

IN SUPPORT OF A

LISTED BUILDING CONSENT APPLICATION

FOR A

REINSTATEMENT OF PART OF THE ROOF DESTROYED IN FIRE

TO

THE MANOR,
HERRINGSWELL,
BURY ST. EDMUNDS,
SUFFOLK, IP28 6SH

FOR

HERRINGSWELL RESIDENT CO LTD
C/O ENCORE ESTATE
MANAGEMENT LTD
2 HILLS ROAD
CAMBRIDGE
CB2 1JP

OCTOBER 2022

DESCRIPTION OF THE DEVELOPMENT

Herringswell Manor is situated to the North and within a mile of the village of Herringswell in Suffolk. It comprises a small country house of 1907, listed Grade II, and a group of ancillary buildings to the North and North-East of the house none of which are listed in their own right. Two late C19 outbuildings stand north of the house; the Coach House and cottages are contemporary with the Manor. Adjacent, to the East, are a later group of buildings from the 1980s among which are a Japanese Temple, Tea House, Archery Court and Garden, two large former dormitories and a gymnasium, all dating from the time the site was used as a Japanese school. Some

original walls and yards are still present; the garage blocks date from the early C21 when the buildings were converted for residential use. The buildings form an unusual group, mixing Edwardian antiquarianism – the house is “tudorbethan” – with traditional Japanese and utilitarian 1980s.



The manor was built in 1906-7. It was sold in 1965 and became a boarding school. In 1981 it was bought by the 200 strong Bhagvan Shree Rajneesh community who used the site as a commune until 1985, when the property became the Shi Tennoji Japanese Buddhist boarding school. This closed in 2001 and the buildings were then converted into individual residential units including the gymnasium.

Herringswell Manor

The House was constructed in 1906-7 for A.W. Ballance [d. 1927] by John Shewell Corder [b.1857, South Shields; d. 1922, Ipswich] of Ipswich, one of the best known local architects of the early 20th century. It replaced an earlier house on the same site. The house itself is in the ‘Tudorbethan’ style, with two storeys and asymmetrical in form. The ground floor walling is of red brick with

limestone dressings. The windows are of Limestone with moulded mullions and metal casements in some instances with leaded lights. The upper floor is faced in half-timbering in various patterns with roughcast render infill. The first floor windows are similar to the ground floor but with wooden mullions. Around the house there are a number of polygonal two-storey transformed bay windows and multiple gables with bargeboards, richly carved with trailing leaf and other motifs, and with drop finials at the apex. Roofs are covered in plain tiles with clusters of octagonal star-top chimneys of red brick. On the south side of the house is a loggia with classical columns supporting a balustraded balcony. The interior decoration is eclectic with much joinery in the 18th century manner with some fittings in the Art Nouveau style. A typical Corder concoction, the homestead was accompanied by a water tower and stables about 400 yards from the entrance drive, still extant but in different ownership. Both the house and stables complex are listed Grade II.

Histoic Curtilage Buildings

The Edwardian ancillary buildings are curtilage listed. Two outbuildings to the North of the manor predate the house itself and were retained either side of its service yard. Constructed in a yellow brick, they were rendered in roughcast to fit in with the new coach house. The Coach House and the cottages to the North-East of the manor were also designed by Corder. The cottages are of red brick and similar in style to the house with timber framed construction and roughcast infill at the first floor while the Coach House is in Art Nouveau style, symmetrical in its form and constructed in a roughcast finish with a glazed brick plinth. The roofs of both buildings are covered in plain tiles. Two red brick garage blocks were added to the historic group in the early C21.

The Non-historic Curtilage Buildings

The non-historic buildings were constructed after 1985 and none are listed. To the east of the manor house in the area that used to be occupied by the walled kitchen garden, is a Japanese Temple, an improbable addition perhaps, to the group but one that does not jar. It was constructed in the Japanese traditional with a heavy larch structure and a copper shingled roof, low level windows and two principal entrances. Between the Temple and the manor house there is the former archery shelter, court and archery wall roughly following the line of the C19 walled garden. The archery court, east outbuilding, Coach House and the Temple enclose the Japanese garden with its traditional planting, boulders and pond. The former teahouse has been relocated to the archery court. To the east of the temple there is a tall North-South gault brick wall, probably the original east wall of the kitchen garden and cut through to provide access to a courtyard to the north and south of which lie the former dormitory blocks, very solidly constructed in a vaguely

Japanese style and subsequently reclad in timber boarding. Roofs are covered with plain tiles. The hall and canteen which served the dorms were demolished in the early C21 but the C19 flint and brick wall of the dorm enclosure was retained. The 1980s bath houses built against the temple north wall were also demolished in the conversion of the C21.

