



WINCER KIEVENAAR

CHARTERED ARCHITECTS

APPLICATION FOR LISTED
BUILDING CONSENT RELATING
TO STUART HOUSE, THE GREEN,
WACTON

DESIGN, ACCESS
AND HERITAGE
STATEMENT

Ref: 5908
January - 2024
REV A

▶ 5908

Listed Building Application:

Address:

Stuart House, The Green, Wacton

Local Authority:

South Norfolk Council

Client:

Boone, Mr. F

Date:

January 2024.

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1.0

INTRODUCTION

PROPOSAL SUMMARY

Wincer Kievenaar Architects were appointed to prepare this Heritage Statement in support of an application for Listed Building Consent.

The proposals relate to the external render replacement works to Stuart House and the replacement garage door.

This statement and supporting documentation is prepared in accordance with The Communities and Local Government publication “Guidance on Information requirements and validation” (March 2010) which sets out in Section 6 the requirements for Design and Access Statements.

A further amendment to the requirements for Design and Access Statements was made via The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015 No. 595. Part 3 Article 9 states the following new requirements for Design Access Statements:

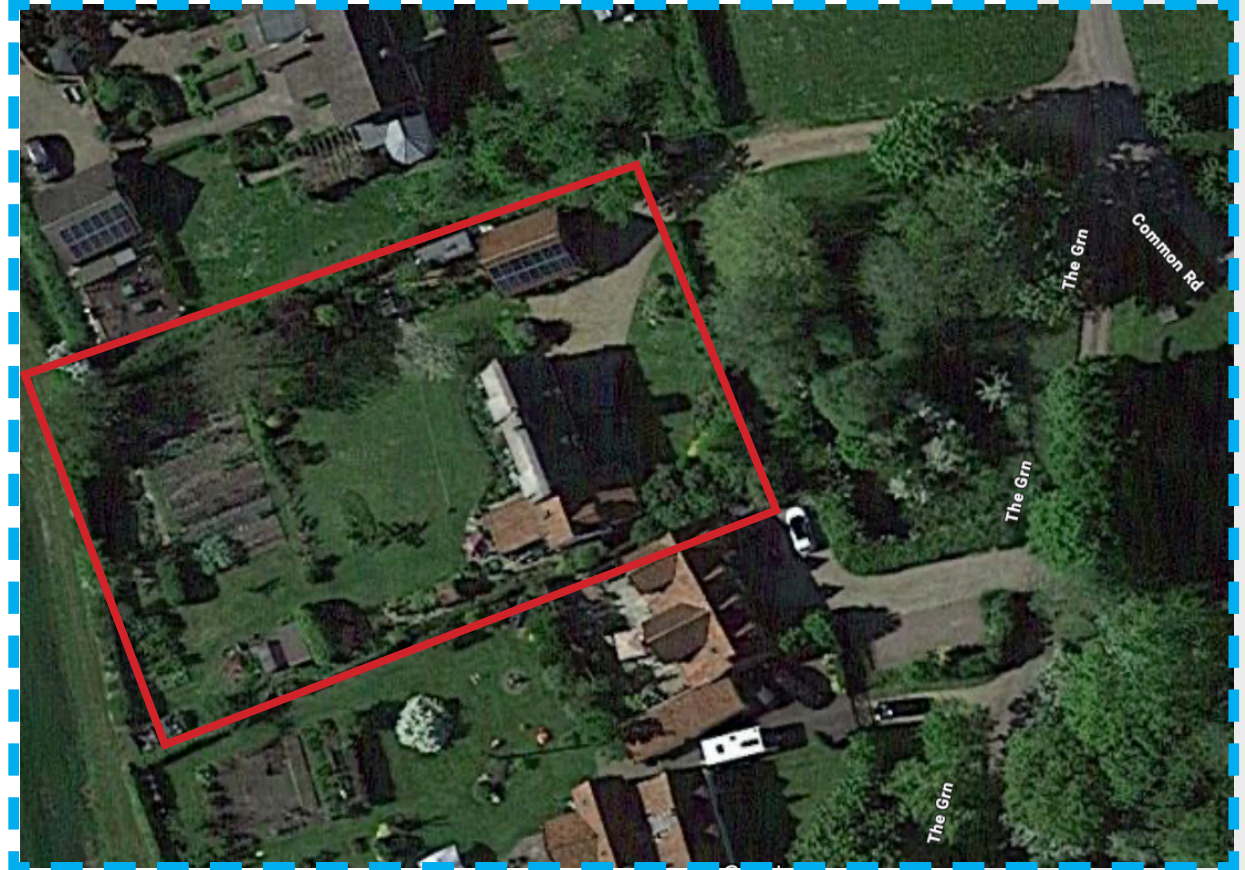
(3) A design and access statement must—

- (a) explain the design principles and concepts that have been applied to the development;
- (b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
- (c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
- (d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
- (e) explain how any specific issues which might affect access to the development have been addressed.

