

JON VENNING ARCHITECT

DESIGN AND ACCESS STATEMENT

PROPOSED REINSTATEMENT WORKS TOGETHER WITH INTERNAL ALTERATIONS AT MIZPAH BELLS LANE HINDERCLAY SUFFOLK IP22 1HW (APPLICATION FOR LISTED BUILDING CONSENT)

This Design and Access Statement is to be read in conjunction with Drawing Numbers 23/1511/001, 23/1511/002 together with the report prepared by Structural Engineers, The Morton Partnership and also with information provided in respect of replacement windows. The above together with this statement forms part of the Application for Listed Building Consent made to Mid Suffolk District Council by Mrs Susan Vincent who is the owner of the property.

SITE LOCATION

The property known as Mizpah is situated to the northwest side of Bells Lane in the village of Hinderclay. The location of the property is noted and highlighted in red on the location plan on Jon Venning Architect Drawing Number 23/1511/001 and the site is approximately 0.14 Hectare in area. Both pedestrian and vehicular access to the property is from Bells Lane via the shingled driveway.

Site boundaries are a mix of fencing and mixed species hedging and there are open views to the north. There are residential dwelling to both the west and east sides.

FLOOD RISK AND CONTAMINATION

The property is not within and Flood Risk Zone as defined by The Environment Agency or local rivers authority..

From local and historical knowledge there are no known contamination issues.

ECOLOGY

There are no known flora or fauna issues associated with the site.

LISTED BUILDING AND CONSERVATION AREA STATUS

The property is listed (Grade 2) but is not considered to be within a designated conservation area. In addition to the dwelling there is as least one storage building.

THE BUILDING

Externally:

Floor plans and elevations 'as existing' are clearly noted on Jon Venning Architect Drawing Number 23/1511/001.

The two storey element of the property is of timber frame construction with clay lump construction externally set above a brick or masonry pinth. As stated in The Morton Partnership report it is likely that the timber frame has been reused from another structure.

To the front of the building an enclosed porch with large glazed side windows all under a sheet metal finished roof.

The roof is of timber construction finished with clay pantiles with matching ridge and hip tiles. The main chimney is of facing brick construction with lead flashings.

The single storey part of the building is of brick or masonry construction under a flat roof which is finished with built up bonded felt. The chimney is of facing brick construction with the plinth band painted black.

Windows and doors are not original being relatively modern standard joinery items.

Internally:

At both ground and first floor the inner sides of the external walls are plastered. The internal area is almost divided into two parts due to the large chimney and which has evidence of two fire places. Other internal walls are formed using timber stud work finished with plaster.

The floors at ground floor level appear to be a mix of timber construction and solid (either concrete or stone slabs). At first floor the floors are of timber construction with wide plank floor boards in place. The upper storey is accessed via timber stairs which divide to provide access to both parts of this level.

As noted in the report prepared by The Morton Partnership the property is in poor condition with part of the east and west elevations having partially collapsed. This has led to the upper floor on the east side being unsupported and in a collapsed state. Currently the collapsed areas are supported and to some extent shored up with scaffolding which are being monitored by the applicant and member of her family.

PROPOSALS

Floor plans and elevations 'as proposed' are clearly noted on Jon Venning Architect Drawing Number 23/1511/002.

It is proposed to retain the overall footprint of the building at both ground and first floor levels. As a result there are no major changes, apart from fenestration and doors to the elevations or general external finishes. Reference should be made to Jon Venning Architect Drawing Number 23/1511/002 and also to The Morton Partnership report for reference in respect of the proposed work to be undertaken.

Due to its unsafe nature one of the outbuildings has been removed whilst the other will be retained and made good for storage use.

ACCESS TO THE BUILDING

Currently there is a main entrance door (south side) and a rear door on the (north side). These entrance positions will be retained and serves to provide access to all parts of the building at ground floor level. The stairs will be retained and made good as necessary. It will be possible for disabled persons to access the ground floor from both entrances.

Paved pathways to the doorways will either be retained or new hard surfacing provided to aid all persons.

VEHICULAR ACCESS

Vehicular access from Bells Lane will remain as currently existing and the present parking provision turning area will be retained and improved as necessary.

LANDSCAPING

No major changes are proposed to the existing soft landscaping and existing boundary fences and hedges being retained and made good or enhanced as necessary.

DRAINAGE

Both foul and surface water drainage will be retained. It is noted that the foul water drainage is connected to exiting mains drainage provision. Surface water rainwater down pipe positions are to be retained. These connect to below ground drainage and soakaways with outfall/overflow taken to exiting drainage ditch on the north side boundary.

SERVICES

Services in the form of mains water supply, electricity and telephone are all available to the building and retained.