



**WINCER
KIEVENAAR**

CHARTERED ARCHITECTS

Design, Access and Heritage
Statement to support a Listed
Building Application for Alterations
to Layham House

DESIGN, ACCESS
AND HERITAGE
STATEMENT

Ref: 5910_DAS
February 2024

► 5910

Listed Building Application

Address:

Layham House, Overbury Hall Road, Layham, Suffolk, IP7 5NA

Local Authority:

Babergh and Mid Suffolk Council

Client:

Mr. & Mrs. Davison

Date:

February 2024

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SITE LOCATION



INTRODUCTION

Layham House is located in Layham, 2 miles south of the village market town of Hadleigh. Layham is a small village and civil parish divided into Upper Layham and Lower Layham, separated by the River Brett.

Wincer Kievenaar Architects have been appointed to produce this Design, Access and Heritage Statement in support of a Listed Building Application for alterations to the Grade II listed property Layham House.

The Listed Building Application aims to gain consent for the minor alterations, including:

- To open up an existing window opening to form a new doorway into new bootroom space. This includes relocating a WC and Utility Room to improve the current access circulation for the occupants.
- Insert two new window openings in first floor master bedroom.
- Repair and/or replace existing rotten timber window cills, thresholds and pilasters where necessary.

The proposals do not involve the extension or demolition to the external footprint of the dwelling. External changes consist only of the replacement, repair or addition of windows or doors, and the refurbishment of roof details. See Appendix B and refer to proposed drawings for details.



HISTORIC ENGLAND LISTING

Heritage Category: Listed Building
Grade: II
List Entry Number: 1284805
Date first listed: 23-Jan-1958
List Entry Name: LAYHAM HOUSE
Statutory Address 1: LAYHAM HOUSE, THE STREET

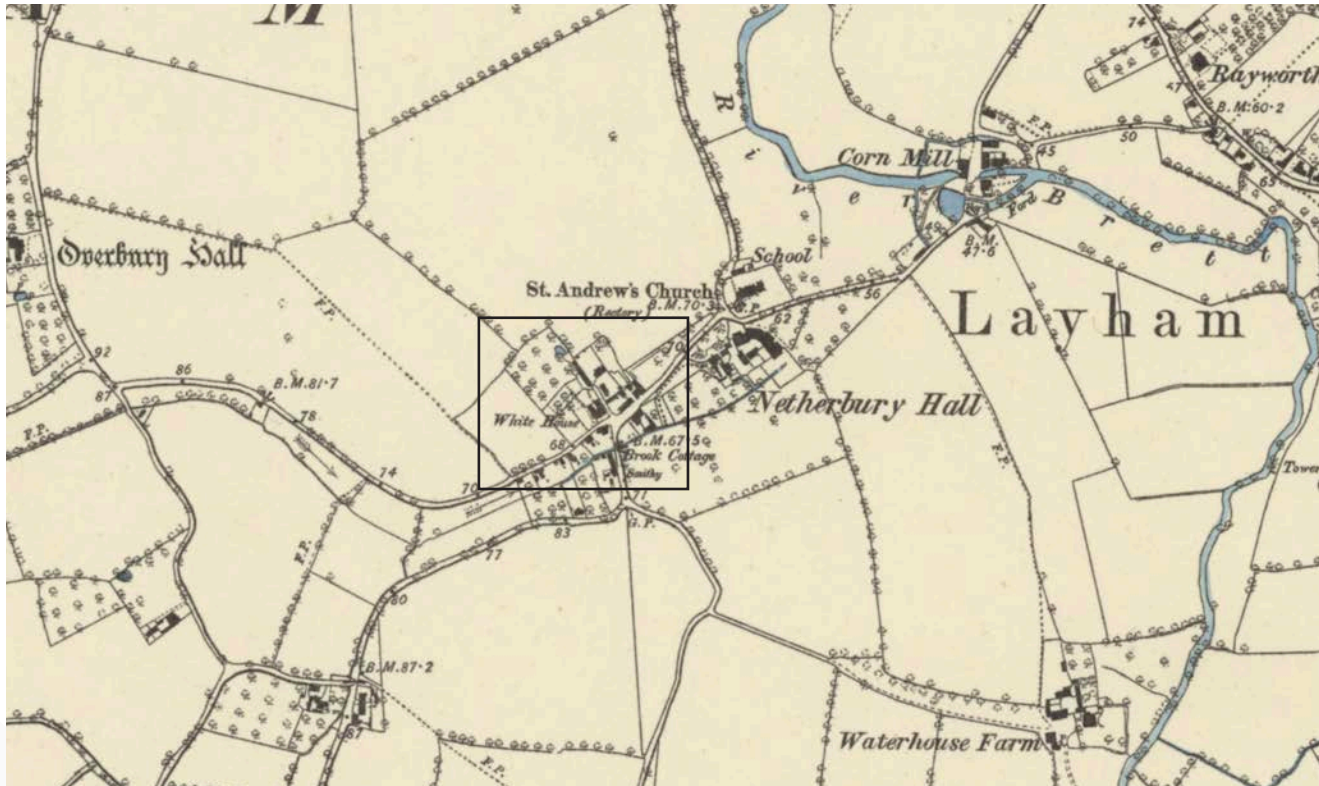
LAYHAM THE STREET 1. 5377 (north-west side) Layham House TM 04 SW 42/709 25.1 .58. II GV 2. C18 red brick front, painted below the parapet, with end pilasters and finials. Possibly to an earlier building. Roof tiled, with stopped gables and a tall ridge chimney stack. Two storeys and attics. Six window range of double-hung sashes, with glazing bars to the upper storey windows; in shallow reveals with segmental heads. The doorway has pilasters and a pediment.

