

Design, Access and Heritage Statement incorporating Schedule of Works

Conversion of outbuilding to form ancillary accommodation and installation of oil tank. (Alternative scheme to approved application DC/23/03492 & DC/23/03493)

to

Holton Hall, Hadleigh Road, Holton St Mary, CO7 6NN

July 2023

Rev A – January 2024

R O G E R B A L M E R

D E S I G N



FOUNTAIN HOUSE STUDIO THE STREET EAST BERGHOLT COLCHESTER CO7 6TB

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1.0 INTRODUCTION

- 1.1 This document has been prepared to accompany a Householder and Listed Building Consent Application for the conversion of an outbuilding within the curtilage of Holton Hall.
- 1.2 Approval for the buildings conversion to ancillary accommodation has previously been granted under application no. B/90/00230, with works part completed.
- 1.3 A new approval for conversion of the outbuilding to ancillary accommodation accompanied with minor external alterations and internal works to bring about the completion of the scheme has been granted under application no. DC/23/03292 & DC/23/03493.
- 1.4 This re-submission of the above application proposes minor amends as outlined by the covering statement enclosed.

2.0 SPECIAL ARCHITECTURAL OR HISTORIC INTEREST AND CONTEXT

- 1.1 The outbuilding is located within the curtilage of Holton Hall, Holton St Mary, Suffolk. Holton Hall is a Grade II Listed dwelling, with its Heritage List Entry noted below –

TM 03 NE HOLTON ST MARY B1070 (south west side) 2/4 - Holton Hall - II House. Rear range early C16 with later additions and alterations. Front range early C19. Rear range timber-framed cased in brick, rendered and pargetted c.1985. Plain tile roof, upper parts of stacks rebuilt in white brick. Front range white brick with slate roof. Hall and cross wing range forming U-plan attached to rear of front range. Probable former open hall now one storey and attic with 2-storey cross wing. 2-bay hall with later stack inserted into cross passage. Front range: 2 storeys, 3 bays, central hallway plan. Projecting pilastered porch with dentilled cornice and pediment. 6-panel door with patterned radial overlight in panelled reveals. Tripartite sashes under cambered gauged brick arches except 12-pane sash above porch. Overhanging roof, end stacks. Rear range: hall with lobby-entry to right. Two 16-pane sashes to ground floor. Two gabled dormers with 16-pane sashes in architraves. 2-storey cross wing to left has sashes and C20 casements, end bay under hipped roof probably forms a later addition on ridge stack. Lower cross wing to right has later addition to rear. Interior: cut-string staircase to front range with carved tread ends and stick balusters. Hall range has chamfered beam with step stops and joists with curved stops. Pair of inglenooks in red brick, somewhat rebuilt. 2-storey cross wing has chamfered jowled posts, chamfered beam with step stop and joists with run out stops. Chamfered beam with step stop and plain joists to lower cross wing. Hall range has crown post roof. Central truss (now incorporated into studded partition wall), chamfered jowled posts, cambered tie beam supporting plain rectangular crown post braced to purlin. 2-storey wing has similar crown post roof, one truss raised. Studded walls.

Listing NGR: TM0565636935

- 1.2 The site is not within a Conservation Area.
- 1.3 The area of outbuilding to be converted is principally of modern construction, evidenced by a solid concrete floor slab throughout, cavity wall construction and modern trussed roof arrangements of varying ages. A small remnant of existing solid brickwork wall remains, which has been heavily altered through previous works. A single bay to the South is to also be converted within the scheme.

- 1.5 The proposals are contained entirely within the existing footprint of the outbuilding, with no extensions proposed, respecting the existing plan form and subsequent relationship to the host dwelling.
- 1.5 It is put forward that the proposed alterations to the outbuilding are sensitive, minor amendments which respect the host building, causing no harm to the historic setting. The adaptations proposed will help sustain this curtilage listed building through maximising its viable use as a detached annexe, which is consistent with its conservation.

