



BRACON HALL

Bracon Hall, School Road, Bracon Ash, Norfolk, NR14 8HJ

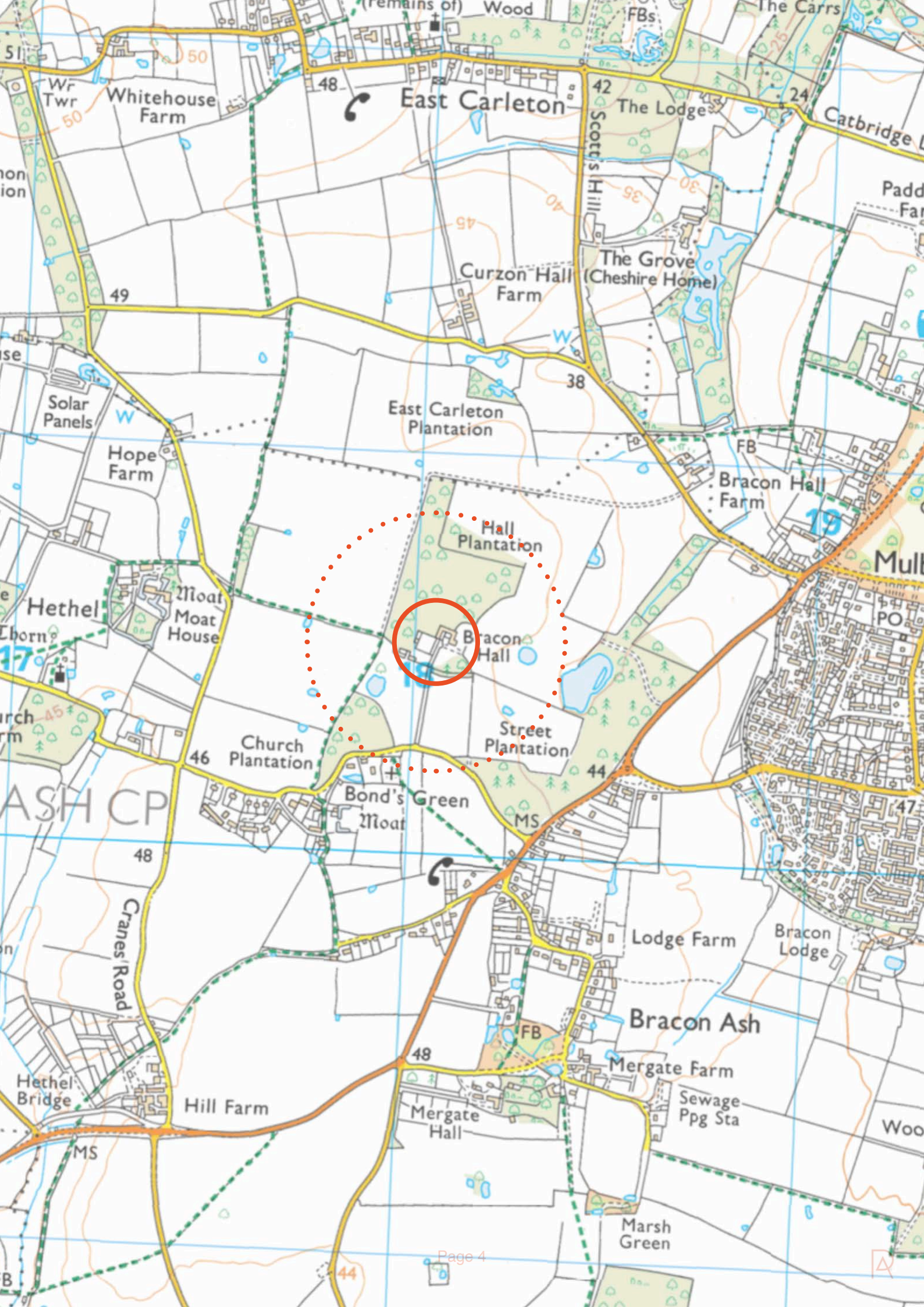
DESIGN & ACCESS STATEMENT November 2022

This Design & Access statement forms part of a Householder Consent and Listed Building Consent application to reinstate a section of the Grade II listed house, which was demolished at some point during the 1960's

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1.0 Introduction

This design and access statement has been prepared in relation to an application for the following works within the grounds of Bracon Hall, School Road, Bracon Ash, Norfolk, NR14 8HJ

- Erection of a new two storey infill building which had previously been demolished at some point during the 1960's
- Minor alterations to the roof adjacent and re-building of a section of wall to maintain balance and symmetry with the existing building

This statement forms an integral part of the submission and should be read in conjunction with the enclosed drawing package and application forms.

The structure and content of this document and has been informed by:

CABE's "Design and Access Statements: How to Write, Read and Use Them" 2006.

This statement demonstrates that a clear understanding of the site's characteristics and contexts has been gained, as well as an understanding of planning policy and guidance that has shaped and affected development of the site. This document seeks to:

- Provide a review of the site's immediate and wider context in terms of it's physical, social and economic characteristics and relevant planning policy and guidance;
- Provide a rationale for the scheme's design based on the above;
- Explain and illustrate the design principles in terms of the development's layout, density, scale, landscape and visual appearance;
- Explain how the owners (and users) of the site will continue to access the development from the existing transport network and how the main accesses have been maintained;
- Explain how the development will meet the local planning authorities objectives.

The house is currently used as a family home by the client and sits in it's own extensive grounds.

At some point during the 1960's a section of the East wing was demolished. The house to the south was maintained, however the stable wings to the North and West gradually fell into disrepair.

Since 2016, the current owner has undertaken a steady programme of repairs to these wings, which has been completed to a high standard of quality over the years.

The proposal seeks to 'complete' the original courtyard layout by reinstating the demolished section of the East wing with a sympathetic two-storey building, again built from high-quality traditional materials and finishes.

The principles underlying this design report are:

- To preserve and enhance the appearance of the existing building and site
- Be sensitive to the defining characteristics of the local area
- To improve the experience of the existing house and grounds
- Use a sensitive palette of materials
- Enhance the connection of the property to the surrounding grounds
- Provide sustainable and autonomous living
- Build to a high standard of thermal performance



2.1 Site

Bracon Hall is situated within the Norwich settlement boundary, approx. 7miles Southeast of Norwich City hall

Norwich is the county city of Norfolk, within the Wensum valley.

Bracon Hall is accessed via School Road, Bracon Ash, via the B1113 Norwich Road. The nearest neighbouring properties are:

St. Nicholas Church (0.2miles)

No.3 School Road (0.3miles)

Bracon Hall is on a private road, however School Road has a speed limit of 30mph.

The site perimeter consists of masonry walls, fences and hedgerows.

Bracon Hall comprises a collection of various existing buildings, including the primary residence, apartments, stables and various outbuildings, the functions of which shall all remain the same.

The site currently has electricity and water supplies and is connected to it's own independent drainage plant.

