

Alterations and Extensions to  
The Grange, Dakings Lane, Felsham

DESIGN AND  
ACCESS  
STATEMENT

## ▶ 5760

Full Planning Application:

**Address:**

The Grange, Dakings Lane, Felsham

**Local Authority:**

Mid Suffolk District Council

**Client:**

Mr Lance & Mrs Quilton

**Date:**

November 2022.

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# 1.0

## INTRODUCTION

Wincer Kievenaar Architects were appointed to prepare this Design and Access Statement in support of a Planning Application for alterations to The Grange, Felsham, a Grade II listed farmhouse.

The alterations aim to preserve the existing historic fabric of the house, remedy the past unsympathetic alterations and enhance the internal layout to suit contemporary standards of living.

The proposed alterations include:

### **Main House (c. 1820s)**

- Re-instating dormer windows,
- Improvement of access to the 2nd floor,
- The introduction of bathrooms to existing bedrooms as well as new bedrooms,
- Relocate the kitchen to the dining room and open the space into the breakfast room,

### **Bakery (original to main house)**

- Replacement of 20th century UPVC windows in the cottage with timber windows,
- Replace modern staircase

### **Stables (modern extension)**

- Partial demolition and conversion of modern garage,
- Construct a new garage/cart-lodge

Main House

Bakery

Stables



The Grange, aerial view

## ▼ 2.0

### SITE CONTEXT

#### EXISTING SITE

Felsham is a village under the jurisdiction of the Mid Suffolk District Council and is located South East of Bury St Edmunds. The site itself sits to the South West of Felsham, in Dakings Lane.

The site (outlined in red) dates back to the 19th century and houses three connected structures, the main house, a two-storey cottage and a single-storey room and garage. Originally the cottage was a bakery while the single room and garage would have been stables for the property.

The site holds various views out onto the Suffolk country side while also housing various ponds and trees, providing natural screening around the site boundary to the south.

Site access is from Dakings Lane which leads directly into the property.



## 2.0 SITE CONTEXT

### HISTORICAL ASSETS

#### The Grange

The Grange is a grade II listed building however it has received various alterations since its original construction with the cottage and annexe being drastically altered. Many windows have been replaced and roof lights have been added to the attic rooms where the original dormer windows were previously located.

#### Barn 30 metres north of The Grange

A grade II listed barn is situated to the north of the site, and outside the client's ownership. Known on the National Heritage List as 'Barn 30 metres north of The Grange', this barn dates back to the 17th century. The barn is constructed out of a timber frame, weatherboarded on a red brick plinth, spanning 8 bays.

The barn currently has a corrugated steel roof, however it would have originally been thatched.



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## 3.0 CHARACTER ANALYSIS SITE PHOTOGRAPHS

**BARN 30 METRES NORTH OF THE GRANGE**



The listed barn can be seen over the driveway of the property.

The barn is clad in black weatherboard and a corrugated steel roof, adhering to a very traditional, agricultural style, very often seen in Suffolk. The red brick plinth remains visible creating coherence between the 17th century barn and The Grange.

**MAIN HOUSE FACADE**



The main house facade remains completely untouched apart from the replacement of the original slate with modern cement treble-tiles and the loss of the dormer Windows.

The red brickwork is high quality with flat arches of rubbed brick layed in an eccentric manner, combining flemish bond with vertical groups of three headers between the first floor windows and the top of the Fanlight.

**BAKERY AND STABLES**



The former bakery has received quite noticeable changes, with all new UPVC windows, that dont keep with the heritage of the property.

The building's western exterior and southern gable appear to remain unaltered, apart from the former's heavy re-pointing. The interior was extensively modernised in the late-20th or early-21st century and its back wall completely rebuilt around new windows using recycled bricks laid in Stretcher Bond to disguise a cement block-work core.

## 3.0 CHARACTER ANALYSIS SITE PHOTOGRAPHS

VIEW OUT OF THE SITE



The site offers various views out into the suffolk country side, framing various views but without having anything that could constrain the development of the property.

REAR OF THE GRANGE



Unlike the rest of the property, the rear of the grange hides the traditional red brick under a white render finish which has been largely renewed between the late C20 and early C21 coinciding with the unauthorised attic storey renovation that inserted the roof lights where the original dormers would have been.

The rear of the former bakery has been rebuilt in the C20 and appears to be constructed out of breeze blocks with a single brick external skin with stretcher bond. The bakery also received new, UPVC windows, conveying an unappealing contrast between the main house and bakery building.

REAR OF THE STABLES



Similar to the bakery, the garage appears to have been rebuilt on the original floor plans of the stables in the C19. The walls have been constructed of breeze block with a single external skin of red brick in stretcher bond as well as having new UPVC windows which were installed in the C20.

The roof of the garage has also been reconstructed with a sawn softwood frame.



## 4.0 USE



**Main House** - The main house will be used as the primary living space, housing the living, kitchen/dining and playroom as well as 6 bedrooms over 2 floors.

**Former Bakery** - The former bakery will connect to the main house and have a further 3 bedrooms and snug.

**Annexe** - The annexe connects to the former bakery and has kitchen facilities and a living area within. Together, the annexe and former bakery will be able to be used to complement the main house as well as potentially working independantly from it.

**Garage/Cartlodge** - This space will have 2 sheltered bays and a single cartlodge bay, primarily functioning as a vehicle store.

