



**HERITAGE, DESIGN AND ACCESS STATEMENT  
FOR REINSTATEMENT OF LARGER WINDOW AT  
SHELLEY HALL,  
SHELLEY,  
IPSWICH,  
IP7 5QX**



**Compiled by Agent:**  
Kay Pilsbury Thomas Architects  
Honeylands,  
Radwinter,  
Saffron Walden,  
Essex  
CB10 2TJ

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This statement is written to accompany an application for Listed Building Consent

**Contents:**



**Green  
REGISTER**  
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ARCHITECT ACCREDITED IN BUILDING CONSERVATION

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## 1 [Introduction](#)

This Heritage, Design & Access Statement is written in support of an application for Listed Building Consent for works at Shelley Hall.

Previously approved applications for works at Shelley Hall are DC/20/05337, DC/20/05338 & DC/21/03812, DC/21/03811

The proposed work in brief is to remove an existing window for re-use. A new larger outer frame will be prepared to accept the original glazing quarries and metal casement, with new leaded glazing and lead work added above. The brickwork infill forming the smaller opening is to be carefully removed and the restored window is to be placed in the larger aperture. All new materials will match the existing.

The insertion of the window and the reduction of the opening size were done in 1930's to serve the wc. Alterations to the window and the insertion of the metal casement were made at the same time. The window would have been re-used and part of the original frame dating back to the 18<sup>th</sup> Century.

The proposed work is illustrated on the accompanying submission drawings, is also contained within this statement.

## 2 Understanding Shelley Hall

Shelley Hall is the remains of a Tudor house thought to have been built circa 1519 for Sir Philip Tilney to the West of the River Brett and South of All Saints Church in Shelley, Suffolk. Tilney belonged to an ancient gentry family of Lincolnshire and Norfolk origin, which greatly increased its status through the marriages of Thomas Howard, 2nd Duke of Norfolk, to Sir Philip's cousin Elizabeth Tilney and then to his sister Agnes. Sir Philip was steward of the Duke's manor of Framlingham Castle from 1495 until his death. He was treasurer of Henry VIII's expedition to Scotland in 1513 and was present at the Battle of Flodden.

It still has a moated Tudor island to the East and was thought to have been built as a moated garden, rather than a defensive feature, which is quite unusual.

The house was originally much larger in the Tudor period and excavations and archaeological studies have revealed the house was a substantial Tudor Courtyard house as seen in Figures 1 & 2.

The surviving wing, which contains the Entrance, Kitchen and Bedrooms above, was probably the service wing and the Dining Room was thought to have been the original Kitchen.

The Drawing Room range with its Tudor tresfoiled niched polygonal buttresses and the infilled former Tudor doorways on the East and West is directly on axis with the Moated garden entrance and formed half of the original Gatehouse. In the spandrels of both doorways are small terracotta plaques, each with the Tilney armorial device of a griffin's head. The polygonal brick buttresses have three tiers of trefoil-headed niches reaching up to first-floor level. The interiors of the niches still bear the remains of white plaster linings. The tops of the buttresses appear to be truncated, suggesting that the walls were once higher, possibly with battlemented tops and a flat lead roof, instead of the present pitched one.

A stone plaque (no.12 Fig 2) with a very fine carving of the Tilney coat-of-arms that is set into the north wall of the house is clearly not in its original position. Armorial carvings by the same hand are in the Tilney Chapel in the church and Farrer (1925) states that this plaque was said to have come from that chapel.

The original brick stair turret (no.3 fig 2), stands adjacent to the South of the Gatehouse but was originally smaller as can be seen externally in the upper part.

The current Dining Room has a large fireplace (no.9, Fig 2) in its South wall, served by a massive chimney stack and it is thought this was the Kitchen fireplace. The wall that runs East off the former Kitchen (now Dining Room) has a polygonal buttress at the end and is thought to have been the South Range of the Courtyard, which had a narrow construction and formed a linking range to the Main Hall Range

Which would have been opposite the Gatehouse on the other-side of the Courtyard as was common.

The Kitchen Range originally had another floor with a crow'sfoot stepped gable (fig 3).

There would then have been another North range on the other side and this would have connected to the now demolished north side of the Gatehouse.

