



**WINCER
KIEVENAAR**

Landscape Masterplan and Associated Works Including Demolition of Pool House, Greenhouse and External Wall, Relocation of Tennis Court and Alterations to Outbuilding at:

The Old Rectory, Felsham, IP30 0PW

▼
**DESIGN AND
ACCESS
STATEMENT**

▶ 5802

Householder Planning Application with Listed Building Consent

Address:

The Old Rectory, Felsham, Suffolk, IP30 0PW

Local Authority:

Mid Suffolk District Council

Client:

Mr. & Mrs. C. Pugh

Date:

June 2023.

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1.0

INTRODUCTION

PROPOSAL SUMMARY

Wincer Kievenaar Architects were appointed to prepare this Design and Access Statement in support of a householder planning application for a holistic landscape masterplan at The Old Rectory, Felsham.

The Old Rectory is a Grade II listed property which has been subject to recent alterations including demolitions and adaptations to create the current kitchen; a Cartlodge, Pool House and Pool.

The proposal is a landscape lead scheme to create a more sympathetic landscape setting reflective of the grandeur of this Heritage Asset. The proposals set out within this document and within Tom Stuart-Smith Ltd's Landscape Design Statement seek to remove many of the 21st century interventions to reinstate a softer native environment.

The proposals are summarised as follows:

- Landscape Masterplan (refer to documentation prepared by Tom Stuart-Smith Ltd)
- Demolition of existing 21st Century Pool House.
- Demolition of existing 21st Century Greenhouse.
- Removal of low rise wall structures to rear elevation (abutting kitchen).
- Alterations to existing Game Larder. (Insertion of louvered openings)
- Relocation of Tennis Court.

This document is provided to supplement the detailed Landscape Design Statement prepared by Tom Stuart-Smith Ltd and will provide further information on structures for removal.

CONSULTANT TEAM

Architecture: Wincer Kievenaar Architects
Landscape: Tom Stuart-Smith Ltd
Ecology: Greenlight Ecology



▼ 2.0 SITE CONTEXT

SITE LOCATION

The Old Rectory is located on the eastern edge of Felsham, Suffolk and is accessed off Church Road, to the north.

The property is situated within the Felsham Conservation Area boundary

LISTED BUILDINGS

- 1 The Six Bells Public House
Grade II
- 2 Church Cottage and Adjoining House
Grade II
- 3 Church of St Peter
*Grade II**
- 4 Lower Green Farmhouse
Grade II
- 5 Barn, 30m north of Lower Green Farmhouse
Grade II
- 6 Lower Green Cottages
Grade II
- 7 Briar Cottage
Grade II



HERITAGE STATEMENT

The Old Rectory is officially listed as Eastgate Hall with the following:

FELSHAM LOWER GREEN TL 95 NW 2/51 Eastgate Hall - 15.11.54 - II

Former rectory. Early C19 with earlier core, perhaps of C17. Timber-framed, part clad in C19 gault mathematical tiles, part plastered. A band at 1st floor level of entrance front; dentilled eaves cornice. Plaintiled roofs, the front range hipped. Two early C19 chimneys, each with a group of 4 circular shafts of gault terracotta tiles, moulded in the C17 manner. 2 storeys. 3 windows. Small-paned C19 sashes, those at ground storey with sidelights. 2- storeyed semi-circular flat roofed bays were added in early C19 to either gable of the entrance front, with 3 sashes to each storey. Pair of early C19 half-glazed panelled entrance doors: Roman Doric portico porch with columns and flat entablature. The slightly lower rear service wing probably comprises the C17 hall range, and the attached crosswing was converted to form the entrance front in C19. The use of mathematical tiles is a rare feature in Suffolk. Interior not examined.

