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Chartered Architects & Chartered Building Surveyors
Bury St Edmunds | www.whitworth.co.uk | 01284 760 421



CHURCH HOUSE, CHURCH ROAD, HAWSTEAD, BURY ST. EDMUNDS, SUFFOLK, IP29 5NT
DESIGN, ACCESS AND HERITAGE STATEMENT

Whitworth Unit 12 Park Farm, Fornham St. Genevieve, Bury St. Edmunds, Suffolk, IP28 6TS
01284 760421 | info@whitworth.co.uk | www.whitworth.co.uk

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Issue /

Associated Documents and Drawings:

00, 01B, 02A, 03A, 04B, 05B, 06D, 07A, 08, 09, 10A, 11, 12.

1.0 Introduction

Whitworth have prepared this statement, for Mr & Mrs Cooper, in support of a planning and listed building submission to West Suffolk District Council.

2.0 Existing Building & Site

Situated with All Saints Church due North, with fields located to the East and South-East of the dwelling, and Church Farm House; a large single dwelling with multiple outbuildings and land, located to the South-West and West of the site.

Church House has mixed red brick and flint boundary walls of varying heights enclosing the site, of which both the South and West boundaries are shared with Church Farm House.

The site is accessed from Church Road, down a small, single gravel track where one can enter via the pedestrian entrance gate immediately opposite the front entrance, or via a vehicular entrance gate, situated to the North-West of the primary dwelling, opposite the double garages. The vehicular entrance boasts a gravel driveway, with a wrought iron gate (matching that of the pedestrian gate), flanked by 2 red brick pillars with concrete capping stones. There is space for several cars to park within the driveway.

Inside the confines of the boundary walls, to the North and East of the property is a lawned garden with trees lining the Eastern boundary and shielding the property from Church Road. There is a further courtyard style garden to the South and the driveway situated to the West. The site boasts three outbuildings, a workshop/office to the South, a double garage to the South-West, and a potting/storage shed to the West.

The primary dwelling is a Grade II Listed, late C15 former Guildhall, with a C17 first floor. It was converted circa 1970. From cottages into one dwelling. The property consists of internally exposed, timber framing, with a pink rendered external envelope, white painted timber joinery, and a pantiled roof with a gable to the East and a hip to the West. There is a clear red brick outline of the chimney left exposed to the East elevation.

The dwelling is laid out in three bays on the ground floor, with the upstairs being sub-divided into two separate spaces; accessed via individual staircases. The Western side of the first floor possesses a dazzling crown-post roof with arched tie-beams, with the Eastern side of the first floor, having been sub-divided into a number of smaller rooms, some of which have loft space inserted overhead.

The outbuildings are all rendered externally and painted pink with white joinery to match the primary dwelling.

2.1 Listed Building Description

The list entry for Church House, Church Road, (Listed 27th January 1984), reads as follows:

"5/51 Church House (Formerly listed as Church 14.7.55 Farm Cottages)

II

House, formerly the Guildhall of St. James; late C15. Formerly-open hall with service cell. 2 storeys. Timber-framed and rendered. Glazed pantiled roof, hipped at right-hand end; gable and rear chimneys of red brick. C19 and C20 casements; an originally-unglazed diamond-mullioned window at 1st floor. 4-panelled C19 entrance door with architrave. A 3-bay open hall; crown-post roof, the open trusses having arch-braced tie-beams and octagonal crown-posts simply moulded, with originally 2-way arch-bracing. A pair of arch-headed doorways lead from the cross-passage into the service rooms, one of which was unlit and probably used for storage, also acting as a lobby into the kitchen beyond to left. The kitchen fireplace, rebuilt C17 and later, occupied the gable end wall to left. Good close-studded framing throughout, well-exposed internally. A screen inserted into the crosspassage C16 (now missing), with gallery above and access formed from service end. Full 1st floor structure inserted into hall C17. Converted to workhouse C18. Restored to house from cottages c.1970. A feoffment dated 1478 refers to this site as "newly built upon". Suffolk Record Office, Bury St. Edmunds, ref. 2680/7/3.

