

# HERITAGE, DESIGN AND ACCESS STATEMENT FOR PROPOSED ALTERATIONS TO ONE OF THE RENDERED ELEVATIONS OF BOURNE HALL – (APPLICATION IN ADDITION TO DC/22/00405)

## 1 INTRODUCTION

This heritage, design and access statement has been prepared subsequent to previously agreed Listed Building Consent (DC/22/00405), which was for the removal of concrete render and to reapply Haired Lime Plaster over larch laths.

Whilst taking the render off one of the walls (for the purposes of this application we shall refer to the wall as “Small Courtyard Return Wall”), a historic brick infill was discovered along with a bricked in mullion window.

This application is to request permission to reinstate the window and not to render the top half of the wall to leave the exposed herringbone brickwork. The brickwork on bottom half is not very attractive and appears to have been added at a different time so proposal is to render the bottom half of the wall as per the previous agreement.

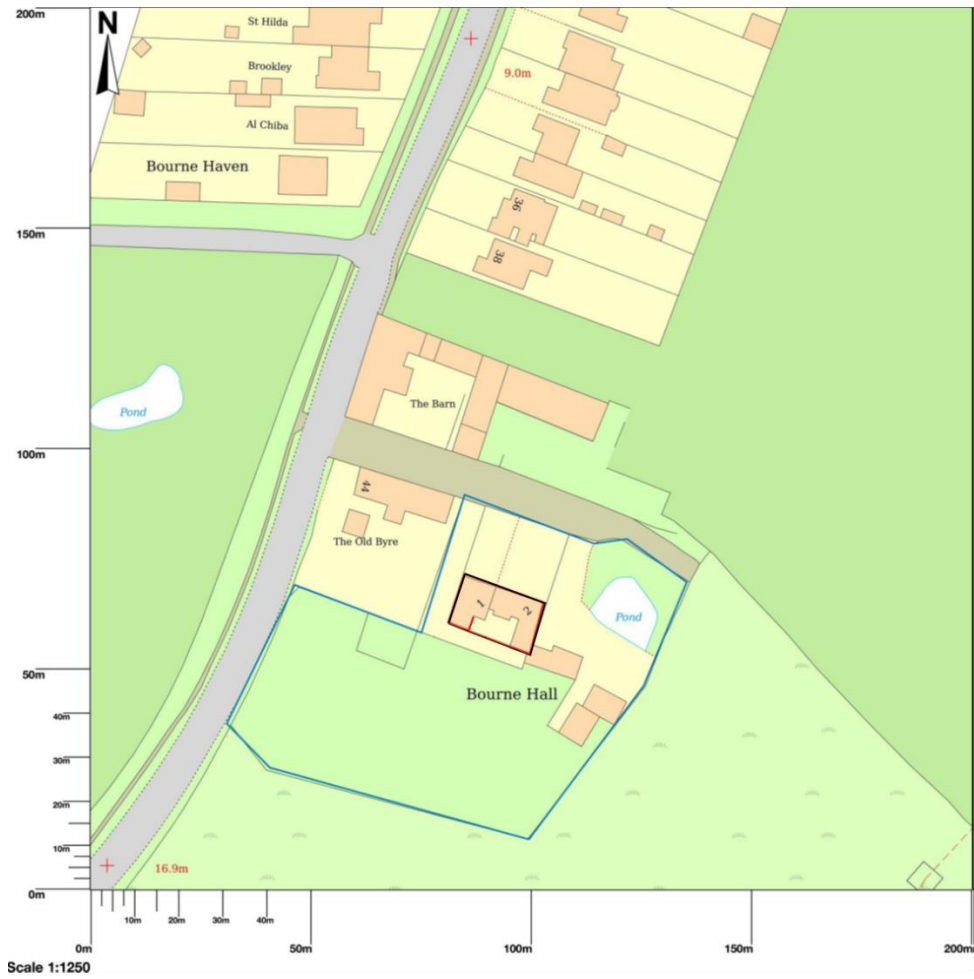
## 2 SITE LOCATION PLAN

Bourne Hall is located halfway along Bourne Hill on the South edge of Ipswich in the Village of Wherstead. The property is found approximately halfway along Bourne Hill and is set 40m from the road and is accessed via a private road.