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2.0
SITE CONTEXT

AERIAL VIEW OF SITE

The extract to the right illustrates the site highlighted in red.



HERITAGE

Stuart House was officially listed as a Grade II property on the 26th of June 1981. Below is an extract which states Historic England's listing.

"C17 timber frame, plastered. Thatched roof with gabled ends. Brick chimney stack off centre. One storey and attic. Two gabled dormers. Modern casements with glazing bars and drip moulds. Plank door in front of stack with fire insurance plaque over. Later wing on south end. One storey and attic, pantile roof with gabled end."

The existing garage which is to have replacement doors is not described within the listing description and is not attached to the host building. The proposed garage doors are to match the existing doors and will not harm the main building.

Planning History

1997/1436: Installation of dormer window to rear elevation: **APPROVED**

2000/1646: Demolition of existing conservatory, alterations and erection of sun room extension. **APPROVED**

2005/0098: Reduce height of 2no. ash trees on boundary with Owl House. **APPROVED.**

2008/1789: Proposed new first floor dormer window and associated works. **APPROVED.**

2011/1755: Installation of 14 solar panels on south facing roof of garage. **APPROVED.**



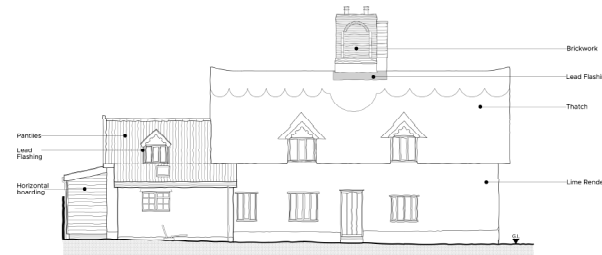
5.0 EXISTING PLANS

EXISTING BUILDING

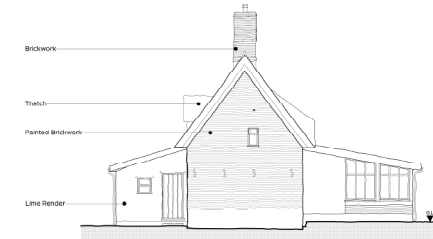
The existing building is of timber frame with an external rendered finish and a thatched roof. Later additions include a two storey extension finished in render and a pantile roof and a single storey mono pitch roof (which is finished in render and pantiles). In addition to this, a garden room has been formed which is finished in brickwork and a pantile roof.

The existing garage is finished externally in brickwork and a pantile roof. The existing garage doors are constructed of timber which have been painted.

The existing elevations can be identified by the extract to the right.



1 Existing North - East Elevation
Scale: 1:100



2 Existing North - West Elevation
Scale: 1:100



3 Existing South - West Elevation
Scale: 1:100



4 Existing South - East Elevation
Scale: 1:100

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6.0
PHOTOS



▲
View of the front elevation.



▲
View of the front elevation which is to be affected by the render works.



▲
View of rear elevations which is to be affected by the render works.



▲
Extract of existing garage doors which are to be replaced.

USE

Stuart House is a single private dwelling (Grade II Listed Building) situated in the Norfolk countryside. The proposals set out within this document have been carefully considered and will not have a negative impact on the property as a whole or its image within the street scene. The proposals will have no affect on the existing use.

AMOUNT

The proposals relate to the external render replacement works to Stuart House and the replacement garage door. The render works will not impact the size of the building. The replacement garage door is to match the existing style and the size and will not increase.



7.0

USE AND AMOUNT



9.0 SCALE & APPEARANCE

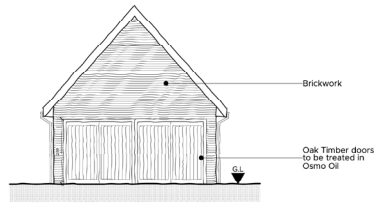
SCALE

As noted earlier within the document, the proposals seek to replace the external render of Stuart House and replace the garage doors. Existing cement render on the dwelling is to be replaced with lime render and repairs made where required. The render repair works will have no impact on the scale of the building and will not increase its size. The garage doors are to be replaced with similar style doors and are to match the existing structural opening. There will be no increase in size for the proposed doors.

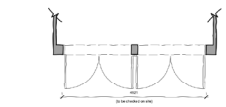
APPEARANCE

The applicant seeks to install new hempcrete where required and repair as necessary. 10mm Therma lime as a 1st coat of lime render is to be applied with a 10mm fine lime 2nd coat of lime render (trowel finish to suit). It is to be finished off with lime wash paint (Tallow bound lime wash colour - lambs wool or similar). Using these materials and finishes will not have a negative impact on Stuart House.

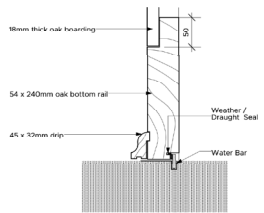
The garage doors are to be made of Oak and finished in Osma Oil. The appearance of the doors will be of similar style to the current doors. The extract to the right illustrates the applicant's intentions.



