

DESIGN & ACCESS STATEMENT
Including SCHEDULE OF WORKS and HERITAGE ASSESSMENT
for Planning & Listed Building Consent

Old Hall, Finningham Road, Walsham-le-Willows, IP31 3BN

Application #1

1. Introduction

This statement presents the proposals for the alterations to Old Hall, Finningham Road, Walsham-le-Willows.

The proposals intend to renovate the property to allow for continued use, while also reinstating some of the original layout and features of the building. The proposals also include the re-combining of the two dwellings into a single property.

2. Use

The property is a former farmhouse, separated into two dwellings known as 'Old Hall' and 'Old Hall Cottage', although both are under the same ownership. The use of the building will remain unchanged by the proposals, although the two dwellings will be combined into a single dwelling.

3. Setting

Old Hall is located in the countryside to the east of Walsham-le-Willows, and surrounded by a number of agricultural barns and outbuildings all within the curtilage of Old Hall.

4. Special Architectural / Historic Interest

Old Hall is a Grade II listed, former farmhouse. The listing text dates the building to the 18th and 19th centuries.

The Heritage Statement (attached) expands on this, and dates the two-storey, red brick, front range, along with two bays of the rear range, to the late 17th century or early 18th century. The three bays to the south of the one-and-a-half storey rear extension were originally timber framed and may be of the same age as the main core. The entire rear wing was altered in the mid 19th century, with the walls rebuilt in flint and red brick. The two-storey, red brick western extension is dated to the late 18th century. The garage extension to the rear wing dates to the late 20th century.

The subdivision of the rear wing into a separate dwelling possibly occurred in the early 20th century.

5. Schedule of Works (including Heritage Assessment / Justification)

a. Creation of Pantry within Boot Room (former Kitchen to Old Hall)

The proposal is to partition off an area of the Boot Room (currently the Kitchen) to form a pantry. The proposed timber stud wall will incorporate the existing free-standing timber post into the wall. The line of this proposed wall is likely the original position of the west gable wall, as indicated by the ceiling level change.

There have been previous alterations to this area of the house. The existing wall separating the Entrance Hall from the Kitchen, which will form the east wall of the pantry, is not original and the Heritage Statement dates this to no earlier than the late 19th or early 20th century. The South wing itself was a later addition, dated to the late 18th or early 19th century. Therefore, further alterations to this area of the house are not without precedent.

Pre-application advice confirmed that there were no Heritage concerns with the addition of the Pantry.



Figure 1: View of proposed location of new Pantry

b. Demolition of existing staircase and install replacement. Removal of existing first floor bathroom above stairs.

The main staircase in the Old Hall is a modern 20th century insertion of little historic interest. The altered stair layout will allow for the partial removal of the current party wall which runs adjacent to the stairs (see item e. below). This will also provide additional space to create a vestibule which will in turn allow the west door to be used as the main entrance to the property.

The current bathroom above the stair landing will be removed to provide sufficient headroom for the new stairs. The first floor joists in this location are modern softwood so no historic fabric will be lost by their removal.



Figure 2a: Existing Hall showing Staircase and Free-Standing Post



Figure 2b: Existing Landing & WC showing modern softwood joists

- c. *Install new Bathroom 1 in former Bedroom 2. Block up doorway into west corridor (but leave existing door in-situ).*

Bedroom 2 is proposed to be converted into a bathroom. Any vents required will be located in the eaves/fascia and the shower will be located below dado rail height, as suggested in the Pre-Application advice. New timber joists, spanning between the external wall and the large-sectioned floor beam, are proposed to be inserted, forming a raised platform to support the weight of the bath and provide a level surface, while leaving the historic fabric unharmed.

The Pre-application advice noted that the door is of some age and has historic interest therefore should be retained in situ, however the opening could be blocked up from the corridor side.

d. Partially demolish partition between existing Hall and Living Room (to become Dining/Family Room and Kitchen respectively).

What is proposed to become the new Kitchen was formerly part of Old Hall, rather than part of the Cottage behind as it is at present. The current Party Wall was not the original divide between the main house and the farm managers cottage behind but is instead is a modern 20th century insertion, likely installed at the same time as the staircase behind. Therefore, no historic fabric will be lost by demolishing this wall, and it will partially re-establish the historic layout of Old Hall.

e. Remove modern brick surround to Fireplace in Living Room/proposed Kitchen

The fireplace, including the timber bressumer over, is believed to be an original feature of the farmhouse dating to late 17th or early 18th century, however it has been altered in more recent times with a red brick frontage. This brickwork is proposed for removal to restore the original fireplace.



Figure 3: Altered Fireplace in Living Room

f. Alter internal layout of rear wing. Break out existing floor at South end and reduce levels to match floor level in rest of wing.

The walls separating the current Kitchen, Dining and Hall are believed to be modern 20th century timber stud and plasterboard of little historic value. The proposal is to demolish these and construct new partitions to allow for the formation of a Utility, Study and slightly larger WC/Cloakroom. This is a more effective use of the space, following the merging of both properties.

Pre-application advice stated that Heritage had no issues with the rearranging of the modern partitions in this area.

The existing floor level in the Kitchen and Bathroom is approx. 160mm higher than the rest of the Cottage, and the proposal is to reduce the floor level in this area to avoid this awkward single step. This will involve breaking out the existing floor structure and replacing it at the lower level.

g. Replace modern uPVC window on west elevation with painted timber window (to match the other windows on this elevation).

The southern-most window on the west elevation is a modern uPVC window not in keeping with the other black and white painted timber windows to the elevation. The replacement of this window will therefore improve the character and appearance of the building. Details of the replacement window are attached.



Figure 4: Existing uPVC window (left) and adjacent timber window (right)

h. Replace door to East elevation. Replace 2 no. windows to East elevation.

The existing doorway appears to be a fairly modern insertion and the door itself is also of modern design and of no historic value. The windows are similarly modern casement windows and therefore the proposal is to replace them with a more traditional design which will be sympathetic to the surrounding structure. Details of the replacement windows are attached.



Figure 5: Existing door and windows to Eastern elevation

- i. Remove internal cement render. Insulate external walls to the rear wing with 70mm sheepswool insulation internally. Replace modern plasterboard ceilings at ground floor to rear wing.*

The internal cement render is proposed for removal to improve breathability. In addition, the solid walls of the Cottage are currently uninsulated and the proposal is to improve the thermal performance of these walls by adding 70mm of breathable sheepswool insulation within a timber frame lining, finished with plasterboard. Refer to attached details.

The ceiling plasterboard requires replacement; proposals are to replace like-for-like using plasterboard and one-coat plaster.

6. Summary

The proposals aim to ensure minimal impact to the Grade II listed building while allowing it to be renovated and updated for continued use.

The above mitigation thereby ensures that the proposals will allow for the renewal of certain elements while being both physically and visually compatible with the existing appearance, fabric and setting of the property.