

Design and Access Statement



# Monks Hall

## Refurbishment and Extension



# 01 Introduction

This application statement is intended to explain the works proposed in refurbishing and extending Monks Hall, a grade 2\* listed Waveney Valley Manor. The intention is to present the scheme as a result of detailed discussions between owners, architect, Historic England and the Local Planning Authority in order to agree a suitable schedule of works to this important house and the proposals for the rear extension.

This document has been submitted with other historical reports and surveys as part of a formal planning and listed building application.



Front view of Monks Hall. This remains unaltered by the proposed works. Extension unseen.

A schedule of work accompanies the application below and the aim of the works is to renovate the house ensuring long term survival of fabric but to also ensure a sustainable long term solution for heating and modernisation of electrics and plumbing to ensure the house is fit to inhabit for future generations.

Great care will be taken in ensuring all works are suitable and carefully planned to enhance where possible, improve where necessary and to allow the house to operate as a working 21st century dwelling for generations to come.

An overview of proposals are:

## GROUND FLOOR

- A rear extension to replace 19th and 20th century poor quality rear additions. The house has a modest kitchen and though it contains a series of formal sitting and living rooms, it is in need of adequately sized support rooms such as kitchen breakfast spaces as well as rooms that have an opportunity to open out onto the historic landscape and views. The extension will be set beyond a structural glass link providing total transparency between old and new.
- A new rear terrace to allow garden dining. See landscape drawings
- Insertion of stud walls to divide rear hall, pantry and utility area. (Revised scheme to suit Historic England's comments)
- Conversion of brick and flint outbuilding to West to contain gym, bins/ log store and plant room. Utilising current plan form
- A rear porch link that ensures fully transparent views through to link outbuilding to house, a large rear hall allowing appreciation of surviving historic fabric.
- Reinstate dining room external opening



SIDE VIEW

Beech  
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Side view showing how the extension sits in scale with other outbuildings and retains the colour palette

## FIRST FLOOR

- Bathroom installed within existing room between bedrooms 2 and 3.
- Insertion of internal corridor wall to create privacy to bedroom 3 and link both halves of the house and provide access from main stair to first floor rooms
- Creation of en suite to master bedroom within existing walls/ layout
- Insertion of internal stud wall to create dressing space to master bedroom after removal of existing bathroom and modern stud walls. The result is a more open and historically accurate plan form. The stud wall providing central support where required.

## SECOND FLOOR

- Insertion of bathroom to serve bedrooms 5 and 6 as this floor has no current bathroom facilities.

## EXTERNALS

- A full landscaping scheme is submitted as part of this application.



Rear view of Monks Hall showing 19th century and 20th century lean to and boiler house chimney proposed for removal





Garden View improved with modern lean to removed, modern chimney removed and extension connected only by a structural glass link (glass walls and roof)

## 03 Planning Background

A planning search shows no records for Monks Hall itself and only a few records for works on the estate such as the erection of agricultural barns or access works and a few repairs.

The house is grade 2\* listed and sits within the Waveney Valley special landscape area. No TPO trees are shown on the records and the house abuts the Waveney Valley flood zone 2 and 3 according to LPA maps showing flooding from the River Waveney. No works including the extension are proposed within the flood zone as per the LPA map.

There are no other planning records for the area and the house is away from other dwellings. There is no potential for loss of amenity or planning conflict.

The planning issues are simply the acceptability of the works of refurbishment and the works of extension along with discussions and consent for the landscape/ garden proposals (to follow)

## 04 Heritage Context

The Waveney Valley has a rich architectural history and wealth of human occupational artefacts. Monks Hall has changed little in context since Saxon times. Whilst the building has changed dramatically through to the 17th century the land around it and the village of Syleham have changed little. The house is closely associated with Syleham Manor and the village and the Waveney valley being farmed for crops earlier and easier than its bordering heavy clay soils.

Looking at the historic maps from 1880 onwards the house and setting have changed little with the main changes to the house being rear chimney and rear extensions around this chimney area.