The oldest parts of the building have Tudor red bricks, overall diaper patterning and original brick two-light windows with arched stone work and hood moulds.

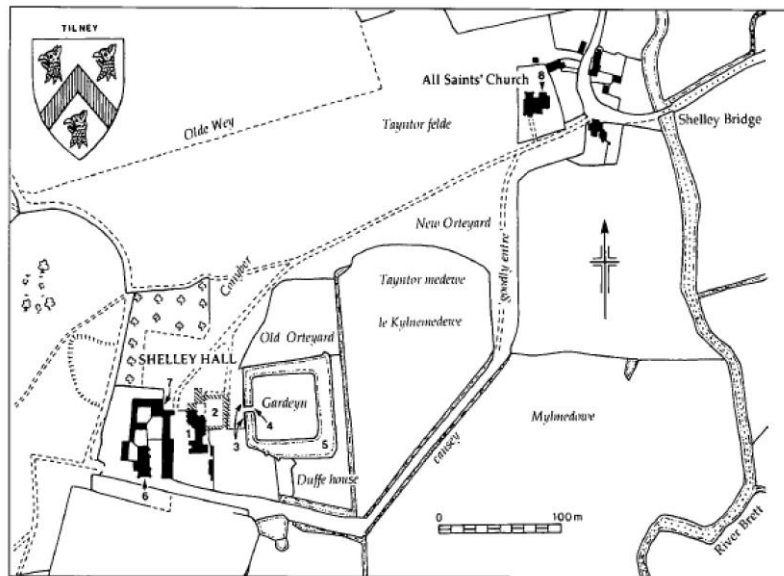


Figure 1: Block Plan of Shelley Hall, showing outline of former ranges and church/river context.

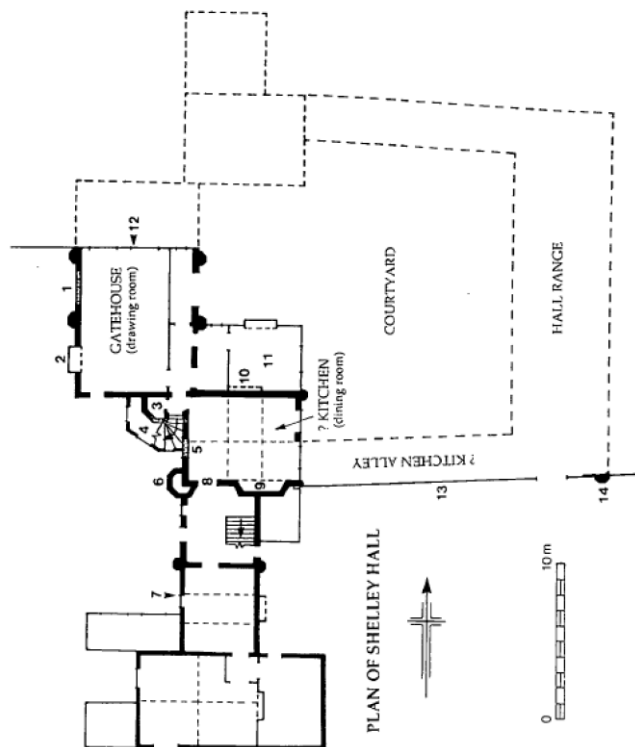


Figure 2: Conjectural Plan of Shelley Hall

The dashed lines around the Courtyard indicate the conjectural outline of the demolished parts of the courtyard house.

Figure 2: Numbers: 1= Block doorsway in gatehouse, 2: C18<sup>th</sup>/19<sup>th</sup> fireplace, 3: Original Stair Turret, 4: C1600 Stair Turret, 5: Blocked Tudor window, 6: Disused service stair turret (no stair/blocked). 7. Brick & Terracotta coat of arms, 8. Doorway with armorial spandrels, 9: Tudor fireplace with two flues, 10 base of Tudor chimney stack, 11: 1813 Range, 12: Stone coat of arms, 13: Brick Garden wall on line of tudor wall, 14: Tudor polygon buttress.

