

**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 #2

**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 demolition of a modern garage/store extension.

**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 18<sup>th</sup> and 19<sup>th</sup> 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 17<sup>th</sup> century or early 18<sup>th</sup> 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 19<sup>th</sup> century, with the walls rebuilt in flint and red brick. The two-storey, red brick western extension is dated to the late 18<sup>th</sup> century. The garage extension to the rear wing dates to the late 20<sup>th</sup> century.

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

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

- j. New porch to west entrance to Old Hall. Replacement porch to west entrance to Old Hall Cottage.*

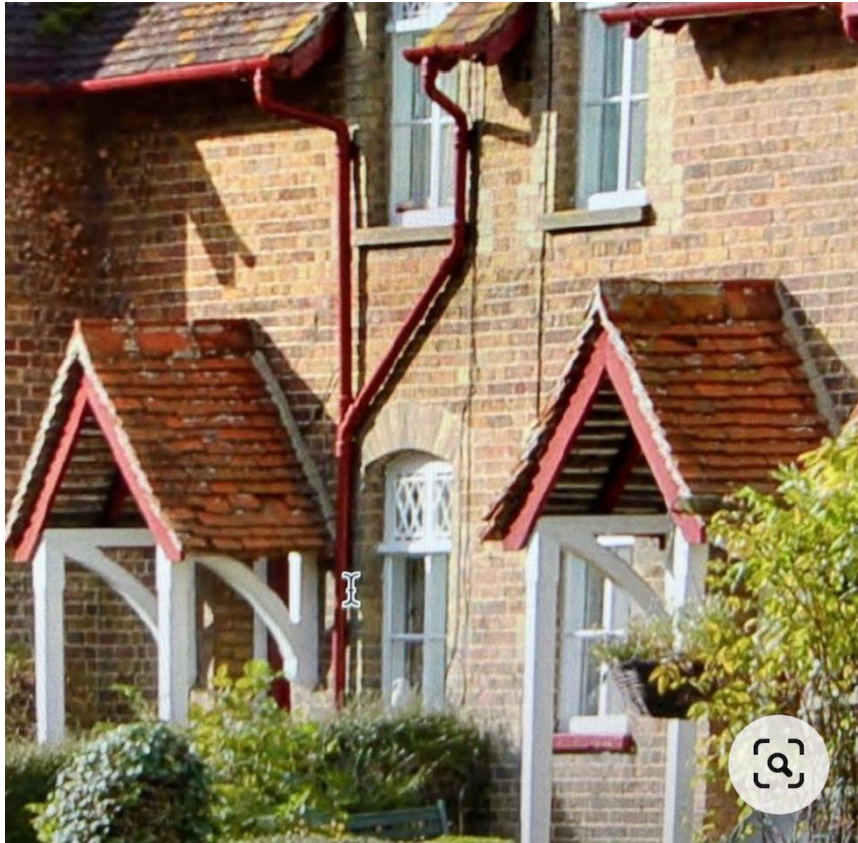
The existing main entrance to the Cottage, located on the west elevation, has a modern timber porch with a plain-tiled pitched roof and timber boarded walls. This structure likely dates to the late 20<sup>th</sup> century and is not particularly sympathetic to the surrounding structure, thus a replacement structure is proposed, designed to be more in-keeping with its surrounds. The proposal also includes providing a matching porch on the existing west entrance to the Old Hall.

The Pre-Application advice stated that a porch on the Old Hall entrance was unlikely to be reflective of the historic form of the house, as this would have traditionally been a secondary entrance, however that a “minimal... canopy, perhaps on simple posts or brackets” might be achievable.

Therefore, the proposed form of both this porch and the replacement porch to the Cottage, is a more open structure with a plain tiled roof supported on white painted timber posts with open sided walls, designed to be visually subservient to the main, front porch.



**Figure 6:** Existing Porch to Old Hall Cottage



**Figure 7:** Photo showing example replacement porch

*k. Demolish existing Garage/Store extension. Form new opening in South gable to access extension. Proposed new Outdoor Terrace.*

The current garage/store is a modern late 20<sup>th</sup> century extension of little historic interest and of a style not particularly sympathetic to the main house. The garage/store proposed for demolition has a floor area of approx. 25m<sup>2</sup>.

The outdoor terrace is proposed to be formed from paving slabs, laid with a fall of 1:60 to the west, on 50mm bedding mortar on 100mm compacted hardcore on a Terram 1000 geotextile membrane.

The South gable wall is solid brick, laid in Flemish bond, believed to date to the mid-19<sup>th</sup> century when the rear wing was remodelled. The pre-application advice received, stated that a new opening within this wall is acceptable in principle so long as no blocked historic openings would be impacted by the demolition. There are currently no openings in this gable wall, nor is there evidence in the exposed brickwork of historic openings which have been blocked up, thus a 1.8m opening is proposed; sufficient to allow for bi-fold doors for access onto the terrace.

The door opening is proposed to be arched to match the historic openings elsewhere within the rear range.





**Figure 8:** Rear Garage/Store Extension as Existing

*l. Alter First Floor layout to Rear Range. Extend Bathroom 2.*

The demolition of the modern internal partitions will allow for the extension of Bathroom 2 and re-establish access into the rear wing.

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

*m. Form new Bedroom 4 with En-suite and demolish partition. Replace window to South gable elevation. Remove plasterboard ceiling to form vaulted roof. Insulate gable wall.*

The wall sub-dividing Bedroom 4 is not original and its removal would therefore reinstate the original open plan form of this room. The wall dividing the proposed Bedroom 3 from Bedroom 4 appears to be the only surviving historic partition and will be retained unaltered with the exception of the doorway into Bedroom 3, which is proposed to be infilled.

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

The existing gable window is modern and unsympathetic and is proposed to be replaced with something more traditional. Details of the replacement window are attached.

The modern plasterboard ceiling is proposed for removal to reinstate the original vaulted roof to this section. The existing collars/tie beams are to be retained and exposed. The original laths and lime plaster are to be restored to underside of rafters. The gable wall is to be insulation with breathable insulation (e.g. sheepswool or wood wool boards).

*n. Replace modern plasterboard ceiling and replace foil backed PIR boards with breathable insulation in second floor attic room.*

The existing attic has previously been converted for habitable use. The modern plasterboard sloping ceiling and T&G boards are to be taken down to reinstate the original lime plaster on laths. The unbreathable foil-backed PIR boards are to be removed and replaced with breathable insulation (e.g. sheepswool or wood wool boards).

*o. Repair chimney on West elevation. Take down top 7 courses of brickwork and rebuild. Remove aerial.*

The chimney has multiple cracks to the brickwork therefore it is proposed to take down the top 7 courses and rebuild like-for-like. The aerial is redundant and proposed for removal.



**Figure 9:** Damage to chimney on Western elevation

## **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.