South of the dormitory group is a large steel-framed gymnasium enclosed by red brick diaphragm walls containing large metal windows; the roof is of profiled sheet steel. Its scale and alien materials are a negative element of the wider setting of the listed building and its curtilage buildings.

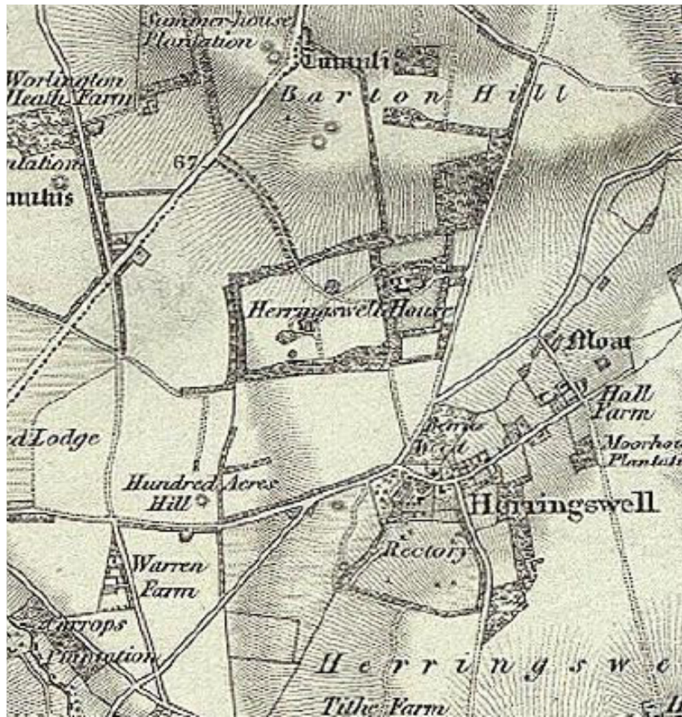
PREVIOUS ALTERATIONS

The House and ancillary buildings were the subject of a sympathetic conversion in the early C21, a collaboration of F+M Architects and Liz Lake Associates Landscape architects, both conservation specialists.

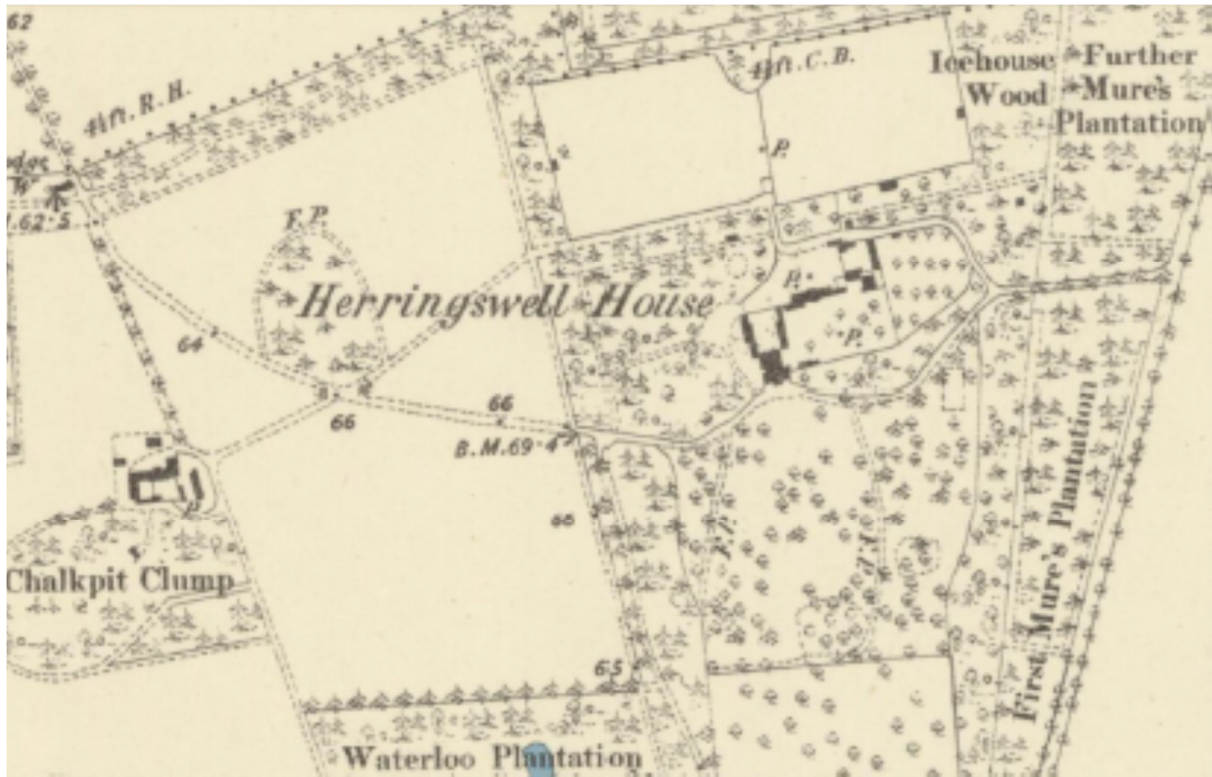
Inappropriate extensions and unsightly services were removed and the site landscaped.