Listing NGR: TM0289440161

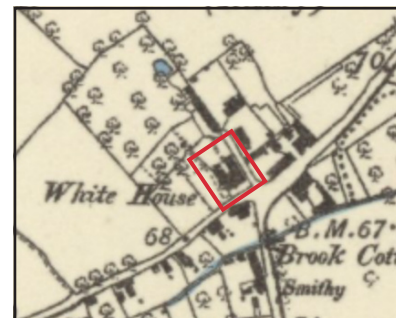


HERITAGE

HISTORIC MAPS



1884 Ordnance Survey Map



This ordnance survey map from 1884 shows Layham House, previously named White House, within the village of Layham. The property at this stage resembles a horseshoe, or 'U' shape. We can determine from the history that the property has undergone numerous changes, including multiple extensions of both single and two storeys. Refer to existing plans for details.



▼
SITE PHOTOS



West Elevation



West Elevation



South Elevation



East Elevation



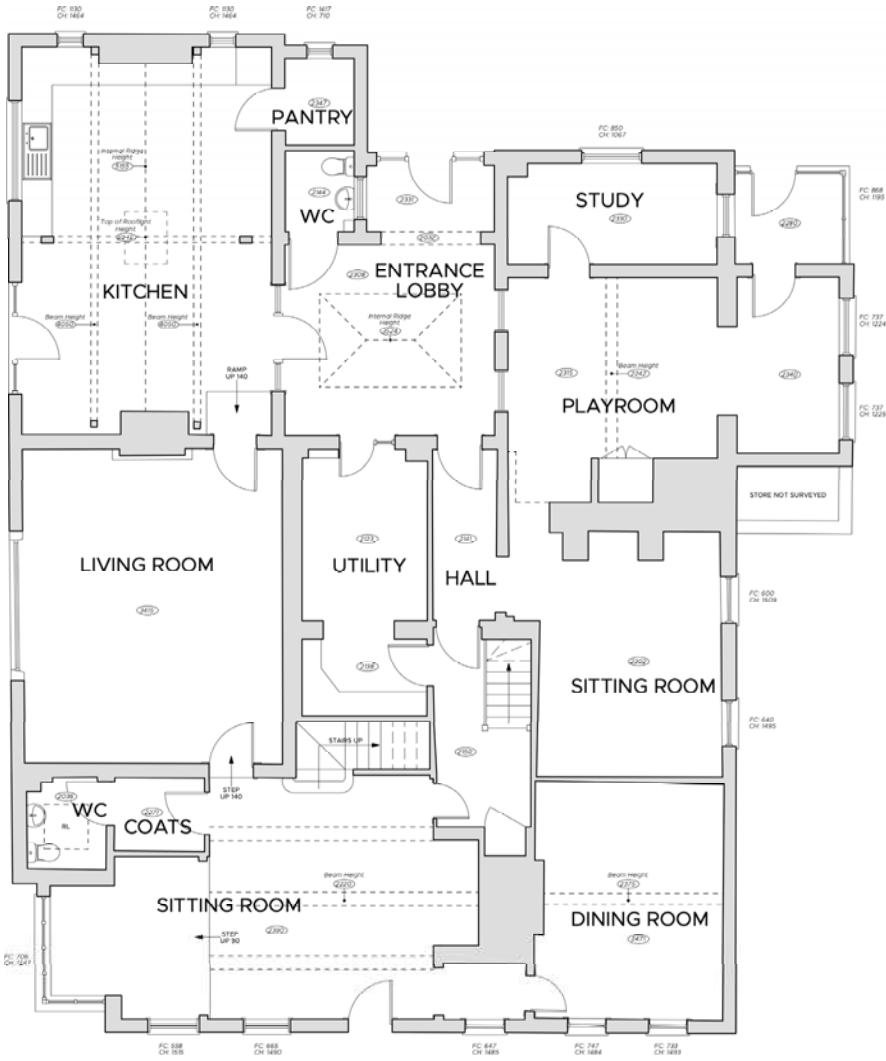
East Elevation



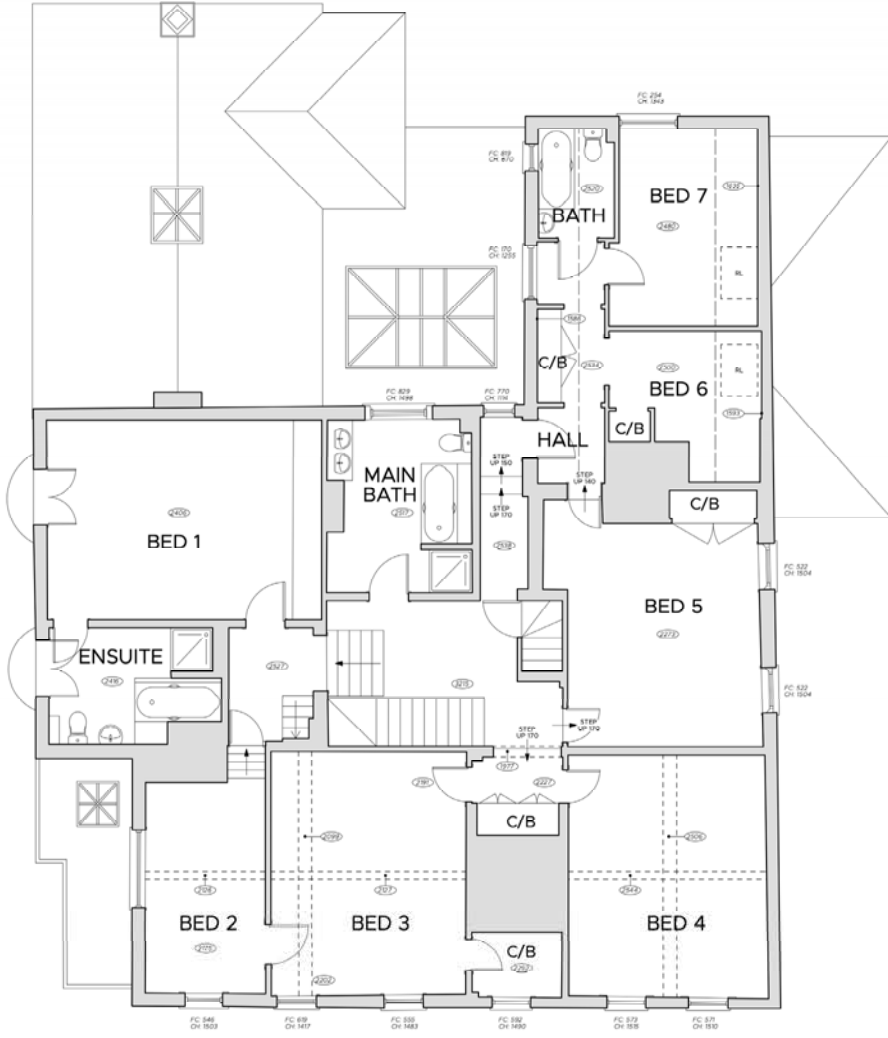
North Elevation



EXISTING PLANS



EXISTING GROUND FLOOR