The development is well screened and is also surrounded by extensive grounds, therefore the proposed works will have no detrimental effect on neighbouring properties.

Planning Context

The following policies and guidance set out by SNDC's Local Plan and NPPF have been particularly relevant and are influencing the design as it progresses.

DM 3.6 - House extensions and replacement dwellings in the countryside

DM 3.8 - Design Principles

DM 3.13 - Amenity, noise and quality of life

DM 4.10 - Heritage Assets.

South Norfolk Place Making Guide; September 2012

As the property is a listed building Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 16 of the NPPF are also relevant.

Bracon Hall is not sited within a conservation area.

2.2 Site History



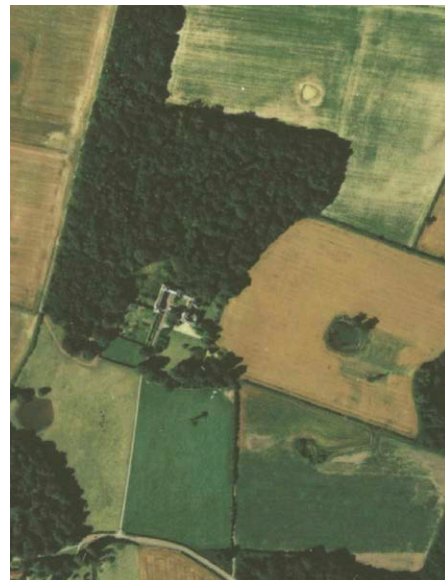
c. 1840 (Norfolk Historical map Explorer)



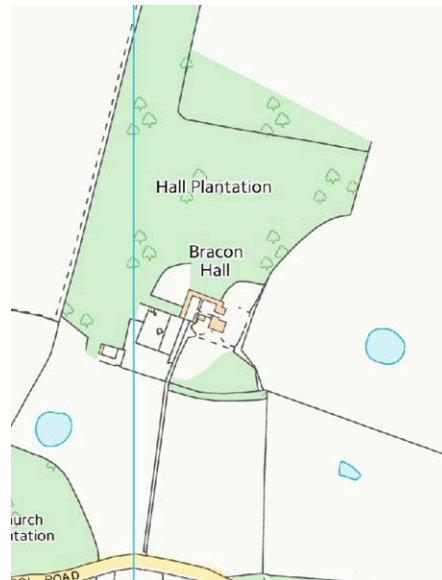
c. 1886 (Norfolk Historical map Explorer)



1946 (Norfolk Historical map Explorer)



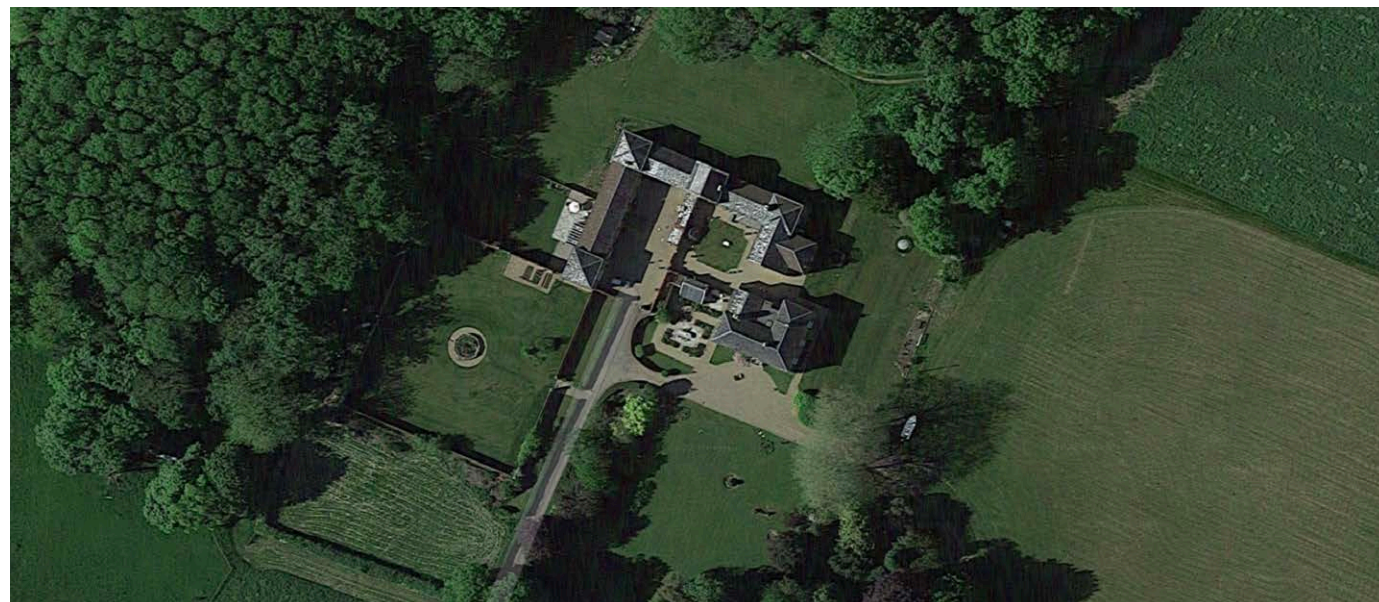
c. 1980 (Norfolk Historical map Explorer)



c. 1980 (Bing maps)



Most recent (Bing maps)



c. 2022 (Google Maps aerial view)

This Georgian Hall was built in 1820. Home to the Berney family, who have been in Norfolk since 1052 and at Bracon Hall since 1749, it is now the home of Humphrey and Charlotte Berney, whom since taking on the Hall and farm in 2016, have embarked on an extensive renovation of the house and stable block. The Estate comprises of the hall, stable block, in which is situated the Garden cottage, a walled garden, a working arable farm, woodland, parkland and a one and half acre lake.

From their creative backgrounds as a designer and musician, Humphrey and Charlotte have looked to diversify this unique place. The Garden cottage, renovated this year offers guests a beautiful, private, two bedroom cottage, full of character and charm.

Bracon Hall features in 'The Buildings of England, Norfolk 2: North West and South by Nikolaus Pevsner and Bill Wilson:

BRACON HALL.

John Berney bought the estate in the mid c18, but the Queen Anne house he found was replaced by the present nice three- by three-bay house only in 1833. The centre bay set back. Two storeys. Hipped roof. Tripartite sashes under curiously depressed arches. There is a porch on two pairs of un-fluted columns. Also of 1833 the large STABLES with five bays, pedimented centre, two Diocletian windows and an open arcade to the ground floor. Some arcade openings blocked.

They declined into farm buildings in the c19, but now have various uses including a domestic conversion. Angle pavilions.

The previous property is mentioned in Repton's Theory of 1803.