The scheme inserted a front terrace garden and carriage sweep, providing an extra degree of privacy from the south lawn in keeping with the reuse as individual apartments.

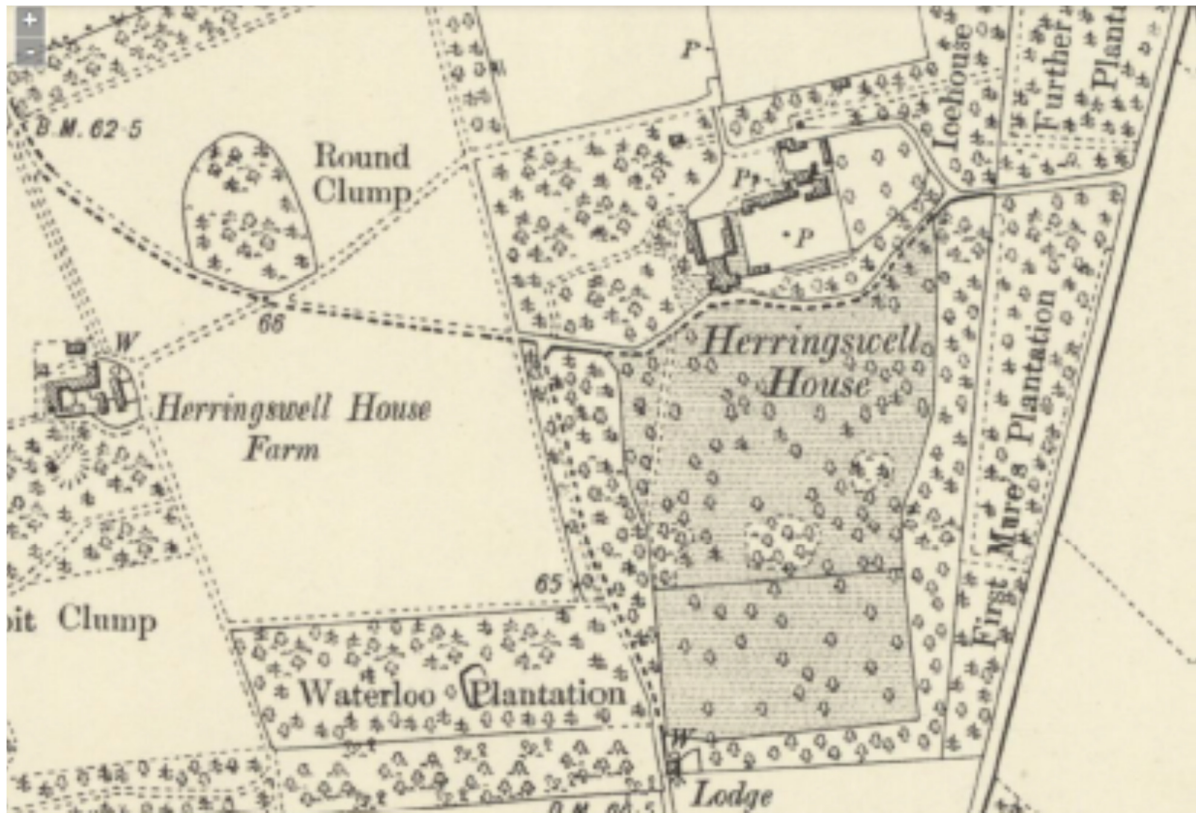
MAP REGRESSION