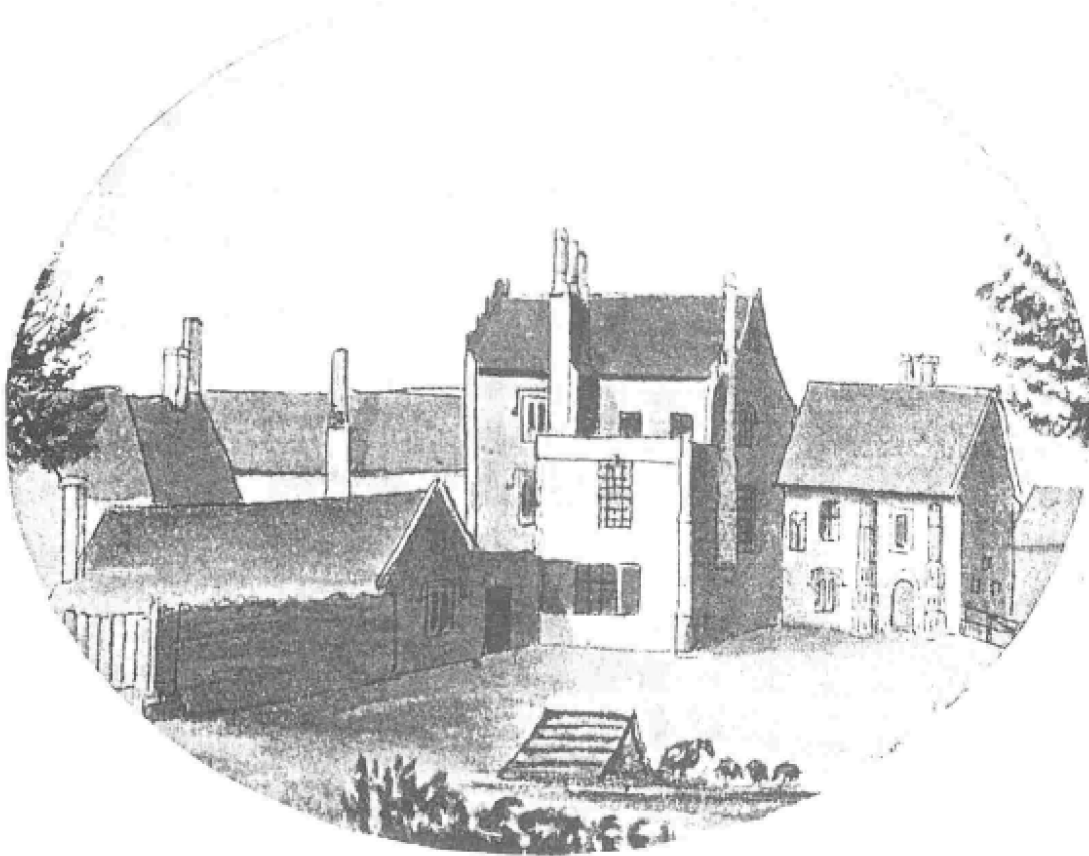


Figure 3: East View of Shelley Hall, copied from an Estate Map of 1786

The medieval Lords of Shelley manor were largely non-resident, but it is likely that there would have been a manor house and perhaps this stood on the moated site. After the death of Sir Philip Tilney in 1533 the manor remained in the Tilney family until about 1627. The Tilneys were cousins of Queen Elizabeth I, and the Queen paid a visit to Shelley Hall on 11th August 1561. Interesting, the stair Turret was widened for the Queens visit, to allow the larger Royal dresses of the day, to comfortably ascend the stairs. The oak dog-gate at the base of the stairs, is of the same date and presumably speaks of the canine guests the Queen brought with her.

A generation later, shortly after her visit in 1516, Charles Tilney, who was the Great Great Grandson to Sir Philip, was executed for his involvement in the Babington conspiracy, whose aim was to kill Queen Elizabeth in 1556 and replace her with Mary Queen of Scots.

The Tilney family remained at Shelley for almost a century until about 1627, when Philip Tilney sold the estate to Thomas Kerridge (c. 1583-1657) a Sea-captain who had voyaged to India. His son Samuel (1645-1678) was assessed on eighteen hearths here in 1674, suggesting that the whole of the Tudor house was

still standing. The Kitchen wing was rebuilt during the 1600s and the Southernmost Living Room/Laundry perpendicular wing was also build during this period.