2.0 PROPOSALS – (USE, LAYOUT, AMOUNT, SCALE AND APPEARANCE)

- 2.1 The proposals consist of minor external alterations and internal works as detailed on drawing no. 3422-04.
- 2.2 *Use* – The building is currently used as a residential store with a use as ancillary accommodation proposed. All of the application site is currently in residential use, and so no change in use class is required.
- 2.3 The alterations to the existing building seek to provide ancillary accommodation to Holton Hall for visiting family members and provide future provision for temporary accommodation for a care provider.
- 2.4 *Layout / Amount* – The proposed layout is as shown on drawing no. 3422-04, which is to be entirely contained within the existing buildings footprint.
- 2.5 *Scale* – No changes are proposed to the existing buildings size and scale.
- 2.6 *Appearance* – Purpose made painted timber sections are proposed as detailed. The external wall finish of soft red brickwork and roof coverings of clay pantile / natural slate are to be retained.

3.0 LANDSCAPING AND ACCESS

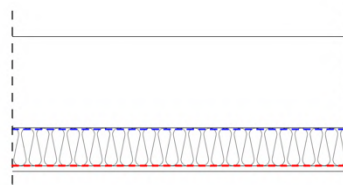
- 3.1 Minor local soft and hard landscaping works are anticipated around the proposed works. However, these are not deemed contentious and will not fall within the controls of Planning or Listed Building legislation.
- 3.2 In all other areas, landscaping and access will be retained as existing.

SCHEDULE OF WORKS

All new external joinery will be formed from purpose made timber sections with painted finish as detailed in accompanying drawings.

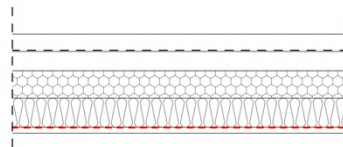
The existing external structure is to be retained with lightweight reversible partitions introduced internally.

The building to be converted is largely formed from cavity work walls with modern concrete floor slab and roof trusses. Where insulating remnants of original solid brickwork and between existing rafters within the adjacent bay proposed to be converted, this will be designed to ensure the long-term protection and preservation of existing fabric as detailed in below drawings:



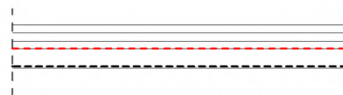
Existing 225mm brickwork
 Proctor frameshield breather membrane
 97 x 47mm treated studwork, fully filled with 100mm Cosywool Slab by Thermafleece.
 To inside face of studwork install 12.5mm Gyprox WallBoard Duplex plasterboard with skim finish.

Solid Brickwork Drying



Existing slates, tiles battens and roofing felt retained.
 Rafter to be insulated between with 70mm Eco-Versal by Ecotherm insulation, positioned with 20mm treated stop battens to provide 50mm ventilated void above.
 Below rafters install 75 x 50mm softwood battens perpendicularly to rafters. To be fully filled with Cosywool slab by Thermafleece
 To inside of battens install 12.5mm Gyprox WallBoard Duplex plasterboard with skim finish.

Vaulted Roof Over Bay



Existing concrete slab.
 DPM taken min. 150mm up internal face of brickwork walls.
 60mm EcoTherm Eco-Versal.
 500g polythene separating VCL on insulation board.
 18mm tongue and groove chipboard.
 Underfloor heating system and floor finish.

Floating Floor Build-Up

PIR insulation has been specified between a portion of the rafters to facilitate the retention of bat friendly roofing felt currently in situ and avoid unnecessary disturbance to the existing structure. Both breathable insulation to the underside of the rafters and the ventilated void above the existing rafters will ensure the long-term protection and preservation of fabric is achieved.

The existing area of C20 trussed roof over the proposed living area is to be amended to provide a vaulted arrangement, removing modern joists. The modern trussed roof below the clay pantile finished section is to be retained.

Services – These will be as required for a typical domestic situation, with electricity, hot and cold-water provision. Minor changes to existing will involve small amounts of chasing etc. for new services.

SITE PHOTOS



West Elevation



North Elevation



East Elevation



East Elevation



Internal arrangement to North element (below clay pantiles element)



Internal arrangement to South element (proposed to be vaulted)



Bay to South



Contextual West Elevation with large agricultural barn to South



Context with outbuildings to North



View of side of Holton Hall to North of outbuildings