Listing NGR: TL8557259196"

The passage was taken from: <https://historicengland.org.uk/listing/the-list/list-entry/1229467?section=official-list-entry>

2.2 Existing Photographs





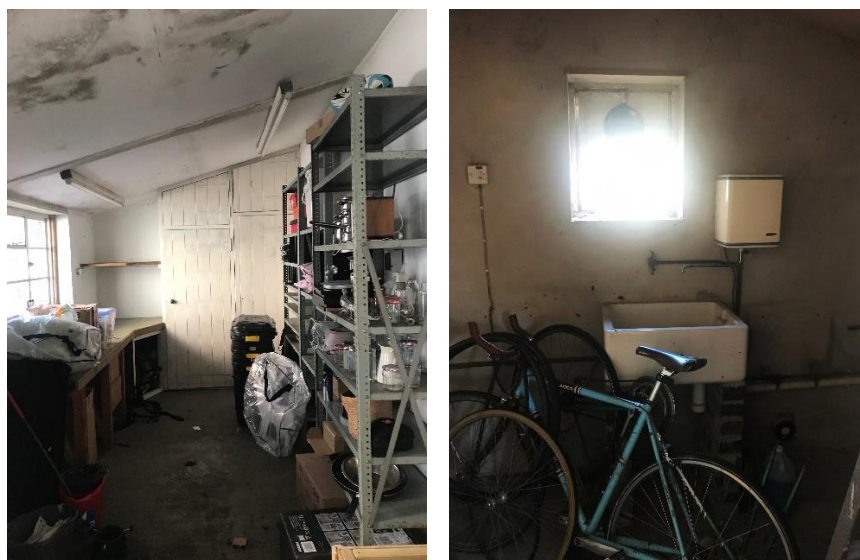












2.3 Previous Planning History

1990

E/90/2012/P – Erection of detached garage store as amended and supported by letters received 1st and 2nd August and attached plan – Approved.

E/90/2013/LB – Erection of detached garage store as amended and supported by letters received 1st and 2nd August and attached plan – Approved.

1978

E/78/1121/P – Repairs and alterations to outhouse to form fuel store tool shed and workshop - Approved

3.0 Proposals

The proposals are as follows:

- Remove two mid C20 sections of walling wall within the existing kitchen and dining room, to create a singular room.
- Remove the existing flooring through the ground floor, including the Circa. 1970s underfloor heating system and finish with pavers throughout.
- Create a new doorway within the existing shower room and reconfigure to make a utility/boot room/ WC.
- Remove the existing modern oak balusters and replace with simple rectangular balusters on the primary staircase.
- Remove the mid C20 stud wall between the first floor hall and en-suite to create a jack and jill bathroom.
- Infill the loft hatch.
- Remove the flat section of ceiling above Bedroom 2 to showcase the beams up to full height, including the additional of a full height partition wall up to roof height between the jack and jill bathroom and Bedroom 2. With door entry to (existing but smaller) loft space above bathroom.
- Create a new en-suite dressing room within the master bedroom, which includes the erection of a low level partition wall and satin etched glazing, fixed to oak truss.
- Repaint render and joinery externally.
- Upgrade the thermal performance of the rear outbuilding to create ancillary accommodation.
- Driveway/gate alterations.

3.1 Justification & Mitigation

Remove two mid C20 sections of walling wall within the existing kitchen and dining room, to create a singular room.

The current wall separating the kitchen and dining room is of mid C20 construction. It is constructed in blockwork, with exposed timber framing and cementitious plaster, sat on a modern brickwork plinth. The photographs depicted below show exposed block work infill between the modern timber framing.



The proposal would aim to remove the modern walling and brick plinth to create an open plan kitchen and living area. The intention is to retain the historic braced beam and timber column that is connected to the South external wall, as well as the central post, with the remainder of wall and the modern materials removed. The historic ceiling beams will also remain, untouched.

