

Design, Access and Heritage Statement incorporating Schedule of Works

Infill of existing open Lobby

to

Duncans, Tan Office Lane, Mendlesham Green, IP14 5RL

October 2022

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 Duncons is located at Tan Office Lane, Mendlesham Green. It is a Grade II Listed dwelling, with its Heritage List Entry noted below –

TM 16 SW 5/70 29.7.55

MENDLESHAM TAN OFFICE Duncons (formerly listed as Tan Office Cottage)

GV II

Former farmhouse, latterly 2 cottages, now one house. Early C17. C19 remodelling to form 2 cottages, early 1970's renovation. Timber framed and rendered, roof of concrete plaintiles. 2 cells; evidence for further work to west, suggesting that perhaps this range was built against the now missing service end of the adjacent house (qv. Item 5/71). 2 storeys and attic. Projecting gable to east. The main feature of the exterior is the survival of 4 original projecting upper windows, each of 4 lights, with ovolo-moulded mullions and a transom. A further similar window in the east gable end was replaced in 1980's. Other windows are small-paned casements, all of 1970's. Central gabled porch to north has boarded door with cover battens. 2 C19 internal stacks with cross-axial shafts. A Quaker chapel was attached to the north of the house in C18 and stood until late C19. Interior. Fully exposed frame. Parlour has fine close studding and plain ceiling joists. In the hall, more altered studding and an intact chamfered-joist ceiling. Original upper ceilings have plain joists. Original stack removed C19 and replaced by 2 smaller stacks, one intruding into the parlour cell. Intact roof has a single row of clasped purlins with 2-way wind bracing.

- 1.2 Duncons is not within a Conservation Area.
- 1.3 The dwelling has subsequently been extended and altered, most recently under application no. 1325/12 which included the open lobby extension to which this application relates.

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

- 2.1 The proposals consist of the infill to an open lobby as detailed on dwg no 2322-04.
- 2.2 *Use* – The proposed infill lobby alterations seeks to create an enclosed lobby arrangement providing a more suitable airlock to the dwelling whilst providing a usable area for coats and boots etc.
- 2.3 *Layout / Amount* – The existing open lobby size is to be retained with infill elements proposed contained under/within the existing structure.
- 2.4 *Scale* – The proportions of the glazing have been carefully sized to relate to the existing adjacent painted timber casements.
- 2.5 *Appearance* – Purpose made painted timber sections are proposed as detailed on dwg no. 2322-04. The proposed vernacular materials of lime render and painted timber harmonise with the existing arrangement and setting. The traditional gabled arrangement remains unchanged.
- 2.6 All of the application site is currently in residential use, and so no change in land use is required.
- 2.7 It is put forward that the proposed alterations 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 In all other areas, landscaping and access will be retained as existing.

SCHEDULE OF WORKS

Refer to dwg no. 2322-04 for proposed external joinery details - formed from purpose made timber sections with painted and natural finishes.

The existing modern structure is to be retained with infill elements as detailed on dwg. No 2322-04.

SITE PHOTOS

