

## Heritage and Supporting statement

### **Proposed alterations and refurbishment works at The Old Rectory, Norton Road, Tostock, Bury St Edmunds**

for Mr & Mrs Bowyer



Overall site view



Front elevation of The Old Rectory

### **Introduction**

The Old Rectory on Norton Road in Tostock is a grade II listed building located just outside of Bury St Edmunds. The building is also located within the Tostock conservation area as defined by Babergh Mid Suffolk Council. According to its listing the building, which was a former rectory, was constructed c.1800 and was later extended to the right and rear in the nineteenth century. The building sits within large grounds, most of which is separated into different paddocks, and some of which is covered by dense woodland.

The dwelling is accessed via a gravel drive from Norton Road, and includes a large open manoeuvring and parking space in front of the main entrance to the dwelling and a separate access path leading to a large open area enclosed by the later extension of the building and a separate stable area. The dwelling has a side wing of the building which is connected to the main dwelling by a front wall only and includes an independent two-bedroom dwelling, services and utilities supporting the main dwelling, garages, workshops and storage areas.

To the south of the main dwelling is the entrance to the property and the main driveway access. To the east of the main dwelling is the later side wing extension in part believed to be dating from the 1930s and beyond that is the stable area and old tennis court, pool and walled gardens. To the north of the dwelling is a large expanse of open grounds and woodlands running parallel to Norton Road. To the west of the main dwelling are gardens and woodland beyond.

The dwelling is a large family home with ancillary buildings and dwelling. Previously the home was in the ownership of a single family for several generations and has now come into the ownership of Mr & Mrs Bowyer who aim to sensitively renovate the building and bring it back to a state of good repair while always maintaining the site heritage and history.

The main dwelling has a footprint of approx. 355m<sup>2</sup> with the dwelling having an internal floor area of approx. 555m<sup>2</sup>. The total area of the grounds in which the dwelling sits is approx. 12 hectares, mostly comprising of open space around the dwelling and entrance to the site with some areas of dense woodland to the edges of the site. All of the site is located within flood zone 1 as identified by the Environment Agency, meaning it has a low probability of flooding.

## Listing

The Old Rectory, Norton Road, Tostock is a Grade II listed building as designated by Historic England (list entry number 1032399).

*“Former rectory; c.1800 with extensions to right and rear of early.C19. Gault brick. Hipped roof of graded Welsh slates: internal chimneys of gault brick. 2 storeys. 5 windows. Small-pane sashes with flat arches of gauged brick. At the centre bays, 4 Ionic pilasters rise through 2 storeys to support a shallow pediment. The pilaster capitals are in buff terracotta or limestone and the pediment has plain moulded woodwork. Entrance door with 8 sunk panels: above is a shallow arch in 2 orders of gauged brick, and a small semicircular fanlight has radiating bars. Interior: the front range has restrained plasterwork and joinery of c.1800: Flaxman ovals, and panels over doors. Staircase within inner hall has wrought iron balustrade. Believed to have fluted Ionic columns in one room and an Adaatype plaster ceiling in a bedroom. Early C19 addition to right of 1 + 1 windows and another, larger, to rear. To right and left are semi-elliptical screen walls about 2.5m high of gault brick with a band at mid-height: at the centre is an archway with wrought iron fencing within the lower part.”*

## Exterior

South (front) elevation:

The south / front elevation provides entry to the main dwelling coming from a gravel driveway. The elevation is finished with a buff brick. The roof is a dark grey natural slate multi-section hipped roof with white painted timber fascia and soffit and a white gutter, with several chimneys finished with matching buff brick. The front elevation is stepped back from the centre entrance section, with several steps either side of the entrance section. Some of the front elevation is hidden behind high level curved walls in a matching buff brick extending from the furthest most projected section of the front elevation to partially enclose the driveway. The curved walls have gated access through them with arched head openings, brick projecting courses and a projecting header detail. To the right of the front elevation is the later extension side wing of the property, which is constructed of a matching buff brick with a black pantile hipped roof, incorporating dormer windows, and connected back to the main dwelling by a matching buff brick wall. The side wing of the property cannot be seen fully from the driveway as it is hidden behind the curved wall section. To the left of the main entrance is the single storey ball room projecting from the main dwelling, with a parapet wall and stone capping detail hiding a decaying felt flat roof behind. All of the windows on the front elevation of the main dwelling are matching white painted sliding sash windows with vertical and horizontal glazing bars creating six upper and six lower panels in each window. All windows (where possible) are accompanied by a projecting stone cill and large header details approx. 300mm high, including white painted timber detailing within the window reveals of the centre most windows. The centre most bay contains projecting brick piers with stone header details and a projecting gable roof detail, with the white painted eight panel timber entrance doors with matching arched fanlight in the centre.



### East (side) elevation:

The east / side elevation of the main dwelling is mostly hidden by the later side wing extension. The side wing extension is single storey with rooms in the roof space and dormer windows, it is finished with a matching buff brick to the main dwelling and a black pan tile hipped roof finish. The main dwelling behind is finished in a buff brick, with a dark grey natural slate hipped roof with white painted timber fascia and soffit and a white gutter, with several chimneys finished with matching buff brick. The roof is split up into different sections of gable roofs, with hidden valley gutters and small sections of flat roof. Some sections of elevation are visible from the rear internal courtyard, and have a mix of white painted timber casement windows and white painted crittall windows with a white painted timber surround within the reveal. Matching the front elevation, all windows have a projecting stone cill and a single header course approx. 150mm high.