1882 Map - The house and grounds have changed little except for the addition of more agricultural buildings to the East

## Listing

SYLEHAM TM 27 NW 5/116 Monk's Hall - 29.7.55 -- II\*

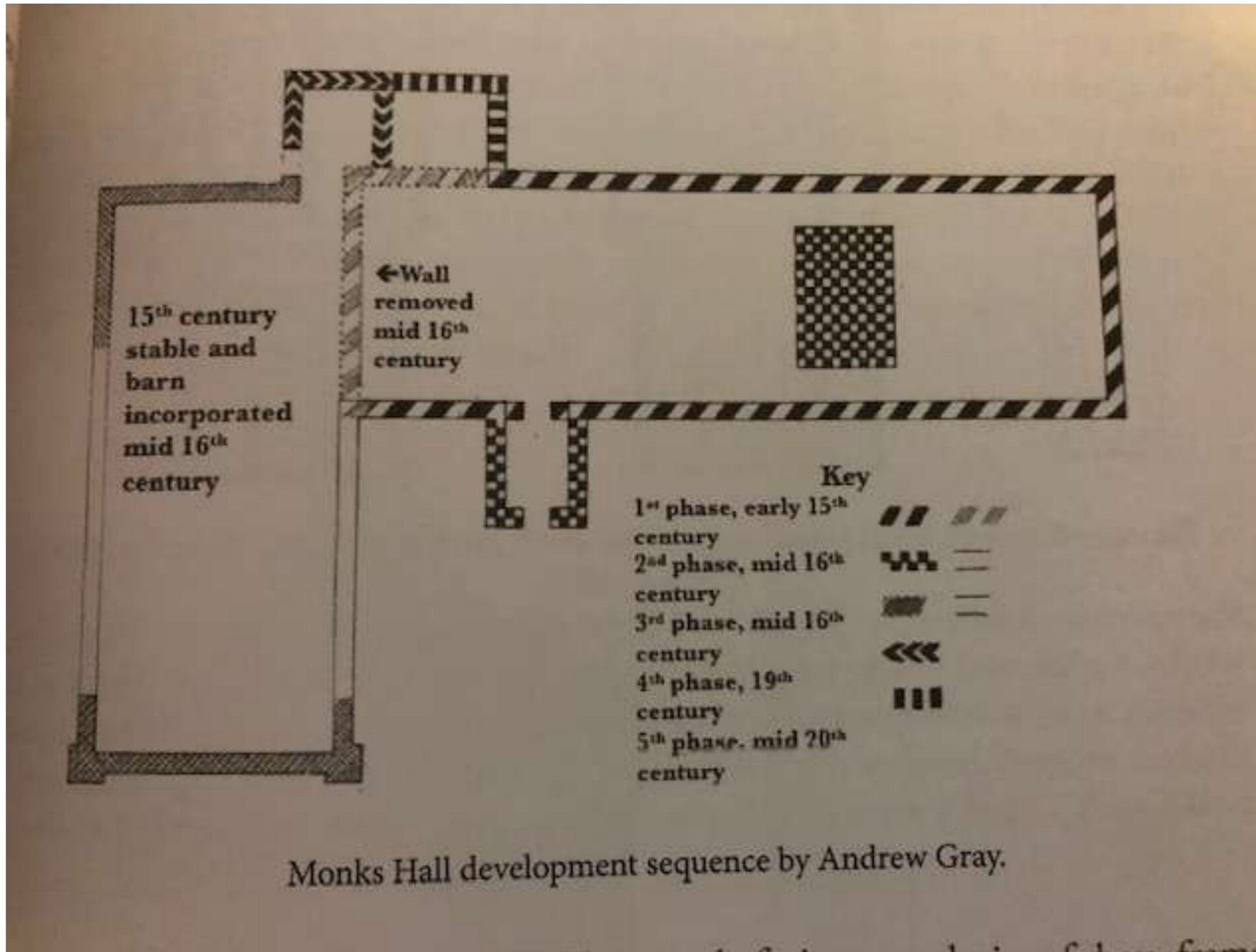
Manor farmhouse. Main range c.1600; earlier wing set forward to left, remodelled probably early C17, forming L-shape plan to house. Timber framed and plastered, the main range with exposed studding at the front. Roofs mainly plaintiled. 2 storeys and attics. 3-cell main range with cross-passage entry. Some original ovolo-moulded mullioned windows, diamond-leaded, and a good C17 mullion and transom window to first floor; other windows at front are late C18/early C19 casements with large panes. Good original porch, the upper floor jettied on 3 sides; mutilated balustrading to side openings. Inside the porch the original studded plank entrance door. Very fine stack with 4 enriched circular shafts complete with caps and bases. The projecting wing has a crowstepped brick gable end with circular windows to the upper floors, corbelled eaves pinnacles with ball finials and a stack with an inset panel in the base. One side-wall of this wing has a C17 splayed first floor window. Interior. The hall has complete oak panelling, much of it original; over the fireplace part of an elaborate early C17 overmantel brought from Ufford Place near Woodbridge c.1940. At lower end of hall a plank and muntin screen with a painted overdoor depicting Solomon's Judgement (said to be late C17). Ovolo-moulded beam and joists to hall ceiling. Parlour has complete pine panelling of early C18 and a contemporary bolection-moulded fireplace with painted overmantel. Parlour chamber has fireplace of similar date, flanked by pilasters, with painted overmantel; good C19 cast iron grate with tiled surround. On both chimney breasts there are remains of fresco paintings (normally concealed and not seen during survey). Earlier wing probably has C15 core: evidence of sooting on some members and also of diamond-mullioned windows. Good first floor stuccoed fireplace with 4-centre arch and quoined surround. There is a small gap between the 2 wings and at first floor level is the remains of C16 incised geometric pargetting on the former outside wall of the earlier range.

