

**DESIGN AND ACCESS STATEMENT
IN SUPPORT OF
HOUSEHOLDER PLANNING APPLICATION
AND
LISTED BUILDING CONSENT
for**

**Demolition of existing Conservatory and replacement with new Kitchen Extension
including new external boiler installation**

**Bridge House
Bury Road
Rickingham
Suffolk
IP22 1HA**



Figure 1 – View of existing dwelling from entrance to site

Special Architectural or Historic Interest

The existing building is located to the South of Bury Road running through the village of Rickingham. As can be seen from the English Heritage Listing below, it is a Grade II listed dwelling dating back to the late 16th Century, with later 19th and 20th Century additions.

RICKINGHALL INFERIOR BURY ROAD (SOUTH SIDE)

TM 07 SW 3/114

Bridge House

15.11.54

GV II

House. Late C16, extended and altered early C19 and C20. Timber frame, plastered with panelled pargetting, brick additions. Steeply pitched machine tiled roof. 5 bay 3 cell lobby entrance plan, possibly larger originally. 2 storeys and attic. Continuous jettied front with lobby entrance to left of centre. C20 2 and 3-light glazing bar casements, transomed on ground floor, coving to jetty which is boarded, modillioned eaves cornice. Cross axial stack to left of centre between hall and parlour, rebuilt cap. Left end part opening 3-light leaded casements, transomed on ground floor. Right end glazing bar and leaded casements. To rear a catslide roof over an early C19 colourwashed brick lean-to behind parlour with mixed lattice leaded and glazing bar casements; behind hall on first floor two 4-light cavetto mullioned windows, a 2-light lattice leaded casement, a 1 storey C19 lean-to with an entrance, leaded casements, a
Cont'd.../

Bridge House, Bury Road, Rickingham, Suffolk, IP22 1HA

Ref: E0879/2A/SH

Removal of existing conservatory and replacement with Kitchen extension

New external boiler

Page 2

C20 addition to rear right. Interior: hall and service end stop chamfered axial binding beams, reset C17 panelling in hall; parlour close studding, a 3-light cavetto mullioned window, altered ceiling with double roll moulded crossed binding beams and mid-rail, some runout roll moulded joists and some stop chamfered joists. First floor arched braces from jowled posts of rebated section to tie beams, ceiling with stop chamfered crossed binding beams and joists. Original attic with high quality chamfered double butt purlin roof with cambered collars, large arched wind braces.

Listing NGR: TM0376274973 (Source – Historic England Listing)

Planning records show that there have been extensions to the property in the past as follows:

- ERECTION OF SUN ROOM EXTENSION
Ref. No: 1138/99/ | Status: Granted
- ERECTION OF SINGLE STOREY SIDE EXTENSION.
Ref. No: 0283/99/ | Status: Granted
- ERECTION OF SUN ROOM EXTENSION
Ref. No: 0225/99/LB | Status: Granted
- ERECTION OF SINGLE STOREY SIDE EXTENSION WITH CREATION OF NEW DOOR OPENING; INTERNAL ALTERATIONS TO FIRST FLOOR PARTITIONS
Ref. No: 0060/99/LB | Status: Granted
- Application for Listed Building Consent - Repair/replacement of barge boards on the East and West sections of the house
Ref. No: DC/18/02851 | Status: Granted

Works to existing trees and fences:

- Householder Application - Erection of a close boarded fence
Ref. No: DC/22/04213 | Status: Application Withdrawn
- Householder Application - Erection of a picket fence supported by concrete posts
Ref. No: DC/22/04961 | Status: Granted
- Notification of works to trees in a Conservation Area - T1(Walnut) 30% Reduction and T2(Ash) to be dead wooded.
Ref. No: DC/21/01525 | Status: Raise No Objection
- CANOPY REDUCTION BY 3M OF 2 MATURE SYCAMORE TREES, TREES T1 AND T2 ON PLAN.
Ref. No: 0041/99/TCA | Status: Granted
- Reduction of Sycamore tree in back garden by 50-60%. Proposed works for front garden. Removal of a Sycamore tree. Removal of a side branch of a Acacia. Removal of a Conifer adjacent the driveway. Removal of Ivy and re-plant hedge.
Ref. No: 2233/13 | Status: Raise No Objection
- Reduce 1 No. Sycamore and 1 No. Fir tree by 50%. Reduce 2 No. Ash trees by 20%.
Ref. No: 2130/09 | Status: Raise No Objection
- SEVERANCE OF GARDEN FOR ERECTION OF DWELLING WITH GARAGE AND USE OF PREVIOUSLY APPROVED ACCESS.
Ref. No: 1265/88/ | Status: Refused

Cont'd.../

Setting

There are a number of Listed Buildings within the ribbon development of Rickingham, either side of the old main road between Bury and Diss. This property is set back from this main road to the North and is accessed via a driveway at the junction of Bury Road and Water Lane.

As can be seen from the Listing above, the older, larger part of the building forms the bulk of the dwelling, running on an East/West axis. Later extensions to this have been subsequently added to the North side, the first comprising a single storey Utility/Boot Room, Pantry and Hallway. A further extension has been also added housing the main stair, a small half Cellar and a Study. (refer Figure 2 and Hucklesby Architects drawings E0879/02, 03, 04, 05, 06 and 07). There is a newer Garden Room extension to the West side, permission for which was granted in 1999, and a Conservatory was subsequently added to the East elevation. (refer Figures 3, 4 and 5 below).