EXISTING FIRST FLOOR

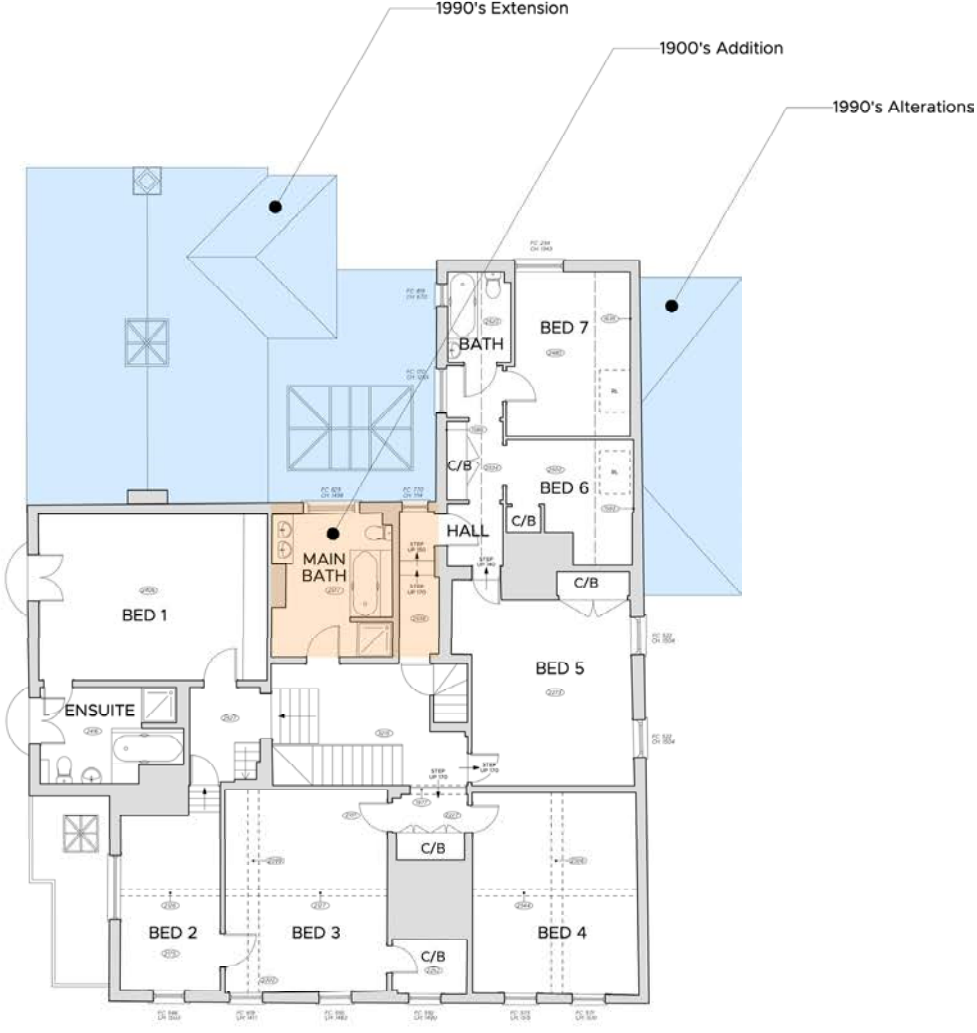


EXISTING PLANS

EXISTING PLANS DATED



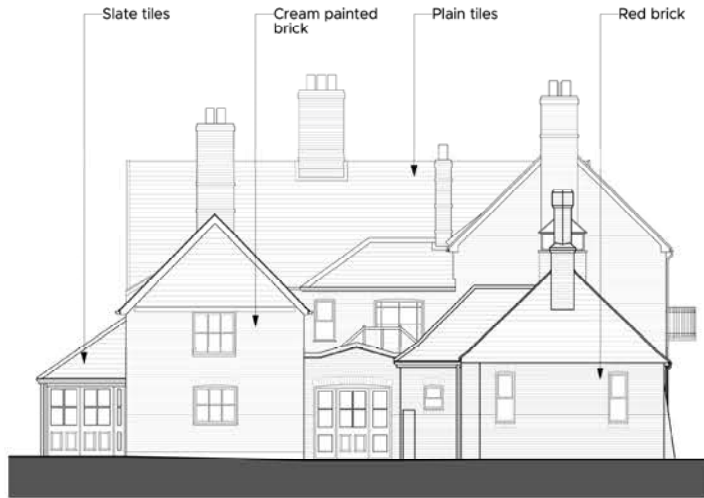
EXISTING GROUND FLOOR



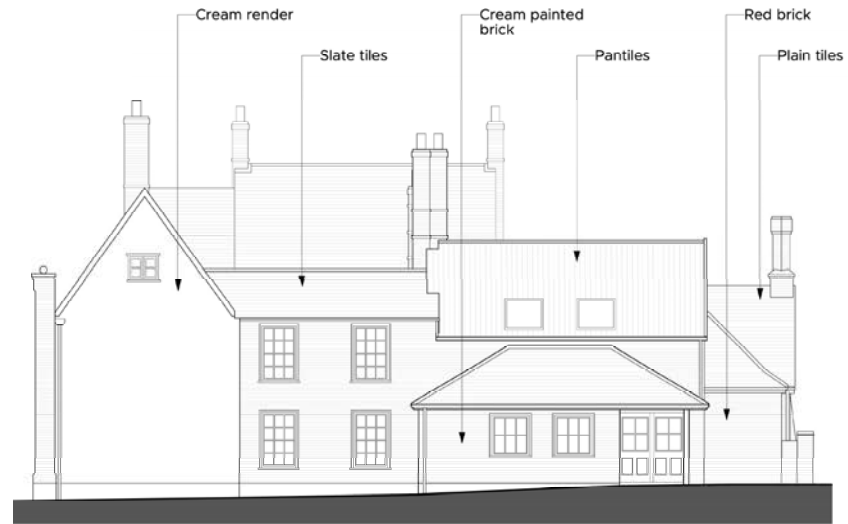
EXISTING FIRST FLOOR



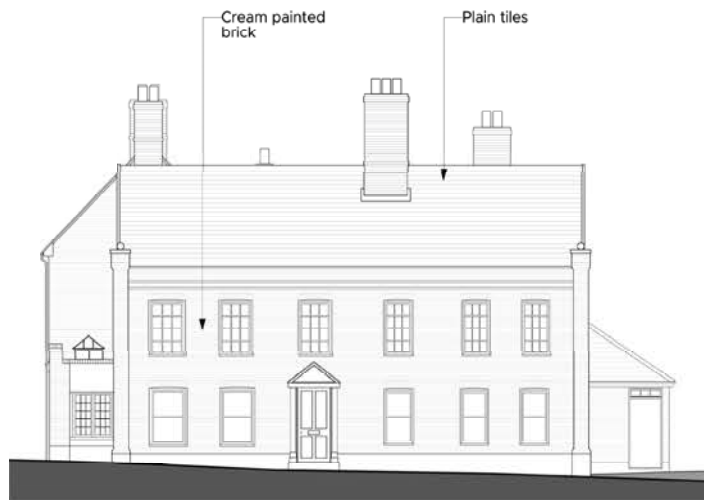
EXISTING ELEVATIONS



Existing North Elevation



Existing East Elevation



Existing South Elevation



Existing West Elevation



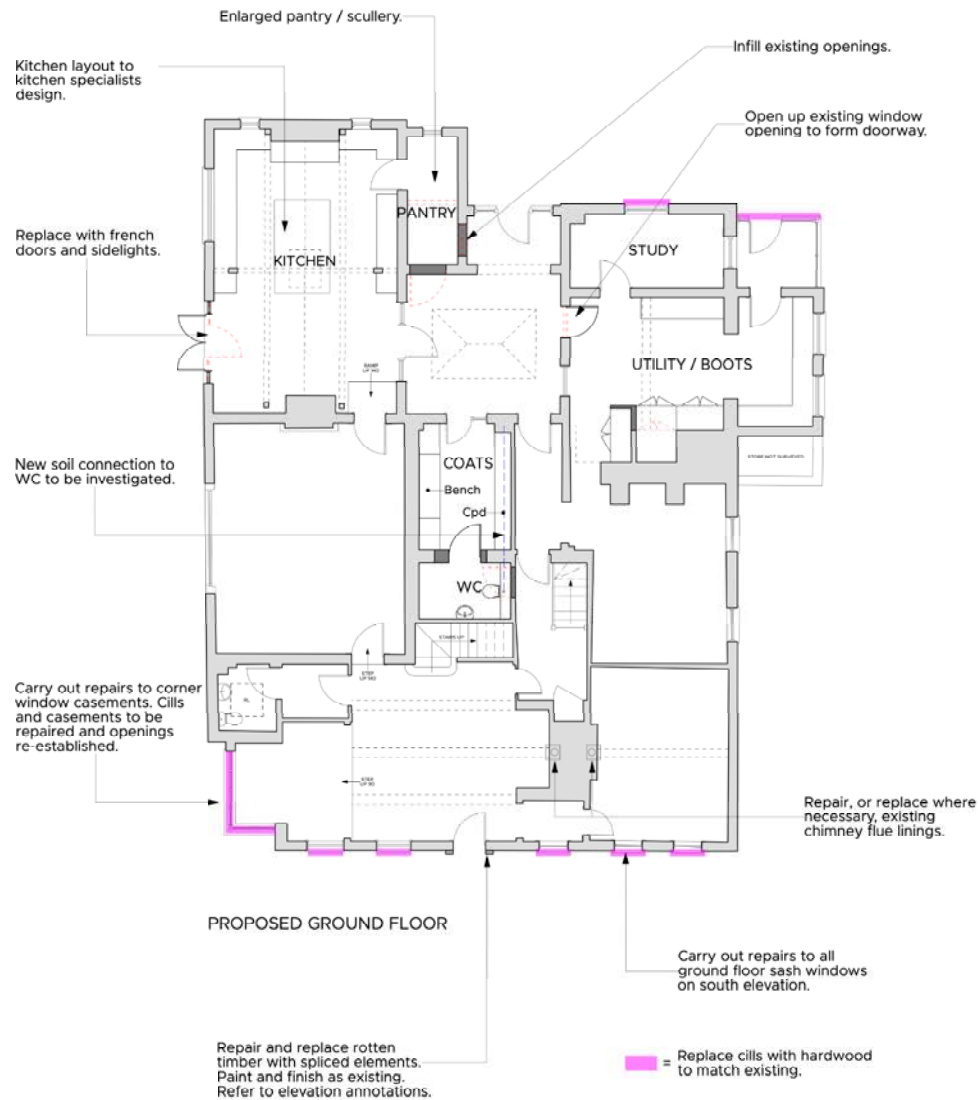
EXISTING WINDOWS



Photographs showing rotten timber cills and pilasters requiring repair. See Appendix A for details.



LAYOUT



Layout changes to Layham House are primarily on the ground floor and consisting mainly of the alterations to the entrance lobby with the intention of forming a