Listing NGR: TM2016178470

## 05 Monks Hall



A late 19th century view of the house . Walls are rendered, a lean to Victorian greenhouse occupies the South gable and windows retain a more historical form. Extra windows inserted circa 1935 by Winn (Monks Hall - Elaine Murphy)



Monks Hall sequencing plan (Andrew Gray circa 1995)

## 06 Setting Analysis

The house sits in a relatively isolated context surrounded by mature trees to North, East and West but is more open to South garden, front approach and the highway of Syleham Road. Whilst it commands its setting and sits within a grouping of agricultural barns to East and cottages to South its long range landscape impact is minimal due to its valley bottom location and heavily wooded context. It does however have a large heritage setting and this extends beyond immediate curtilage and further into the large estate of land ownership. The house has an attractive frontage that clearly commands its position on the inside of the bend in the road.



## 06 Setting Analysis

The East, North and West elevations are less decorative, less formal and feature fewer windows and simpler treatment. This is a house that is designed to front the road and dominate this aspect of its public setting. Other aspects are more private with no public access and with no long range views to or from the house within this Northerly landscape.

The Waveney river sits just North and cuts off the house from approach from this side. The Eastern and North Eastern areas of the facade have become backstage to the main dwelling and contain support functions whilst the grandeur of the house is contained to its Eastern end and Southern sections along with the associated Southern facade.

The house has a modern take on Suffolk pink in terms of render colour and setting could be improved with works to colour of facade, minor window changes/ refurbishment and reroofing of the rear roofscape in peg tiles as oppose to the Victorian pantiles installed.

The house retains a close functional and visual group relationship with the barns to the East and the cottages immediately South with the house being the dominant part of the grouping. The grouping contributing and elevating the value of the individual pieces.



## 07 Choosing Location - Extension

The current owners seek to renovate and extend the house and would like to add additional kitchen/ family space in an appropriate location along with additional support rooms.

Looking at setting, sequencing of development, historic fabric, impact on public views and the potential for removal of more modern elements it was decided that the North West corner and Western outbuildings provided scope for this expansion.

Clearly the front elevation is dominant, attractive and should remain unchanged followed by the East elevation. The Eastern part of the rear North elevation also connects historic dual aspect rooms with setting and has some key windows and views.

As such the location chosen is deemed to have the least public impact, the lowest impact on historical setting and is hidden from public experience and has no impact upon the key grouping of buildings and how this is experienced.

The West outbuildings are currently disused and in a poor state of repair yet closely associated to the house. As such their incorporation into any programme of works is desirable.