Additionally, there is an existing section of modern SW timber and plasterboard wall between the two arched service openings, with a modern brick plinth. The modern infill was likely added to provide a natural stop for the kitchen units, which we do not believe has been carefully or fully integrated into the space in which it resides. At present, the units run past the Southern-most arched service opening and into the modern plasterboarded wall, blocking the entryway in an unsympathetic manner, to provide additional space for kitchen units at low level.

Therefore, the intention would be to remove the modern SW timber and plasterboard to fully open out the room, in addition to removing and re-fitting a kitchen more suitable to the space and enabling both service doorways to become functional once more. In removing the modern infill, we can create a cohesive, singular, dual aspect family space; along with ensuring the kitchen is better designed to suit the size of the property and the existing historical features within the room.

All materials used within the room partitions are modern; including the unsympathetic detailing and cement mortar used to create the two-course brick plinths which are not present on any other wall within the dwelling.

In opening the room up, it was felt that the large, original, inglenook fireplace could be further appreciated, whilst creating a less disjointed, aesthetic space, with the ability to fit a larger kitchen area. It would also create a sense of symmetry; with the Northernmost partition having already had the infill panels removed, leaving the oak beams exposed and creating clear sight lines through that side of the room.

Remove the existing flooring through the ground floor, including the Circa. 1970s underfloor heating system and finish with pavers throughout.

The current flooring throughout the ground floor is an amalgamation of brick pavers, which differ in colour and the pattern in which they are laid throughout. These were likely re-laid around the 1970s when the unsuccessful underfloor heating system was inserted into the ground floor of the property. It is also believed that a concrete floor was retrofitted into the lounge and hallways areas, creating an increase in height between these areas and the kitchen/dining area.

The proposal aims to carefully lift the brick pavers throughout the ground floor and remove the heating system which does not provide any source of heat, but remains costly. This will be replaced with a modern underfloor heating system, connected to a new air source heat pump with the aims of being more environmentally conscious and economical, whilst upgrading the services to that of the twenty-first century.

The floor will be finished using a sandstone that will be laid throughout. Providing an elegant and cohesive floor throughout that will enable the benefits of a modern heating system without radiators being on display, so preserving the buildings aesthetics. Of course, the log burning fireplaces at either end of the building will still be utilised.

The brick pavers will be retained and re-used externally where replacements are needed along the existing pathways created using similar pavers.

Create a new doorway within the existing shower room and reconfigure to make a utility/boot room/ WC.

In utilising the large first floor area to incorporate a master suite, there is no need for the primary bathroom in the property to be directly accessed from the primary living area. Therefore, the proposal includes internally altering this space to create a boot room and laundry nook, with a small WC.

This new re-configuration is easily accessible from the hallway and directly next to the back door. Having this boot room enables the occupiers to have an area dedicated to coat and shoe storage that is not on full display within the entryway. It also enables the washing machine to be situated away from the kitchen.

In re-organising this space, our proposal looks at blocking up existing doorways and creating a new, singular opening, in what appears to be a more modern section of wall with no exposed oak. The occupiers will no longer need to access ancillary space through the lounge, but instead from the primary hallway within the dwelling. More opening up may be needed to explore the materials of the wall where DG11 is proposed.

Additionally, the existing shower room needs mechanical ventilation, with obvious signs of condensation. Therefore, this new proposal has incorporated the use of mechanical ventilation, vented through the rear of the property through painted terracotta air bricks; making the much needed mechanical ventilation as unimposing as possible.

Remove the existing modern oak balusters and replace with simple rectangular balusters on the primary staircase.

The existing primary oak staircase is a modern insertion. It is well crafted and suits the building. However, it is felt that the Victorian style, decorative balusters are too fastidious for this building and that the balusters would be better suited to be plain, square balusters. The rest of the staircase would remain as existing.

Below, I show an example of the style of baluster we are proposing. This was undertaken on a project Whitworth has recently completed. These will of course, need to comply with current building regulations and be no more than 99mm apart.



