

**PROPOSED INTERNAL ALTERATIONS and  
NEW SINGLE STOREY EXTENSION TO  
SYLEHAM HOUSE  
WINGFIELD ROAD  
SYLEHAM IP21 4LL**



**DESIGN & ACCESS and HERITAGE STATEMENT  
and SCHEDULE OF WORKS (REVISED)**



architectstwo

[www.architectstwo.co.uk](http://www.architectstwo.co.uk)

8 Lambseth Street  
Eye Suffolk IP23 7AG

07932 304682

01379 871231

[mail@architectstwo.co.uk](mailto:mail@architectstwo.co.uk)



**SCOPE OF THIS APPLICATION** (relevant details shown in red)

Relates to two adjustments to the previously approved proposals.

- 1: Formation of new openings between utility area/rear lobby to enlarge the kitchen
- 2: Creation of a single storey rear extension to form a new garden room

**Fabric**

The house is substantially built with solid brick walls full height externally and across the central north/south spine wall. Floors in the principal rooms in the west range at ground level and all upper floors are timber boards on joists. Internal partitions at upper levels are stud and plaster.

Although apparently built as a single entity, the plan form and internal levels (and vertical brick joints in the north and south walls) suggest that the gabled western range may have formed a first stage – possibly attached to an earlier building that was subsequently replaced soon after by the east range under the hipped roof.

Structural movement over the years has prompted the introduction of metal tie bars along the central north/south spine wall; this measure seems to have been largely successful in stabilising the structure.

Differential movement and consequent repair (some not uniformly well executed and some in cement) and some evidence of weather penetration in the past suggest that it is not practicable, or economically justifiable, to attempt to revert to the original finish or relinquish the additional weather protection of a masonry paint coating. It is proposed to use the dry-ice cleaning method to remove the existing exterior paint to the brickwork and recoat it with a breathable lime wash

The later single storey garage/workshop wing at the north east corner of the building was in poor condition due to insufficient pitch to the pantiled roof. This has been partly removed under a previous application and now allows the insertion of a new single storey Garden Room overlooking the gardens and mill pool.

**Features**

The features given specific mention in the listing include *'the doorway with inset 6 panelled raised and fielded door (the upper two panels glazed), rectangular fanlight with geometric glazing bars incorporating hexagonal lantern case; the architrave with triple key and a cornice on console brackets'*

The listing also mentions *'later wing to rear: to the road a pair of french windows with louvred shutters opening onto a wrought iron balcony with circles linked by 4 petalled flowers'*

No alterations to these features are proposed.

### **Principles**

The application proposals seek to improve the current kitchen layout and with the formation of the new Garden Room create additional living space to take advantage of the building's setting in the large gardens and adjacent mill pool

### **Justification**

The application proposals seek to obtain the best benefit from the location, orientation and outlook of the building and provide a sequence of indoor and outdoor spaces that will improve family living conditions.

### **Mitigation**

The objectives of the application proposals are the improvement of the space left following the removal of the former garage. The internal alterations involve the creation of modest openings in the wall between the existing kitchen and utility space to improve the effective use of the kitchen

### **Flood risk**

The location of the property beside the River Waveney inevitably means that parts of the garden are prone to flooding, although there is no indication of any special risk that the house itself is prone to flooding.

The floor level of the lowest floor is some 2.7metres above the top of the river bank and the extensive flood plain in the water meadows opposite.

The proposals do not involve lowering floors below the existing finished floor levels.

A separate Flood Risk Assessment has been prepared and is included with the application.

## **SCHEDULE OF WORKS (refer to submitted current Drg AT/101/01)**

### **New single storey extension**

The proposal is effectively the replacement of the former garage to provide a new Garden Room, accessed from the Family Room. The existing window and external door on the east elevation will remain.

The new extension will have a vaulted ceiling with sliding folding doors on the north side (with views to the garden and the mill stream). A new painted brick brick wall on the south side will have high level clerestory windows to partly overcome the single northern aspect.

The proposed new roof abuts the existing Garden Store adjacent which is in need of repair. Therefore the new extension roof will include the repair of the rafters and the re-laying of the pantiles on the Garden Store to achieve a continuous pitch on both sides. See photo below:



*Roof of existing Garden Store that requires attention*

There is an existing chimney, albeit with the top removed, which will form part of the new extension. The chimney will be extended with suitable facing brickwork and lined to accommodate a new wood burner. See photo below:



*Existing chimney on west side of existing Garden store which will be retained and extended.  
(This picture shows the previous garage building which was removed as part of previously approved works)*

### **Internal alterations**

#### **Kitchen:**

Create new openings in southern internal wall in new kitchen. Openings each side of chimney stack to be 1300mm wide with elliptical arches over. Wall at the rear of the new Aga position to be opened up to allow a clear view between the two spaces