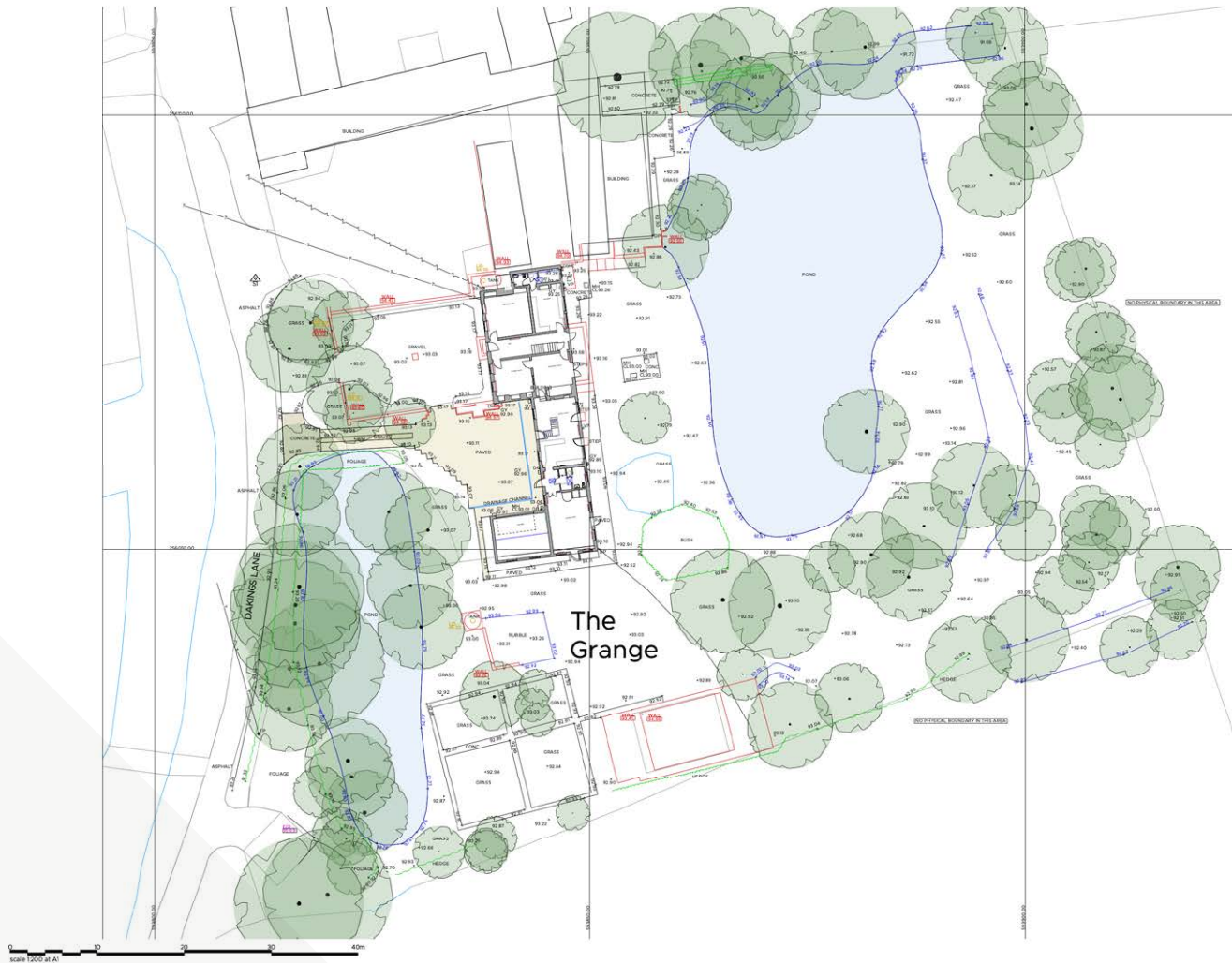
## 5.0 AMOUNT

### EXISTING SITE PLAN

The Grange is situated in Felsham, south of the Barn and Moat farm. The Moat House sits to the west of the grange and open farm land to the east and south.

A large pond can be seen on site, east of the main house with a smaller pond sitting to the west, creating a buffer between the house and Dakings Lane. Five concrete fish ponds can be found to the south of the site.

The property is set back from the road, accessed by a gravel path and sheltered by trees to the north, east, south and west.x



▼  
**5.0**  
**AMOUNT**

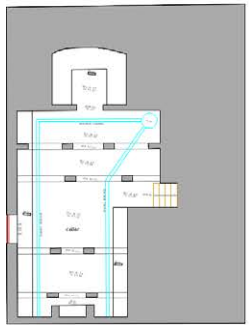
**PROPOSED SITE PLAN**

The proposed plan shows an extension to the gravel driveway area to a new detached cart lodge and garage to the south. The removal of part of the more modern 'stable' extension helps the wing of the Grange sit subserviently behind the main frontage line.

The garage is positioned at right angles forming and enclosing a front yard area, and helps increase the privacy to the rear garden.



