway, 2 orders of hollow chamfers and roll mouldings beneath hoodmould with the stops cut off. Medieval door. 3-light Perpendicular west window with cusped lights beneath curved arched head. Single cusped light to ringing chamber in south wall. 2-light cusped Perpendicular belfry openings to north, south and west. Nave. South elevation. Diagonal buttresses. Doorway of 3 continuous orders of wave and 2 roll mouldings with a hollow, the hood of 2 rolls. Pair of early C19 doors. Above a square hood of 2 roll mouldings, the spandrels of knapped flint, and the hood running into a moulded band continuing from the aisle west wall to the 2nd bay. Rendered gault brick porch. 2 2-light Decorated windows, that to west C19, that to east restored C19 and later, one 3-light window with intersecting tracery, much restored. Clerestory, 3 windows of 2 cusped lights beneath square heads. Buttressed chancel. 2 restored early C14 and later 2-light windows, that to right with a tall pointed head. Chamfered priest's doorway. 3-light C19 Decorated style east

window. North elevation. Diagonally buttressed nave, the chancel with brick buttress. Nave window of 3 lancet lights, the upper parts rendered over. 2 restored Perpendicular windows of 2 cusped lights. Blocked doorway with hollow chamfer between rolls, scroll moulded hood. The clerestory not visible under steeply-pitched aisle roof. 2 lancet lights to chancel. C19 vestry. Memorial to James Hows, 1712, attached to east wall, shaped head with skull between flowers. Interior: C13 4-bay arcades of alternating drum and octagonal piers with almost waterholding bases and well moulded caps, the eastern responds an annulated shaft with waterholding base and undercut moulding to cap, the western responds squared with chamfered arrises, the south face with bar stop and the north with run-out stop. Chamfered impost on ogee moulded corbel. Double, chamfered arches. Tower arch obscured by organ, but some roll moulded respond visible. 4 bay staggered butt purlin and king post nave roof. South aisle: chamfered and roll moulded principals, flat joists, but with WV 1759 inscribed. North aisle: 2 blocked clerestory windows similar to the south, partly obscured by roof of thin staggered purlins. Remains of earlier braced truss to west. South aisle, piscina enclosed in rectangular opening, cinquefoil drain. Trefoil headed north aisle piscina with septafoil drain. C19 font. Remains wall paintings above North arcade, that opposite door said to be St Christopher. No chancel arch. Rood beam supported on corbels in form of wild man or lion to south, grimacing cat to north. South chancel early C16 brick four-centre arched doorway with chamfered reveals, the rood tower and steps also brick, with timber treads. Opening to rood loft above. Cinquefoil cusped piscina with cinquefoil drain. Chamfered north doorway and squint. Fine late C17 moulded altar rail with twisted balusters. Remains of C19 Perpendicular screen, blind traceried panels painted with foliage, brattished cresting, now in sanctuary. Early C19 pews and other fittings. Monuments: Thomas Tympley, Armigeyr d. 14 la 1593, his wife and family. Marble. Two pairs of facing kneeling figures flanked by their children between pilasters and below cornice of coloured marble panels, framed by scrolled brackets. Above, three crests, that in centre surmounted by winged skull. Below, 2 black marble panels inscribed in Latin, articulated by stumpy pilaster strips or panels, the base of carved stone strapwork decoration. Captayne John Timperley Esq d. 28 January 1629. Engraved

slate panel depicting armoured figure beneath pedimented canopy with shield and escutcheon above, and flanked by military trophies. Dogerel verse below. Sir Thomas Tymperley d. 29 April 1681 and Michael Tymperley d. 7 July 1653. Stone and marble. A pair of inscribed panels between pilasters and below semi-circular hoods crowned by winged figures. All contained within aedicule of composite pilasters, beneath pediment surmounted by shield. The apron, of heavily carved scrolls and garland, flanked by blank shields. Inscribed tablets to Charles Vesey 1637, Thomas Vesey 1679. C18 floor slabs to Broke family.

