



**WINCER
KIEVENAAR**

Repairs and alterations to elevations
Grove Farmhouse, Little Wenham,
Suffolk, CO6 4HY

**DESIGN, ACCESS
& HERITAGE
STATEMENT**

Ref: 5836_DAS
February 2024

▶ 5836

Listed building consent application

Address:

Grove Farmhouse, Little Wenham, Suffolk, CO7 6QB

Local Authority:

Babergh District Council

Client:

Mr. N. Brown

Date:

February 2024

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1.0

INTRODUCTION

PROPOSAL SUMMARY

Wincer Kievenaar Architects were appointed to prepare this Design and Access Statement in support of a listed building consent application for development at Grove Farmhouse, Little Wenham.

Grove Farmhouse is a grade II listed Property, located circa 0.5 miles to the north of Capel St. Mary, in the Babergh District Council.

The proposal consists of the following:

- Replacement of the existing south extension following its removal,
- Replacement and alterations to the basement sky light,
- Repairs to the northernmost gable,
- Render application to north and south gables.

As part of this application, evidence is provided to justify the replacement of the basement sky light and the repairs proposed for the northernmost gable.



Southern Extension



Basement Sky light



2.0
SITE CONTEXT

Northern Gable



▼
2.0
SITE CONTEXT

The existing extension is in a poor state of repair and of no historic value. The frame is worn and fenestrations require a high level of maintenance and repair.

As this is not an original element of the property, the historic dwelling will benefit from a simple and traditional oak framed structure in a similar, subservient format.



▼ 3.0 HERITAGE

Wenham Grove Farmhouse is a Grade II Listed Building and has the following listing description:

TM 03 NE LITTLE WENHAM OFF DAYS ROAD 3/82

*Wenham Grove Farmhouse
Formerly The Rectory*

House. C16 and C17. Or earlier, with later, including early C19 alterations. Exposed timber frame to front, painted brick faced return wall, plastered rear wing. Red plain tiled roofs. Off centre and far right chimney stacks. 2 storeys. Paired eaves brackets. 3 window range of C20 leaded 3 light casement. Central gabled porch, C20 door. The exposed frame to left C16 with heavy timbers and halved bracing, right frame C17 with through bracing.

Listing NGR: TM0864339341use.

The building was listed 1990 and as such the description provided post dates the historic photographs provided.

The proposals set out in this document illustrate the existing extension, sky light and gable wall condition. Photographic evidence also illustrates the condition of the northern gable highlighting the level of lean currently happening to the wall and the condition of the southern extension glazing.

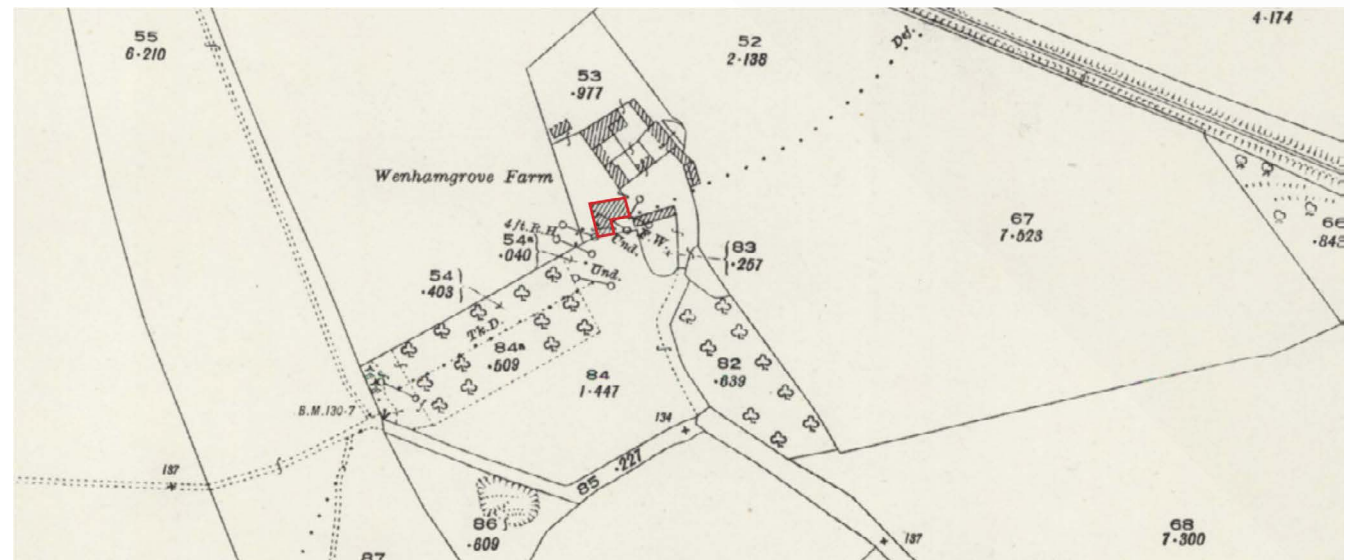
Due reference should be made to the approved replacements carried out in 2004/2005.
ref: B/04/01307 | Application for Listed Building Consent - Infill side of existing porch; insertion of 5 no. Replacement windows on front elevation; insertion of 2 no. French doors; insertion of 4 no. windows; construction of 4 no. Dormer windows; internal alterations as amended by drawing no. 1506/12C received on 5th August 2004 and

