



**LISTED BUILDING
DESIGN & ACCESS STATEMENT**

for

Proposed Garage Conversion and Alterations

at

**Giffords Hall,
Hartest,
Suffolk,
IP29 4EX**

Revised May 2022



RICS

14 Cornard Road
Sudbury
Suffolk CO10 2XA

1. **INTRODUCTION**

- 1.1 This statement is to accompany an application for Planning Permission and Listed Building Consent for conversion of the existing detached garage, replacing the conservatory roof and internal alterations at Giffords Hall, Hartest, and is to be read in conjunction with Whymark and Moulton drawings 21/143-04, 05B & 06A.
- 1.2 The aim of this statement is to demonstrate the design process involved and how the proposed development will be appropriate in planning terms.
- 1.3 This is a detached two storey dwellinghouse.
- 1.4 It has been extended in recent past with the addition of a conservatory/garden room and detached garage.
- 1.5 This application is a revision following the previous withdrawn applications, ref: DC/22/00672 and DC/22/0673. Withdrawn due to the Heritage Officers concerns over the proposed covered link walkway to the garage, omitted from this revised application.

2. **EXISTING BUILDING AND PROPOSALS**

Special architectural or historic interest

- 2.1 The property is Listed Grade II.

The following is an extract from the statutory list description:-

TL 85 SW 3/764 5377

STANSTEAD ROAD Shimpling Gifford's Hall

(Formerly listed as Giffords Farmhouse)

II

An early C19 stuccoed house of 2 storeys and 3 window range, with a later addition at the north-west end of 1 window range. The windows are well proportioned double-hung sashes with glazing bars. The original block has a central doorway with a modern doorway. Roof slate, hipped.

Listing NGR: TL8436251488

Setting

- 2.2 The building is situated in a rural location between the villages of Shimpling and Hartest.

- 2.3 It comprises a working vineyard with yard and associated buildings, located to the south of the main Hall.

Fabric

- 2.4 The property is constructed principally of masonry walls under a slate roof. There have also been internal alterations and extensions in recent years.

Features

- 2.5 The property retains some traditional and historic features to the main two storey building. These are unaffected by the proposals.

Principles

- 2.5 The proposal, as described below, comprises distinct elements.
- converting the C20 prefabricated garage into ancillary accommodation
 - enlarging existing openings to the kitchen/utility and study/conservatory
 - repair/replacement of the existing conservatory glazed frames in matching timber frames.
 - Replacing the conservatory glazed roof with a solid structure covered with natural slate to match the host property.

The original and significant parts being the property are not affected by these proposal.

Materials and detailing will be traditional and sympathetic.

Justification

- 2.6 The overall design and development objective is to carry out modest alterations to improve the accommodation and be sympathetic to and in keeping with the existing building.

Mitigation

- 2.7 Materials and detailing will be traditional and sympathetic.

3. **DESIGN AND DEVELOPMENT OBJECTIVES**

- 3.1 It is intended to convert the existing unused garage structure to form a utility and ancillary space for use by the main house. The existing doors will be infilled, new door and window openings installed and all external walls clad with stained timber boarding.

- 3.2 The minor internal alterations are required to improve the living accommodation for occupiers.
- 3.3 Alterations to the conservatory will replace decayed and rot affected frames, provide a solid slated roof to enable better thermal performance and use of the space.
- 3.4 External materials and detailing will match the existing building.

4. **PLANNING POLICY AND CONTEXT**

- 4.1 The Babergh Local plan 2006, remains the lead document during New Joint Local Plan Process.
- 4.2 The National Planning Policy Framework, July 2021 provides general guidance and advice centred on the principle of conserving and enhancing significance.
- 4.3 The property is in a rural location with no near neighbours and is not within any designated Conservation Area.
- 4.4 The proposed alterations and extension do not dominate either the existing building or site, is subservient to the host dwelling, and therefore is acceptable in planning and design terms.
- 4.5 Adopted Local Plan Policy HS33 deals with extensions to existing dwellings, requiring them to be compatible with the existing dwelling and site. This proposal is compatible in terms of scale, siting, and materials.
- 4.6 Local Plan Policies CN01 and CN08 deal with applications in Conservation Areas, requiring all proposals to match in terms or scale, appearance and materials, as in this case.
- 4.7 The new Babergh and Mid Suffolk Councils Joint Local Plan is currently under examination. Policy LP03 deals with extensions and broadly reflects requirements of previous policies
- 4.8 Policy LP21 deals with the historic environment in more general terms repeating requirement and aims of the NPPF.

5. **THE DESIGN PROCESS**

- 5.1 The scheme involves the conversion of the existing garage into usable accommodation, works to the conservatory and minor internal alterations.

- 5.2 The scheme has been designed to minimise any new work or changes which might affect the layout, appearance or character of the existing site and building.

Landscaping

- 5.3 Landscaping is to remain unchanged as a result of these applications.

Appearance

- 5.4 The proposed external appearance is affected only by the installation of new external openings to the former garage structure and replacement conservatory roof. These have been designed to enhance and complement the existing arrangement. No part of the proposed works are publicly visible.

Design

- 5.5 The design considerations were to ensure the new addition remains subservient to the existing dwelling, and that associated works respect and are in harmony with the historic nature of the original building.
- 5.6 Windows will be painted timber units of a style to match existing, the roofs will be covered with slate, all to match the existing elevations.

6. **CONCLUSION**

The historic importance of the host building is apparent in its status as a Grade 2 Listed Building.

The approach taken to the proposed works is considered sympathetic and in keeping.



Rear(South) Elevation, showing existing garage (left), conservatory(right) and site of proposed covered walkway



Existing garage



Front (north) elevation of existing garage, to be converted.



Existing conservatory