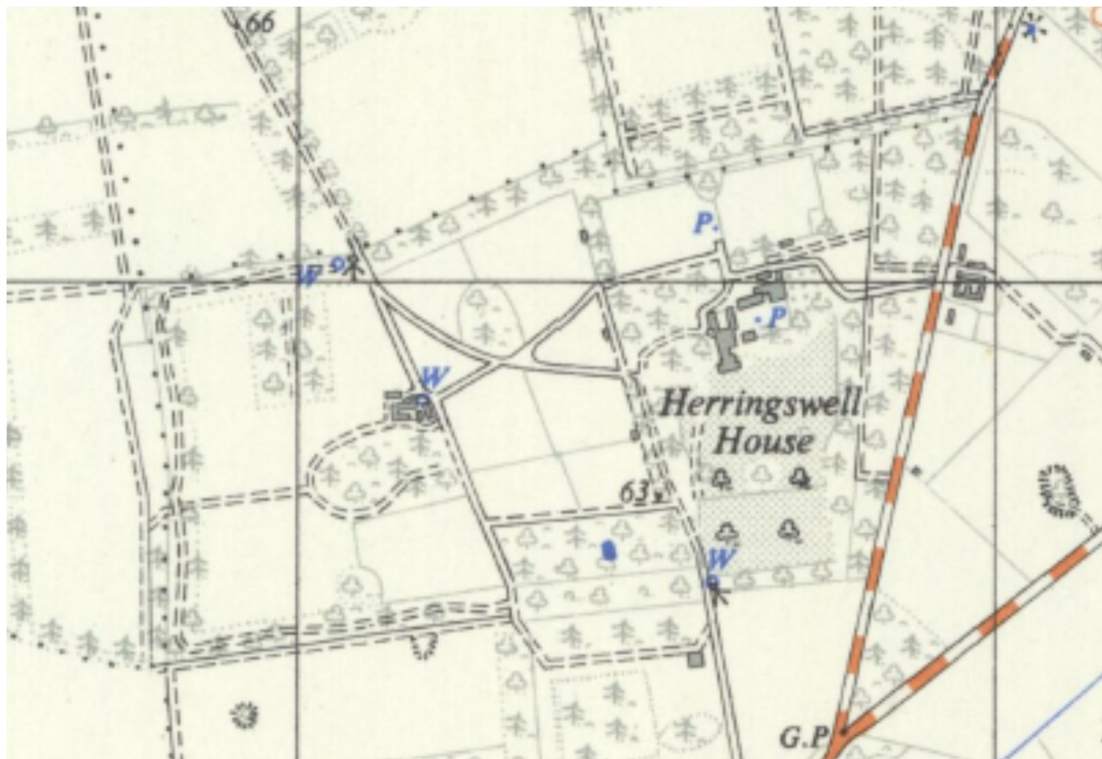
1836 Sheet 51 1: 63360



1884 1:2500 Note front carriage sweep and 'pleasure ground' rides and walks



1904 1:2500



1938 1:25000 pub 1952. Note new house and access to rear. Stables on main road.