drawing no. 1506/7F received on 10th August 2004 and drawing no's 1506/7H, 1506/9E and SK1/3A received on 15th September 2004. | Grove Farm Grove Lane Wenham Parva Colchester CO7 6QB

Details of the timber windows to be used in the extension and details of the sky light are provided within supporting documentation.

There are no proposals to remove any undamaged historic building fabric and the work will reflect the level of sensitivity of the listed farmhouse.

Map below illustrates the context of the farmhouse outlined in red (Dated 1924)





4.0

USE & AMOUNT

USE

Wenham Grove Farmhouse is a single private dwelling (Grade II Listed Building) situated in the Suffolk countryside. Currently, the Farmhouse is a C3 residential dwelling house and the existing use will be retained.

The proposal has been prepared to ensure that it does not alter the role the property plays to the countryside and street scene and instead assists in the restoration and longevity of the listed building.

AMOUNT

The proposal will replace the existing southern extension which is currently in poor condition, with a new extension sympathetic to the historical farmhouse.

The only historical fabric removed will help rectify the angle of the gable end and no more than necessary will be removed.

Fabric Removed

Historic - 0.8 cu.m
Contemporary - 13 cu.m

TOTAL - 13.8 cu.m

 Area affected by the proposal



EXISTING SOUTH ELEVATION
Scale: 1:50



EXISTING NORTH ELEVATION
Scale: 1:50

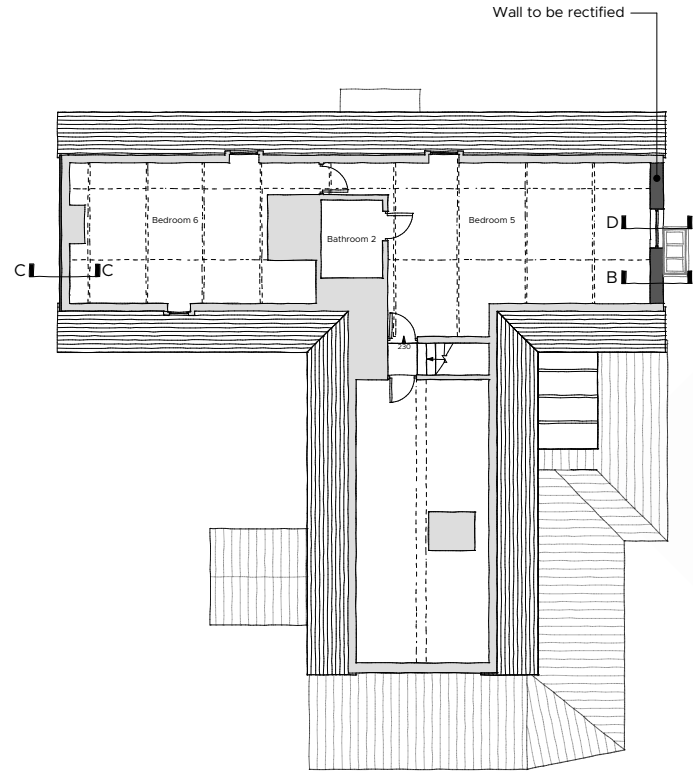


▼
5.0
LAYOUT

The proposal will not alter the internal layout of the house as the changes proposed will rectify external issues with the property.

