

Design, Access and Heritage Statement incorporating Schedule of Works

Conversion of cartlodge to form ancillary accommodation, erection of garage and outbuilding and associated landscaping. Retrospective change of use to extend residential garden.

to

Sparrows, Stoke Road, Shelley, Suffolk, IP7 5RQ

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R O G E R B A L M E R

D E S I G N



FOUNTAIN HOUSE STUDIO THE STREET EAST BERGHOLT COLCHESTER CO7 6TB

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1.0 SPECIAL ARCHITECTURAL OR HISTORIC INTEREST AND CONTEXT

- 1.1 Sparrows is a Grade II listed Farmhouse which has undergone many rounds of alteration and evolution including under application nos. B/06/2130, B/06/2131 and B/16/00758. The Heritage List Entry is noted below –

House of 2 builds. C16 origin with later additions and alterations. Timber framed and plastered. Red plain tiled roofs of 2 levels, the lower to left. Single red brick chimney stack to left addition, left and rear right stacks to right range. 2:4 window range of various small paned vertically sliding sashes, that to right of left range a long window. Panelled door with moulded surround and flat canopy. Inserted ceiling to right range. Inglenook fireplace with chamfered mantel beam. Herringbone brick floor, 2 C18 corner cupboards.

Listing NGR: TM0081238261

- 1.2 Sparrows is not within a Conservation Area.
- 1.4 To the South boundary of the site, stands a large non-native conifer hedge approximately 6.5m high.
- 1.5 Positive pre-application advice has been received from the Heritage team at the Local Planning Authority with regards to this proposal (ref: DC/21/05856)

2.0 PROPOSALS – (USE, LAYOUT, AMOUNT, SCALE AND APPEARANCE)

- 2.1 The proposal consists of the conversion of an existing cartlodge to provide additional domestic accommodation, erection of a garage with store above, an additional outbuilding and screening to the South boundary, change of use on a parcel of land to residential garden and associated landscaping to improve the use of the site.
- 2.2 The proposed conversion of the existing cartlodge looks to respect the existing form and scale of the building, with all works contained within the existing building envelope. Modern internal masonry partitions will be removed, and new reversible studwork partitions will be constructed as detailed.
- 2.3 Existing historic openings of the outbuilding will be respected, preserving the architectural character of the building, with proposed glazed screens set behind the line of existing posts to the West elevation. New openings have been carefully positioned and sized to reflect the proportions and scale of the existing building.
- 2.4 The external materials remain unchanged from the soft red brickwork walls and clay pantiles of the existing building, repaired and supplemented to match existing as required. Purpose made painted timber windows and doors and panelling are proposed, blending harmoniously with the materials of the historic setting, with a contemporary arrangement where appropriate to aid in sensitively defining the new works from the existing fabric.

- 2.5 The proposed garage is very similar in size and form to the approved building under application no. B/16/00758 with minor amendments to fenestration and general arrangement on the site. The proposed building provides for 2no. parking spaces, general store, external lean to log store and a store to vaulted roof space over.
- 2.6 The garage building is proposed to be constructed of oak featheredged boarding, soft red brickwork plinth and clay pantiles. The traditional form and vernacular materials will be combined within this proposed garage to form a scheme which is sensitive to respect the historic setting.
- 2.7 A modest outbuilding, informed in scale and appearance by the surrounding single storey adjacent outbuildings, is proposed to the South boundary. The building is proposed to provide plant space and additional storage to service the host dwelling.
- 2.8 The proposed structure, soft red brickwork boundary wall and pleached hornbeam hedging would replace a large non-native conifer hedge, providing containment to the existing courtyard in a traditional manner sympathetic to the historic setting. The vernacular material of painted featheredged boarding, purpose made painted timber joinery and clay pantiles will sit comfortably against surrounding examples whilst ensuring its subservient connection to the host dwelling.
- 2.9 A replacement of the modern painted timber gate to the road frontage is proposed as shown on dwg no.1121-07 . This has been carefully considered in terms of scale and material selection to fit sensitively into the general site layout whilst being of a quality that the Listed Building deserves.
- 2.10 A retrospective change of use is proposed on a small parcel of land from to residential garden as shown on dwg no. 1121-04.
- 2.11 It is put forward that the proposals are sensitive, polite introductions to the setting which respect the host building, causing no harm to the historic setting.

3.0 LANDSCAPING AND ACCESS

- 3.1 Minor local soft and hard landscaping works are anticipated around the proposed works. However, these are not deemed contentious and will not fall within the controls of Planning or Listed Building legislation.
- 3.2 Wider site landscaping proposals are detailed on dwg no. 1121-04. These include the construction of a brick boundary wall associated with the proposed outbuilding to the Southern boundary, low level soft red brickwork wall with hand-gate to courtyard and amendments to an existing brickwork wall between the host dwelling and existing outbuilding.
- 3.3 In all other areas, landscaping and access will be retained as existing.

SCHEDULE OF WORKS

All new external joinery will be formed from purpose made timber sections with painted and natural finishes.

The new external window will be constructed of purpose made painted hardwood. The sectional sizes and detailing of the window will be traditional in nature with flush casements and proportions relating to existing fenestration.

The deepening and formation of new openings as previously set out will be carefully undertaken, preserving the surrounding structure. Disturbance to surrounding finishes will be kept to a minimum and made good to match the existing as required.

The existing concrete slab for the existing outbuilding is to be amended and levelled as required, followed by damp proof membrane, insulation and floating floor.

Existing solid brickwork external walls to be dry lined with insulation and plasterboard.

Existing pantiles to existing outbuilding be removed and set aside for reuse. Existing roof structure to be repaired as required, insulated and a membrane installed. New treated softwood battens installed, with original clay pantiles reinstated. Any pantiles unsuitable for reuse to be supplemented for reclaimed pantiles to match the existing as closely as possible.

The C20 internal studwork and half height blockwork walls will be carefully disassembled, and new studwork relocated as detailed with surrounding finishes made good to match existing. The partitions are modern insertions and holds no heritage value.

Lead flashing, where required at junctions with the existing structure, will be sympathetically provided and detailed fully in accordance with The Lead Sheet Association guidance.

Services – These will be as required for a typical domestic situation, with electricity, hot and cold-water provision. Minor changes to existing will involve small amounts of chasing etc. for new services to the outbuilding conversion. Existing plant to be relocated from the existing outbuilding and repositioned in proposed single storey outbuilding to South boundary.

Various amendments will be needed to both above and below ground drainage internally and externally. Precise details of these will be finalised on site once alteration works have begun, however it is not foreseen that these will have any harmful effect on the historic character or fabric of the building.