

Supporting statement

**Proposed alterations and refurbishment works at
The Old Rectory, Norton Road, Tostock, Bury St Edmunds**

for Mr & Mrs Bowyer



Overall site view



Front elevation of The Old Rectory

Introduction

The Old Rectory on Norton Road in Tostock is a grade II listed building located just outside of Bury St Edmunds. The building is also located within the Tostock conservation area as defined by Babergh Mid Suffolk Council. According to its listing the building, which was a former rectory, was constructed c.1800 and was later extended to the right and rear in the nineteenth century. The building sits within large grounds, most of which is separated into different paddocks, and some of which is covered by dense woodland.

The dwelling is accessed via a gravel drive from Norton Road, and includes a large open manoeuvring and parking space in front of the main entrance to the dwelling and a separate access path leading to a large open area enclosed by the later extension of the building and a separate stable area. The dwelling has a side wing of the building which is connected to the main dwelling by a front wall only and includes an independent two-bedroom dwelling, services and utilities supporting the main dwelling, garages, workshops and storage areas.

To the south of the main dwelling is the entrance to the property and the main driveway access. To the east of the main dwelling is the later side wing extension in part believed to be dating from the 1930s and beyond that is the stable area and old tennis court, pool and walled gardens. To the north of the dwelling is a large expanse of open grounds and woodlands running parallel to Norton Road. To the west of the main dwelling are gardens and woodland beyond.

The dwelling is a large family home with ancillary buildings and dwelling. Previously the home was in the ownership of a single family for several generations and has now come into the ownership of Mr & Mrs Bowyer who aim to sensitively renovate the building and bring it back to a state of good repair while always maintaining the site heritage and history.

The main dwelling has a footprint of approx. 355m² with the dwelling having an internal floor area of approx. 555m². The total area of the grounds in which the dwelling sites is approx. 12 hectares, mostly comprising of open space around the dwelling and entrance to the site with some areas of dense woodland to the edges of the site. All of the site is located within flood zone 1 as identified by the Environment Agency, meaning it has a low probability of flooding.

Proposals

- To install a new breather membrane in the existing two storey dwelling pitched roof as the existing roof is leaking.
- Replace all timber natural slate battens with new and repair any damage / decay found in the existing roof during the process. – **no damage / decay has been found during initial investigations and it is thought this is unlikely to be required.**
- Ensure that all existing and remaining roof timber is free from decay, insect attack or infestation, treating appropriately where necessary using approved products. – **no visible signs of this have been found during initial investigations and it is thought this is unlikely to be required.**
- Re-roof the main dwelling using existing recovered natural slate or new CUPA 5 slates where needed (numbers / a percentage of replacement slates can be confirmed following works proceeding, as they will only be used as replacements where necessary, for example where existing slates are already damaged or damaged during the removal process). It appears from initial investigation that the inward facing roof slopes (as indicated on attached plans) have been previously reroofed with a thinner Spanish slate, which is where the replacement are likely to be required.
- Reinstatement / replacement where necessary of lead flashings at all penetrations, abutments, parapets, valleys, minimum code 5 lead to be used. Minimum 150mm vertical upstands.
- Temporary roof coverings may be required during works.

Supporting Information

- 1860 06 Proposed roof plan
- CUPA 5 roof slate data sheet

Planning History

This statement is to be read in conjunction with all other submitted information, and is in relation to condition 3 on application DC/23/04534 – *“Stripping and relaying of roof coverings, insertion of a breather membrane and insulation within roof void and repairs as necessary as per schedule of works.”*

DC/23/03181 – LBA Main dwelling works
DC/23/02497 – LBA Ballroom works
DC/23/04534 – LBA Main dwelling reroofing
DC/23/04647 – LBA Main dwelling works resubmission
DC/23/04771 – Discharge of Condition application

The applications above are the recent Listed Building and Discharge of Conditions applications made by our client, the current building owner, as part of his multi-phase plan to upgrade, amend and maintain the building, while being courteous to the heritage asset.

Consultation

Previous consultations have taken place with the conservation officer related to the application made for this dwelling, Thomas Pinner, on multiple occasions. Thomas has already been to site on multiple occasions, has seen the data sheet and photos of the existing and proposed replacement (where necessary) slates side by side. He has already said that *“seeing the two side by side in person would probably still be required in this case”* and the client has agreed that once the application is made, they will provide a sample of the proposed and existing slates to Thomas in person.