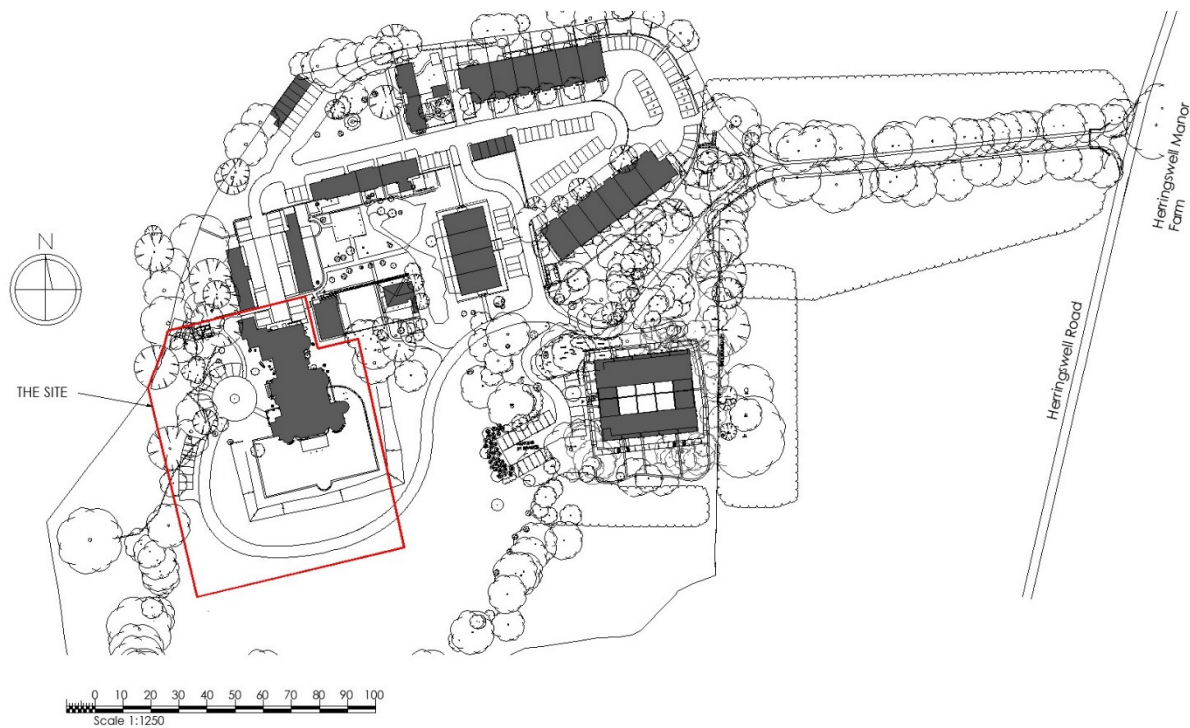
1950 pub 1952 1:10560



1970 1:2500 [1983 similar] Note dormitories and ancillary buildings to east of house



Gym built in 'bulb' of woodland below south dormitory, not encroaching on 'front' lawn. South dorm demolished and rebuilt; new north dorm
 Temple built on site of ancillary buildings
 South terrace garden inserted and front carriage sweep similar to 1880s plan



2022 layout

HERITAGE SIGNIFICANCE

STATEMENT OF SIGNIFICANCE

DESCRIPTION

Herringswell House, (latterly Manor) is situated about a mile to the North of the village of Herringswell in Suffolk. It comprises a small country house of 1907, listed Grade II, and an unlisted group of ancillary buildings, all surrounded by woodland. Two late C19 outbuildings stand north of the house; the Coach House and cottages to the NE are contemporary with the Manor. Adjacent to the East are a later group of buildings from the 1980s among which are a Japanese Temple, Tea House, Archery Court and Garden, two large former dormitories and a gymnasium, all dating from the time the site was used as a Japanese school. Some original walls and yards are still present; the garage blocks date from the early C21 when all of the buildings except the gym were converted for residential use. The buildings form an unusual group, mixing Edwardian antiquarianism – the house is “tudorbethan” – with traditional Japanese and utilitarian 1980s. The water tower and stables complex, also listed Grade II and 400 yds from the main entrance are not within the current ownership. Nor is the icehouse which stands just north of the woods which surround the buildings.

HERITAGE VALUES

According to the Burra Charter, cultural significance is embodied in the cultural or heritage values of a place, namely, aesthetic, historic, scientific, social and spiritual values. These correlate with the terms in the NPPF as follows:

HERITAGE VALUE TYPOLOGIES				
This Document	Burra Charter	NPPF	Historic England Conservation Principles	SHEP
aesthetic	aesthetic	artistic	aesthetic	aesthetic, artistic, architectural
		architectural		
historic	historic	historic	historical	historic
scientific	scientific	archaeological	evidential	archaeological, scientific
social	social		communal	traditional, social
spiritual	spiritual			

Aesthetic value [architectural and artistic value in NPPF terms] refers to the sensory and perceptual experience of a place—that is, how we respond to visual and non-visual aspects such as sounds, smells and other factors having a strong impact on human thoughts, feelings and attitudes. The House is by John Shewell Corder, a well-known Ipswich-based architect of the early 20th century. It is in the ‘Tudorbethan’ style, asymmetrical, and of red brick with limestone dressings. The windows are mostly leaded. The upper floor is half-timbered with roughcast render infill. Details include polygonal two-storey bay windows, multiple gables with richly carved bargeboards and drop finials, plain-tiled roofs with clusters of octagonal star-top red brick chimneys, and on the south side, a loggia with classical columns supporting a balustraded balcony. The interior decoration is eclectic with much joinery in the 18th century manner with some fittings in the Art Nouveau style. The work expresses the antiquarianism of the architect and is a good example of his output and of regional significance.