boot room. Currently, there is no designated boot room at the property, meaning the entrance lobby has consistently been used for storage. The proposals aim to create a convenient access circulation through the back door of the property which is used as the main entrance by the family and occupants of the house. The boots and utility is proposed to replace an existing playroom. Relocating the utility room here allows for a more spacious room that benefits from the built-in cupboard space that is currently not optimised by the playroom.

Minor changes include the removal of the existing wall between the pantry and WC, to increase the size of the pantry, which enables optimal use of the kitchen space. The existing small utility room will become a coats room to improve the functionality of the entrance lobby. The ground floor WC will be moved adjacent to the coat room.

Refer to Appendix A and B for details.



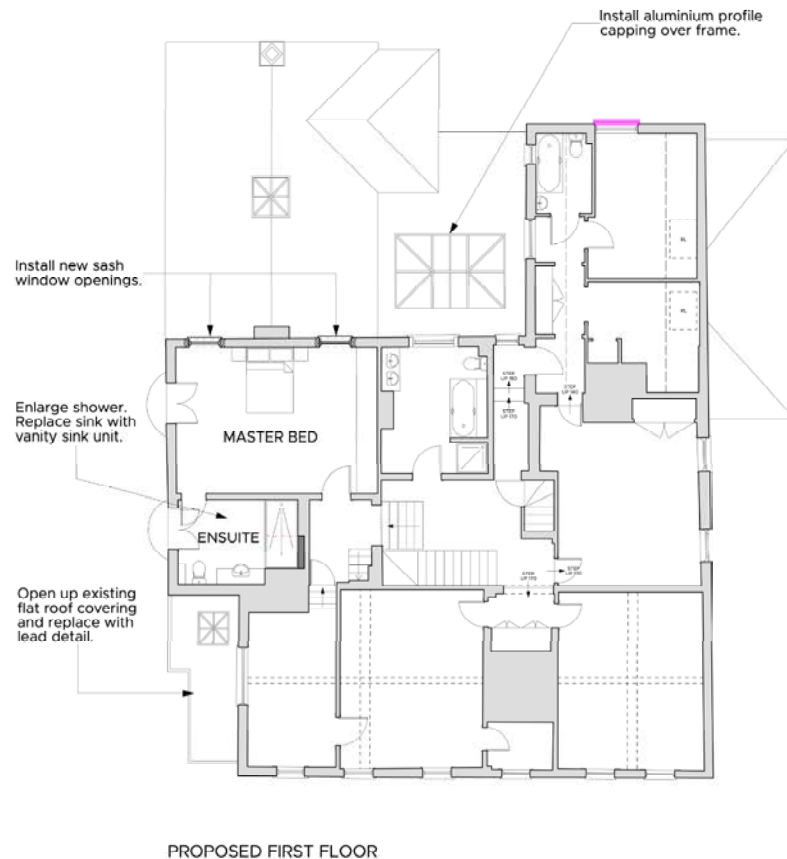
LAYOUT

The first floor consists of minor amendments to the layouts of the family bathroom and the ensuite to the master bedroom. The changes to the family bathroom will not require any alterations to the historic fabric.

The alterations to the master bedroom include the insertion of two sash windows to match existing. This is to provide natural light and ventilation to the space.

The proposals to the ensuite will require the removal of a late addition stud wall that currently separates a shower cubicle and bath.