▼  
**5.0**  
**AMOUNT**  
**EXISTING FLOOR PLAN**



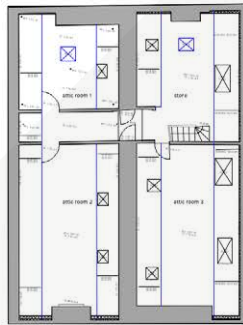
1 Cellar Plan  
 Scale: 1:100



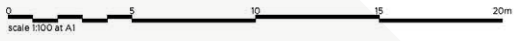
2 Ground Floor Plan  
 Scale: 1:100



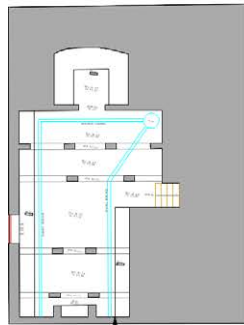
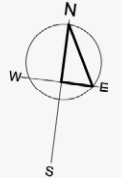
3 First Floor Plan  
 Scale: 1:100



4 Second Floor Plan  
 Scale: 1:100

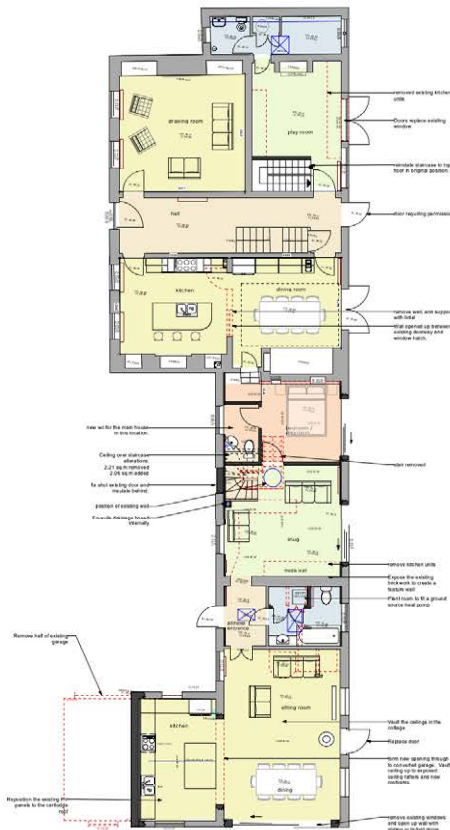


# 5.0 AMOUNT PROPOSED FLOOR PLAN

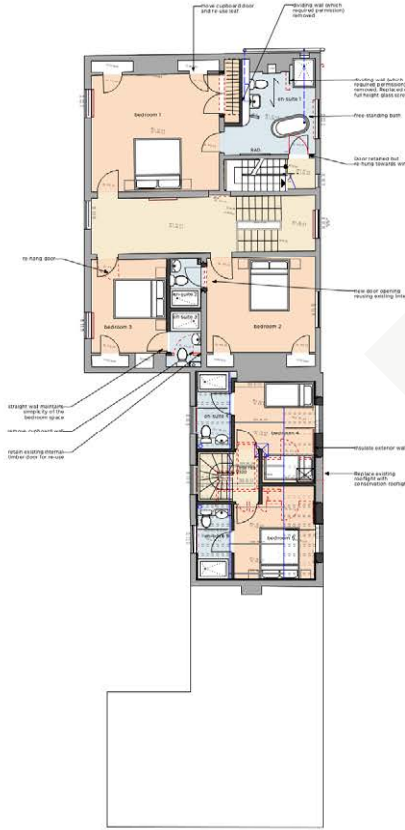


No changes to cellar

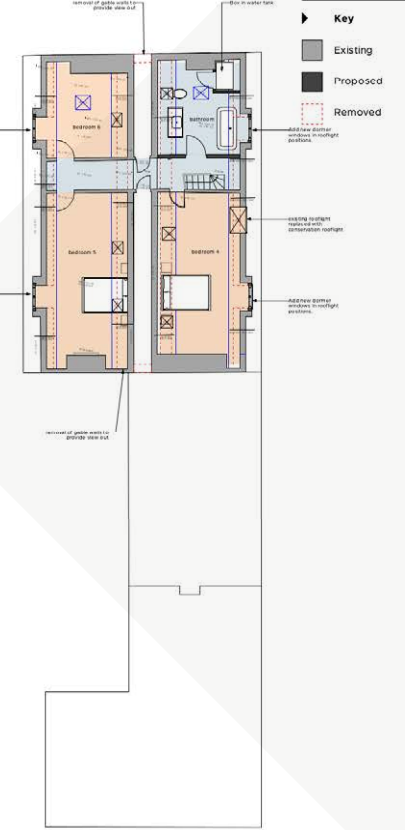
1 Proposed Cellar Plan  
Scale: 1:100



2 Proposed Ground Floor Plan  
Scale: 1:100



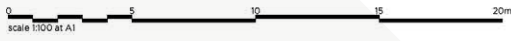
3 Proposed First Floor Plan  
Scale: 1:100



4 Proposed Second Floor Plan  
Scale: 1:100

**Key**

- Existing
- Proposed
- Removed





Proposed rear elevation - new door openings help provide more appropriate symmetry.



Opening up between former kitchen room and drawing room. Positioning the kitchen / diner on this side of the house will reinstate the original function to this space.