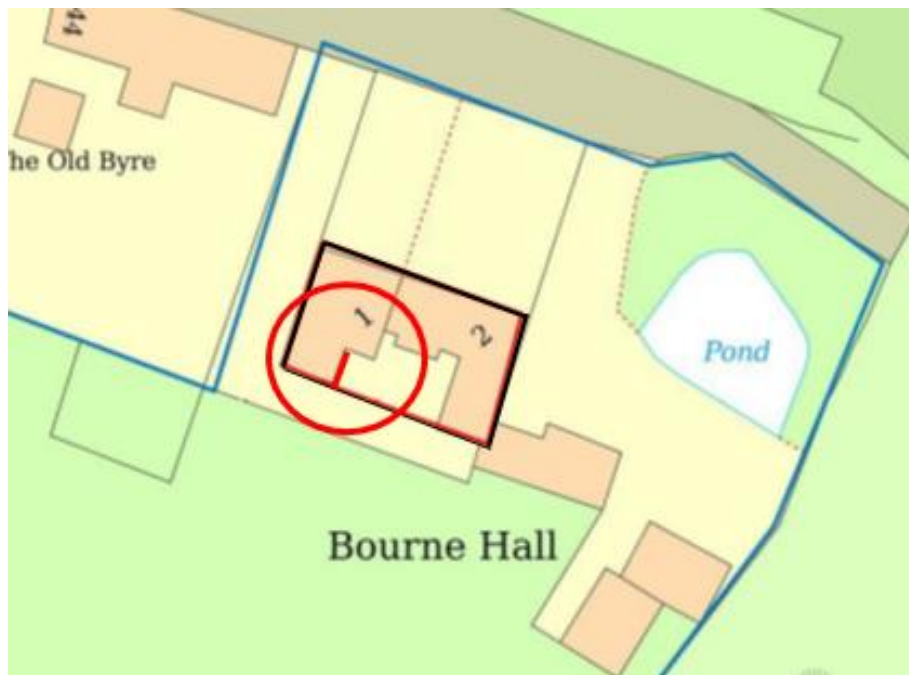
The house is approached by a shared private drive which is owned by a member of the Paul (Freston) family and also provides access to the field which runs around the eastern and southern sides of the plot. The ground rises steadily to the South (the Rear of the house) becoming progressively steeper.

The land has been terraced to accommodate the house with a small brick retaining wall between the front lawn and the concrete drive. There is a further small brick retaining wall between the lawns of the rear garden and the courtyard area.





Blue Line is curtilage of Bourne Hall, bold black line is property boundary, and the red line is the Courtyard Return Wall. This is shown more clearly in picture below.



### **3 HERITAGE**

The listing of Bourne Hall indicates that the manor of Bourne Hall was originally owned by the Augustian Priory of St Peter and Paul at Ipswich (the Church of St Peter remains in college street by the docks). In 1528 the priory was dissolved to make way for Cardinal Wolsey's "New College" and Bourne Hall was granted to the Cardinal, although it is doubtful that he lived there as this was only 2 years before his death when he had already built the larger part of Hampton Court Palace.

In 1609 the manor was bought by Sir Edward Coke, then Chief Justice of England. The Coke family later went on to own, and still do, Holkham Hall in Norfolk. Their family crest has an Ostrich in it hence Ostrich creek and the former Ostrich Inn (now the Oyster Reach) at the bottom of Bourne Hill.

### **4 HISTORY AND DEVELOPMENT**

It is believed that in the 20<sup>th</sup> Century the house and the surrounding barns formed part of the Paul's estate (Freston) and by the 1950s when the Hall was listed it had been converted into two separate houses, No 1 to the West (right) and No 2 to the East, although it is not known when the house was converted back to a single dwelling.

It is understood that in the early 1990s the house and surrounding barns was purchased by a developer who converted the adjacent barns into houses, so no do not form part of the hose or land and it is believed at this stage minor refurbishment was carried out to the house.

### **5 DESIGN PROPOSALS AND PROPOSED WORK**

The aim of the proposed work is to reinstate a historic mullioned window which has been uncovered by removal of existing concrete render, along with leaving the attractive herringbone brick infill on the top half of the wall exposed and repointing the brickwork with lime where necessary.

The bottom half of the wall is filled with later brick infill which is not as attractive so the plan will be to apply larch laths over the existing vertical studs and brick infill and then render with haired lime plaster using Limecoat from Best of Lime. A small pentice board will be added above the lower rendered section to protect the lime render.

The mullions look in good order but the full extent of their condition will not be know until the brick infill has been removed. If the mullions are in good order the plan will be to directly glaze the window within the mullions, using oak batons to secure the window with Hodgson Sealant Heritage Putty. Glass will be handmade cylinder glass from Tatra Glass.

## 6 PICTURES

Wall after render has been removed. Window clearly visible with new bricks filled in. Also lower half of the building the unattractive newer brick infill is shown. Plan is to render lower half with lime plaster on larch laths, and to leave upper brick infill exposed, repoint where necessary with lime and reinstate window.

From a neighbour point of view there is no property to the rear of the property and no neighbour to this side of the property.



Close up picture of the mullion



Picture of the wall before render was removed.