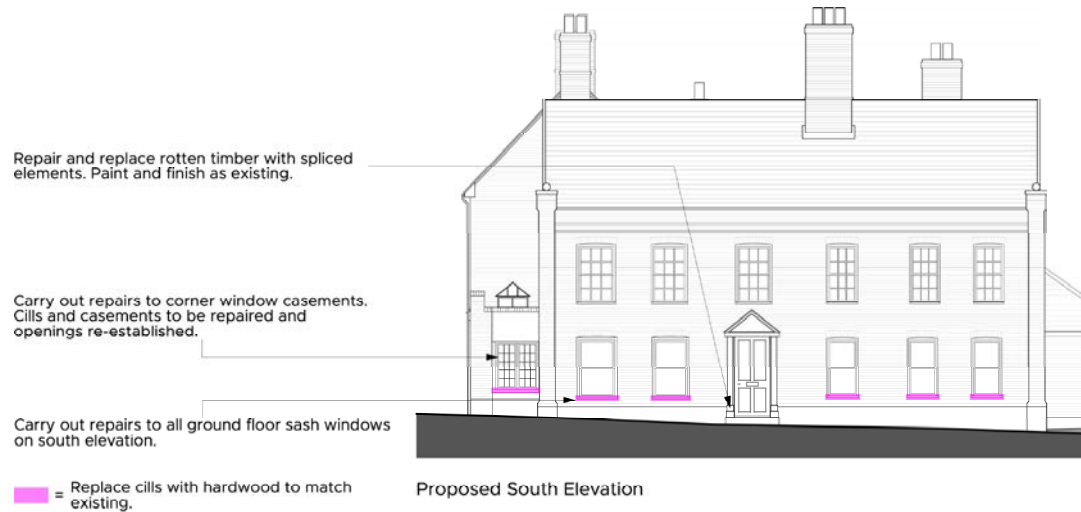
Refer to Appendix A and B for details.



▼ APPEARANCE

Due to the historic significance of the Grade II listed property, any external changes are intended to reflect and replicate the existing appearance of Layham House. All window repairs will resemble the existing configuration.

Refer to Appendix A and B for details.



▼
SCALE

The proposals do not include for any external extensions or demolitions to the existing building. The scale of the building remains unchanged.

▼
USE AND AMOUNT

USE

There will be no change to the use of the property.

AMOUNT

The proposals do not include for any external extensions or demolitions to the existing building. The footprint and internal area of the building remains unchanged.

▼
LANDSCAPING & ACCESS

There are no changes to the existing access or landscaping at Layham House.



▼
APPENDIX A

SOUTH ELEVATION - WINDOW REPAIRS



WG01



WG02



WG03



WG04



WG05

All window sills to be repaired using hardwood timber to match existing.



WG06



Existing South Elevation



▼
APPENDIX A

FRONT DOOR PILASTERS

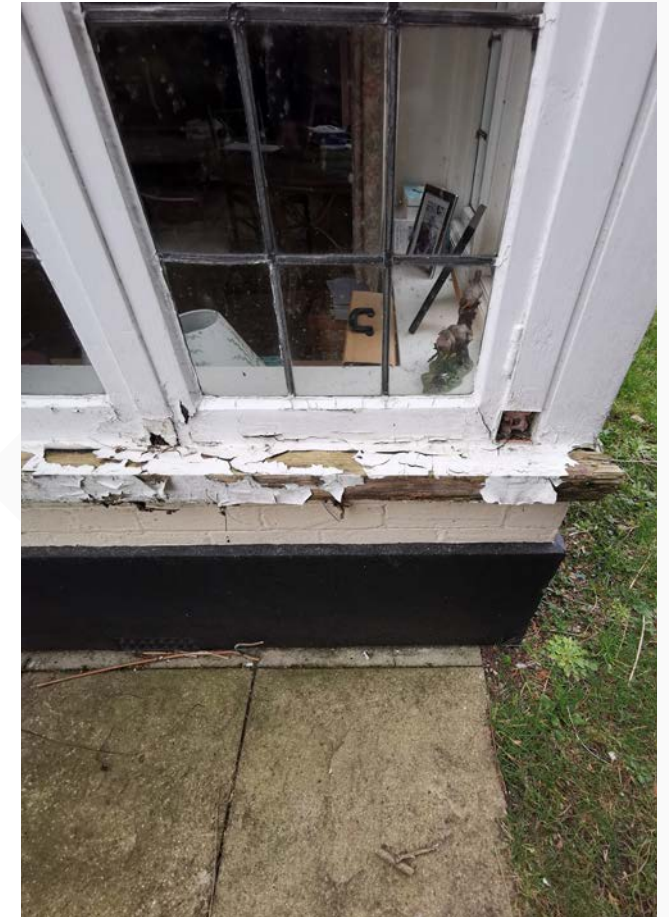


Photograph showing rotten pilasters framing the front door.

CORNER WINDOW



Photographs showing rotten cill on corner window to the west and south elevations. Repairs required to cill and casements, and openings to be re-established.



Photographs showing rotten cill on corner window to the west and south elevations. Repairs required to cill and casements, and openings to be re-established.



LOBBY WINDOW



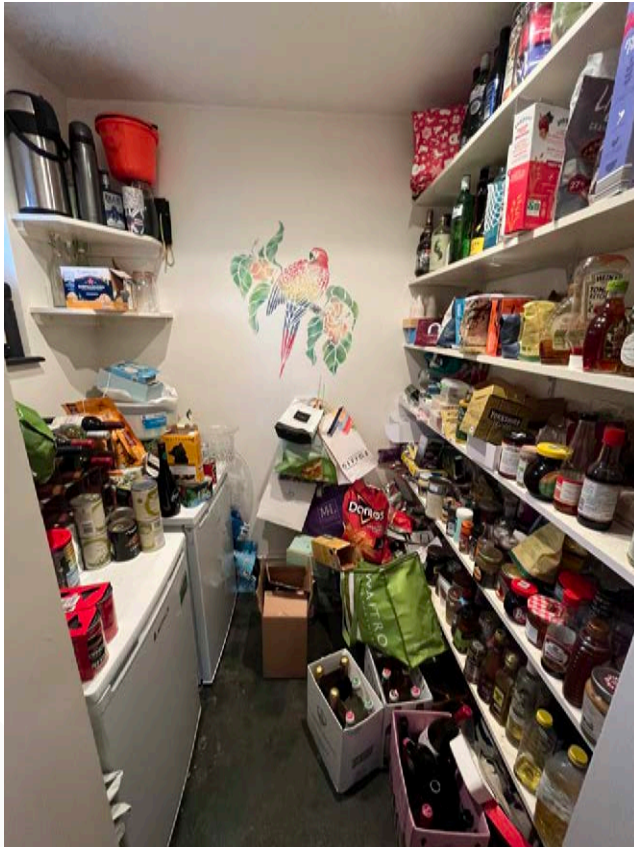
Photograph shows existing use of the lobby. The lack of a boots and coats room has turned the lobby into an untidy place for storage.



