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CAVENDISH HALL, STOUR STREET, CAVENDISH, SUFFOLK: PARKING IMPROVEMENTS
PLANNING / DESIGN & ACCESS / HERITAGE STATEMENT

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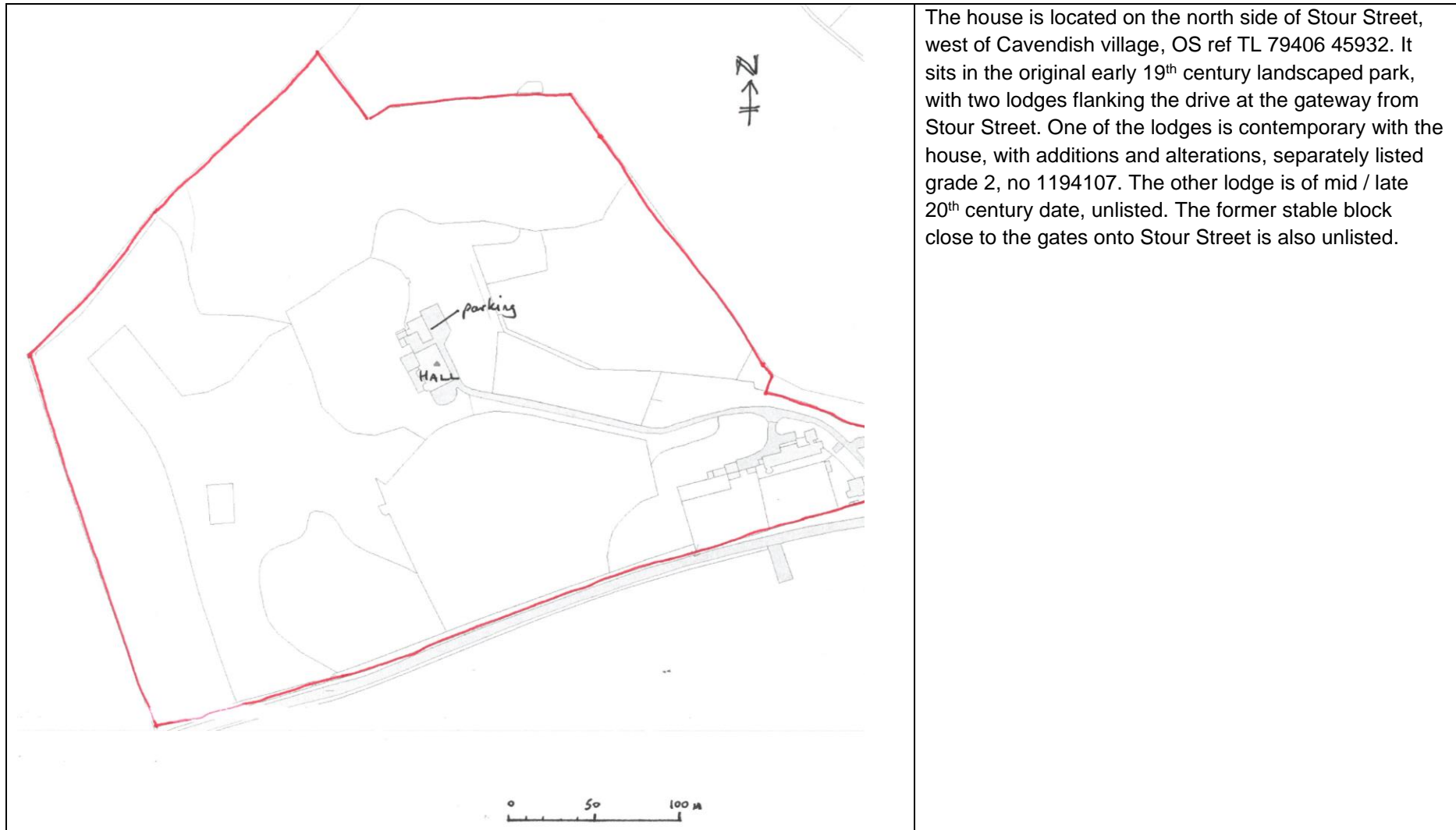
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Issue for Listed Building Consent application

1.0 Introduction

This statement has been prepared in support of a planning application to West Suffolk Council for car parking improvements to Cavendish Hall. The property is available for holiday rental from the Landmark Trust with equally accessible accommodation at ground level but without equal access parking spaces.

2.0 Setting & Context



The house is located on the north side of Stour Street, west of Cavendish village, OS ref TL 79406 45932. It sits in the original early 19th century landscaped park, with two lodges flanking the drive at the gateway from Stour Street. One of the lodges is contemporary with the house, with additions and alterations, separately listed grade 2, no 1194107. The other lodge is of mid / late 20th century date, unlisted. The former stable block close to the gates onto Stour Street is also unlisted.

