

London Studio 201,
1 Thane Villas
London
N7 7PH

Tel +44(0)20 7354 1729
studio@souparchitects.com

Guernsey Digital Greenhouse
Market Street,
St. Peter Port,
Guernsey, C.I. GY68HS
Tel +44(0)1481 716363
studio@souparchitects.com

www.souparchitects.com

SOUP

DESIGN STATEMENT

Proposed Alterations and Improvement Works to a Grade II* Listed Building.

Location: The Old Rectory, The Street, Drinkstone, Suffolk IP30 9SR

November 2023

PREPARED BY:

Soup Architects

REFERENCE:

Pre-Application Advice – Historic England

The following Design Statement has been compiled to accompany our Pre-application advice request from Historic England.

Our clients employed the services of Hutton + Rostron in December 2022 to undertake an investigation to identify damp and decay problems or relevant building defects within the Ground Floor and Basement of The Old Rectory and to give recommendations on any remedial works required to correct such problems and prevent damp or decay problems in the future.

Their assessment and recommendations, set out within their Report issued in January 2023 have been developed into a detailed set of proposals that advance the initial basement and external building alterations granted approval in August 2023 within Planning Permission (DC/23/01136) and Listed Building Consent (DC/23/01137).

Our approach has been to develop an incremental set of sensitive alterations and upgrades that remedy the number of issues documented within Hutton + Rostron's report. Our existing and proposed drawings detail the extent of the work our clients would like to carry out to improve the Basement environment to allow the spaces to become habitable, whilst retaining the historic qualities of the original space. We have detailed the works as follows:

External Works

1. Adjust the waste and soil pipes to the East Elevation to tidy up the existing ad hoc arrangement and incorporate internal adjustments to the existing bathroom/shower rooms behind as indicated on SOUP Architects drawings 417_110_PL02 and 417_325_PL00.
2. Install new Inspection Chambers to incorporate the new extension and retained drainage as detailed on SOUP Architects drawings 417_061_PL02 and 417_100_PL02.
3. Add 2no. RWPs to the north and east elevations to provide more drainage to the main roof of the existing house, with new soakaways added to improve drainage runoff. Positioning of new downpipes highlighted on SOUP Architects drawings 417_300_PL02 and 417_310_PL02.
4. Surface water drainage to the east and south of the house is proposed, incorporating a gravel and perforated drain taken to a dedicated outlet and onto a new soakaway.
5. A linear surface water drain is proposed to the length of the north wall, in front of the basement window W01 to remove water from the wall and window.
6. The southern and eastern terrace paving is to be re-laid to improve the falls away from the building into a dedicated surface water drain connected to new soakaways.

7. The west terrace paving, including the light wells is to be re-laid to improve the falls away from the building to dedicated surface water drains connected to new soakaways. The bund, created by the walls to the western terrace is removed by the addition of a surface water drain along the line of the wall with improved falls to the paving and a lead-lined chute added to the wall to stop the surface water from ponding on the terrace. A damp-proof membrane is to be added between a new concrete base to the lightwell to prevent moisture from transferring to the walls behind. A brickwork capping running around the perimeter of the lightwells has been added to prevent excessive water from running into the lightwells as detailed on SOUP Architects drawing 417_250_PL02.
8. A cementitious mortar fillet is proposed between the paving and building to the western terrace and around the entrance steps to allow water to drain away from the basement.
9. The lightwells are to be rebuilt and reinstated to improve drainage with more sympathetic materials and increase their depth to allow for improved access for maintenance as detailed on SOUP Architects drawing 417_250_PL02.
10. To restrict access to the western lightwell areas we have proposed the incorporation of a new metal handrail and guarding to either side of the existing entrance steps as highlighted on SOUP Architect drawings 417_300_PL02 and 417_310_PL02.

Internal Works

1. Plasterboard drylining and tanking slurry are to be removed, as recommended by Hutton + Rustron from the north and west walls of the existing Gym space to allow for the walls to breathe, subject to an acceptance on the standard of finish. If the removal of the tanking slurry leaves a visually rough surface the walls are to be rendered in a breathable lime plaster.
2. All brickwork is to be brushed down and existing paint removed with a new breathable Lime wash applied to the surface.
3. A new Limecrete floor with underfloor heating (UFH) is to be installed with a hard tile surface added on a lime-based adhesive with a 10mm gap at the perimeter to allow for the tiles to be protected from any dampness in the walls. Please note the UFH is not to be taken into the Wine store.
4. The new entrance to the south/east basement room (Previously approved within Planning Permission (DC/23/01136) and Listed Building Consent (DC/23/01137)) is to have its own dedicated outlet taken back to a new soakaway.
5. The new lightwells, in conjunction with the new opening windows and 1no.door to the East Elevation are to be added to allow for natural ventilation, working in conjunction with a continuous mechanical extraction.

6. Install a continuous mechanical ventilation to the basement with 4no.external grilles added to the West Elevation, colour matched to the adjoining brickwork, and 1no.grille added to the East Elevation as provisionally recommended by a specialist ventilation company. The ventilation rate is to be based on the required extraction rate for the basement environment in a historic building, especially as the intention is to increase the occupation of the basement. Ventilation is very important, to ensure that evaporation can take place and to allow the moisture content of the walls to stabilise.

As set out above, the intention is to prepare a series of upgrades that are sensitive to the historic building, departing from the more conventional and invasive approach of installing a perimeter internal floor drain and studded cavity drain system to the walls with little regard to the impact on the original building fabric. The proposals aim to create a basement environment that retains the qualities of the original building, whilst creating a series of unique habitable spaces.

Upon completion of the works, it is recommended that an inspection schedule is agreed upon to allow ongoing monitoring. This will allow us to confirm that the works have been successful in protecting and improving the existing historic fabric and provides a more than satisfactory habitable environment.