Key Historical Dates:

1820 - Georgian Hall, built by the Berney family

1960's - Partial demolition of East wing of hall. Stable block falls into disrepair

2016 - Extensive restoration by Humphrey & Charlotte Berney

<ELABORATE>

2.3 Heritage & Listing

DETAILS OF LISTING

Statutory Address:
 BRACON HALL, SCHOOL ROAD
 County: Norfolk
 District: South Norfolk (District Authority)
 Parish: Bracon Ash
 National Grid Reference: TG 18091 00532

TG 10 SE BRACON ASH SCHOOL ROAD
 2/10 Bracon Hall
 GV II

House. 1833. Brick with some ashlar and black pantiled roofs. 2 storeys with cellars and a 3-bay facade of large tripartite sash windows with glazing bars beneath 3-centred arches with rubbed brick voussoirs to side bays. Slightly recessed centre bay with a large painted stone porch with paired Tuscan columns and entablature. Sash window with glazing bars beneath skewback arch above. Ashlar plinth and plat-band and moulded gault brick cornice. East facade of 3 bays of sash windows with glazing bars beneath skewback arches. South side of west facade projects slightly and contains a blind 3-centred arch with a blind lunette above reflecting outhouse pavilion opposite. Hipped roof and gault brick stacks.

Listing NGR: TG1809100532



V1 - Sash windows - Glazing bars beneath skewback arches



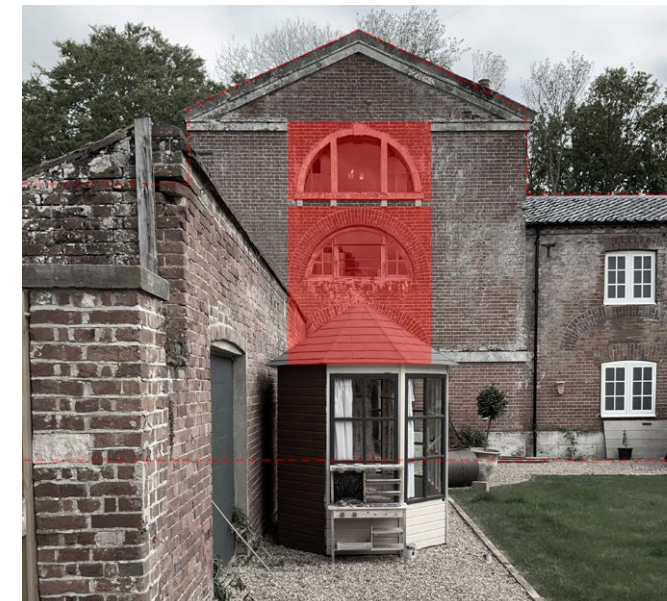
V2 - Projected facade - blind 3-centred arch with a blind lunette above



V3 - Tripartite sash windows - Rubbed brick voussoirs - Tuscan columns - entablature



Site map



V4 - 2 Diocletian windows and a stone string course and stone cornices



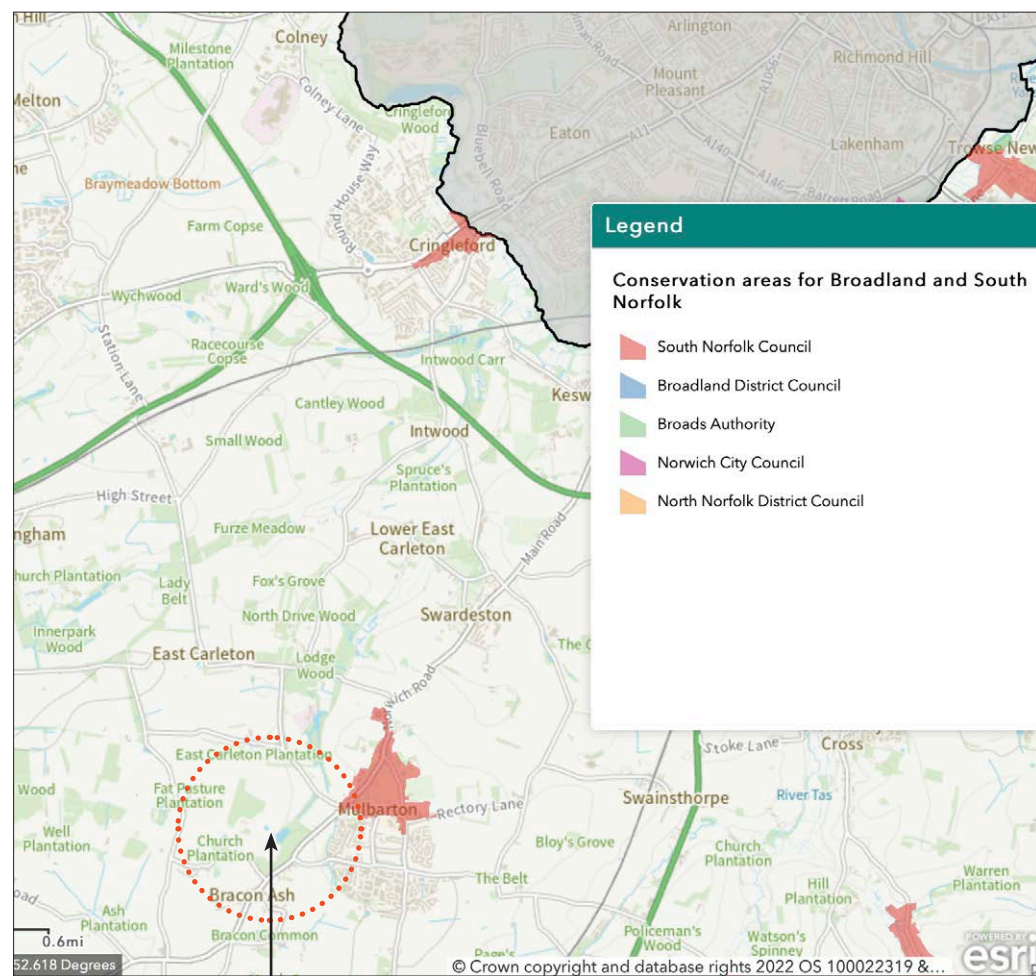
V5 - Semicircular headed ground floor openings - small windows to upper floor with cambered soffits

Statutory Address:
 OUTBUILDINGS TO BRACON HALL, SCHOOL ROAD
 County: Norfolk
 District: South Norfolk (District Authority)
 Parish: Bracon Ash
 National Grid Reference: TG 18055 00542