Listing NGR: TL9491057006

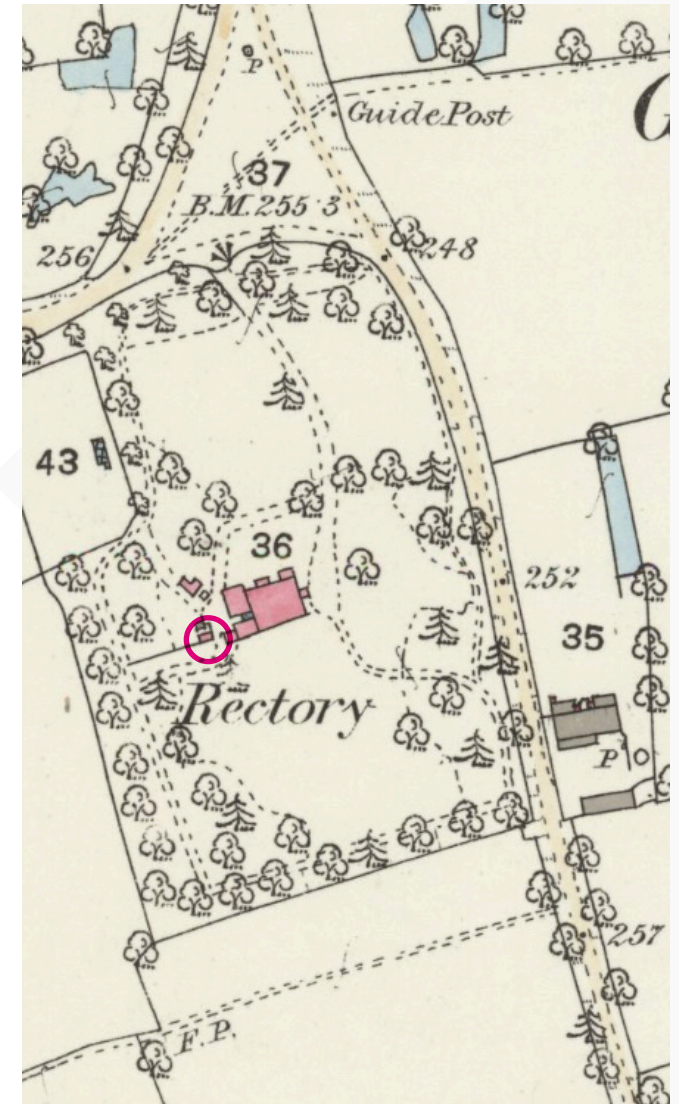
The proposals set out within this document and within the Landscape Design Statement give due consideration to the significance of the heritage asset and acknowledge structures that may be considered curtilage listed.

The 21st century structures namely the Pool House, Tennis Court and Greenhouse have no historical or physical connection to the listed asset but are within its broader setting. They are therefore included as part of this application.

The Game Larder structure is present on historical mapping and is circled on the extract to the right, an 1885 OS map. The proposed alterations to this structure are described later in this document and are considered more in keeping with the building's original function.

Lastly, the kitchen wall abutting the principal building is believed to be of 20th century construction and built to conceal rudimentary back of house structures including a garage. These structures are no longer in existence and have been replaced with a kitchen around 2002.

2.0 SITE CONTEXT



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2.0
SITE CONTEXT

SITE ANALYSIS

The site is identified on the aerial image to the right and indicates the extent of the applicant's ownership.

The image identifies the garden being well screened to all boundaries with the dwelling commanding a central position within the primary plot.

To the east of the main dwelling, a strip of linear amenity land is included as part of the proposals. This was used as a 'Tennis Meadow' within the 20th Century. The proposals seek to reinstate this usage and provide suitable landscape details to suit the setting.

The remainder of the land in the applicants control shall be unaffected by these proposals.



SITE PHOTOGRAPHS



View of the The Old Rectory principal elevation (East)



View of wall abutting kitchen for removal

2.0 SITE CONTEXT



View of wall abutting kitchen for removal looking north



View from The Old Rectory looking north along the drive with tennis court in view



View of Old Rectory approach looking south



View of wall in context of south elevation





2.0

SITE CONTEXT

SITE PHOTOGRAPHS



View of the existing Pool House building for demolition/removal



View of existing aluminium Greenhouse for demolition/removal/



View of the existing Pool House building for demolition beyond the Game Larder.



SITE PHOTOGRAPHS - GAME LARDER



View of the west elevation



View of the east elevation

2.0 SITE CONTEXT



Oblique view with pool building in the background



View of the north elevation



View of the south elevation



Internal view





3.0

USE AND AMOUNT

USE

The existing residential use shall remain unaffected. The garden shall continue to be used as residential amenity.

The proposal will reduce the overall built up area on site, introducing more soft landscaping, native planting and reduced impermeable surfacing.

AMOUNT

Various alterations will be carried out, seeing an overall reduction in GIA throughout the site.

Pool House
Existing GIA: 44 sq.m
Proposed GIA: removed

Game Larder
Existing GIA: 4 sq.m
(Retained)

Greenhouse
Existing GIA: 11 sq.m
Proposed GIA (New): 24 sq.m

Tennis Court
Relocated



Tennis court to be relocated

Greenhouse to be removed

Game Larder retained with alterations

External wall removal

Pool building to be removed



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4.0
LAYOUT

Landscape proposal duplicated here to illustrate positive impact of buildings/structure removal and alterations.