## 6.0

### LAYOUT AND SCALE

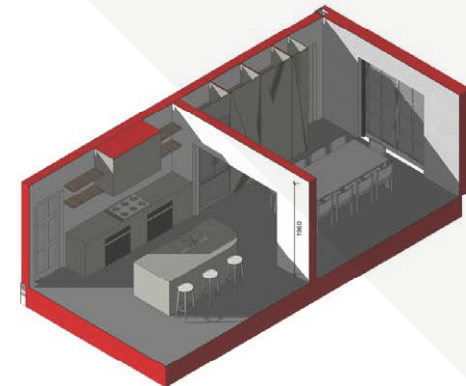
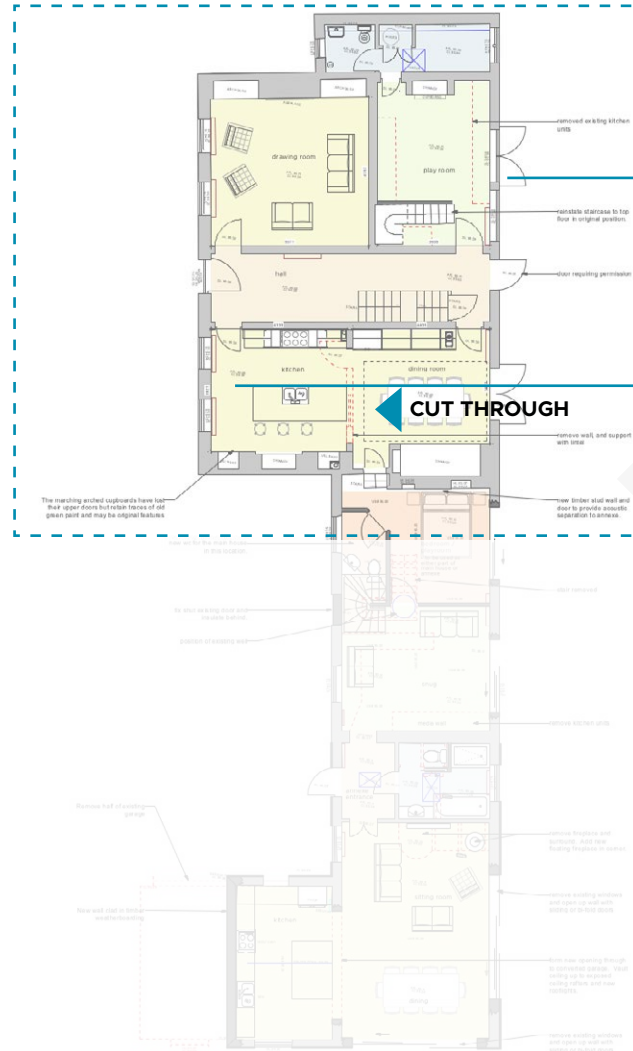
#### MAIN HOUSE - GROUND FLOOR

The ground floor of the main house has two proposals which aim to return the property to its original floor plan.

The existing kitchen will be turned into a play room overlooking the garden.

The kitchen will be moved to its original position and wall separating it from the dining room will be opened to create an open plan space.

A small cut through will be created, maintaining a large portion of the existing wall intact.





# 6.0

## LAYOUT AND SCALE

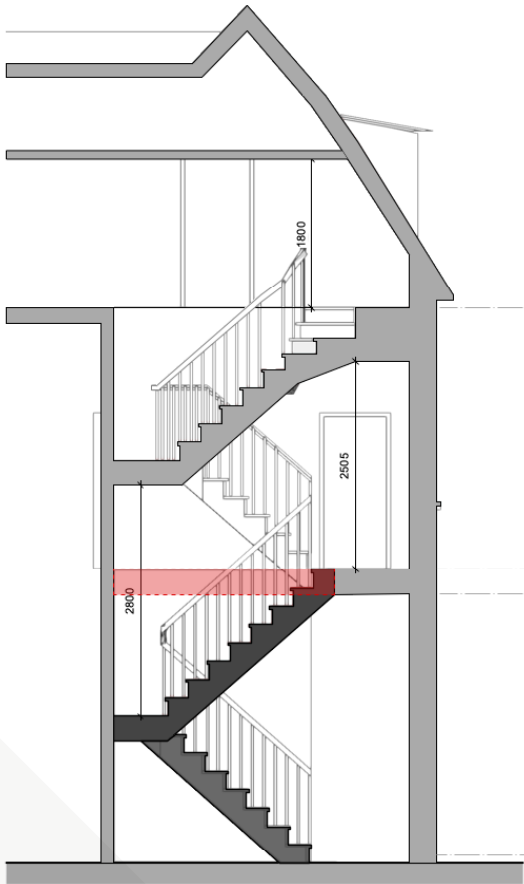
### MAIN HOUSE - SERVICE STAIRCASE

▶ KEY

Removed Area

The service stair will be reinstated in the main house. A new set of stairs leading to the first floor will be built where the old service stair used to sit.

These stairs will be constructed using timber to remain coherent with the remaining service stair above.



EXISTING STAIRCASE



PROPOSED STAIRCASE

Staircase to be made from timber. The treads, risers, railing and posts to match the construction of the existing staircase