TG 10 SE BRACON ASH SCHOOL ROAD
 2/11 Outbuildings to Bracon Hall
 GV II

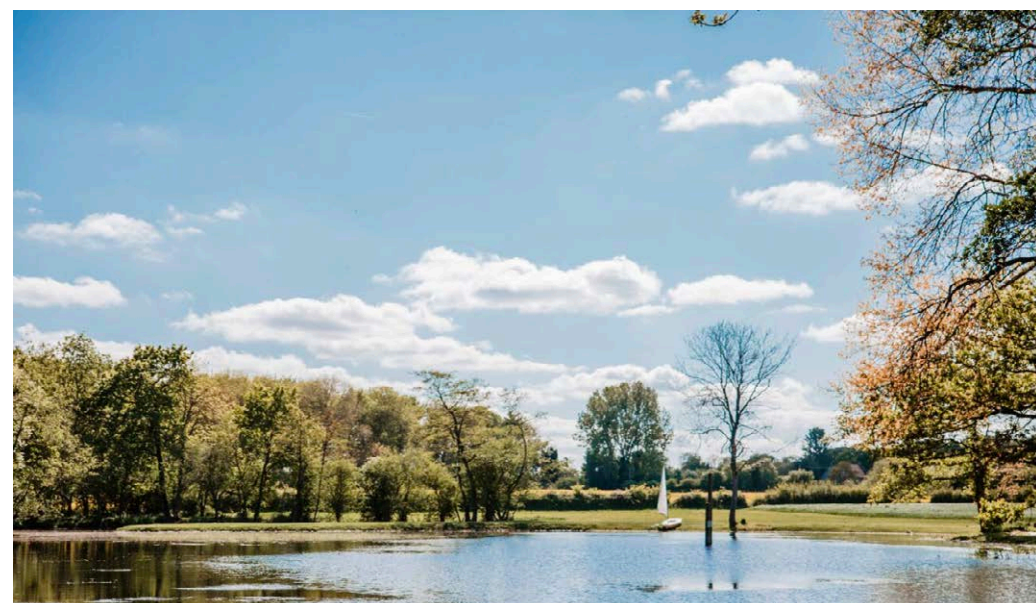
Former farm buildings; now part dwelling, part garages and part disused. 1833. Brick with some stone dressings and black pantiled roofs. Symmetrical U plan with hall, previously joined, forming east wing. Square angle pavilions and one end pavilion with separate pyramidal roofs. 2 storeys and 5 bays to main wing with a slightly projecting and taller pedimented centre bay with 2 Diocletian windows and a stone string course and stone cornices. 3-centred arched ground floor openings (some blocked) and small windows to upper floor with cambered soffits (also some blocked). Semicircular headed ground floor openings to western side wing with similar upper floor windows. End pavilion with C20 glazing. Stone cornices to pavilions and dentil cornices elsewhere.

Listing NGR: TG1805500542



Conservation Area map

SITE



View of lake looking South

NORFOLK HISTORIC ENVIRONMENT RECORD

Record Details

NHER Number: 9509

Type of record: Building

Name: Bracon Hall

Summary

A late 18th or early 19th century brick house with Classical architectural details, which may stand on the site of an earlier building.

Images - none

Location

Grid Reference: TG 1807 0054

Map Sheet: TG10SE

Parish: BRACON ASH, SOUTH NORFOLK, NORFOLK

Full description

Late Georgian, 3 bays, 2 storeys. Slate roof. Red brick. Windows (except central one) with slightly rounded tops. Porch with paired Tuscan columns. Stables with tall pedimented arch rising above roofline.

Mentioned in (S1).

According to [1], it stands on the site of a hall visited by Queen Elizabeth I.

Visited E. Rose (NAU) 9 November 1978.

Yet (S2) dates to 1833. Is this a mistake for 1803? See (S1). E. Rose (NAU)

Monument Types

GREAT HOUSE (Post Medieval - 1540 AD to 1900 AD)

Associated Finds - none

Protected Status: Listed Building

Sources and further reading

--- Record Card: NAU Staff. 1974-1988. Norfolk Archaeological Index Primary Record Card.

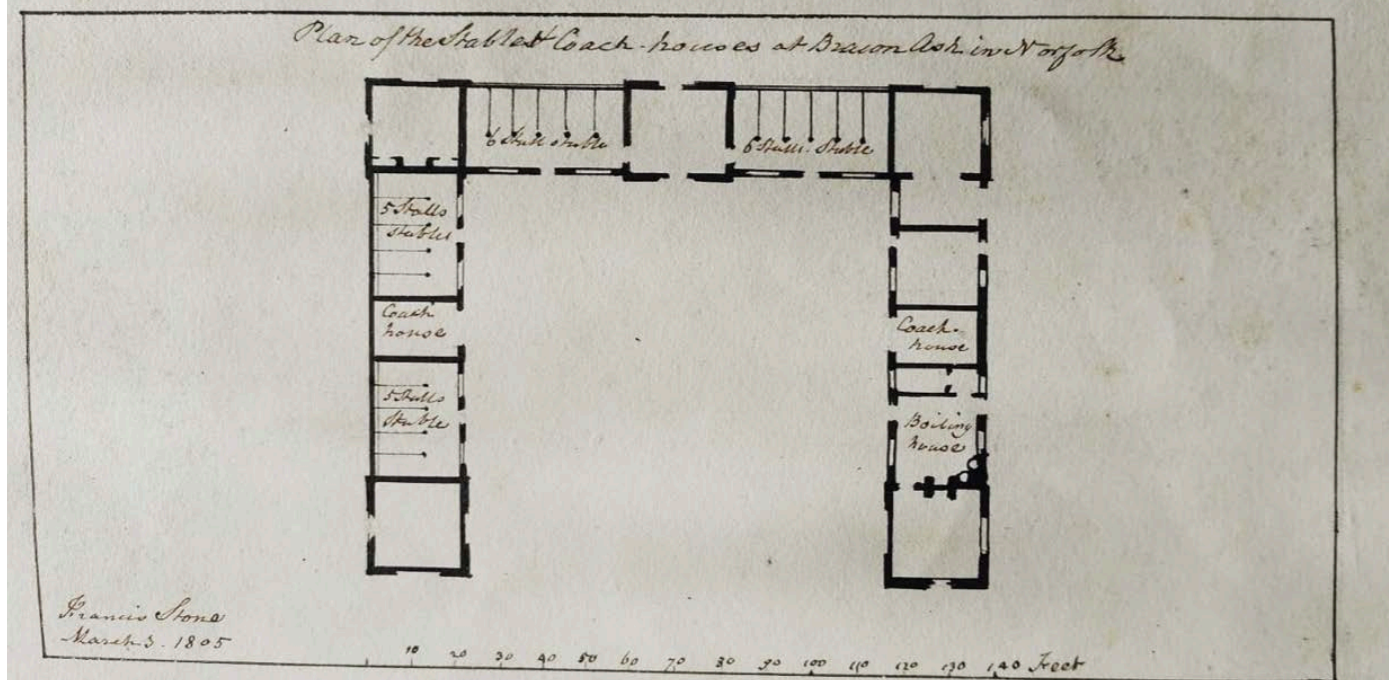
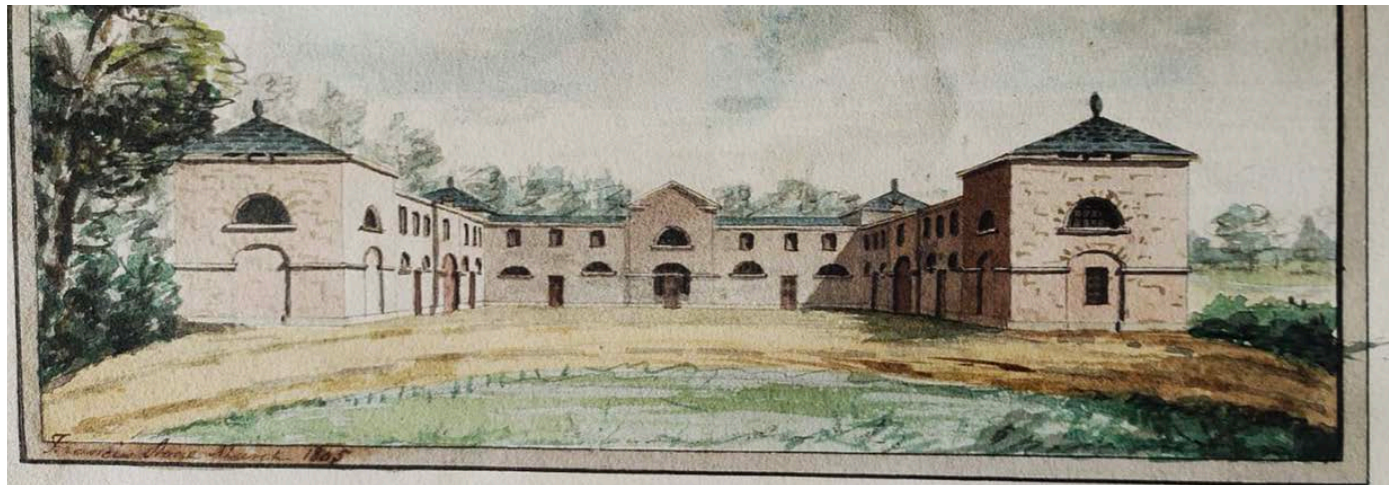
--- Monograph: Pevsner, N and Wilson, W. 1999. Norfolk 2: North-West and South. The Buildings of England. 2nd Edition. p 211.

