

DESIGN, ACCESS, PLANNING & HERITAGE STATEMENT SCHEDULE OF WORKS

Mollands Hall
Forward Green
Stowmarket
Suffolk
IP14 5HP

Single Storey Extensions & Fenestration Alterations

Revision B

Contents

1.0 Historical Context

2.0 Proposals/Use

3.0 Schedule of Works

4.0 Principals & Justification

5.0 Access

6.0 Conclusion

7.0 Planning Statement

8.0 Photos

1.0 Historical context

1.1 Setting/Fabric & Features/Significance

The property is a Grade II Listed dwellinghouse (Historic England Building ID 279354) situated in Earl Soham Parish in Babergh / Mid Suffolk District. It is not a Conservation Area.

A Heritage Impact Assessment report prepared by Jane Blanchflower (Aug 2016) accompanies this application. This document covers in detail the required review of the historical context, setting, fabric/features and significance of the existing building.

For the purposes of this application we have redacted the above report to reference only works applicable to this application – other works referenced have previously been approved under separate applications.

A Historical Survey by Leigh Alston (May 2005) is also available which covers the documentary history of the Turner family, yeoman farmers in the parish, who built and occupied the house (core house dating from 1630) until Joseph Welham acquired the land and buildings. The above assessment by June Blanchflower references the Alston report and takes this evidence into account.

1.2 English Heritage Listing Description:

EARL STONHAM FORWARD GREEN TM 05 NE 4/105 Cricketers - 9-12.-55 - II

House, at one time The Cricketers Public House. As dated: "1630 T.T.", carved on tie-beam of left-hand gable. 3-cell plan, both end cells being of gabled cross-wing form. Cross-passage entrance; perhaps formerly also with lobby- entrance. 2 storeys and attics. Timber framed and roughcast; the gable tie-beams of both end cells oversail, with ovolo-mouldings and carved pendants at either end. Plaintiled roofs with the original axial chimney of red brick with a central pilaster on the shaft. One gabled casement dormer. C19 and C20 small-pane casements. C20 glazed entrance door in C18 doorway with pulvinated cornice; a C20 open porch on enriched posts. In a small rear central staircase tower is a good original dogleg stair with heavy turned balusters and moulded newels and handrails. Ovolo-moulded main beams, close- studwork and other framing features exposed.

2.0 Proposals & Use

2.1 Planning History & Approvals

There have been a number of previously approved permissions on the site, which have not been implemented, and therefore the date for commencement of works has lapsed and valid permission expired.

It is worth noting that the principal of much of this application content has been established by the granting of similar proposals now lapsed. For example the previous two applications were granted permission for single storey extensions in the South East corner of the building using link corridors and 'lightly connected' new build accommodation. The current proposals also follow the principal of this approach.

A previous application also approved the change of 2 No. windows of the 'Oak Room' extension to french doors. This is a pegged timber frame room constructed in 2006 by local craftsman Rick Lewis and linked to the SW elevation of the house. The windows which would be removed are oak framed three-light casements with small leaded square comes.

The scheme submitted has undergone pre-application process with MSDC and design changes made following feedback – namely removal of protruding porch, flat lead roof amended to cat slide and barn extension works abandoned.

Relevant LPA permission references, which support the principal of this proposal;

0844/17 – Ground Floor Extension to provide utility room & link corridors – Removal of windows to oak room & new French doors in lieu.