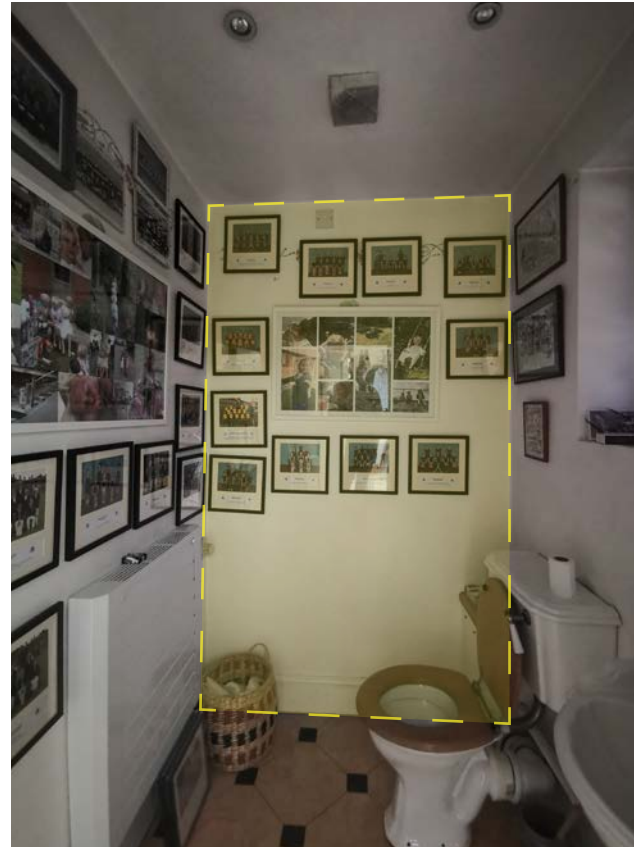
Photograph of the existing window (left) to be opened up to form new doorway into boots room. The window on the right of the photograph will remain.



PANTRY



Existing pantry. Wall to the right to be removed to enlarge the pantry space.



Existing WC to be relocated. Rear wall to be removed to become part of the new larger pantry. WC door opening to be filled in.



MASTER BEDROOM

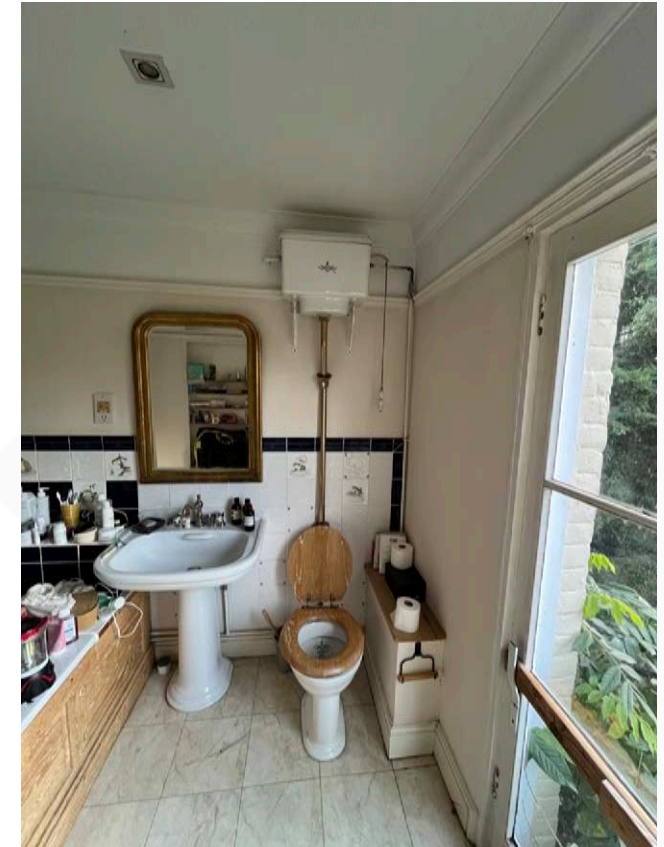


Photograph of rear wall of master bedroom where two new sash window openings are proposed.

ENSUITE



Photograph of shower built into the cubicle formed by the stud wall addition.



Photograph of existing free standing sink to be replaced by new vanity unit with built-in cupboards and sink.



NORTH ELEVATION WINDOWS



Photograph of north elevation showing both windows requiring repair.