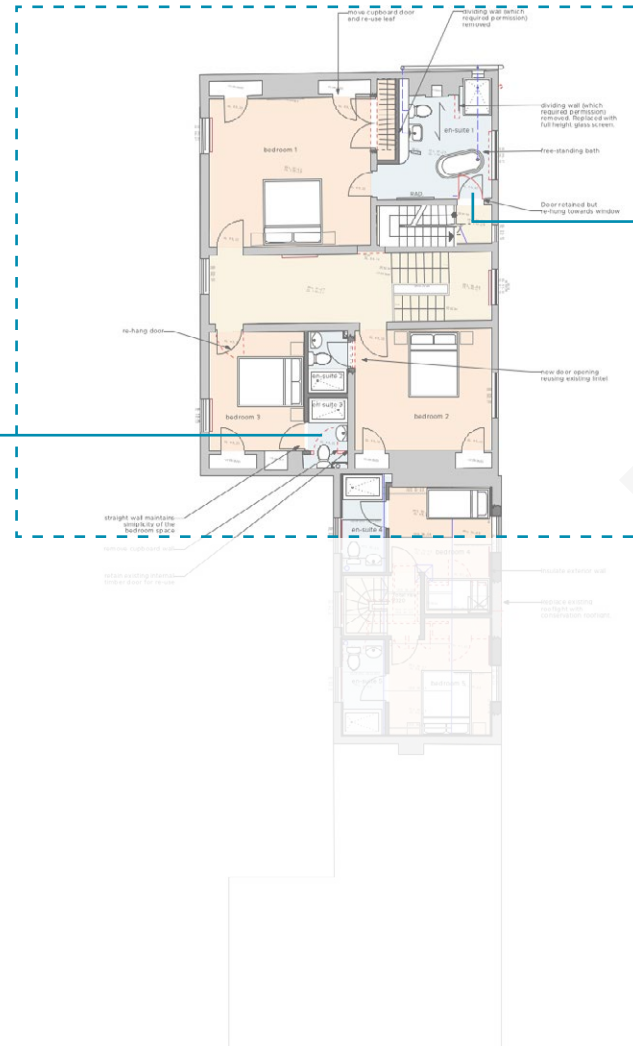
Tread = 252mm

Riser = 222mm



## 6.0 LAYOUT AND SCALE MAIN HOUSE - FIRST FLOOR

A small amount of space will be claimed and a cupboard wall will be removed to incorporate two new en-suites. This will allow for the ensuites to be added without hindering the simplicity of the spaces.



The first floor introduces new en-suites to bedrooms 2-3.

The existing bathroom is reconfigured to provide a bath and shower. A small area is given to a new wardrobe with two doors introduced to add more storage to bedroom 1.

The door into the bathroom will be maintained but mirrored, opening towards the window to save space.

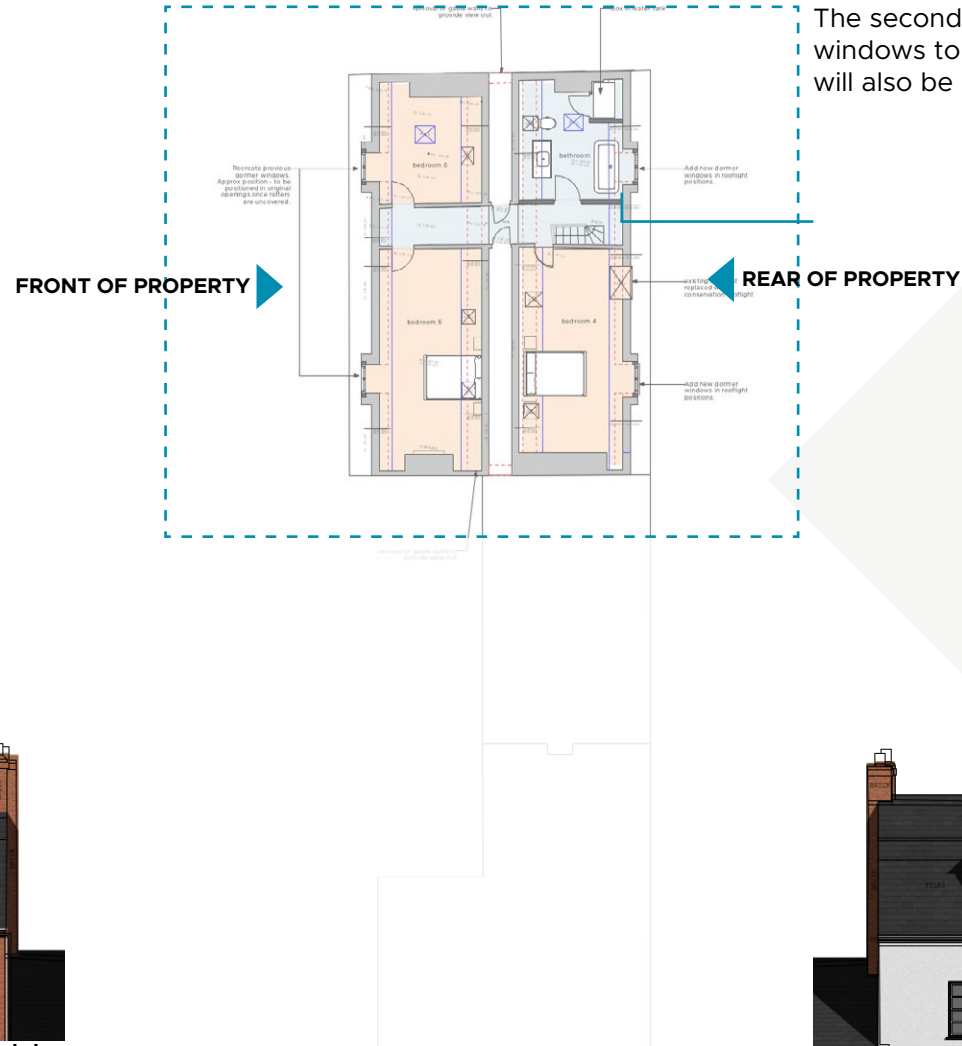


## 6.0

### LAYOUT AND SCALE

#### MAIN HOUSE - SECOND FLOOR

The second floor will be reintroducing dormer windows to their original positions. The rooflights will also be replaced with dormer windows.