Although his son Thomas (d. 1743) is styled 'of Shelley Hall' on his widow's monument in Framlingham church, there are suggestions that the Hall was rented out in his time. It is therefore thought, that sometime in circa 1700 in the early C18th, the Great Hall, North range and South Kitchen link were all demolished. The etching of 1786, certainly show it demolish and house looking more like a farmhouse.

It was certainly occupied by tenants farmers during the time it was owned by the Folkes and Rush families. John Spells, a farmer, was the tenant by 1748, and he was followed in 1759 by Arthur Partridge (d. 1789). It was for his son Robert (1773-1854) that the alterations and additions of 1813 were carried out. These include the construction of the Study North-East range. His son Charles Partridge continued as the tenant until 1875.

The historian Charles Partridge, M.A., F.S.A., ER.G.S (d. 1955) was Charles's Nephew. He records that the 'ornamental caps' to the chimneys and perhaps the 'Adam mantlepice in the parlour' were added by 'Lawyer Robinson of Hadleigh' John Frederick Robinson of The Hall, Hadleigh, 1840s-70s) after 1876.

The Hall was purchased early in the 1900s by James Winter Brittain (1824-1910) of Giffords Hall, Stoke-by-Nayland, and his son, Russell Kendall Brittain (1865-1954), lived at Shelley Hall from around 1910 to 1943.

During World War II, the building was used by The Women's Land Army to produce food for the country.

Following the war in 1947 the Hall has been owned successively by the same connected Buxton-Loveday/Scott family.



*Fig 4: Shelley Hall grounds. Image found @ Google Earth.*

### 3 Designations

Shelley Hall is a Grade II listed house and the listing entry reads:

*"TM 03 NW SHELLEY HALL ROAD 2/101 22.2.55 Shelley Hall*

*GV II*

*Fragment of house, believed to have been re-built. Early C16 by Sir Philip Tylney who died circa 1533, near moated site of former hall. Later alterations and additions. Red brick with some original black header diapering. Red plain tiled roofs. 2 storeys and attics. The main range is tall and narrow and runs from north to south with a gabled crosswing to south. A range to north-west and gabled north/south, contains the fragments of the former gatehouse. Occupying the angle between the main-range and this wing is a later polygonal stair turret, hipped roof with gablet. East of the gatehouse range is another double roof range. The southern half original, the northern part C18 and extending to cover part of the southern buttress of the gatehouse doorway. This range has south and north external chimney stacks, the southern C16 3 octagonal shafts, moulded bases and star capping, the northern C18. Between the gables is a single octagonal shaft with moulded base and star capping. There is an original C16 polygonal buttress adjacent to the C18 build and the C16 brick work is diapered, simple buttress to southern angle. Gatehouse range, west face, original external chimney stack, rectangular shaft. Off centre to rear (east) of main range a C16 external stack commences at first floor level, octagonal shaft, moulded base, star capping. There is an original polygonal buttress to north of this stack. Southern range, 2 stacks, that to ridge a C16 octagonal shaft, moulded base, star capping; breaking through roof above eaves is a square stack with moulded capping.*