Historic value is intended to encompass all aspects of history—for example, the history of aesthetics, art and architecture, science, spirituality and society. It therefore often underlies other values. A place may have historic value because it has influenced, or has been influenced by, an historic event, phase, movement or activity, person or group of people. It may be the site of an important event.

As a minor country house, Herringswell has no great associative value. Its associative value lies in its connexion with Corder. Its illustrative value is in its architectural style, the peculiarly stylised version of the Arts & Crafts as expressed through this architect’s work.

Its original setting has been compromised by its adaptation as a Japanese school to such an extent that the history of the layout may only be understood in the front [south] lawn (itself created from a pleasure ground of grassy spaces loosely defined by trees, then altered by the insertion of terrace), the rear yards and late C19/ early C20 buildings immediately to the north.

Scientific value [archaeological value in NPPF terms] refers to the information content of a place and its ability to reveal more about an aspect of the past through examination or investigation of the place, including the use of archaeological techniques. Although built upon an earlier house it is thought that the scientific value of the place is negligible.

Social value refers to the associations that a place has for a particular community or cultural group and the social or cultural meanings that it holds for them. The house may carry meaning for the family, school or sect that formerly used it and it has some value as a local marker.

Spiritual value refers to the intangible values and meanings embodied in or evoked by a place. The house was used briefly by a religious sect and retains a temple from use as a Buddhist school so there is some spiritual value.

SIGNIFICANCE DEFINING ELEMENTS

Significance-defining elements are the materials, forms, location, spacial configurations, uses and cultural associations or meanings which most clearly convey the heritage values of the place and which must be retained in order to preserve its heritage value

The heritage significance of the place is dependent on such defining elements.

The SDEs are:

- The Tudorbethan exterior, asymmetrical composition and the disposition of the chief elements such as the bays and gables
- The interior detailing, a combination of the C18 and Art Nouveau
- The high quality finish inside and out
- The relationship between the house, its yards and northern service buildings

CONTRIBUTION OF SETTING TO SIGNIFICANCE

The house has always had the feeling of a building in a woodland clearing. That the woodland is man-made shelterbelt is immaterial in that its 'interior' has been shaped into three elements, the main east approach, the north yards and the front pleasure ground or lawn, and these three distinct elements have persisted despite the rebuilding of the house in 1906. All three make a contribution to the aesthetic and historic values of the listed buildings [architectural, artistic and historic values in NPPF].

All three have been altered over the years but this basic landscape framework is still legible and contributes to the heritage significance of the building as a small country house. The lawn and terrace are not as Corder left the place; his work was detailed enough to be appreciated from close quarters, the small south lawn stopped by the pleasure grounds, well planted to define rides and walks.

Nonetheless, there is a continuity of polite front and rear offices, an eighteenth century construct re-enacted in Edwardian times.

PROPOSAL

The fire of Herringswell Manor took place on 26 March 2022 and damaged apartment No.10 as well as in small part external envelope of apartment No.8. This is a proposal to reinstate part of the roof as well as internal finishes and structures damaged in fire.

All materials are to match existing 'like for like'. The parts of the roof to be rebuilt including the roof structure are shown on drawing No.187-D.01-EXISTING PLANS.

Roof Coverings Reinstatement Works:

- Renew all close boarding, undersarking, cross battens and insulation
- Renew all leadwork, flashings previously removed and apply patination oil to finish
- Re-instate all cast iron rain water gutters into their original positions. Water test to ensure all correctly laid to falls and free flowing. Allow to flush through all down pipes and clear gullies of any debris arising.
- Retile roofs using sound salvaged tiles previously set aside. Make up deficiency using further matching second hand tiles to CA and Conservation Officer prior approval. Original salvaged tiles to be used on the roof slopes most visible from ground level. Second hand slates from elsewhere to be used on concealed roof slopes to CA direction.
- new second hand tiles to match the existing as closely as possible. To be approved by the CA. New tiles to be used on the more concealed roof slopes.

Roof Structure Reinstatement Works

- use tanalised timbers, sized and positioned exactly as the originals, rebuild the two roof sections previously removed.
- rebuild kitchen dormer (flat 10) to exactly match existing arrangement
- splice in new rafter ends and fix into position.
- splice in new sections of ridge board and fix into position
- new timber to be sawn treated 47mm X 100mm or 47mm x 125mm or 47mm x 150mm graded timber.