**FRONT OF PROPERTY** - two new dormer windows reinstate the positions of historic dormers - see Fig 9. From Historic Asset Assessment (above).



**REAR OF PROPERTY** - New dormers will be introduced to match those at the front of the property.

## 6.0

### LAYOUT AND SCALE

#### MAIN HOUSE - SECOND FLOOR CEILING

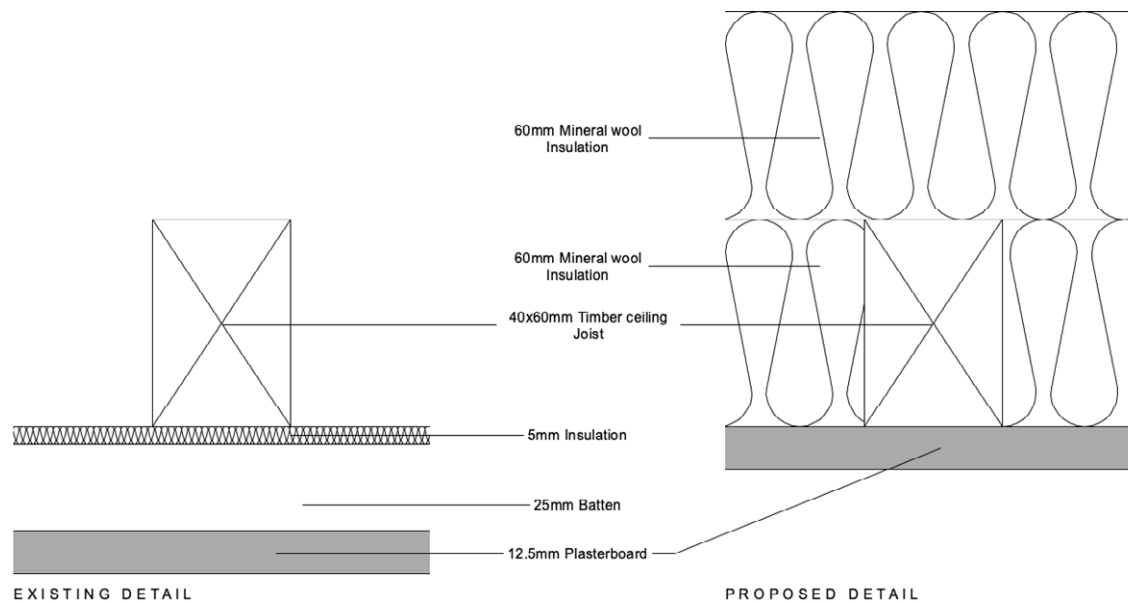
##### EXISTING DETAIL

The existing ceiling is 1800mm above floor level creating a very cramped space with low head height.

##### PROPOSED DETAIL

The proposed ceiling will remove 30mm from below the timber joists, increasing the floor to ceiling to 1830mm improving the space.

The proposal also incorporates a 120mm of Mineral wool insulation which will improve the U-Value of the ceiling.