*Main range:- West (front) face:- 3 gabled dormers to left (north). Two wide polygonal buttresses. Diapered brick work to first floor northern bays. First floor, left (north) 2 original chamfered brick 2-light windows, 5 square heads, moulded labels, one light of northern window hidden by stair turret, similar blocked window below. These windows intact internally. First floor right southern bays 2 windows below eaves and 2 lower small paned 2-light casements, segmental heads. Between these windows a moulded brick panel with Coat of Arms. Ground floor, 2 C20 windows, segmental heads. C20 restored 4-centred arch doorway, plank and muntin door. Rear (east) Face:- Much repaired brickwork. First floor 3 casement windows, that to north set into an original blocked window with brick chamfered square head and label. Ground floor. Blocked round headed arch to south, C20 2-light window set in, one other similar window with segmental head to north. A C20 lean-to covers the wall to north. Brick courtyard in front of this face. Southern crosswing:- Three single storey extensions to west. 2-light window to gable attic. South, small gabled dormer, 3 first floor, 2 ground floor vari-light windows, attic window to east. Later buttresses to ground floor. North western gatehouse range:- First floor band to north and east faces. North face, single windows to attic and first floor, ground floor 3 windows, various casements and sashes. Central, below the band is a large square stone panel with finely carved Tylney Arms. Eastern face. Doorway flanked by full height polygonal buttresses, trefoiled panels to 3 stages, the southern buttress partly obscured by later building. Chamfered 4-centre arched doorway, fragment of square label over, above this doorway a C20 window is set into a brick label. West face has similar buttresses but the doorway is blocked with a C20 window over in chamfered opening. Western stair turret of 3 angles, a leaded 2-light window to each angle, graduated levels; brick surrounds, square labels with raised heads. North eastern range; west face 2 first floor small paned vertically sliding sashes. Similar window to ground floor north and two 3-light leaded casements with transoms. Above these windows the brickwork is diapered. Interior. Gatehouse range, 2 plastered stop chamfered arches to ground floor. C18 plastered ceiling to ground floor room. Fire surround with moulded frieze. Early C19 fire surround to eastern room. Moulded and nailed vertically*



boarded door. Circa 1600 dog gate to stairs with original hinge and catch, trellised base, turned balusters, carved top rail, moulded frame. Carved lintel to stairface on moulded bracket. Spiral staircase to stair turret. North eastern range, dining room. Chamfered bridging and ceiling joists. Large inglenook fireplace, moulded pilasters with capitals and bases, chamfered mantel beam. Linenfold cupboard door by fireplace. Plank and muntin door. Main range:- Hall door moulded 4-centred door arch, carved shields of arms to spandrels. Brick pammets to floor. Kitchen of 3 bays, heavy stop chamfered bridging joists. Southern Range, heavy stop chamfered bridging joists, later support storey post with bolted brace. Blocked fireplace with mantel beam exposed. Blocked plastered arch to outer wall, possibly a bake oven. Eastern room of this range used as a wash house, stop chamfered bridging joists. First floor. Nailed boarded door at top of stairs. Some window splays and original windows visible. Small spiral staircase to attic. Roof mainly covered, appears to be side purlin construction with collars to principle rafters. Vertically boarded doors to attics. Panelled bedroom, moulded cornice, bolection moulding to fireplace. Moulded panelled doors with original hinges. Chamfered bridging Joists throughout. Southern bedroom, some reset linefold panelling around C20 fireplace. The great grandson of Sir Phillip Tylney was related to Queen Elizabeth I and entertained her here 1561. The Kerridges lived here from the time of Charles I to 1747. 1758 to 1875 inhabited by the Partridge Family. N Pevsner. Suffolk 1974. E Sandon Suffolk Houses 1977.

Listing NGR: TM0281438206”

### Heritage Environment Record:

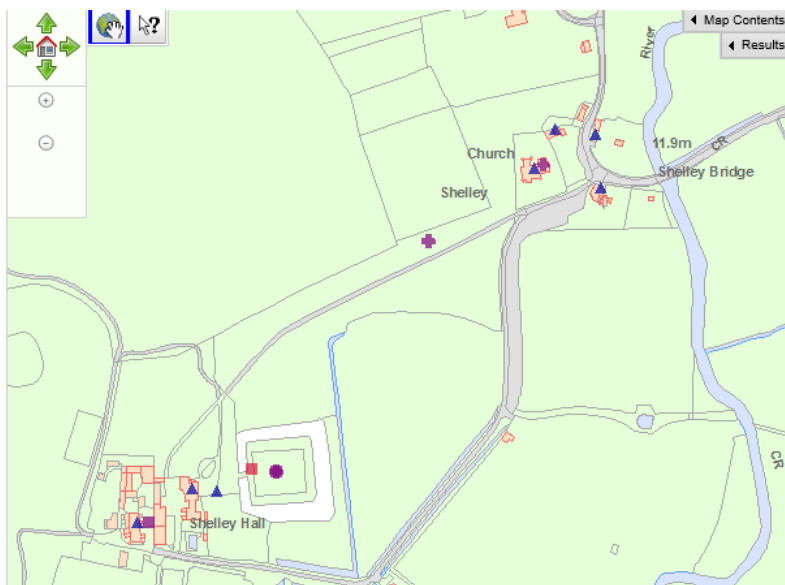
Heritage Gateway records 8 designated heritage assets within 250metres of Shelley Hall, including the house itself. This comprises a group of 3 Listed Buildings and a Schedule Ancient Monument at Shelley Hall grounds, and another group of 4 Listed Buildings in the village of Shelley, within 250 metres distance away from Shelley Hall, as follows:

