



# Nether Hall

Pakenham, Bury St Edmunds, Suffolk  
IP31 2LG

Design, Access and Heritage Statement: Erection of Pool Pavilion,  
Pergola & Installation of Outdoor Swimming Pool.

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# 1.0 Introduction

## 1.0 Introduction

This planning and heritage statement has been prepared in connection for the erection of a new Pool Pavilion, Pergola and the installation of an Outdoor Swimming Pool at Nether Hall.

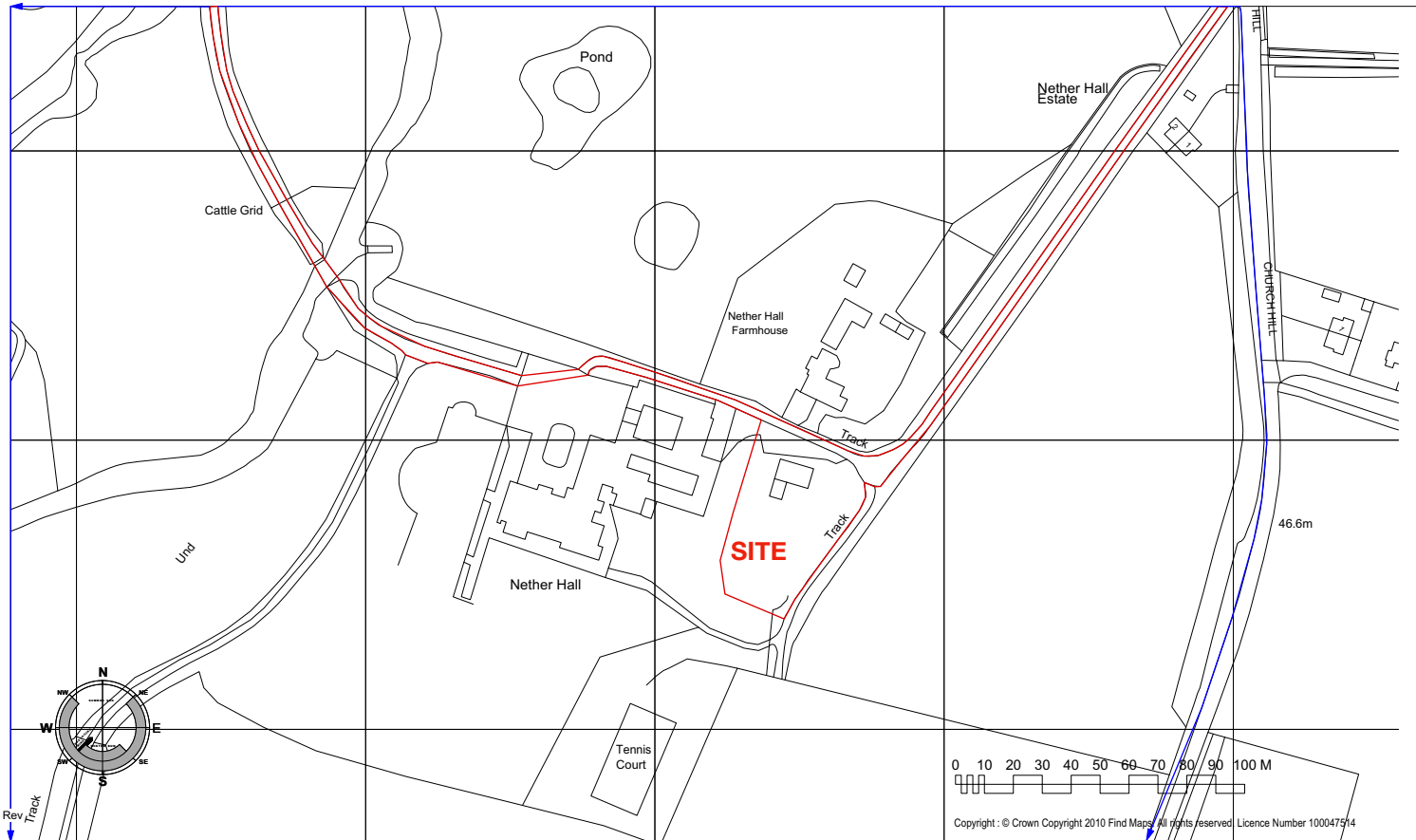
Beech Architects have been appointed to develop the scheme. The new Pool Pavilion has been designed to be in the same style as the existing Listed House and will incorporate low energy technologies and materials.

The new Pool Pavilion has been designed specifically to the site and draws views back towards the Grade II Listed Estate House. The design uses the materials and colour palette used within the Listed House.



Brick Wall with Parapet to Nether Hall, a more recent addition to the original house.