It is proposed to create a modern pavilion on the rear of single storey design. This pavilion:

- is divided from the historic house via a structurally glazed link allowing transparent through views of the historic outside wall
- Removes the 19th and 20th century addition and large inappropriate boiler house chimney. As such it reinstates and repairs the rear facade reinstalling a lost doorway
- The extension sits low with standing seam Pigmento red zinc roof and glazed walls to appear as a garden pavilion separate from the house
- It is deliberately modern so as to be identifiable of its time against the historic house
- It touches the rear of the house lightly so that all works are reversible and there is no impact upon any historic fabric or plan form layout
- The refurbishment of the West outbuilding is light touch and respects historic subdivision and plan form
- The works to create utility and rear hall ensure historic end gable wall is better revealed and this end gable line since lost is reinforced in the design and more readable.
- The extension scale is more in keeping to the West outbuildings thus avoiding any competition with the main house.
- Glass frames will be very thin framed aluminium whilst brick wall will include careful soldier course framing and herringbone brick panelling.
- The extension is invisible from the front of the main house and road and when viewed from the West it adds to the grouping of low buildings that exists from this side.

Great care has been taken to ensure design, scale, materials and position are all chosen to limit impact wherever possible.

Access into the dwelling remains unaltered by these proposals.

## 08 Schedule of Work

### Loft

Strip tiles and store for reuse (plain tile front, pantile rear)

Remove bituminous felt roof membrane and battens

Install Proctors Roofshield Breathable Roofing membrane

Infill roof 100mm void between rafters with 100mm sheepswool insulation

Install 15mm wood wool board to inside to replace plasterboard and skim in lime finish and clay paint, no change in proportions

Install stud walls to create bathroom. 15mm wood wool board and lime plaster skim to inside and out. Marmox shower board around bath and porcelain tiles to floor of bathroom and around bath. Oak ledge and braced bathroom door and bedroom door

Connect plumbing from bathroom to en suite that sits directly below

### First Floor

Install stud walls to create landing, new master bedroom layout. 15mm wood wool board and lime plaster skim

Install bathroom in existing small bedroom. Plumbing to connect into existing WC that sits slightly offset below. Small boxing required in corner of bedroom 2. Oak ledge and braced bathroom door

Install en suite in existing West bedroom, wc in existing cupboard with existing door. Plumbing to connect into utility room that sits below.

Install wardrobes in West bedroom dressing area

### Ground Floor

Extension as noted above

Reconfigure existing kitchen to create utility and rear hall. Only modern fabric removed to connect link

Convert outbuilding to gym, store, bins and plant. 100mm wood wool board internally, lime skim and clay paint.

## 08 Schedule of Work

General Repair (See also engineers report)

Lead flashings needed over windows throughout

Window repairs required throughout

Secondary glazing to be fitted throughout

Corner Jetty oak repair to front facing entrance gable

Replace cement render with lime and breathable paint finish, ie Beeckosil

French Drain to perimeter

Replace plastic gutters with cast iron on rise and fall brackets. Colour black

Expose cement rendered sole plate and repair where required.

Copper infill at ridge to prevent moss

Replace cement haunchings at chimneys and dormers with lead

New foul drainage system. Solid treatment unit

New surface water drainage system

Remove SVP etc on rear and make good

Remove all overhead cables and install below ground to improve setting

General rewire to bring to a safe standard

Installation of a ground source heat pump with suitably sized radiators to house and underfloor heating to extension

Electric car charge points in outbuilding

Photovoltaic panels and battery storage to farm outbuildings to east (separate application at next stage)

Landscape scheme

See landscape architects drawings

As can be seen in the proposals drawings public views remain unaltered by these proposals.

The proposals are unseen when viewing the front facade from any angle from South to East

The extension ground floor is set at the house lower floor level to further reduce height and scale and ensure that any glimpsed long range views of the house and roof from any direction remain unchanged.

The house landscape quality as such is retained and all public views remain as they are now. The extension will only be known about if you are invited in by the owners. It has no streetscape or landscape impact.

# 10 Conclusion

This application follows on from detailed discussions on design and renovation of this historic house. The applicants are eager to work with Historic England and the LPA to ensure the best possible solution and proposals are brought forward at this application stage to ensure the house is preserved for future generations but that it is also fit for purpose for 21st century living in terms of space and energy efficiency.

These designs have been moulded by the house, its setting and the hierarchy of historic fabric and the built elements of the house. Great care has been taken to ensure location, design and scale are as appropriate as possible. The scheme has been revised following advice received by the LPA's conservation officer and Historic England.

We look forward to working with all interested parties to bring forward these proposals to ensure the suitable repair and restoration of the house and its continued evolution to create a home suitable for modern day living.