#### Listed Buildings at Shelley Hall grounds:

- Shelley Hall. Grade II. (as above)
- Barn approx. 40 M SW of Shelley Hall. Grade II. Barn, C16 and later.
- Wall and Gateway Attached to east of Northern Range of Shelley Hall. Grade II. C16 wall with C18 gateway.

#### Listed Buildings within 250 metres:

- Shelley Lodge. Grade II. C15 hall house.
- Church of All Saints. Grade II\*. Parish Church, C14 and later.
- Church Cottage. Grade II. House, C16/C17 with later alterations.
- Chapel House. Grade II. House, C15 and later.



## Scheduled Monument

Moated Site and Remains of demolished parts of Shelley Hall. Moat and archaeological remains of C16 former hall and gardens.

The red hatch denotes the Scheduled Monument area. None of the works within this application are within the scheduled monument site, which is north of the external garden wall onto the Dining Room.



Fig 6: Scheduled monument boundary in red

#### 4 Plans of Significance

A Historic Building Recording and Analysis of Shelly Hall house was carried out in March 2020 by Barry Hillman-Crouch, which I attached to this application. Extracts from page 75 onwards are attached to show the evolution of the building relevant to this application.

As the heritage significance of the building relates to its originality, that of the historic core is High; that of the 1800 extension and alterations is Medium; the early C20 extension and alterations is Low; and the mid/late C20 and C21 extensions is Neutral.