<S1> Monograph: Repton, H.. 1803. Fragments on the theory and practice of landscape gardening..

<S2> Designation: Historic England. National Heritage List for England. List Entry 1373093.



Front elevation facing South (Present day)



Water colour for the original stables Circa 1805

2.4 Planning History

RECENT PLANNING HISTORY

2018/1661 (Approval with Conditions 17.09.2018)
Bracon Hall School Road Bracon Ash NR14 8HJ
- Revised west elevation to cottage 1, insertion of first floor window and revised french doors on ground floor.

2018/0140 (Approved 08.02.2018)
Bracon Hall School Road Bracon Ash Norfolk NR14 8HJ
- Discharge of condition 3 - specific details for window/roof lights of permission 2017/0799.

2017/2912 (Approval with Conditions 02.02.2018)
Bracon Hall School Road Bracon Ash NR14 8HJ
- Erection of single storey cloakroom to ground floor.

2017/2067 (Approval with Conditions 20.10.2017)
Bracon Hall School Road Bracon Ash NR14 8HJ
- Repair and alterations to central tower at Bracon Hall.

2017/2073 (Approval with Conditions 09.11.2017)
Bracon Hall School Road Bracon Ash NR14 8HJ
- Conversion of existing outbuildings to form 4no holiday cottages, including new parking area, wider site entrance and alterations to driveway.

2017/2072 (09.11.2017)
Bracon Hall School Road Bracon Ash NR14 8HJ
- Conversion of existing outbuildings to form 4no holiday cottages, including new parking area, wider site entrance and alterations to driveway.

2017/0799 (Approval with Conditions 11.05.2017)
Bracon Hall School Road Bracon Ash Norfolk NR14 8HJ
- Internal alterations to cottage and main hall.

2005/0927 (Approval with Conditions 20.06.2005)
Bracon Hall School Road Bracon Ash
- Lean to conservatory to rear of coach house.

2001/0441 (Approval with Conditions 11.06.2001)
Hall Plantation Bracon Hall School Road Bracon Ash Norwich
- Erection of grain store.

RELEVANT APPLICATIONS NEARBY

2022/1736 (Pending Consideration)
1 Bracon Hall Farm Cottages East Carleton Road Bracon Ash Norfolk NR14 8HN
-Construction of a single span bridge over the watercourse to allow vehicular access to property.

2.5 Existing Site

Access to Bracon Hall is via a private road which runs North from School Road.

The Hall is set well back from its neighbours and is surrounded by woodland and fields, owned by the estate.

Other than minor alterations and adaptations to the Hall over the years, the site has changed very little for hundreds of years, partly due to the Hall being in the same family ownership.

During the 1960's, a middle section of the East wing as demolished, to form a physical separation between the 'House' at the South end and the remaining stable buildings.

The North side of the 'house' was later extended with a lean-to addition. The lean-to is described in the planning as a 'temporary addition' to be removed when the gap between the two buildings is in 'filled' to return to the original U-shaped plan form once more. (This application).



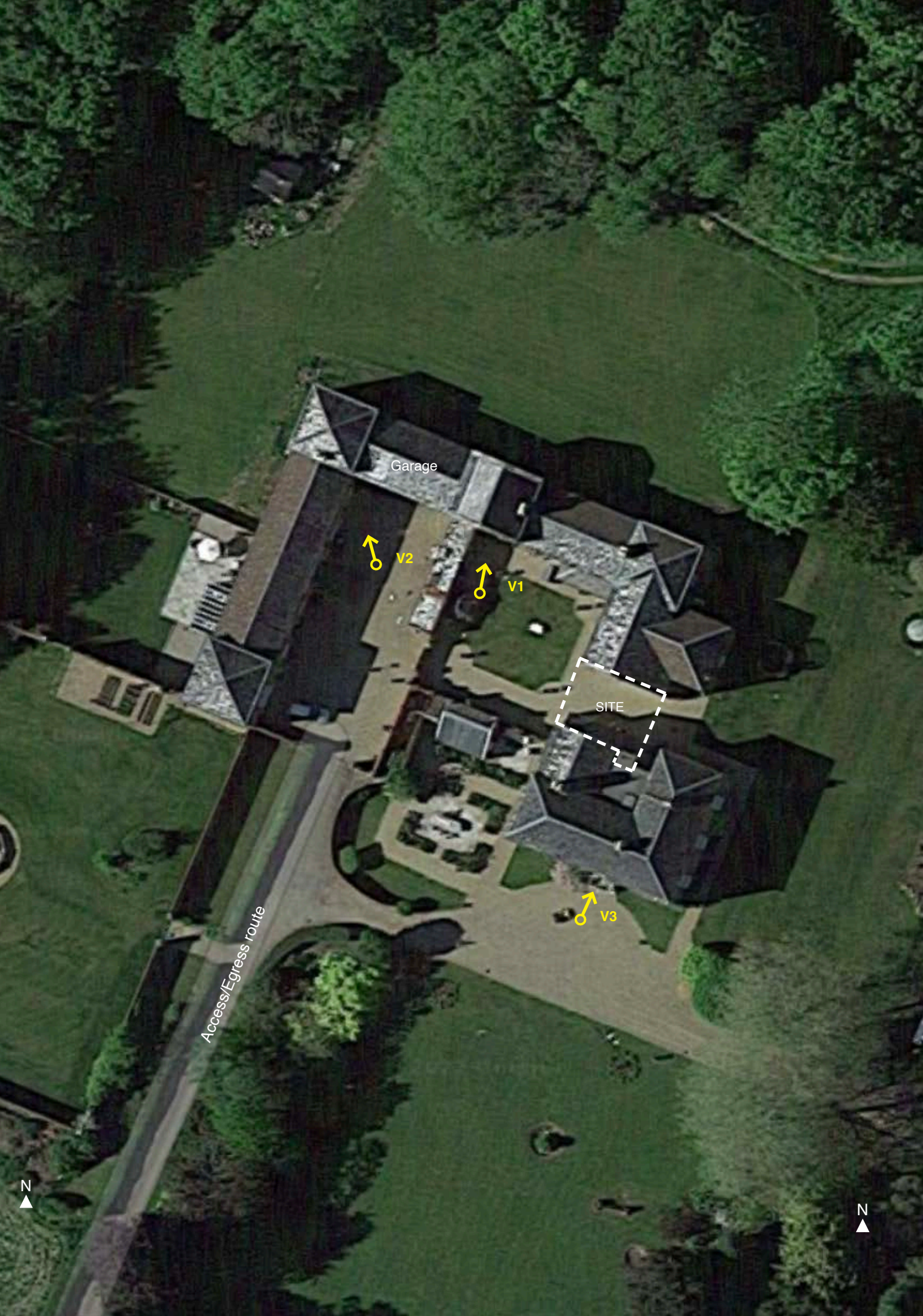
V1 - View of diocletian windows to Stable block