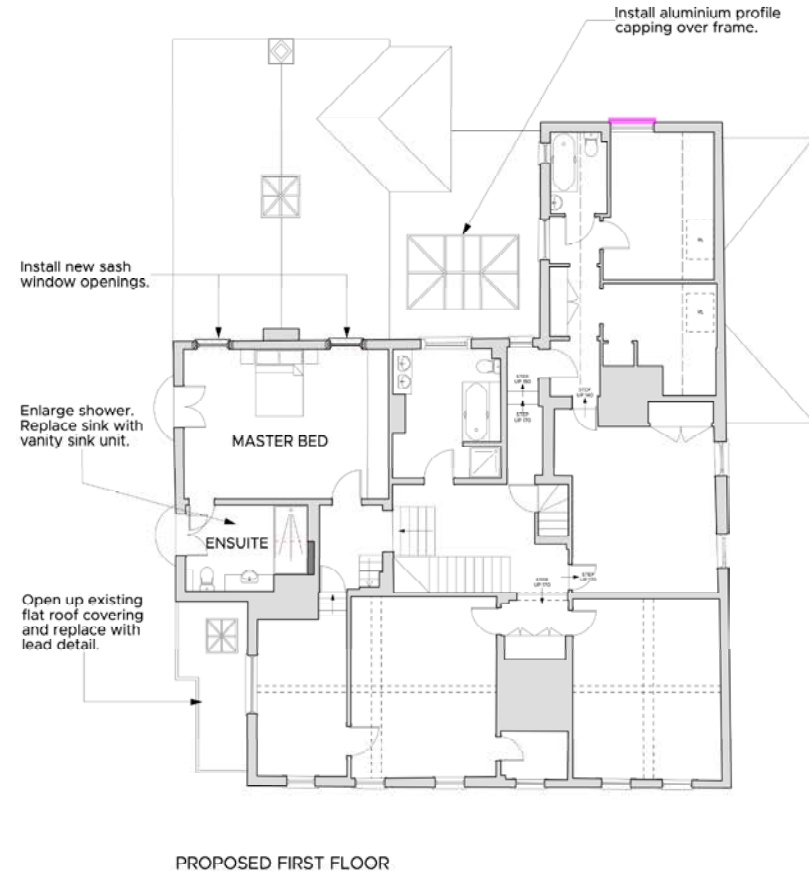
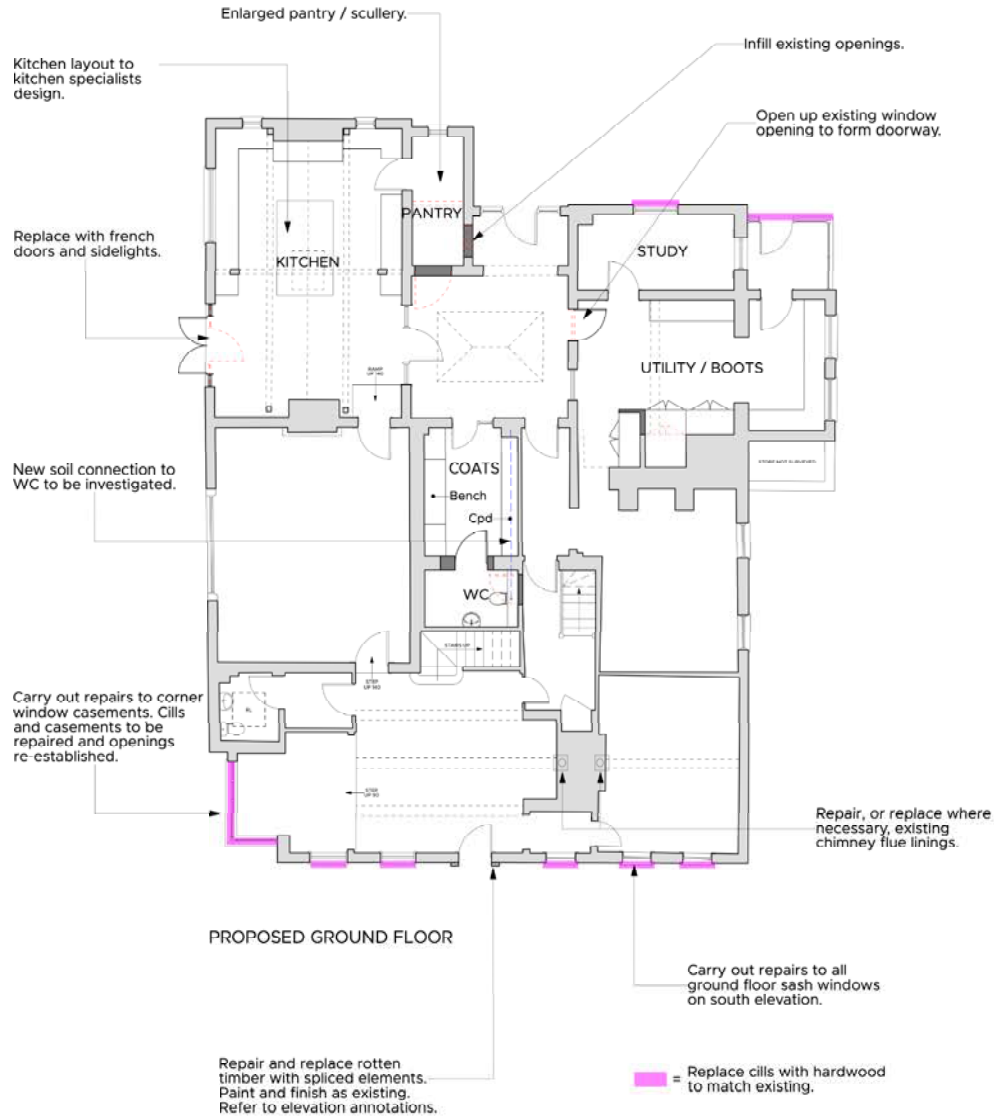


Photograph of entrance door requiring repair.



PROPOSED DRAWINGS

APPENDIX B



PROPOSED DRAWINGS

APPENDIX B



PROPOSED DRAWINGS

APPENDIX B



Proposed North Elevation