Listing NGR: TM0874743480





#### 5) Hintlesham War Memorial

The memorial stands in a prominent roadside position at the southern edge of the churchyard to the Church of St Nicholas (listed Grade II).

It comprises a small, plain, wheel-head cross which rises from a tall, tapering cylindrical shaft. The shaft stands on a deep plinth, square on plan, which in turn sits on a square, three-stepped base, the whole standing on a single-step York stone foundation.

The dedicatory inscription is in leaded lettering on the plinth's south face and reads: 'TO THE GLORY OF GOD / AND IN LOVING MEMORY OF / THE MEN OF HINTLESHAM / WHOSE LIVES WERE LAID DOWN FOR US / IN THE GREAT WAR / 1914 - 1919 / 1939 - 1945 / THEIR NAMES, INSCRIBED HEREON / SHALL LIVE FOR EVER / IN HOPE OF A GLORIOUS RESURRECTION'.

The names of the 22 men who died in the First World War are inscribed on the east and west faces of the plinth while the north face bears the names of 10 men who died in the Second World War under the heading '1939 - 1945'.



#### 6) HYNITTLE PLACE

Timber-framed, cased in gault brick, with red brick and applied timber additions. Plain tile roofs. H-plan, comprising 2 bay hall, 2 gabled cross wings extended to the north in C19, and library extension of 1930's to west. 2 storeys. Sashes with glazing bars, one to each cross wing and two to the hall. Central 6-panel door beneath brick porch. To left in cross passage position and beneath stack, a second 6-panel door, the upper 2 panels glazed. Axial red brick stack, and similar stacks externally to right hand cross wing return, at former north gable of this cross wing, and between left hand cross wing and 1930's build. Library in the style of the main house but with leaded casements. Interior: Hall posts and beams have ornamented stops. Right hand cross wing, exposed close studding and cambered tie beam at first floor. Doors with HL and strap hinges. Left hand cross wing. Jowled storey posts, rear blocked first floor window with shutter groove. Similar early doors. Crude crown post roof. Hall roof largely rebuilt, right hand cross wing much repaired clasped purlin roof.

Listing NGR: TM0934743522



4.0

## USE AND AMOUNT

### USE

The application site is classed as C3 Residential.

The use remains unchanged with the proposed new porch and replacement windows.

### AMOUNT

The proposal is for a small porch extension to the ground floor, no internal floor space is created.



5.0

## LAYOUT

The proposed porch extension is located to the rear of the property to the subservient access. This is to provided a covered area for the rear entrance.



6.0

## SCALE

The proposed porch is subservient in scale to the listed dwelling and the existing single storey extension that it affixes to.

The replacement windows will fit within the existing opening.

▼  
**7.0**  
**APPEARANCE**

A palette of materials has been selected to ensure the proposed porch is fitting of its context and takes consideration of the tones and hues prevalent in the area and its subservient use against a listed dwelling.

A oak frame structure built off a red facing brickwork plinth and finished with a clay plain tile roof is proposed.

Along with the porch, the application includes for removing the uPVC windows that are not suitable for a listed dwelling. The replacement windows will be in timber frame, painted white to match existing. Details are submitted within the application to support the proposed replacement windows with sympathetic joinery.

Precedent design for porch



▼  
**8.0**  
**LANDSCAPING**

Landscaping remains unchanged in this application.

▼  
**9.0**  
**ACCESS**

Access to the dwelling will remain unchanged off George Street.



The proposal to replace the unsuitable uPVC windows that have been installed historically with a sympathetic detailing of timber framed slimlite system should be seen as a positive change for the dwelling.

The proposed porch is sympathetic and subservient to the listed dwelling. It proposes a pallet of materials that suit the setting, whilst providing a traditional design.



10.0

## JUSTIFICATION OF PROPOSAL