V2 - View of arched head windows to stable block



V3 - View of front entrance portico



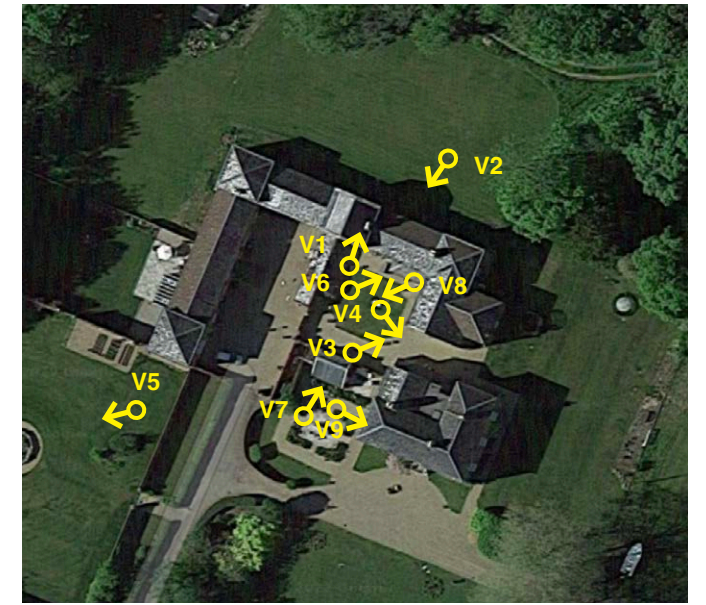
2.6 Site Photos



V1 - Diocletian window detail



V2 - East Elevation of Stable block



Key plan



V3 - View looking South at the North side of the 'Gap'



V4 - View looking North at the South side of the 'Gap'



V5 - View looking West at adjacent garden



V6 - View looking North-East across courtyard garden (The 'gap' is on the right)



V7 - View looking North at courtyard outbuilding



V8 - View looking South at courtyard outbuilding



V9 - West door detail

2.7 Existing Building

Bracon Hall is 'U'-shaped arrangement of buildings with the main house at the South-Eastern end.

The house comprises living and sleeping accommodation over two floors, off a central hallway. Primary spaces are positioned to the front, facing South, East and West to make the most of the views and quality of light.

To the North of the house is the 'Gap'. This comprised additional accommodation before it was knocked-down at some point during the 1960's.

The living accommodation continues in the adjacent buildings North of the 'gap'. The arrangement of rooms and corridors in both buildings either side of the 'gap' is the same, suggesting that the section of building which was demolished used to form part of one larger living space.



As Existing view from the courtyard, looking East towards the lake

3.1 Use & Amount

The existing use class of the site is currently C3 Dwelling-house. The overall use class is unchanged by this application, and the entire site will remain in the use of the current family.

The proposed infill extension will replicate these functions, albeit in a form with better internal relationships and greater visual connection and direct access to the garden.

The proposal is to create a new living space at Ground floor and an art room at first floor level which will 'reconnect' the two adjacent buildings once again, by reinstating former circulation routes. Both rooms will benefit from fantastic views to the courtyard to the West and lake to the East.

EXISTING HOUSE		G.I.A.
Existing House		210.7 m ²
Other Living Accommodation		519.8 m ²
TOTAL EXISTING ACCOMMODATION		730.5 m²
PROPOSED HOUSE		
Proposed House		246.7 m ²
Other Living Accommodation		519.8 m ²
TOTAL NEW ACCOMMODATION		36 m²
TOTAL PROPOSED ACCOMMODATION		766.5 m²



Proposed view from the courtyard, looking East towards the lake

3.2 Layout

The arrangement of doors and windows to the proposed infill appears relatively simple, however considerable thought has been given to ensuring that the plan and relationship of windows and doors looks 'balanced' and relates well to the existing fenestration, which differs considerably when you compare the courtyard-side to the East elevation.

The setting out diagram adjacent explains our approach:

- To the East, facing the Lake, the geometry of the building is complicated by the fact that the House at the Southern end projects further East than the adjacent stable block, resulting in a step in the elevation.

We have proposed a new arch-headed 'East door' which we have shown centered between these two projecting walls. A new brick finish is also proposed to run full width between the two walls to create a simple, symmetrical and 'recessive' element.

- To the West facing the courtyard, we have proposed two new arch-headed doors. The adjacent diagram also shows that arrangement of the door to the left is directly opposite the proposed East door, offering a long view from the Courtyard to the East lake beyond.

The door to the right of this is set out equally from the centre-line of the infill on the courtyard side.

The two new doors relate well to the arrangement of to the two large sash windows adjacent in our opinion.

Lastly, a small brick pier has been added to reinforce the symmetry and helps to define the infill as a compositional element in it's own right. Adding a pier also offers the practical benefit of making the brick detailing much more forgiving.

3.3 Access

Site

The building will continue to be accessed by vehicles via the existing site access from School Road

This proposal is remodelling of an existing property and does not affect the current traffic patterns or the free flow of traffic.

The development does not restrict or alter access for emergency and refuse vehicles. Turning areas remain as necessary.