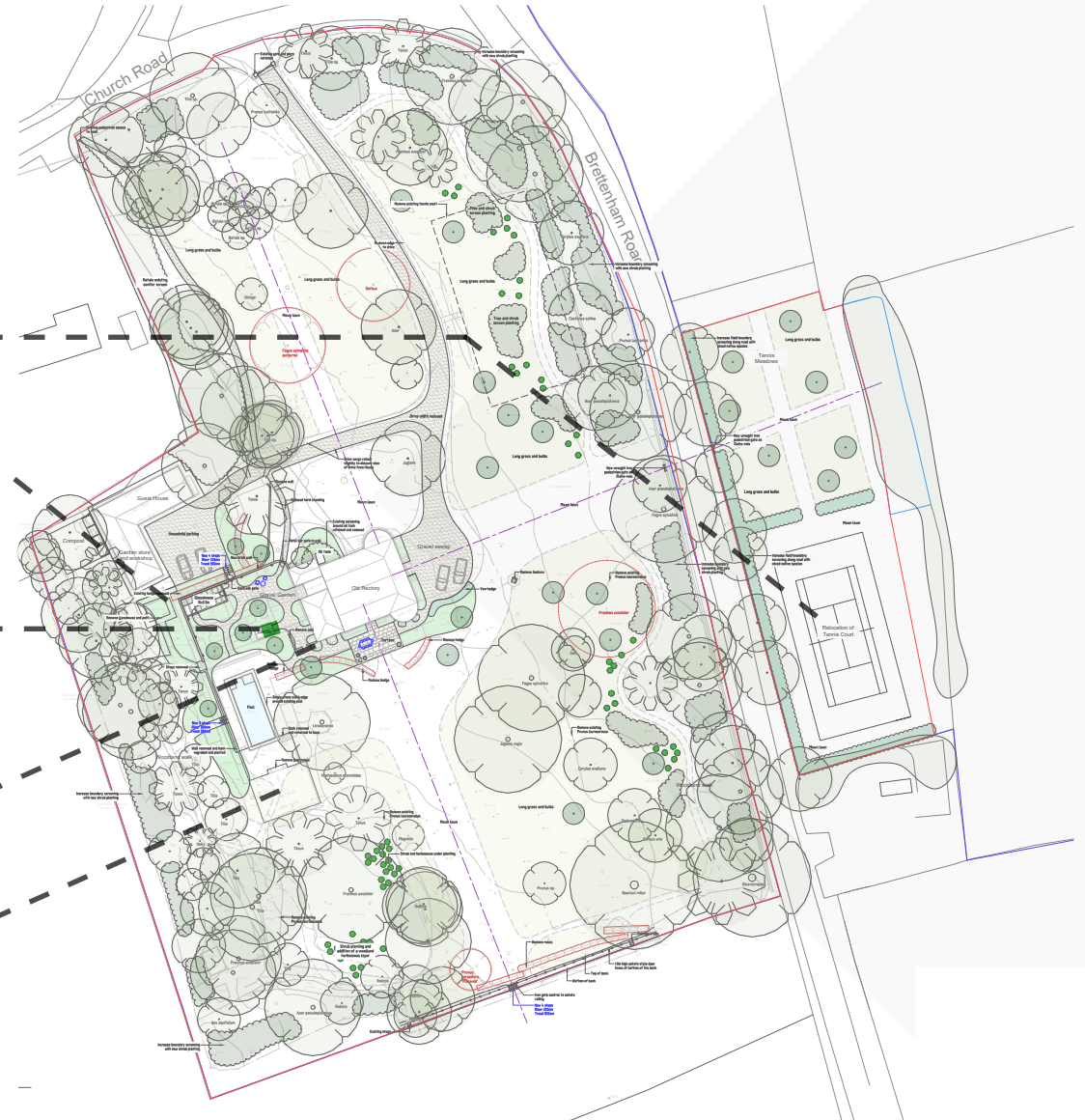
Tennis Court relocated

Greenhouse removed

Game Larder retained with alterations

External wall removed

Pool House removed





5.0 SCALE, MASSING & APPEARANCE

The form, scale and appearance of the property will remain unaltered with the exception of the structures proposed for removal.

The overall appearance and enjoyment of the architectural formality and heritage status is believed to be enhanced greatly through the proposed masterplan. The removal of 21st century interventions will provide an uncluttered setting for the heritage asset and as such greatly improve vistas within the garden.