3.0 Existing Building & Site

The building is the former country house built in 1800 for minor gentry: see below further detail. It is now cared for by the Landmark Trust which lets the house as holiday accommodation. The main house is of two storeys with part basement and with an habitable attic floor. It sits in a simple garden in a small landscaped park set back from Stour Road.

According to White's Directory of 1844, it is said to have been built by Thomas Halifax, once Mayor of Chester, for one of his sons. The coat of arms in the stained glass window does indeed show arms granted to a John Hallifax of Kenilworth in 1788, making a Hal(l)ifax connection plausible. According to the date on the window, and if the stained glass window in the cloakroom is in its primary position, the house was completed by 1802. During restoration in 2009 -10, evidence became apparent that the lower north west corner was possibly an earlier house to which the main body was added, with the resulting south west corner space being infilled by 1820. The portico on the east elevation appears to be a later addition also.

External walling is of white brick, pitched roofing of grey Welsh slate and flat roofing of bituminous felt. Joinery is all painted timber, including the east portico. The ionic columns in the dining room are of scagliola on a timber armature. The internal joinery including partitions around the oval first floor landing all date from 1820 at the latest. Fireplaces are mostly early 19th century but some are later insertions or renewals.

The simple landscape scheme including parking areas north of the house date from the 2009-10 restoration, although the wider park is landscaped in a 19th century manner.

The house is listed grade 2, number 1031763. The Listed building description for the property, taken from the Historic England website reads as follows:

A large early C19 white brick house built by Thomas Halifax, circa 1800. 2 storeys, attics and cellars. The windows on the 1st storey are double-hung sashes with glazing bars, in plain reveals and those on the ground storey are generally French casements set in slightly recessed round headed brick panels. The south front has 3 window range and a central glazed door with a wide Ionic portico with paired plain columns and a modillion pediment. The west front has 2 flanking semi-circular bows, each of 3 window range rising through 2 storeys. Roof slate, hipped. The interior has a fine dining room with marble Ionic columns and an oval shaped landing with fine panelled doors in deep panelled reveals.





Principal East Elevation



Stable / garage
Principal South Elevation

Service wing

Main house



Principal West Elevation from south west

4.0 Proposals

The proposed works comprise excavating the current drive surface, laying a compact bed and laying blue brick paving similar to the existing yard paving. There will be no markings such as wheelchair bay markings found in standard parking areas.

i		<p>Lay brick paved wheelchair accessible parking surface in the parking area north of the stable block, adjacent to the stable block, with access into the paved rear yard.</p> <p>View of parking area from east</p>
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The proposals have been developed to have no physical impact on the listed house and to minimize the impact on the setting. As one approaches the main east facade of the house, the area chosen will be concealed from view by the higher ground level and the location at the side and the rear of the building. It will be in a position suitable to serve the existing level access into the house.

4.1 Justification & Mitigation

Justification: wheelchair users are accommodated in the house with dedicated bathroom facilities but find it difficult to move from the car park areas into the house as a result of the gravel drive surfaces. A flat and wheelchair traversable area is needed to ease access.

Mitigation: the parking area is proposed in the main parking with equal treatment for people of all abilities, but with access to the existing level entrance. It is away from the formal main east doorway where there are steps which are more sensitive visually and which would pose a challenge for wheelchair access. Materials are chosen to match as closely as possible the existing yard paving.

Impact assessment:

Item	Parking area
Significance	Low (local)
Risk	Low
Benefit	High
Mitigation	Siting, materials

4.2 Appearance

The house appearance will be unchanged. Part of the driveway will be paved similar to the existing yard.

4.3 Use

Domestic (holiday letting).

4.4 Scale, Amount & Layout

Amount: there will be no change to the house, only to part of the driveway surface.

Scale: this will be unchanged

Layout: the paving is arranged to give the most convenient access for wheelchair users from cars into the house, as on the accompanying plans.

4.5 Materials

Blue brick paving, to match the existing yard paving.

4.6 Access

Inclusive access into and around the site and building: the parking area is proposed in the main parking with equal treatment for people of all abilities, but with access to the existing level entrance and to the electric car charging point, conforming to current dimensional standards and with access to the existing electric vehicle charging point. There is level access through the ground floor including to a bedroom with equal access bathroom facilities.

Vehicle and transport links: these will be unchanged, with parking still in the current area of the site.

4.7 Landscaping

The current hedge screening will be retained and the siting will be in an unobtrusive place.

4.8 Consultation

The applicant discussed the principle of the proposals with one of the council conservation officers in October 2021 but there is no formal record of the conversation.