Remove the mid C20 stud wall between the first-floor hall and en-suite to create a jack and jill bathroom. Infill the loft hatch. Remove the flat section of ceiling above Bedroom 2 to showcase the beams up to full height, including the additional of a full height partition wall up to roof height between the jack and jill bathroom and Bedroom 2. With door entry to (existing but smaller) loft space above bathroom.

Accessed from the historic staircase within the dining area, there are an additional two bedrooms, a dark, uninviting hallway and a bathroom. This bathroom was likely inserted mid-century, along with an additional oak and plasterboard partition wall, creating a hallway between the bathroom and bedroom areas. Aside from Bedroom 1, all areas within this part of the dwelling have a flat ceiling, with loft space above. The ceiling has thin softwood beams situated on the underside of the ceiling, to give the impression of exposed oak.



The aim is to remove the modern partition between the en-suite and hallway to create a larger bathroom, which optimises and opens out the space; creating a use for the presently bleak, dark hallway area. This bathroom would become a "Jack and Jill" bathroom to both bedrooms using existing door openings.

The aim is to retain the flat ceiling and loft space over the Jack and Jill bathroom, whilst removing it from Bedroom 2 to expose the roof structure up to the eaves. This maintains a small storage area, whilst opening Bedroom 2 and creating a less claustrophobic feeling room. In doing this, we will re-expose more of the full height roof structure, as viewed within Bedroom 1 and the existing master bedroom. Overall, creating a more aesthetically appealing space.

As the existing loft hatch would be situated in the bathroom, our aim would be to infill this, using SW timber joists, plasterboard and skim finish to match. A new height level doorway would be added to the full height partition between Bedroom 2 and the Jack and Jill bathroom for access. This would create a feature within the proposed new wall, whilst ensuring easy access to the loft space. The design of the door will be oak, ledged and braced with black face fixed ironmongery to match that of the existing doors within this room.

Oak beams, following the line of the existing, will be exposed along the proposed new partition, to create a sense of continuity.

Create a new en-suite dressing room within the master bedroom, which includes the erection of a low level partition wall and satin etched glazing, fixed to oak truss.

The present room is vast in size, with low cilled dual aspect windows to the North, West and South of the room, basking it in natural daylight throughout the day. There are three crown post trusses that naturally provide breaks in the space, with the entire roof structure being on display throughout.

Presently, the only accessible bathroom or toilet is on the ground floor, through the lounge. This is not befitting of a master bedroom of this scale, in a property of this type.

Therefore, the intension is to create a dressing room and en-suite within the Westernmost end of the first-floor space, befitting a true master suite. To ensure that the roof structure is not impinged, we will be looking at creating low level SW timber partition walls that will create separate areas for the en-suite and dressing room. In addition to creating screen and natural walkway through the centre of the Westernmost truss by carefully fixing satin etched glazing behind (West of) the truss. The glazing will be fitted into a hidden metal channel, fitted within the C20 pine flooring and fixed by minimal metal supports bolted into the truss. The glazing will stop at truss level, at the same height as the low-level partition walling, to ensure that the phenomenal view of the roof structure remains open and without barriers to enable the original proportions of the room to be easily interpreted.

In utilising modern materials, we are able to fully distinguish between the historic and contemporary elements within the area. Both the partitions and glazing are fully reversable, creating an overall low impact on the historic fabric.

Repaint render and joinery externally.

Externally, the proposal includes repainting the exterior render and joinery of the primary dwelling and that of the three outbuildings. In the buildings recent history, we know that the building has been painted cream as shown in the below photos taken circa. 2000, and is currently pink.



Archive image, may not represent current condition of site.

Date: 13 Jul 2002

Reference: IOE01/07612/03

Rights: © Mrs Moira Gallagher. Source: Historic England Archive



(c) www.workhouses.org.uk

Hawstead former parish workhouse, 2006.

© Peter Higginbotham.