0846/17 – Ditto LB app

1181/15 – Ground Floor Extension to provide dining room & link corridors

1182/15 – Ditto LB app

2.1 Proposals Summary

In summary the proposals of this application comprise (see accompanying drawings for details):

- Erection of single storey extension to SE to provide entrance porch, lobby, WC & store.
- Removal of two windows to 'Oak Room' to create French doors (as previously approved and referenced above – timescale lapsed)

3.0 Schedule Of Works

See drawings for full details. Works as below:

	Works	Method/Content/Sequencing/Notes
1	New build single storey extension to SE comprising entrance porch, lobby, WC & store. Form to be traditional style with pitched roof gable forms to mimic main house	Extension utilises existing doorway to link to kitchen which currently forms rear entrance door. Note – extension sits on location of previous 1960s pitched roof extension which was demolished by current owners in 2006. Evidence of previous pitch abutment provided by photograph in HIA by Jane Blanchflower.
2	Reversion of window currently serving snug to door to provide storage cupboard.	This window was previously a doorway serving former extension andd infilled with window in 2006 by current owners. The proposal is to revert to door. Therefore no disturbance to historic fabric proposed.
3	New partition wall to east of snug to provide internal storage cupboard.	This would lessen an alcove area within the room backing onto secondary staircase and therefore has no negative impact on proportion of the room, functional use of space or impact on historic significance.
4	Removal of 2 windows to oak room (constructed 2006) The windows which would be removed are oak framed three-light casements with small leaded square comes. Windows replaced with 2 No French Doorsets (as previously approved under app 0844/17 with this application extending time limit for implementation as already lapsed) in matching oak/leading style	

4.0 Principals & Justification

The extension proposals follow the principal of previously approved applications forming single storey extensions to SE side and also acknowledge previous heritage office supporting comments regarding approach of glazed links with internal courtyard. The proposed development is in fact much reduced in footprint than those previously approved.

It is also worth noting that the applicant has removed extensive previous unsympathetic extensions in order to improve the setting of the listed building and the proposals here are sited on locations of previous 1960s development. Thus the overall footprint of the dwelling has expanded and retracted in the recent past with the owners now looking to replace those elements with high quality sensitive additions.

The extension proposals feature a pitched roof perpendicular gable ended extension with glazed linking elements. This forms a small open courtyard at corner junction of the main house range. This approach keeps the form of the existing range (utility area) distinct and separated from any additions. This allows the continued legibility of the historic structure.

The extension provides a new door and entrance zone (thus avoiding direct from external access into kitchen as is current arrangement) and provides access from the garden via a glazed hall similar to that used to the south of the south. This arrangement was supported by J Duck in his HO comments of above referenced planning application dated Sep 16 noting –

'In terms of the glazed element it was felt this could be accommodated so long as the internal courtyard was employed, to emphasise and define the difference between old & new. It also referenced, in a contemporary way, a ground floor version of a Tudor walking gallery which, whilst never common, was a n architectural form distinct to the C16th and C17th.

The external form of the house extension is sympathetic to the existing house style with gable forms to mimic that of the main house range and using render finish painted. The roof is proposed to have plain tiles matching that of the house to provide an overall unity to the building elements when viewed from distance.

5.0 Access

There is no intensification in use nor any change proposed to existing access or parking.

6.0 Conclusion

The above proposals offer minimal disturbance to existing historic fabric the proposals being confined to new build elements or alterations of modern fabric for the most part. The proposals have therefore avoided any direct intervention into the historic fabric and their affect on the setting will be minimal. The site of the SE extension is on the site of a previous 1960s extension and the use of sympathetic materials will minimise any visual impact (although only visible at from private viewpoint from parking area or rear garden).

There is no direct change to the front /principal elevation of the house when viewed from highway or any view seen by public or long range views.

Any minor disturbance to the original building is mitigated by sympathetic proposals to compliment the structure and character of the building, to be built in high quality materials and to adjoin as delicately as possible.

We therefore believe that the proposals cause no harm to the existing heritage asset and do not undermine the character of the existing heritage fabric in line with NPPF requirements. All works seek only to enhance the dwelling and its setting.

7.0 Planning Statement

We believe that the proposals are in line with the local policies in that they propose no substantial harm to the existing heritage asset and do not alter the existing heritage fabric in line with NPPF requirements.

8.0 Photos



View from SE showing proposed location of single storey extension







View from SW of 'Oak Room' showing location of windows to be removed/French doors inserted – previously approved and now lapsed.