The proposal will not undermine the existing front entrance as the location of the boot room will be kept to the side of the property where it is currently and the proposed boot room will sit on the footprint of the existing boot room.

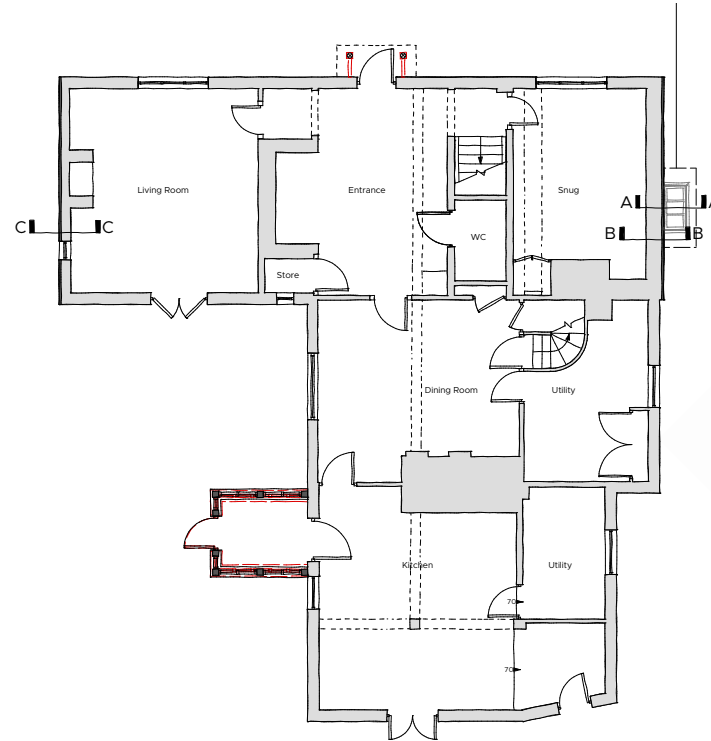
The first and second floor layouts will not be altered however, the second floor gable wall will be rectified.



▼
6.0
SCALE AND MASSING

The proposal seeks to restore the farmhouse's previous conditions by removing the tired south extension and replacing it with a sympathetic timber extension that reflects the previous addition.

The extension will retain its functionality and come off directly where the previous boot room connected and maintain the original footprint and form of the existing boot room.



6.0 SCALE AND MASSING

The current skylight is an unventilated UPVC Skylight which does not allow for the removal of moisture from the basement, this leads to a high level of damp and subsequently mould, to develop in the basement, which harms the use of the dwelling. To prevent this from happening the proposal will replace the existing sky light with a new ventilated lean to skylight which will help remove the build up of moisture and circulate the stale air out of the basement.

Externally, the existing skylight is only at a height of 204mm off the ground, making it the height of a step at the furthest point from the dwelling which creates a tripping hazard and a high risk of serious injury if someone were to step and fall through it. The proposed sky light will remedy this by raising the plinth to 375mm, increasing the over all height to 485mm which will make it near to half a metre off the ground, greatly increasing its visibility and reducing the level of risk.

Finally the existing skylight is a UPVC skylight with a polyester cover which is an unattractive addition to the historic dwelling, this will be replaced by a sympathetic timber frame skylight, introducing a high quality material, proportional to the level of sensitivity of a historic dwelling.



PROPOSED NORTH ELEVATION
Scale: 1:50

KEY

- Area to be rendered
- Extent of wall rectification
- Removed

Skylight replaced

Brick wall to be rectified



▼
7.0
APPEARANCE



PROPOSED WEST ELEVATION
Scale: 1:50



PROPOSED SOUTH ELEVATION
Scale: 1:50

New enclosed entrance to
replace glazed gable



PROPOSED EAST ELEVATION
Scale: 1:50

New enclosed entrance to
replace glazed gable

Skylight replaced



PROPOSED NORTH ELEVATION
Scale: 1:50

Skylight replaced

Brick wall to be rectified





9.0

LANDSCAPING

The existing landscaping of the site will remain unaltered.



10.0

ACCESS

There will be no change to the vehicular or pedestrian access to the property. The vehicular access will remain to the south of the property.

Pedestrian access will be via the same route, with the access into the house remaining unaltered.