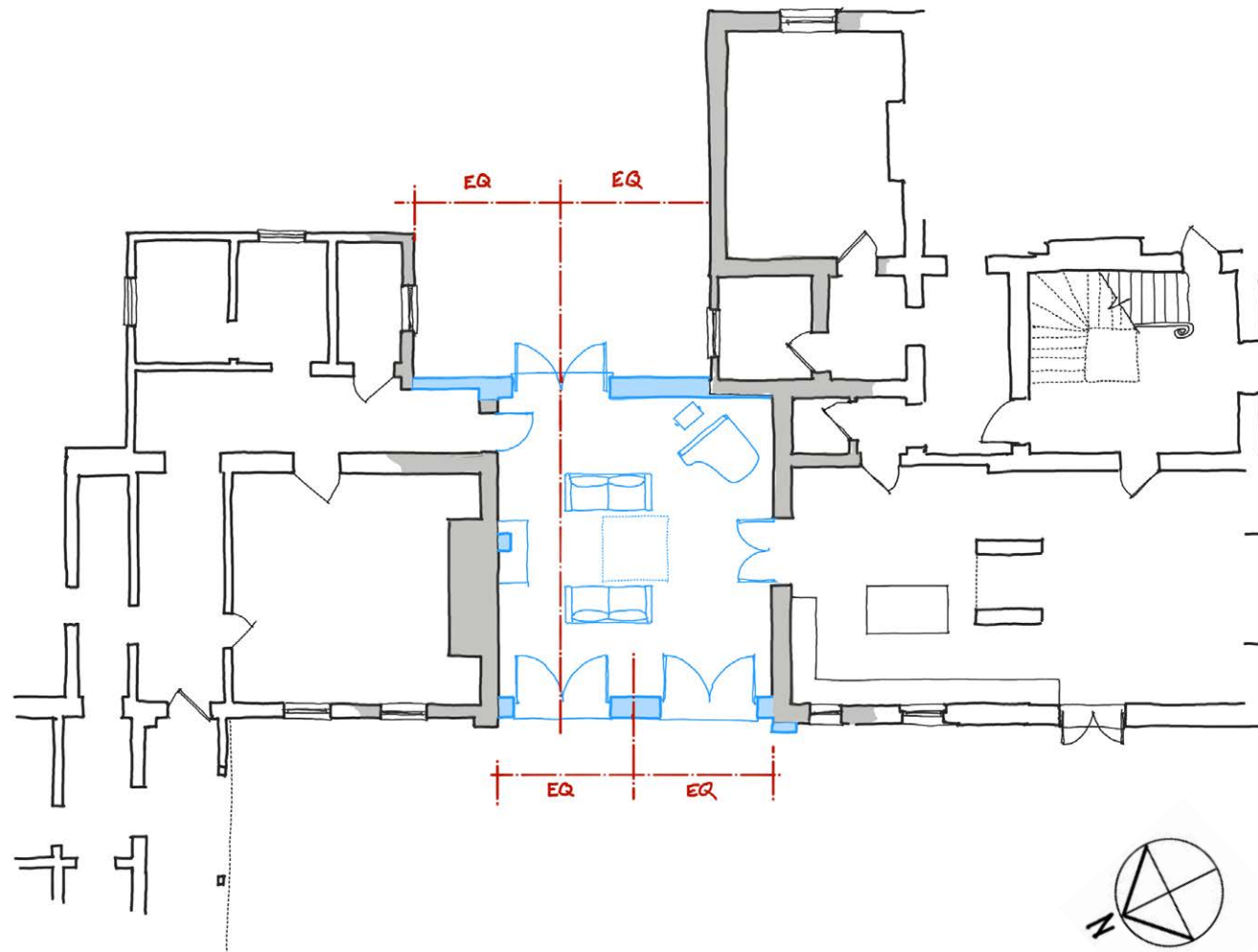
The existing parking provision will be unchanged by this proposal.

House

Internal floor levels will match in the existing and proposed parts of the building.

Access to the front of the property is unchanged by these proposals.

New external doors in the extension, opening onto the courtyard, provide an opportunity to have fully accessible thresholds into the building.



Setting-out Diagram



Proposed internal view, looking West towards the courtyard



Proposed internal view, looking East towards the lake

3.4 Building Appearance

Bracon Hall has been the same ownership for literally hundreds of years and to this day it remains the Berney family home. Therefore, it is incredibly important to them that this proposal makes a positive, yet respectful contribution to the collection of existing buildings which comprise Bracon Hall.

This new addition has to respond to the very different scale and characters of the U-shaped courtyard to the West and the expansiveness of the open fields and long views of the lake to the East.

It is also important to acknowledge that this infill will replace a section of building which was demolished, at some point in the 1960s, thereby reinstating the original U-shaped plan form too.

The design development, composition, material choices and overall approach to detailing of this latest addition is the culmination of many years of research and deliberation. One of the constant priorities for the client has been that this new addition to the hall doesn't become a low-quality pastiche of the past, however.

The external palette of materials has been kept as simple as possible, with brickwork to match and white painted window frames and reveals in keeping with the existing building.

The arch-headed doorways are proposed with fanlights above and open-able windows to promote natural ventilation. The fenestration design takes visual cues from nearby diocletian windows, which are of high quality and a repeating element on the stable block 'towers'.

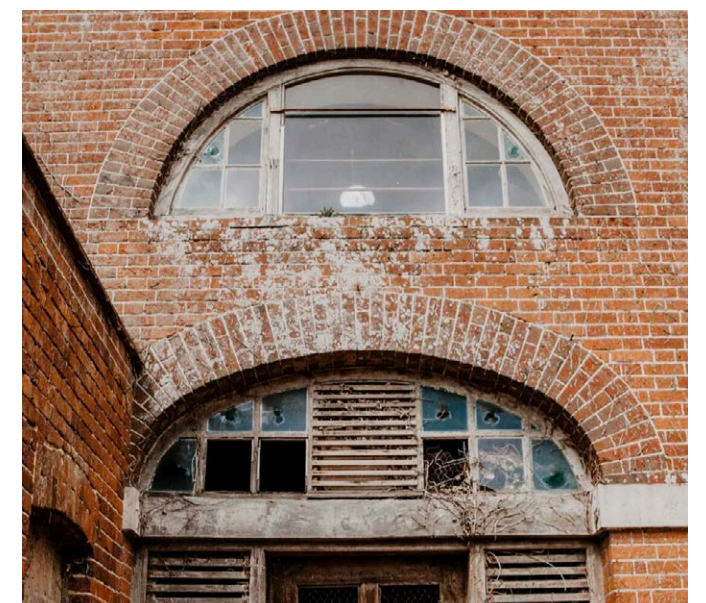
For the walls, we are proposing a patterned effect formed from recessing and protruding brick headers. (Sometimes known as hit & miss brickwork). This pattern makes reference to the brick dentil cornices. This detail features on the majority of the existing buildings and helps to 'unite' them. By repeating this motif detail down the wall