Views towards the building shall be much improved, of particular note, the relocation of the Tennis Court shall significantly enhance the approach from the driveway. Other views from the building to the broader landscape setting shall be enhanced.

Structures proposed for removal are not contemporary to the original dwelling and therefore have no level of identifiable harm to the heritage asset.

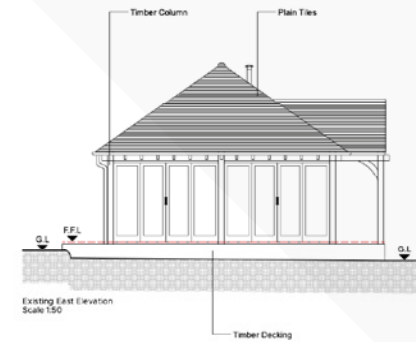
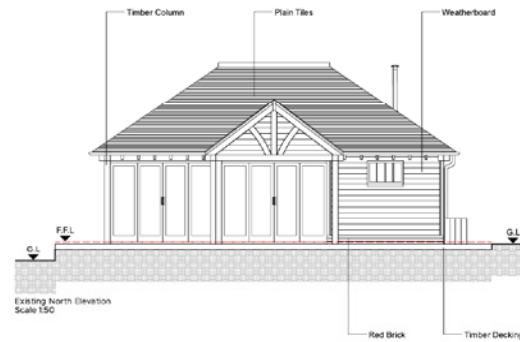
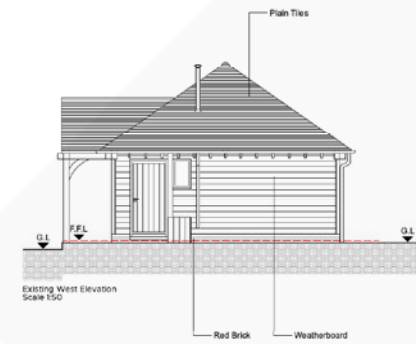
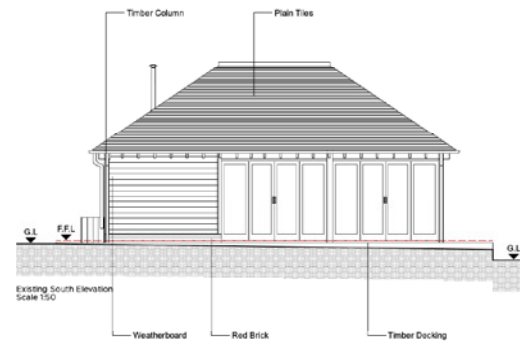
The Pool House building, Greenhouse and Tennis Court are all of the 21st century.



POOL HOUSE

The existing Pool House building shown here shall be removed in its entirety

5.0 SCALE, MASSING & APPEARANCE



GAME LARDER

The proposals relating to the Game Larder seek to replace the glazed windows with timber louvres. These louvre structures are believed to be more suitable for the building's former use, where openings would be grilled or louvred.