Figure 2 – View of existing dwelling from North



Figure 3 – View of existing dwelling from South

As can be seen from the Listing description and the recent planning history of the building, although externally there have been a number of additions over the years, the original fabric of the underlying building is still clearly discernible.

Cont'd.../

Fabric

The main part of the dwelling is constructed of timber frame, rendered externally, and pargetted on the South elevation (refer Figure 2 and 3 above), with a rendered and painted plinth. The more recent extensions have been constructed in facing brickwork, which is painted to match the render. Roofs are finished in clay plain tiles. Windows are a mixture of painted timber casements, and leaded lights and metal casements in timber frames. Doors and frames are painted timber. Bargeboards, soffits and fascias and external timber details are painted timber. Rainwater and drainage goods throughout are black upvc.

The Garden Room is finished on the West and South elevations with painted render with a low-level painted brick plinth, and painted brickwork to the North elevation (refer Figures 4 and 5 below). The roof is finished in plain tiling, and bargeboards and soffits are timber. Windows and doors are timber. To the East and South elevations, the Conservatory is constructed in a painted timber frame, with painted vertical boarding below, with a glazed roof with aluminium cappings and integral roof windows (refer Figures 6 and 7 below). The Utility Room/Boot has been finished with painted render on the East elevation, painted brick on the North elevation, with a plain tiled roof.



Figure 4 – View of existing Garden Room from West



Figure 5 – View of existing Garden Room from North East



Figure 6 – View of existing Conservatory and Utility/Boot Room



Figure 7 – View of existing Conservatory

Layout

The main entrance to the building is via a doorway to the north side of the building (the original entrance is still clearly visible on the South elevation). This opens to a central Hall and Passage, with Cloaks and the main staircase. The Passage leads to the Sitting Room, the Garden Room, the Dining Room, and Kitchen. The Kitchen links the Utility/Boot Room, the Pantry, and the Conservatory. On the upper floor there are three Bedrooms (two with ensuite sanitary facilities), and a Family Bathroom, with a separate WC. A further stair leads to two Bedrooms and a separate WC on the Attic Floor level. There is also a Study linked to the half landing of the main stair, and there is a small half level Cellar below, accessed by a narrow stair from the Ground Floor (*Refer Hucklesby Architects drawings no 02, 03, 04, 05, 06 and 07*)

The Kitchen is on a through route to both the Utility/Boot Room (and the rear entrance door) and the Pantry. It also leads to the Conservatory and from there, out to the Garden. There are therefore four doors leading in to this space. The useable area is consequently small in comparison to the scale of the house as a result. This makes it limited in scope for preparation and cooking for larger numbers in this five bedroomed family property.

The Conservatory faces due South and as a result is extremely hot in the summer and cold in winter. It does not serve a useful purpose in conjunction with the Kitchen as for most of the year it is unusable as an ancillary or breakfast space, because of the varying degrees of comfort.

As part of this work, the intention is also to relocate the internal oil-fired boiler with a new external boiler to the North elevation, between the pantry and Utility/Boot Room window. The existing opening for the boiler is to be retained as a Store cupboard (*Refer Hucklesby Architects drawings numbered E0879/11 and 16*)

Principles

The aim with this application is to remove the existing Conservatory and replace this with a new extension to the Kitchen. This will provide a more suitable space for the size and scale of the property. The aim is also to allow for a free-flowing circulation route from the Passage through to the external doors on the South side. The current cooking and preparation area is to become a breakfast area, and the main body of the Kitchen will be relocated to the east side of the building.

Appearance

Externally, the silhouette of the building is retained, with the main body of the older part of the dwelling still discernible. The new extension is to be built on the footprint of the existing Conservatory, with a minor change to the pitch of the roof. This will allow for plain tiling to match. A single ply finish will be provided to the flat area to the junction of the new extension of the Utility Roof. Bargeboards, fascias and soffits are to be painted timber, and rainwater goods are to be black upvc. External walls are to be rendered and painted as the main house, with a painted brick plinth at low level.

Cont'd.../

The east wall will have a painted timber casement window, and the South Elevation will have a pair of painted timber glazed outward opening double doors with matching side screen. There are linked conservation type rooflights within the pitch of the roof to throw borrowed light deep into the heart of the plan. (Refer Hucklesby Architects drawings no E0879/11, 14, and 15).

Justification

The current Conservatory does not function well in extremes of temperature. Therefore, it is not a useful or appropriate space for the dwelling. The existing Kitchen area, because it is the main circulation route to the rear entrances to the property, is restricted in its use. The new design is intended to address both of these issues.

The Site is within Flood Zone 3, but the floor level of the new extension will match the existing, and internally will be finished with plasterboard on timber battens. Services including electrical sockets and switches will be located a minimum of 1000mm above Finished Floor Level. A demountable flood gate system is to be provided externally to the glazed timber double doors and side screen on the South Elevation. Drainage is to be fitted with proprietary non-return valves. (Refer Flood Assessment Report)

Mitigation

The aim is to simply replace an existing redundant and inappropriate Conservatory with a useful and viable space which will enhance the building. As it is work which is to be carried out to the most recent addition to the building, and with minor changes to the historic fabric and use of the building, the impact on the historic asset is low.

Landscaping

The existing Landscaping is unaffected by the proposals

Access

The existing Access is unaffected by the proposals



Figure 8 – View of south elevation of main dwelling looking towards existing Conservatory