### North (rear) elevation

The north / rear elevation is open to the rear garden, and is partially enclosed by the rear courtyard. The elevation is finished with a buff facing brick and the roof is a dark grey natural slate multi-section hipped roof with sections of flat roof with white painted timber fascia and soffit and a white gutter to the main two storey dwelling, with several chimneys finished with matching buff brick. The ball room projection to the right of the rear elevation is a single storey flat roof with a parapet hiding the felt roof behind. The windows in the rear elevation are a mix of white painted sliding sash windows with vertical and horizontal glazing bars creating six upper and six lower panels in each window (matching the front elevation) and white painted crittall windows with a white painted timber surround within the reveal. Matching the front elevation, all windows have a projecting stone cill and a single header course approx. 150mm high.



### West (side) elevation

The west / side elevation is visible from the side garden on the property. The main feature of the west / side elevation is the single storey ball room projecting from the main two storey dwelling. The elevation is finished with a buff brick and the roof over the main two storey dwelling is a dark grey natural slate multi-section hipped roof with sections of flat roof with white painted timber fascia and soffit and a white gutter, with several chimneys finished with matching buff brick. The roof to the single storey ball room projection is a flat roof with a parapet and stone coping detail hiding the decaying felt roof behind. The windows in the single storey ball room projection and two storey main dwelling are white painted sliding sash windows with vertical and horizontal glazing bars creating six upper and six lower panels in each window. The west / side elevation features a half round two storey projection from the main dwelling with three windows per storey in and finished with a flat roof. There is an arched head large feature window looking into the stairwell in the west / side elevation and all windows are accompanied by a projecting stone cill and large header details approx. 300mm high. The ballroom also has a pair of white painted timber external fully glazed doors with a white painted timber panel fixed to the external side of the



glazing, covering the glazing in part. The door also features a single horizontal glazing bar

### **Protected Species**

James Blake Associates conducted a preliminary ground level assessment of potential bat roost features of buildings at the site on the 6<sup>th</sup> June 2023 which found that the main dwelling has a high bat roost potential and contains a bat roost. Following this they returned to site to conduct three bat emergence surveys on the 20<sup>th</sup> July, 3<sup>rd</sup> August & the 21<sup>st</sup> August 2023. The report concluded that *“bat activity was moderate with common and soprano pipistrelles foraging on the amenity grassland as well as noctules, leisler’s, brown long ears, barbastelle and natterer’s commuting above the site. The building’s roof is to be renovated and therefore it is not possible to retain the roosts.”* The report included recommendations to comply with current legislation, planning policy and best practice such as the need for a European Protected Species Mitigation Licence issued by Natural England, a time period for the work to proceed and the provision for appropriate and proportionate replacement roosting features required, all of which will be complied with as part of the works.

Following the approval of this application a European Protected Species Mitigation Licence will be applied for.

### **Proposals**

- To install a new breather membrane in the existing two storey dwelling pitched roof and reroof the dwelling, as the existing roof is leaking.
- Replace all timber natural slate battens with new and repair any damage / decay found in the existing roof during the process.
- Ensure that all existing and remaining roof timber is free from decay, insect attack or infestation, treating appropriately where necessary using approved products.
- Re-roof the main dwelling using existing recovered natural slate or matching slates where needed.
- Reinstatement / replacement where necessary of lead flashings at all penetrations, abutments, parapets, valleys, minimum code 5 lead to be used. Minimum 150mm vertical upstands.
- Temporary roof coverings may be required during works.

### **Supporting Information**

- 1860 EX SP Existing site plan
- 1860 EX FP Existing floor plans
- 1860 EX E Existing elevations
- 1860 Location plan
- 1860 02 Block plan
- 1860 06 Proposed roof plan
- 1860 Schedule of works

### **Planning History**

DC/23/03181 - Application for Listed Building Consent - Renovation works and alterations as detailed in the schedule of works, replacement of windows and doors, construction of glazed verandah, installation of wood burner flue and installation of AC Unit.

DC/23/02497 - Application for Listed Building Consent - Installation of new fibreglass flat roof incorporating new roof lantern and associated works as detailed in the schedule of works

The previous applications above were all submitted by the current owner, and with the addition of this application, form the full package of works the owner is aiming to do. This will allow the dwelling to be altered to suit the new owners needs while providing necessary maintenance to keep the heritage and history of the building in a good condition into the future.

## **Summary**

To install a new breather membrane within the slate finished pitched roof of the main two storey dwelling. The works are being done as part of a multi-phase project (other alterations to the dwelling are already approved under applications DC/23/03181 and DC/23/02497) in restoring the old building, maintaining its heritage and history by the new owners.

### **Materials:**

Existing recovered natural roof slate re-used and where replacement slates are needed to replace damaged slates, matching slates are used. Existing gutters, fascia's and soffits retained and reused where possible, and replaced like for like where missing or damaged.

### **Layout and landscaping:**

The layout of the site and dwelling and landscaping around the project will be unchanged during the works

### **Accessibility:**

Access to the site and building remains unchanged and parking on the site is unchanged.