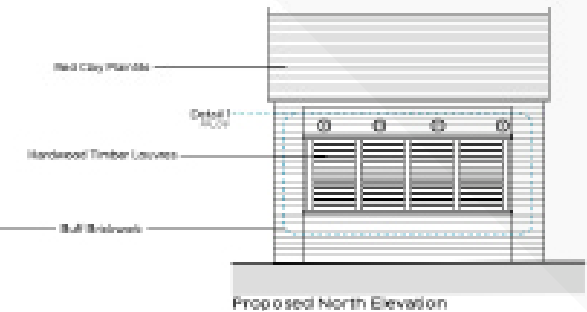
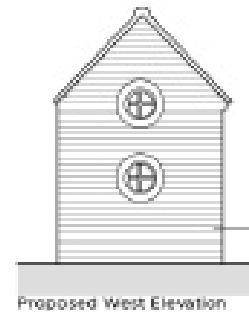
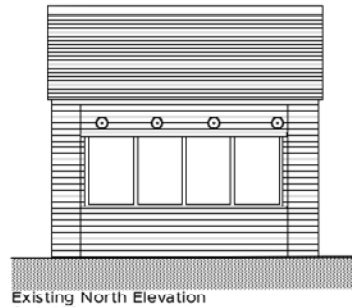
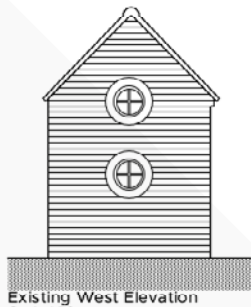
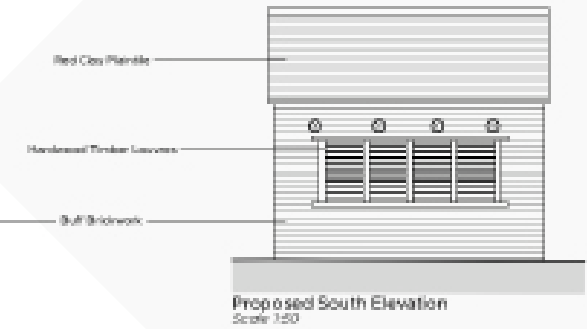
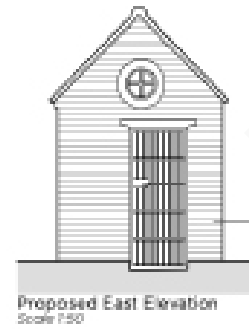
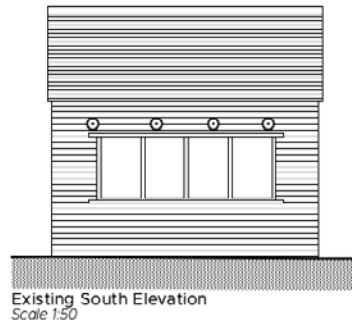
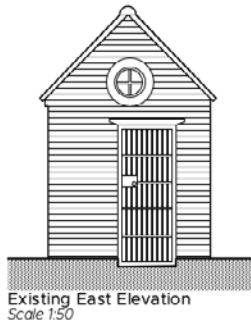
The proposals shall ensure its subservience to the house within the landscape setting.

Details are submitted as part of this application.



5.0 SCALE, MASSING & APPEARANCE

(left) Farnborough Hall Game Larder
(right) Haddo House Game Larder



KITCHEN WALL

The existing external kitchen wall that creates a small courtyard will be removed to open up connectivity between the garden spaces.

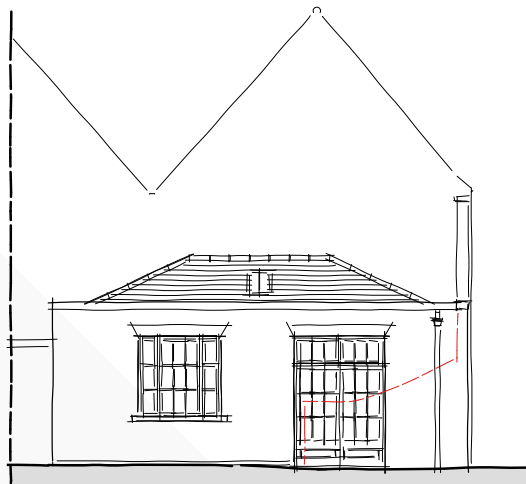
Furthermore, the removal of the wall shall reduce the visual impact on the south elevation. Thus allowing the grandeur of this elevation to be appreciated.

The wall will be made good and rendered to match the existing.

5.0 SCALE, MASSING & APPEARANCE



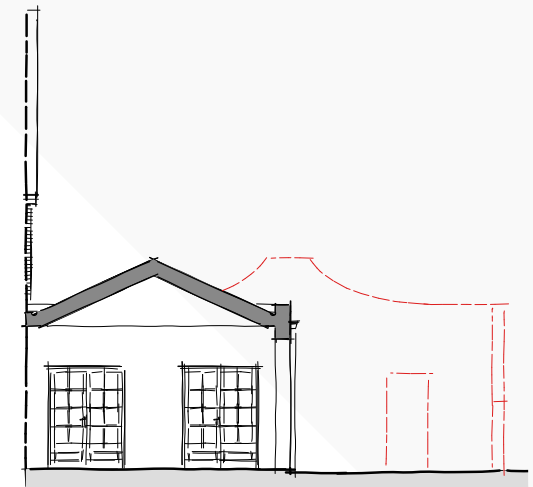
Wall to be removed



Proposed West Elevation
Scale 1:100



Proposed South Elevation
Scale 1:100



Proposed Section AA
Scale 1:100



▼
6.0
LANDSCAPING

For details of the landscape proposal and comprehensive masterplan, refer to Tom Stuart-Smith Ltd documentation.
(Background image extract from Landscape Design Statement)



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7.0
ACCESS

The proposals will have no impact on existing access arrangements.

The existing access serves the single dwelling and shall continue to do so.