The render will be painted from pink to a natural colour equivalent to Lime Mortar “White Morn Scarr.” The joinery is to be re-painted a colour equivalent to “Dove Grey.” Both colours are natural and bore a timeless quality, adding a further sense of grandeur to the once Guildhall.

Upgrade the thermal performance of the rear outbuilding to create ancillary accommodation.

The outbuilding was built circa. 1900, with a major overhaul having been undertaken in 1978 to turn the outbuilding into a fuel store, tool shed, and workshop (Planning Ref: E/78/1121/P). It appears that the outbuilding has remained as such, since then, with the addition of a cloakroom replacing the fuel store. It is in need of an M&E overhaul, as well as removing the existing hardboard ceiling and replacing the rotten timber and mid-century Crittall windows, enabling the building to become a more useable space that can be utilised throughout the seasons.

This proposal includes dry lining the existing walls, adding insulation within the roof space, and replacing the windows with slimlite double glazed timber framed windows as detailed. These will match the primary dwelling in detailing and appearance. Overall, this will considerably improve existing U-Values and utilise space that is currently deteriorating.

Driveway/gate alterations.

At present, the existing vehicular entrance is very tight to access; having to manoeuvre the vehicle in a 3-5 point turn prior to being able to enter the gateway. This is particularly difficult as the roadway allowing access to Church House is a single carriageway, with tight boundary hedgerows to the North of the road.

There is also a large structural crack on the Eastern side of the Westernmost pillar, likely to have been caused by how the gate has been fitted into a hollowed-out section of brickwork to allow for the gates full size and hinges. Therefore, this pier would be already in need of re-building.



The proposal includes creating extra turning space for cars, based on a cars average 3m turning circle radius, whilst ensuring the boundary walls do not encroach into the property and make the boundary walling appear overbearing. This additional space will allow the cars to be able to swing into the entrance without having to undertake a minimum of a three-point turn.

The gate would be retained and re-used, and the brick piers would be re-built 0.5m further into the property to aid the tight vehicular turning circle. The proposed piers would be spread further apart to ensure that no brickwork would be hollowed out to suit the size of the gate and hinges, making the piers more stable. The existing bricks will be re-used to create the low level brick wall and there is also a collection of matching bricks and capping on site, which can be utilised. The concrete capping will be replaced with a more suitable stone equivalent, matching in style. The new section of wall will be laid in a Flemish bond pattern to match the existing, in a 1:3 NHL 3.5:Sharp sand mortar mix.

3.2 Appearance

Externally, the proposal aims to re-paint the exterior render and joinery of the primary dwelling and that of the three outbuildings. The render colour is to change from Pink to a more natural colour equivalent to Lime Mortar "White Morn Scarr." The joinery is to be re-painted a colour equivalent to "Dove Grey."

Within the workshop/office outbuilding, there will be three new windows, detailed to match those of the primary dwelling.

3.3 Use

The building is currently, and will remain, a dwelling. No Change.

3.4 Scale, Amount & Layout

No change.

4.5 Materials

All repairs will be undertaken using conservation materials and techniques.

- 240 General conservation plaster repair on lath, 3 coat:
1st (9mm) & 2nd (6mm) coats: 1:3 (lime putty, sharp sand) with 8kg hair/m³
3rd (3mm) coat: 3:2 (lime putty, silver sand) no hair
- 243 Plaster on masonry for damper conditions, 2 coat:
1st 2:5 (NHL 3.5, coarse sand)
2nd 2:5 (NHL 3.5, fine sand)
- 246 Render on lath, 3 coat:
2:5 (lime putty, coarse/sharp sand), hair in first two coats @ 5kg/ m³
- 247 Render on masonry, 3 coat:
2:5 (lime putty, coarse/sharp sand), with 5% brick dust in first coat

New additions will be constructed as per Whitworth Drawings.

4.6 Access & Landscaping

There will be a new air source heat pump, situated on the Southernmost wall, South-East of the existing outbuilding. This will be used for the ground floor underfloor heating system throughout the primary dwelling.

The vehicular access driveway is proposed to be altered to better suit cars being able to access the property.