Apartment 10 Reinstatement Works

- **Ceilings:** Using a specialist contractor, reinstate all lath and plaster

plasterwork to ceilings to match the original throughout, using Non-hydraulic lime plaster, CE certified manufactured to BS EN 998-1:2016 and following heritage guidelines such as Conserve Lime Plaster system <https://www.lime-mortars.co.uk/lime-plaster/non-hydraulic>, or similar to CA's approval.

- **Walls:** Using a specialist contractor, reinstate all plasterwork including (where existing) lath and plaster plasterwork to walls to match the original throughout. using Non-hydraulic lime plaster, CE certified manufactured to BS EN 998-1:2016 and following heritage guidelines such a Conserve Lime Plaster system <https://www.lime-mortars.co.uk/lime-plaster/non-hydraulic>, or similar to CA's approval.
- Re-tile and grout all previously tiled walls.
- **Floors:** install acoustic insulation within floor voids and to top of joists to comply with building regulations part E.
- Relay existing floorboards previously set aside.
- install new boards in place of excessively damaged boards.
- Re-tile and grout all previously tiled floors.
- Reinstate all hardwood floors
- **Joinery:** Reinstate existing skirtings previously set aside and bring forward for redecoration
- replace any excessively damaged skirting boards damaged by removal.
- Reinstate architraves previously set aside and bring forward for redecoration.
- replace architraves damaged by removal.
- Reinstate dado and picture rails previously set aside and bring forward for redecoration
- replace dado and picture rails damaged by removal

Apartment 8 Reinstatement Works

Decorations:

Ceilings Throughout

- Make good any isolated damage (cracking etc) and thoroughly prepare previously decorated plasterwork to all ceilings to include downstand, soffits and all coving. Seal damp stained areas and bring forward stained areas, applying stain block. Redecorate all with 1 no coat emulsion paint. (Colour to match existing).

Walls to Kitchen and Boiler Cupboard Only

- Make good any isolated damage (cracking etc) and thoroughly prepare previously decorated plasterwork to all walls. Seal damp stained areas and bring forward stained areas, applying stain block.

Redecorate all with 1 no coat emulsion paint. (Colour to match existing).

Common Parts Reinstatement Works

Fire Safety:

- Test and certify fire alarms / detectors and any other fire safety installation. Carry out full test of all circuits and issue test certificate. Report any faults to contract administrator.

Services Works:

- repairs required as a consequence of fire or related damage. Any work to be confirmed by contract administrator before being carried out.

Decorations

Ceilings:

- 2.6.5 Thoroughly prepare, prime and decorate all new and previously decorated plasterwork to ceilings to include downstand and soffits, to include sealing / filling all cracks. Make good any isolated damage / screw holes from redundant fixings. Apply stain block where necessary. Seal new and repaired plasterwork and decorate all with 1 no. mist coat and 2 no. finish coats of Dulux Trade emulsion paint. Colour white.

Walls:

- Thoroughly prepare, prime and decorate all new and previously decorated plasterwork to walls to include minor plasterwork repairs, sealing / filling all cracks. Make good any isolated damage / screw holes from redundant fixings. Apply stain block where necessary. Decorate all with 1 no. mist coat and 1 no. finish coat of Dulux diamond eggshell emulsion paint. Colour to match existing.

Woodwork

- Thoroughly prepare, prime and decorate all new and previously decorated softwood & hardwood to include flat doors, cupboards, skirting boards, dado rail, handrails, stairs etc. Decorate all with 1 no. undercoat and 1 no. Dulux Trade gloss finish coat. Colour white.
- Thoroughly rub-down, prepare and re-varnish hardwood handrails.

Metalwork

- Thoroughly prepare, prime and decorate all previously decorated metalwork. Decorate all with 1 no. coat Dulux Metalshield satin finish coats. Colour to match existing.



Above: photograph showing the extent of fire.
Below: The fire originated within the kitchen of Apartment 10.





Above: fire damage to the apartment 10 living room.

Below: photograph showing damage to the kitchen of the apartment 10.
This was the origin of the fire.





Above: photograph showing damage to the kitchen of the apartment 10.



Above: kitchen of the apartment No.10. The location of the origin of the fire.



Above: photograph showing the extend of the damage to the hall of the apartment No.10.