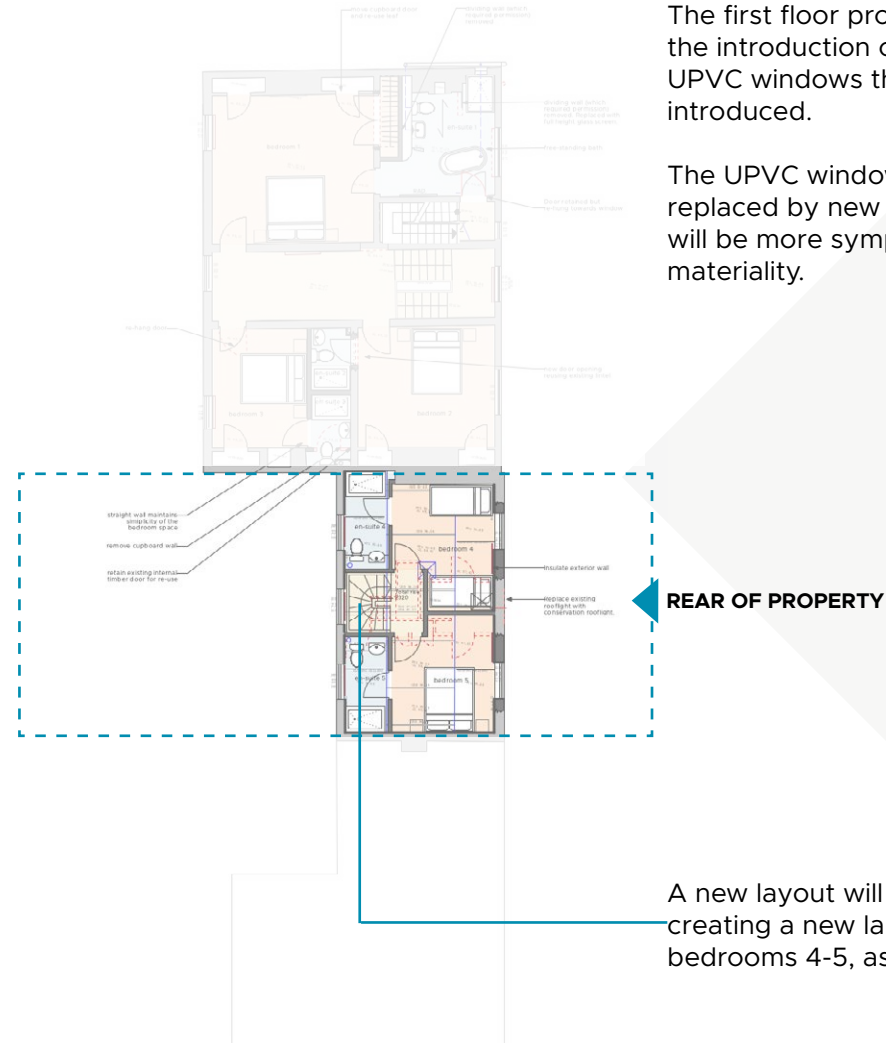
## 6.0

### LAYOUT AND SCALE

#### FORMER BAKERY - FIRST FLOOR

The first floor proposals are centred around the introduction of new windows to replace the UPVC windows that were more recently introduced.

The UPVC windows on the first floor will all be replaced by new timber framed windows which will be more sympathetic in both scale and materiality.



**REAR OF PROPERTY** - New Timber windows will be more sympathetic in scale, matching the windows to the front of the property.

A new layout will be introduced to the first floor, creating a new landing and entry points to bedrooms 4-5, as well as en-suites for each.

# 6.0 LAYOUT AND SCALE

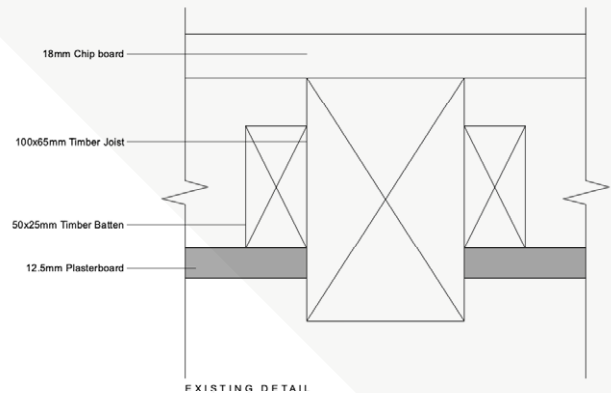
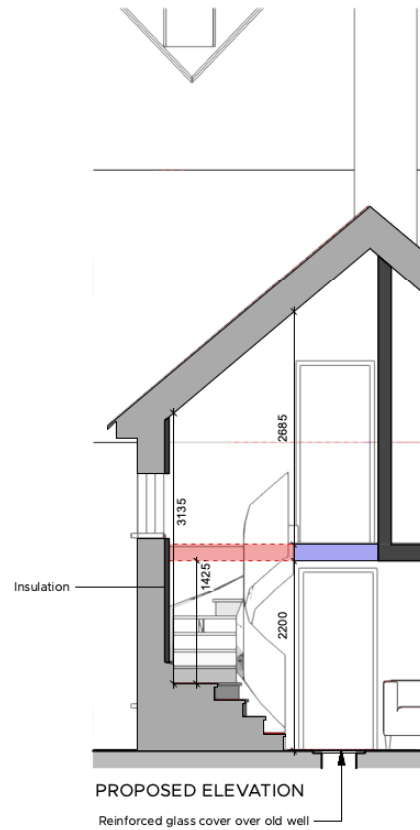
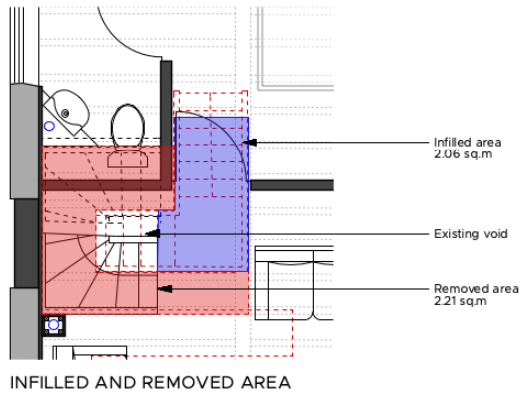
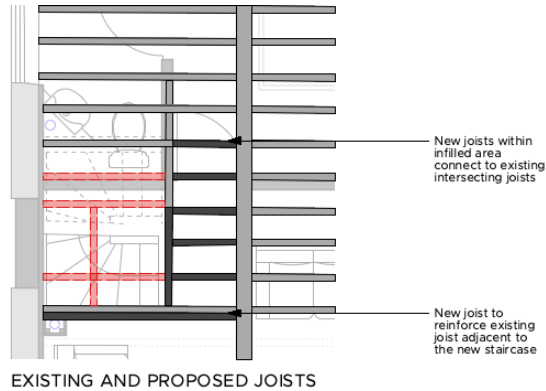
## FORMER BAKERY - STAIRCASE

▶ KEY

- Existing
- Proposed
- Removed
- Infilled

The modern staircase will be removed and replaced with a new, U-shaped winder that will allow access through into the snug area.

The staircase will lead into a new first floor layout.



The first floor is constructed from timber joists and chipboard spanning from west to east.

