



**Heritage, Design and Access Statement for
Formation of External Door
2151 Onehouse Hall, Onehouse, Stowmarket
June 2023**

Site:
Onehouse Hall,
Lower Road,
Onehouse,
Stowmarket,
IP14 3BY

Applicant:
Onehouse Hall,
Lower Road,
Onehouse,
Stowmarket,
IP14 3BY

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South (Front) Elevation



**Green
REGISTER**
OF CONSTRUCTION
PROFESSIONALS

ARCHITECT ACCREDITED IN BUILDING CONSERVATION

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Chartered Practice

Contents:

- 1. Introduction**
- 2. Listing and Evolution of Onehouse Hall**
- 3. Summary Proposals, Design and Materials**
- 4. Photographs**
- 5. Table of Effects**
- 6. Relevant Policies**
- 7. Summary**

1. Introduction:

This statement is written in support of an application for Planning Permission and Listed Building Consent for the formation of an external door opening in the position of an existing window opening. The homeowner has appointed Kay Pilsbury Thomas Architects as specialists in historic buildings, to design proposals that are in-keeping with the historic context of the site.

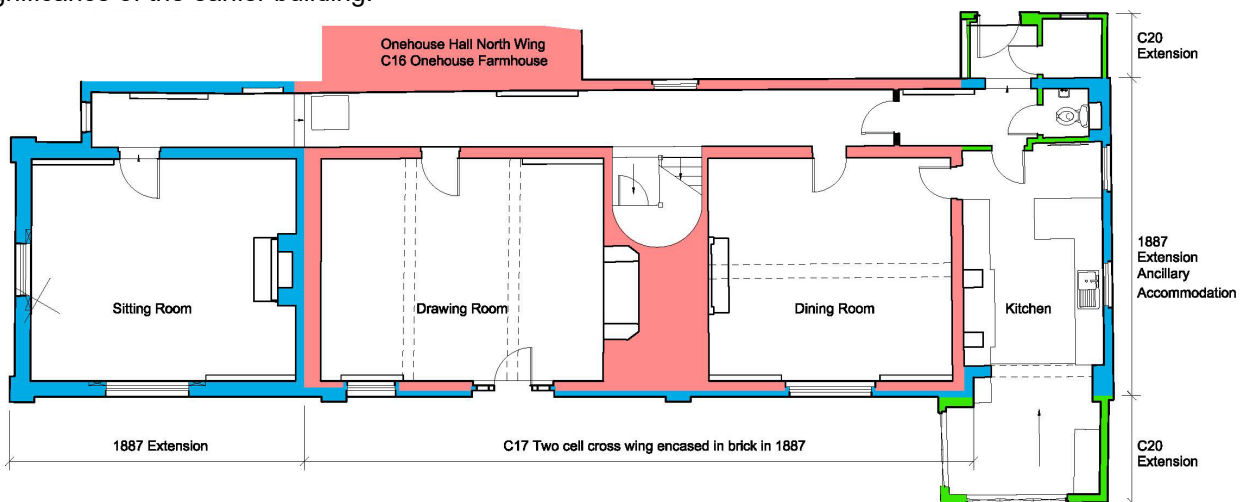
For detailed information regarding the Heritage Asset, Archaeology, Planning History and full explanation of the evolution of the Hall, please refer to the previous Heritage, Design and Access Statement, prepared in November 2022 and submitted in support of approved applications DC/22/05893 and DC/22/05984.

2. Listing and Evolution of Onehouse Hall

The house became Grade II listed on the 24th June 1986.

'Farmhouse, formerly manor house. Mid C16, with major alterations, principally of early C17 and 1887. 2 storeys and attics. The main C16 range is aligned north-south: timber-framed and plastered. Plain tiled roof with an axial chimney, the shaft rebuilt in C19 red brick with diagonally-set square flues. Mid C19 small-pane sashes at 1st storey, mid C20 casements below. C20 gabled entrance porch with panelled door. A 2-cell cross wing added early C17 to south end: timber-framed, encased in brick and extended both ends in red brick in 1887, as dated on west gable; all external features described below are of this date. Pilasters and bands of gault brick in the Estate style of Great Finborough Hall. 3 gablets on the south side, with sash windows. Two axial chimneys of red brick: one with a diagonally-set cruciform shaft, the other with circular twin shafts of moulded terracotta tiles forming diaper patterning in high relief. Concrete lintelled openings with C20 small-pane casements. The C16 range has some massive unmodelled framing exposed, and clasped-purlin roof much altered in C19. The C17 range has altered arched fireplaces and a butt-purlin roof, the framing mainly concealed. Two arms remain of a probably medieval moat. Queen Elizabeth I is believed to have visited in August 1578.'

As the heritage significance of the building relates to its originality, that of the historic core is **high significance**. The North Wing and C16 range along with the C17 Cross Wing are of **high significance**. The late Victorian extensions and encasing of the east-west range is considered of **moderate significance** and the C20 additions and internal remodelling are of **low/neutral significance**. The C19 and C20 alterations demonstrate the social evolution of the building but they obscure the understanding and significance of the earlier building.



Ground Floor Plan

— High Significance
— Moderate Significance
— Low Significance



Figure 1. Heritage Significance Plan.

