

Linden House, Hall Street, Long Melford, Co10 9JA

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Linden House, Hall Street, Long Melford, Co10 9JA

Heritage Design & Access Statement

5th December 2023

23-103



To be read in conjunction with associated Documents & Drawings:

23-103-SP-099

23-103-SP-100

23-103-SP-101

23-103-SE-300

23-103-SE-301

1.0 Existing Building & Setting

The list entry for numbers Linden House, reads as follows:

“A mid-late C19 grey gault brick front to an earlier timber-framed and plastered house, probably C17. The front has a parapet with a C18 moulded brick modillion cornice. Two storeys. Eight window range, double-hung sashes without glazing bars, in plain reveals, with precast stone lintels on stub brackets. Two doorways have semi-circular arched heads with Corinthian pilasters. Roof tiled, hipped behind the parapet, with two hipped dormers on the front.”

This passage was taken from: <https://historicengland.org.uk/listing/the-list/list-entry/1351845>

The primary dwelling comprises of a grey gault brick West facade (street frontage), with grey timber windows and a tiled roof, with a parapet facing the street frontage. The rear of the property comprises of predominantly a pale render, with ashlar detailing and grey timber doors and windows. The rear of the property was extended following an approved application in 1985 to add a rear extension with conservatory space at first floor level. There is also a small lean to WC extension with a slate monopitch roof to the rear of the property, for which it is uncertain when this was added, likely as part of the 1980's extension works. The house is set on an East/West axis, with a rear patio set at a lower level, with a raised bed and lawn with mature planting.

The front of the property is a hard landscaped area to the front door, with off street vehicular parking.





Photographs of the house, showing the existing rear extension and internal configuration within the first floor conservatory and ground floor lean to extension at present.

2.0 Proposals

- To provide a single storey extension to the rear, removing the low quality single storey lean to.
- Works to the first floor conservatory extension to clad and reroof, improving thermal performance and increasing privacy.

3.0 Justification

The property has had a number of different uses previously, having operated commercially as offices, shop and a tea room. The building was initially a residence, before being converted to become commercial premises. The property was subject to a number of applications seeking to revert back to a single residence, with this taking place following planning approval being granted in 2009. The first floor conservatory extension was added during the 1980's during the properties time as a commercial premises. During this time, the space would likely have functioned very well as a space for enjoying a lunch. However, since the property reverted to residential use, this space has functioned as an en-suite to the master bedroom and is no longer fit for purpose.

The single storey WC lean to extension on the rear also appears to be a 1980s addition, and provides a strange configuration as a route through from the main entrance hall to the rear garden directly through the space. It is also a single block thick and so thermal performance of this extension is not satisfactory.

Our proposal is to remodel the first floor conservatory extension. Whilst we acknowledge that this is an attractive space, the nature of being a conservatory means that the space is either very warm, or very cold, and as such can become an unpleasant space to use, directly linked to the master bedroom. As an en-suite, the practicality of being fully glazed above, and on 2 of the 3 external walls, also provides privacy issues. We intend to keep the space as an en-suite, but thermally upgrade the room, by providing insulated external walls and roof to the structure. Externally, the building will be clad with a dark horizontal cedar board cladding which will provide a smart aesthetic giving the appearance of a dark timber. We propose to introduce a glazed double door and Juliet balcony, 2 narrow windows and fan light on the rear elevation of the space, which will still provide natural light and views of the rear garden, but will provide a more private and comfortable space, whilst also hugely increasing the thermal performance of the space. The roof for this structure will be a slate effect supalite roof, providing a light weight structure that will not adversely impact the existing structure. Two conservation style velux rooflights will provide natural light and ventilation to the space.

We plan to remove the low quality existing lean to ground floor extension. We will reconfigure this with a larger lean to single storey extension, with the pitch spanning in the opposite direction. This will provide a small extension to the existing snug, with the existing window removed from the side elevation. The wall construction and window in this part of the existing snug is modern, with modern plaster, likely undertaken in the 1980's. The exposed timber frame present in the corner of the snug will remain untouched and will have two conservation style rooflights will channel light into the space. A new cloakroom WC and small utility will be provided, enabling an enhancement of the previous facilities, without needing to pass through the cloakroom to reach the rear garden. A small garden room is provided to provide a seating area with a predominantly glazed gable end to provide natural light and connection to the rear garden. A pair of French doors will be provided, with cedar board cladding and supalite roof to tie the extension materially to the proposed works to the first floor amendments to the master bedroom en-suite.

We also propose to replace three existing timber windows to the rear of the property with a modern flush sash casement window. This will offer better thermal performance, and will have glazing bars to match the existing appearance. These windows are not original and are proposed to be replaced with a conservation style UPVC flush sash window, with glazing bar.

Overall, the extension is designed to be sympathetic to the listed building, with the proposal seeking to thermally upgrade a conservatory, and to remove a low quality extension and replace this with a better quality extension, that provides an enhancement of the existing spaces. No historic materials will be lost as a result of these works; causing no substantial harm to the fabric of the listed building. The views from the main road will not be impacted in any way and the views from the rear will be impacted minimally, with the primary historic building still fully visible as it is at present. Overall we feel that this proposal would result in low harm to the historic building.

4.0 Appearance & Materials

The extension to the rear of the property will be timber frame construction, with a pitched supalite roof finish which will give the aesthetic of slate, matching the existing lean to roof. Externally, the extension will be finished with a dark horizontal cedar cladding, with a small brick plinth to allow for damp to exit via the DPC. Conservation rooflights will be used to help bring natural light into internal spaces.

As per the single storey extension, the conservatory will be a supalite, slate effect roof with cedar cladding to tie these two elements together visually. The glazed Juliet balcony and French doors retain the glazed element of the existing and will allow for natural light into the space, whilst the cedar clad timber framed elements provide an upgrade of both thermal performance and privacy. Integrated bat boxes will be used to meet biodiversity requirements on the rear elevation.

5.0 Use

The building is a private residence and will remain so.

6.0 Scale, Amount & Layout

There has been an increase in floor area, by 11.5 m².

7.0 Access

No Change.

8.0 Landscaping

The existing raised bed will be largely retained, as will the existing patio area.

9.0 Consultation

No consultation regarding this scheme has previously taken place.