## 6.0

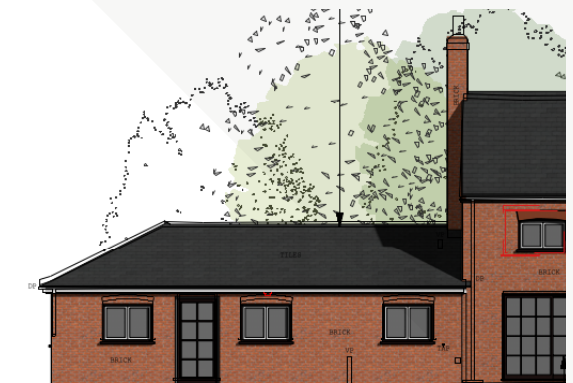
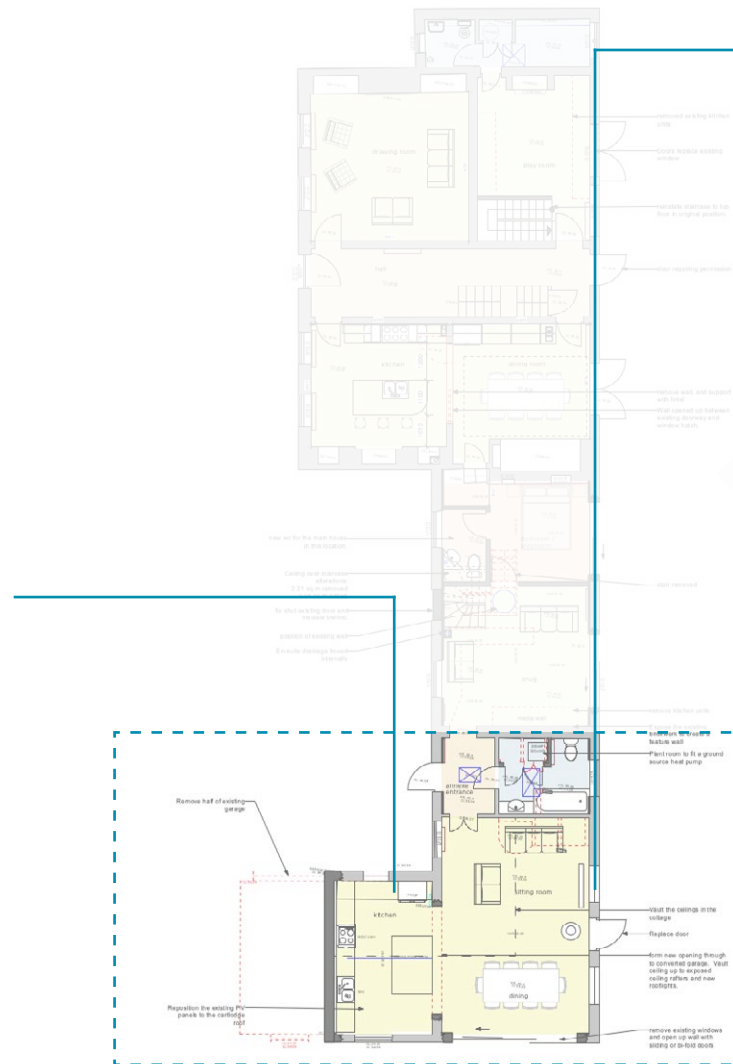
# LAYOUT AND SCALE

## ANNEXE

As the annex is a new development placed on the footprint of the original stables it is of less historical importance and so we can propose more ways to develop it further.

The garage will be partially demolished and a wall will be erected out of traditional brickwork and flemish bond.

The kitchen from the bakery will be relocated to fill this space, creating an open plan kitchen, dining, sitting room.



▼  
7.0  
APPEARANCE  
ELEVATIONS



**WEST ELEVATION (Front)** - Remains largely untouched apart from the reduction of the garage.



**SOUTH ELEVATION (Side)** - The south shows the partial removal of the existing garage as well as a new set of Crittall glazed doors.



**EAST ELEVATION (Back)** - New sliding door added to the main house, smaller timber windows and Crittall glazed doors all work together to create a more coherent facade.



**NORTH ELEVATION (Side)** - The existing garage no longer extends past the main house frontage.

## 7.0

# APPEARANCE

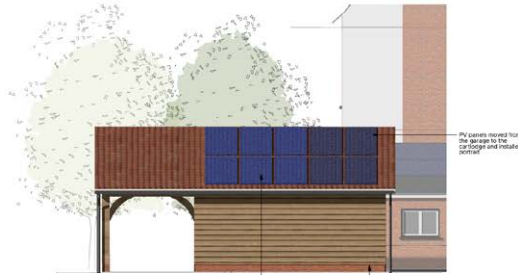
## GARAGE

The new garage will sit separate from the main building but reflect the scale of the stable block, and continue the use of timber weatherboard cladding. The roof will be finished in red clay pantiles to highlight the hierarchy between its status as a service building in contrast to the habitable spaces of the annexe.

Colour of photovoltaics graphically differentiates the new and existing PV Panels. They won't be different colours in reality.



1 West Elevation (Side)  
Scale: 1:50



2 South Elevation (Rear)  
Scale: 1:50



3 East Elevation (Side)  
Scale: 1:50



4 North Elevation (Front)  
Scale: 1:50



▼  
7.0  
APPEARANCE  
VISUALISATION



▼  
7.0  
APPEARANCE  
VISUALISATION



▼  
7.0  
APPEARANCE  
VISUALISATION



## ▼ 8.0 ACCESS

The property is set back from the road and has a pre-existing point of access. A concrete entrance that connects Dakings Lane to a paved driveway.

This will remain largely unchanged however the paving will be replaced by gravel to match the courtyard in front of the main house.

