

**DESIGN AND ACCESS
(HERITAGE STATEMENT)**

**In support of application for Planning and Listed Building Consents
for conversion and extension of
existing outbuilding to form new Annexe**

**Old Hall Cottage,
Main Road,
Hemingstone,
Suffolk IP6 9RJ**

Old Hall Cottage

Outbuilding



Figure 1; View of existing building from the South East

Introduction

The scope of this Report is to establish and investigate the impact of the proposals on the following

1. History and character of the building/structure
2. Principles and justifications for the proposed works
3. Impact on special character of listed building or structure, its setting, and the setting of adjacent Listed Buildings

It should also be noted that the setting of the building remains unaltered, and the footprint is retained. The scope of impact on the special character is therefore limited to the works to the outbuilding only.

1. History and character of the building/structure

The existing property is located in the southernmost part of the village of Hemingstone, to the West of Main Road running North to South. It is a detached dwelling, on two storeys orientated with the Main Entrance to the East Elevation.

HEMINGSTONE MAIN ROAD TM 15 SE 7/123 Old Hall Cottage

- II

Cottage. Early C16, with major late C16 remodelling. 1 storey and attics. 2-cell lobby-entrance plan, but originally built as a 3-cell open hall house (the original parlour cell to right was demolished in C18/C19). Timber-framed and plastered. Hipped thatched roof with C20 eyebrow casement dormers. An axial chimney of red brick. Mid C20 small-pane casements; a bay-window. C20 entrance door at lobby-entry position. A 2-bay open hall, with twin service rooms to left. Smoke-blackened coupled-rafter roof, the collars replaced by clasped purlins soon after. Unchamfered joists in service cell. Arch wind- braced studding. In late C16 the hall open truss was removed, a chimney built in the cross-passage, and upper floor of chamfered joists inserted in the hall. Diamond-mullioned windows are of this phase. A small C19/C20 extension to right.

Listing NGR: TM1519753173

Source: English Heritage website; <http://www.imagesofengland.org.uk>

As noted in the Listing above, this building was constructed as a dwelling house in the early part of the C16. The existing building is timber frame, rendered externally, with a low-level brickwork plinth. The roof is finished with long straw thatch, with dormer windows to the East and West elevations. It was extended sometime during the C19/C20, to provide a small Kitchen and rear entrance and lobby on the North elevation of the building. Beyond the immediate domestic gardens, the house is surrounded by open countryside, with Old Hall Farm (GII* Listed) the only immediate neighbour.

Since the English Heritage Listing, which was written in 1987, the property has had a number of alterations which were subject to Planning and Listed Building Consents as follows:

MSDC Ref: DC/20/00997

Listed Building Consent - Replacement of all existing timber casement windows.

MSDC Ref:0676/11

Erection of 15kW wind turbine on 20m mast (overall height 26m).

MSDC Ref; 0534/04

Replacement of existing 1960s 2ft red clay chimney pots with 900mm Redbank clay cannon headed chimney pots

MSDC Ref; 0114/04/LB

Replacement of existing 1960s 2ft red clay chimney pots with 900mm Redbank cannon headed chimney pots. Reinstatement of original inglenook

MSDC Ref; 0061/04/LB

Remove concrete Floor in Dining Room and Hall. Replace with compacted sand and tile floor. Replace concrete render on rear elevation with lime render. Repaint exterior walls. Reinstatement of existing original inglenook.

MSDC Ref; 0286/03/LB

Replacement of sole plate and repairs to timber frame. Strengthening of roof frame affected by death watch beetle

There is a small outbuilding to the North East of the main dwelling, running on an East/West axis. This is curtilage Listed and forms the subject of this Application.

External walls are finished in painted render with a facing brick plinth. The timber roof is finished with clay plain tiles. Windows and doors are painted timber. Bargeboards and fascias are painted timber and rainwater goods are black upvc. It is this outbuilding that is the subject of this Application. (Refer Hucklesby Architects drawing no E0859/02).

2. Principles and justifications for the proposed works

The current outbuilding on the site was formerly a single garage, erected in the 1960's. As this is not suitable for modern vehicles, it has since been used as a workshop in the recent past and is currently used for storage ancillary to the main house. . (Refer Hucklesby Architects drawing no E0859/02).



Figure 3: View of existing outbuilding from South East

My Client has an elderly parent who needs to be cared for at home, but the current Listed dwelling is unsuitable for the purpose. The current building cannot be modified without extensive and intrusive alterations to the existing heritage asset.



Figure 4: East elevation showing relationship of outbuilding to main Grade II Listed dwelling

The aim therefore is to convert and extend the existing outbuilding as ancillary accommodation to the main house, to make this suitable for disabled use, and to provide the facilities to enable my Client's relative to be cared for on an ongoing assisted living basis.

The existing outbuilding will be modified to provide a small bedroom and adjacent Wet Room, and a new extension is to be added to the South to allow for a small kitchenette and sitting area. (Refer Hucklesby Architects drawing no E0859/11A).

The main double doors to the East elevation are to be removed and infilled, with a small timber window added to permit light and air into the proposed Wet Room (Refer Figure 3). On the opposite gable facing West, the existing half glazed door and adjacent window will be removed (Refer Figure 5) and replaced with a window at eaves level. On the South elevation, a window will be removed (Refer Figure 6) and the opening modified for a replacement window, to allow for a view over the front garden of the main property.

Window and door removed and opening modified for new window



Figure 5: West elevation showing existing door and window assembly

Window removed and opening modified for new window



Window removed and new opening formed to access extension

Figure 6: South elevation showing existing windows

Access to the proposed Annexe is via a half-glazed timber stable style door on the West elevation of the new extension leading into the open plan Kitchenette/Seating Area. There will also be a high-level timber casement window on this West elevation. Glazed timber double doors to the proposed South elevation lead out to a separate patio/terrace. To the East elevation there are two windows overlooking the main access and parking to the property. (Refer Hucklesby Architects drawing numbered E0859/11A)

External walls to the extension will be a combination of a low-level masonry plinth, with a render finish over, painted to match the existing outbuilding and the main dwelling. Above eaves level, the gable ends are finished in painted feather edged weatherboarding. The roof is to be finished using clay plain tiling Redland Rosemary Clay Classic Russet Mix by Marley to match the existing, and bargeboards and fascias will be painted timber to match the existing. Windows will be painted timber casements and doors are to be painted timber. Rainwater goods will be black upvc to match the existing.

3. Impact on special character of listed building or structure, its setting, and the setting of adjacent Listed Buildings

The proposed works will have minimal impact on the setting of the historical asset. The aim is to provide a simple extension to the existing outbuilding to provide the necessary accommodation. The length and location of the extension has been carefully considered to avoid interrupting the view of the main dwelling from the East (*Refer Figure 1 and Figure 4*).

The siting of the parking area to the East has also been designed to allow for vehicles to enter and leave the site in a forward gear. An additional space has been added to the existing provision for the Annexe. The existing waste bin storage and current storage for bicycles are unaffected by the new Annexe.