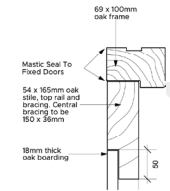
1 Proposed North - East Elevation
Scale: 1:100



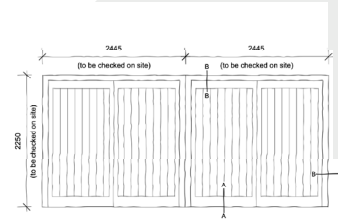
2 Proposed Garage Doors (plan)
Scale: 1:100



3 A-A Cill Detail
Scale: 1:5



4 B-B Head/Jamb Detail
Scale: 1:5



5 Proposed Garage Door
Scale: 1:50

LANDSCAPE

Existing landscaping shall be unaffected.

ACCESS

The access will remain as existing and will not be affected by the proposals.

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LANDSCAPE & ACCESS

Data Sheet

Thermalime is formulated with traditional Natural Hydraulic Lime and light-weight mineral aggregates with insulating properties.

Bag size: 10KG

Volume when mixed: 15Litres

Coverage

One bag will cover approx. 1.5m² at 10mm thick.

To calculate how much you require: 1litre per 1m² per 1mm thickness
e.g. 10m² at 30mm would require 300litres = 20 bags

Preparation

- Properly prepare the surface before application.
- Remove dust, surface contaminants and loose or friable coatings.
- Mixing - Can be mixed using a drum mixer, or in a tub using a drill mixer or paddle stirrer.
- Cut the top off the bag and tip the whole bag, carefully to minimise dust, into mixing vessel.
- Add 7 litres clean water and mix for 5 minutes.
- Always mix with clean water; do not add anything else.

Application

- Use on the following substrates: Woodwool board, timber lath, wood fibre board, metal lath, brick, plasterboard, existing plaster, lightweight blocks.
- Apply Thermalime, smooth the surface and leave until plaster is firm but still - 'green' (about 6-8 hours depending on ambient weather) then finish; lightly flatten the face of the plaster (if a little moisture is required at this point wet the trowel, not the plaster).
- NB on an external plaster, a slightly textured surface provides better weather protection than a polished finish.

Finishing

Thermalime should be protected with limewash or other vapour permeable coating.

Technical Data:

Lamda Value 0.137 W/(m.K)

Caution

- Avoid creating excessive dust
- Store away from the reach of children.
- Keep bags dry - Reseal open bags immediately after use.
- Wear appropriate gloves
- Avoid inhaling the dust, wearing a mask if necessary
- To avoid contact with the eyes, wear suitable safety goggles
- Use in temperatures: above 5°C and below 30°

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11.0
APPENDICES



NBS-ISO-HC-20

ProKalk Hempcrete Binder

Pre-formulated binder for hempcrete

IsoHemp ProKalk is a specially-adapted pre-formulated hempcrete binder. It is composed of a combination of hydraulic lime and aerated lime. It is a well-established binder with excellent thermal performance, which can be mixed on site and installed manually, or with a dedicated spraying machine.

Applications

	Dry density	Dosage		
		ProKalk (kg)	Shiv (L)	Water (L)
Wall mix	300 kg/m ³	40	200	50
Roof mix	200 kg/m ³	20	200	25

Summary table

Technical Characteristics	200mm Wall Mix	300mm Wall Mix	400mm Wall Mix	Unit
Bulk density		700		Kg/m ³
Dry thermal resistance	3	4.48	5.64	m ² K/W
Thermal resistance at 50% RH	2.82	4.23	5.30	m ² K/W
Thermal conductivity λ		0.071		W/mK
U-value	0.35	0.23	0.17	W/m ² K
Phase Shift	13.1	19.7	30.6	h
Sound reduction index* Rw	40 (-1; -5)	42 (-1; -5)	44 (-1; -6)**	dB
Absorption coefficient α		0.85		
Equivalent air layer thickness Sd	0.56	0.84	1.12	m
Water vapour resistance factor μ		2.8		
Compressive strength		0.22		MPa
Reaction to fire (without render)		B, S1, d0		
Reaction to fire (with render)*		A2		
Resistance to fire (with render)		EI 120		min

*Pre-cast block at 340 kg/m³ density with 15mm lime plaster on one side - simulated value
** Data based on 36cm pre-cast block

Packaging

	Value	Unit
Dimensions of a pallet	120 x 100 x 95	cm
Weight of a pallet	1000	kg
Number of bags per pallet	48	bags/pallet
Volume of a bag	20	kg
Storage	Dry and away from moisture	
Storage life	6	months

Advantages

- A 100% natural product
- Suitable for mixing and spraying machines
- Insulation from cold and heat
- Humidity control

ProKalk Hempcrete Binder