3. Summary of Proposals

Formation of an external door opening where existing window opening is located on the West Elevation (side Elevation) of the Hall at ground floor level. The existing window opening is located at the West end of the Hall in a late Victorian addition (circa. 1887) which is considered of moderate significance due to the overall evolution of the building and the additions of the east-west range and further additions.

4. Photographs, as existing:



Figure 1. Existing sash window.

5. Table of Effects

	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
1.	Alteration of an existing window opening to form an external door opening on the West Elevation (side elevation).	Moderate – late C19	Low Impact/ Neutral	<p>The West end of the property has limited access to the garden which resulted following the division of the heritage asset into two dwellings during the C20. The doorway addresses access to the West end of the garden. The existing sash window shall be removed. The existing stone lintel shall be retained, a small section of brickwork at low level shall be removed and the stone cill shall be lowered to form the threshold of the door. The external door shall have lights positioned to follow the layout and appearance of the existing sash window with fixed high level glazing at the head. The width of the door shall match the existing window opening. The frame, glazing beads etc. shall match the existing and shall be fitted with narrow double glazing.</p> <p>This part of the house is considered of moderate significance however is not the reason why the building is listed or considered significant.</p> <p>When evaluating the proposals, it is considered the most appropriate location to position an external door and resolves many of the issues for the property in relation to access and internal layout whilst having minimal negative impact on the existing fabric and setting.</p>

6. Planning Policy

6.1. Statutory context

The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 requires a local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area (Section 72) and a Listed Building or its setting (Section 66).

6.2. National Policies

Relevant National Policies and Guidance referred to include:

- National Planning Policy Framework (NPPF4) 2021
 - Section 12: Achieving well-designed places
 - Section 16: Conserving and enhancing the historic environment
- National Planning Policy Guidance for Historic Environment (2019)

NPPF

These proposals have been informed by the relevant policy considerations in the NPPF as set out below: -

Proposals affecting heritage assets NPPF (2021) 194.

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

This Heritage Report and previous Heritage Statements describe the significance of the heritage asset in detail and has been written by a practice that specialises in Conservation Architecture.

NPPF 197.

“In determining applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- (c) the desirability of new development making a positive contribution to local character and distinctiveness.”*

The alteration addresses a key problem caused by the division of the building into two properties during the C20 and alters an existing window opening in a late Victorian addition that does not contribute to the significance of the heritage asset. These proposals will ensure that Onehouse Hall is retained as a viable family home of this size and will conserve the historic character of site.

NPPF Considering potential impacts 199.

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

The attached table describes in detail the impact of all the proposal.

The proposal is modest, its impact low and will not cause harm to the significance of the designated heritage asset.

NPPF 200.

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- (a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- (b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

There is no harm, or loss of, the significance and therefore the tests under NPPF 200 are not applicable.

NPPF 202

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

The proposal entails no loss or harm and ensures and its use as a viable family home, ensuring the listed building survives for many years to come and is cared for, which is in the public interest.

6.3 Local Policy – Mid Suffolk District Local Plan, Written Statement

POLICY HB1 – Protection of historic buildings

“The district planning authority places a high priority on protecting the character and appearance of all buildings of architectural or historic interest. Particular attention will be given to protecting the settings of listed buildings.”

The character and appearance of Onehouse Hall and the North Wing shall be conserved as a result of this proposal. The alteration involves adapting an existing opening to the side of the property that is set back and concealed and will not impact the setting, protecting the designated heritage asset.

POLICY HB3 – Conversions and alterations to historic buildings

“Proposals for the conversion of, or alteration to, listed buildings or other buildings of architectural or historic interest will only be permitted in exceptional circumstances and will be required to meet high standards of design, detailing, materials and construction. Listed building consent will be granted if the district planning authority is satisfied that:-

- the proposal would not detract from the architectural or historic character of the existing building or its setting;*
- and, in the case of a timber framed building, the structure of the frame including its infill material remains largely unaltered.”*

The adapted opening uses the layout and appearance of the existing 4 over 4 light, sash window to minimise the alteration to the side elevation and shall use narrow double glazing to remain inkeeping with the glazing beads of the existing sash windows. The proposal does not detract from the architectural or historic character of the

POLICY HB04 - Extensions to listed buildings

“Listed building consent will be granted for the extension of listed buildings if the district planning authority is satisfied that:-

- the proposed extension will not dominate the original building by virtue of its siting, size, scale or materials;*
- the proposal does not detract from the architectural or historic character both externally and internally for which the building is listed.”*

The extension to the listed building is considerate in its siting and is subordinate to Onehouse Hall and the North Wing. The kitchen and entrance extensions are stepped back from both the principle south view of the Hall as well as the East elevation of the North Wing and the proportion and materiality is in keeping with the materiality, scale and detailing of the existing service accommodation whilst remaining subservient to the main ranges of the designated heritage asset. The high-quality material, design and traditional detailing conserves the hierarchical order expected of a heritage asset of this stature, enriching the house and its setting, and continuing the evolution of the site.

7. Summary

The proposal will be beneficial to the longevity and optimal viable use of the building as a house, following division of the property.

The proposals preserve and reinforce the longevity, interest, value use and significance of the Grade II listed building, and preserve the setting of the historic building.