

# KIAD

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## **DESIGN AND ACCESS STATEMENT**

**Householder & Listed Building Consent for proposed annex alterations to  
Sicklesmere House, Little Welnetham Road, Sicklesmere,  
Bury St Edmunds, Suffolk IP30 0BX**



*Sicklesmere House, viewed from the Southwest*

### **1. EXISTING;**

Sicklesmere House is a Grade II Listed building. The site and dwelling sit well within the Sicklesmere Conservation Area. The site is heavily wooded but there are no explicit Tree Preservation Orders on the site other than the fact that the site is within the Conservation Area, none of the works proposed are affected by nor affect existing trees.

### **2. LISTING;**

The listing text dated 14 July 1955 and last amended 27 January 1984 is as follows:

*TL 86 SE LT. WELNETHAM LITTLE WELNETHAM ROAD  
Sicklesmere  
2/119 Sicklesmere House*

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*(Formerly listed as Rectory 14.7.55 under General) Grade II House, formerly rectory, late C18. In the Gothic style; 2 windows, 2 storeys and attics. The front wall gault brick, other walls timber-framed and rough-case rendered. Hipped plain tiled roof with rear chimneys of red brick.*

*Windows with Gothic heads of gauged brick; on the ground floor ogee-arched, with small pane sashes flanked by fixed lights, and with curved glazing bars in the spandrel above; on the 1st floor segmental-headed with small-pane sashes, the upper lights with arched glazing bars. 4-panelled entrance door with glazed upper panels; ogee-arched head of gauged brick; fanlight with curved glazing bars. Small extensions mid C19 at either end, 1-storey with hipped slated roofs. An original staircase wing, up to the attic-level at rear. The rectory for Little Welnetham Church from 1832 until early C20.*

*Listing NGR: TL8783960502*

### 3. USE;

The property is a 6 bedroom domestic dwelling set in 0.7ha of private garden / woodland with various outbuildings all with an additional 4.6ha of land arranged in paddocks / open land.

### 4. LAYOUT;

The existing annex structure to which this application related, comprises a West facing front with 2No. three panel section white uPVC framed windows. A protruding porch section hosts a set of glazed white painted timber French doors and a white painted timber side facing window. The existing side garage structure hosts a single window and barn style door. To the end of the structure is an infilled door opening, and small elan too open air shed with metal roof.

Internally, the existing footprint hosts an open plan kitchen living area, a very small shower room, and two double bedrooms.

### 5. PROPOSALS;

The proposed works will see the mainly internal alterations to allow for the clients' elderly parents to live in the structure.

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The existing shower room will be enlarged to allow for a disabled access bath, and space for a wheelchair to turn within the room. This wall is internal stud partition and not heritage structure.

The existing kitchen will be relocated into a current bedroom, in order to minimise fire risk and keep demolition to a minimum.

A small section of wall will be removed to allow for new access into the current garage structure adjacent, which is proposed to be converted into an additional larger bedroom which can allow a wheelchair to pass on all sides of the bed. This section of wall, although originally external, does not propose any particular heritage value, as it is of red brick construction and not flint etc. The existing barn style door will have the top half replaced with a glazed traditional style section to maximise light into the room.

The roof will see 4 small sections removed to allow for Velux heritage style roof lights to be installed. This will help maximise the natural light into the structure, which is minimal currently due to the singular aspect, whilst keeping demolition to a minimum.

Finally, the existing front facing uPVC windows will be removed and openings altered in order to better serve the three rooms they face. Currently the windows spread across the internal rooms, leading to awkward walls into windows. These windows are also at the end of their life, and are leaking heat and letting water in, so need to be replaced with new. The wall which they are located in is newer red brick in stretcher bond, highlighting it's new construction compared to the Flemish bond and flint elsewhere. Thus highlighting it as not a heritage wall to be retained.