

Consortium Trust

Helmingham School House

Design and Access Statement

This document has been prepared in connection with the proposed renovation of the school house at Helmingham Primary School to provide office accommodation for the Consortium Trust. It sets out:

- (a) the design principles and concepts that have been applied to the development; and
- (b) how issues relating to access to the development have been dealt with.

Location

Helmingham Primary School, School Road, Helmingham, Suffolk, IP14 6EX
School office telephone number: 01473 890267

Helmingham School House viewed from the B1077.



Listing status

The building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Registered in England and Wales, Private Limited Company by guarantee, without share capital. Company number: **10255142**.
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The building is Listed Grade II as “Helmingham Parish School and Masters House”.

List Entry Number: 1051969

Date first listed: 16-Jan-1995

Citation: “Parish School. 1853 and later C19. Brick in Flemish bond. Pantiled roofs, gables and gable-facing dormers with ornamented vergeboards. One and two storeys. Roughly U-shaped plan. Double gable-facing wings to left of earlier build served as the master's house. Entrances between the gables and in porch to the left return; chimneypiece to rear of left return. Each gabled range with shallow canted bay. Flat-arched windows with leaded casement lights. Hall range of six windows to rear, half dormered, of a later building with wooden sash glazing. Broad facing-gable range to right. Stacks to right-hand of master's lodge and tall octagonal stack to right inside corner. smaller facing gable wing to right return. Interior of hall with glazed trusses. Listed for its group value with St John's Row to the north.”

Project outline

Helmingham Primary School is a small rural primary school in central Suffolk. It is an academy and part of the Consortium Trust. The school is part of the Helmingham Estate and is a historic building that is Grade II listed. It comprises the main school and the adjoining School House. For some years the ground floor of the School House has been used as a nursery school, while the upper floor has been used for storage and as an office.

The nursery provision is being integrated with the main school and its location transferred to an existing classroom in the main school. The Trust proposes to refurbish both floors of the School House to create office space for the Trust.

Application is being made for permission to change the permitted use of the school house from F1(a) to E(c) to reflect the use of the School House for office space.

Design principles and concepts

The principle aim is to renovate the School House to modern office standard while enhancing the building's historic and architectural interest and making use of the site's rural location.

The project will require repurposing some rooms, upgrading heating, lighting and carpets and redecoration.

Finishes and material to match existing, e.g., using breathable paints/washes over any existing breathable paints/limewashes.

No changes to be made to the external appearance of the windows.

Any electrical work will be carried out by a qualified electrician.

Oil boiler work to be carried out by Oftec qualified engineer as necessary

The context of the development

The school house is integral to the whole primary school site. The works will be designed so that the unity of the buildings is enhanced. The impact on the appearance of the buildings when viewed from the B1077 will be minimal and so the buildings will retain the appearance of a single coherent establishment.

Access

Vehicular access to the site will be unchanged. Additional parking capacity will be created. An existing designated disabled parking space will be retained.

The interior of the building presents access challenges as there are changes of floor level and narrow door openings. The ground floor WC will be developed to provide an accessible toilet and washing facilities. Wheelchair-accessible working space will be provided in Room 17, which is adjacent to the ground floor WC. There is level access from the disabled parking space to Room 17 via Room 16 (to become a staff room) and a corridor. The threshold from the exterior to Room 16 will be improved to make it level. Wheelchair users will also have level access to the meeting room in Room 15.

Consultation

Pre-application advice has been sought from Building Control, Heritage and Planning officers and their comments have been incorporated in the final design.