Reference image showing projecting brick headers



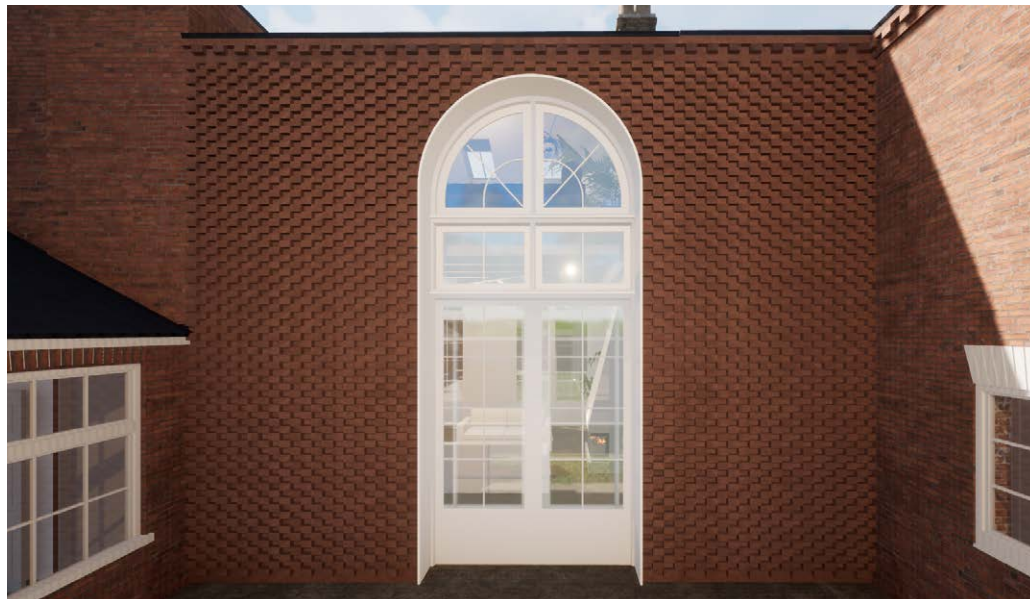
Reference image of a typical arch-head window



Site photo of Diocletian window in the central Stable tower



Render of proposed 'hit & miss' brick detail



Rendered view of proposed infill, looking West



Rendered section through proposed infill, looking North

3.5 Scale

The scale of the proposed infill addition has been derived from the proportions of adjacent buildings and it has been designed to complement the existing form.

The roof design and setting out has been given careful consideration to help to 'marry up' the geometries of the existing roofs either side, which are subtly different:

- To the courtyard side (West), the infill roof is recessed slightly so as not to conflict or align with either of the adjacent roofs as to do so, would result in the infill looking unbalanced.

- To the Lake side (East), a different approach has been taken, whereby the new roof has been aligned with building to the North. The new infill roof is shown continuing slightly over a small area of the existing roof to the South to maintain a uniform appearance when viewed from the lake.

- We have also slightly raised the height of an existing rectangular section of roof to the house to further reinforce the symmetry of this important elevation.



View looking South East across courtyard, showing proposed infill extension



Proposed internal view looking North



Proposed view looking West, showing proposed infill extension. Note existing rectangular wall & roof raised slightly too



Existing view looking West

3.6 Landscape & Visual Impact

Landscape

Bracon Hall sits within extensive grounds, which have been carefully managed for hundreds of years and represent the ecological values of the owners

The landscaping around the house comprises a series of well-maintained formal and informal gardens connected by paths and driveways.

Whilst there are numerous significant trees and hedgerows on this site, none will be affected by this proposal.

Ecology

Across the estate there are over 80 acres of woodland and grassland, which after years of neglect are coming back under careful management, offering an array of habitats for different wildlife. The 300 year old lake has been cleaned and is undergoing a program of planting and restoration to improve water quality and encourage wildlife. It is already showing an abundance of new life.

Birds of note that are regularly spotted on the farm include Buzzards, Kestrels, Green Woodpeckers, Skylarks, Ducks, Geese, Teal, Herons, Pheasants, Partridge, Swans.

Visual Impact

Given the sheer size of the estate, the visual impact upon others such as neighbouring properties, roads and fields is practically zero.

Aside from recognising importance and responsibility to safeguard the Grade 2 listed buildings which form Bracon Hall, it is paramount to the owners themselves that any and all proposed works to the Hall maintain a long tradition of custodianship, which has been maintained by the Berney family for hundreds of years.

3.7 Sustainability & Energy

By reinstating the infill building into the gap to complete the original terrace arrangement of buildings, it will be possible to significantly improve the thermal performance of the house by reducing the surface area of existing uninsulated external walls .

Whilst it is not currently practical for the fabric of the remainder existing house to be 'retrofitted' without causing significant harm to historic fabric, it is the intention that this new infill adopts the best principles of new construction:

- High thermal performance envelope
- Minimise thermal bridging
- Good levels of airtightness
- Low heating / cooling demand

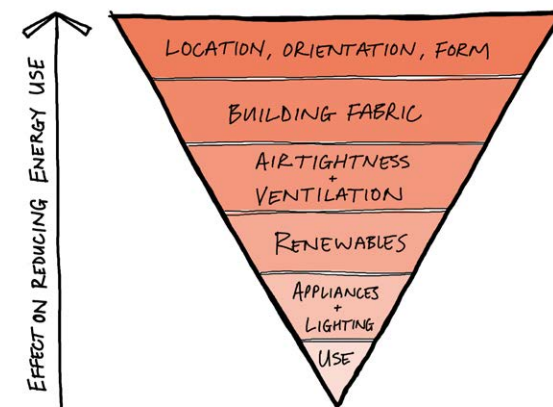
It is envisaged that natural ventilation will be employed.

New internal spaces will naturally lit to a high standard, whilst also guarding against unwanted solar gain.

The thermal performance of the 'infill' will be targeted in excess of building regulations in order to minimise the requirement for heating and use of fossil fuels.

Hot water and space heating for the extension will draw from the existing system.

Electricity will also be drawn from the existing supply.



3.8 Structure & Drainage

The construction of this proposal is of course not fully detailed yet, however, it is envisioned that 'traditional' construction methods such as load-bearing masonry walls and timber floors all designed to achieve a high level of thermal performance.

The selection of appropriate high-quality bricks and slates, combined with careful detailing and a high standard of craftsmanship will ensure the success of the project.

Foul and surface water will connect into the existing surface water drainage system.

No new bedrooms or bathrooms are proposed as part of these works, therefore these works will have no detrimental impact and remain 'nutrient neutral'.

4.0 Virtual Reality



The project has been modelled extensively to see how the proposals work with the existing building and landscape. The images in this report are outputs from that process using BIM models generted from accurate survey and sun-path data, as opposed to photo-montages, which can be open to creative interpretation.

In addition to high quality renders, we use Virtual Reality as a design and communication tool. We are more than happy to meet in person and demonstrate the project using this technique if this may assist the review process.





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