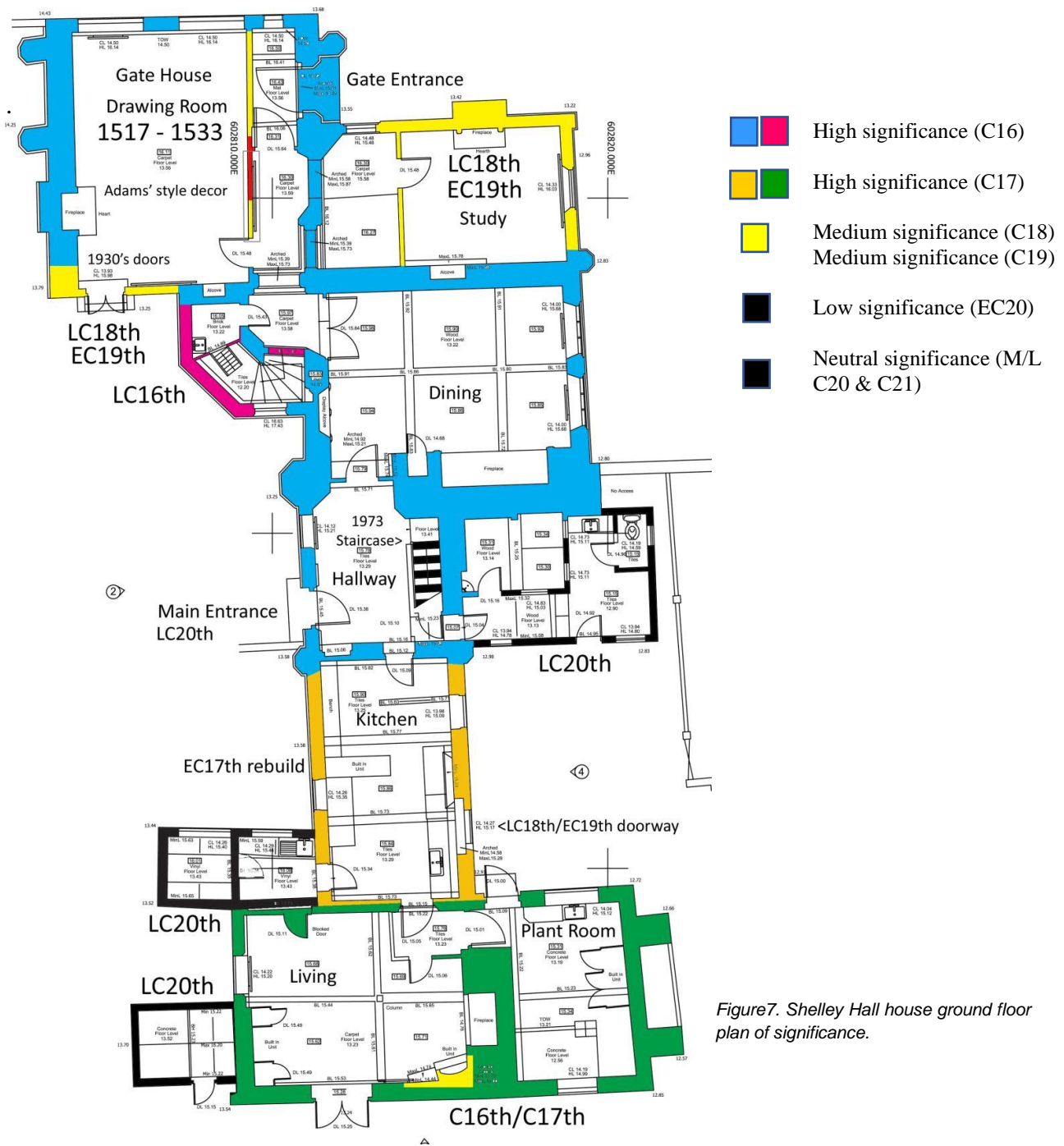


Figure 7. Shelley Hall house ground floor plan of significance.



## 5 Design Proposals and Justification of the works.

### First Floor:

#### 1. Restore and enlarge a window on the East elevation:

In the 17<sup>th</sup> Century the window was around 450mm taller. This is evident from brickwork infill above the window.

Mr and Mrs Scott would like to reinstate the former opening size to allow additional light into the new stairwell. The window is currently split by a partition forming the stairwell and the wc.

Permission has been granted to remove part of the floor and the partition to provide additional headroom for the new stair. The window will be fully open to the stair landing once the partition has been removed.

There is modern aluminium secondary glazing, which will be removed.

The window will be taken off site to be restored and brickwork/plaster infill will be carefully removed. The materials used to restore and increase the window size will be to match the existing.

Reinstating the larger opening will help to restore the historic character of the east elevation.

## 6 Pre-application Advice

No pre-application advice was sought for this application

## 7 Photographs:



Photo 1. Shelley Hall east elevation. (Proposed window highlighted)



Photo 2, 3 & 4. Window elevations externally & internally.

## 8 Table of Effects

	<b>Proposal</b>	<b>Significance of affected fabric</b>	<b>Impact</b>	<b>Reasoning and mitigation</b>
1.	Restore and increase the size of existing window and remove brick infill to reinstate former opening.	Re-used Circa 18 <sup>th</sup> Century window with 20 <sup>th</sup> Century casement insert	Visual impact Positive repair	Reinstating the former opening size will enhance the historic character of the elevation. The re-use and renovation of the window will restore the historic fabric for future generations.

## **9 Access:**

The existing vehicular and pedestrian access will remain.

As per applications DC/20/05337, DC/20/05338 & DC/21/03812, DC/21/03811

The existing main entrance west door from the courtyard will remain, a new day to day access door off the courtyard will be created between the two C20 additions, this access will be through a glazed link with adjacent boot room facilities and into the sitting room at the southern cross wing. The east elevation will have two new openings in the new extension and into the garden: one at the north end from the boot room and another via a pair of patio doors off the morning room.

The internal arrangement will be more accessible due to the proposed new staircases replacing existing C20 and the improved circulation between central range and end wings.

The historic levels within the pre C20 elements of the buildings are retained as part of its historic character and are to be no less accessible than the existing.

## **10 Summary**

These proposals do not damage any significant fabric and will restore the historic character of the East elevation.

The re-use and renovation of the window will restore the historic fabric for future generations.

The proposals are importantly, consistent with NPPF Policy 196 and will have less than substantial harm, by not affecting any significant, historical fabric.