# 1.1 Location

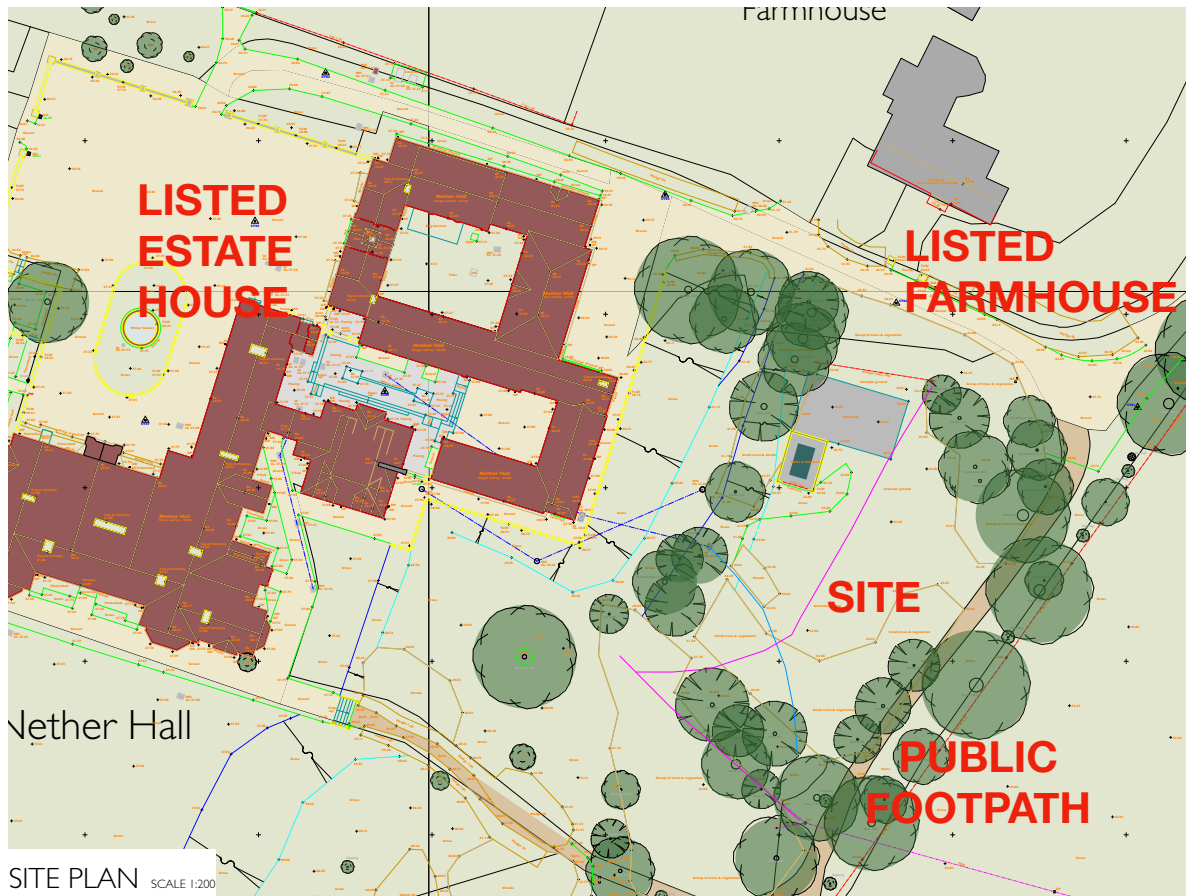


## 1.1 Location

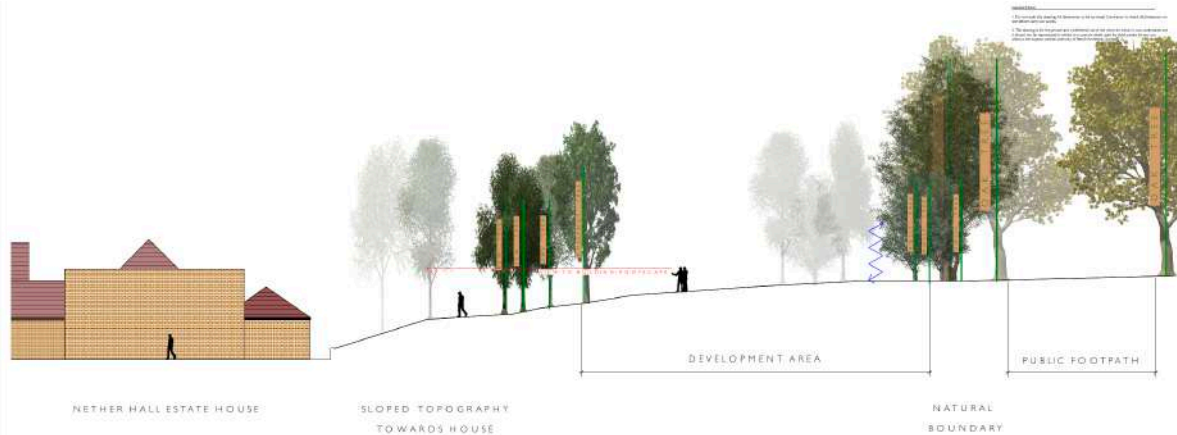
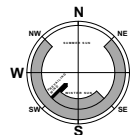
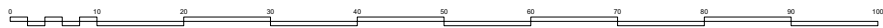
Nether Hall is located to the South of the main village of Pakenham, Suffolk.

The site is located on Nether Hall Grounds, to the East of the Grade II House.

# 1.2 Context



SITE PLAN SCALE 1:200



## 1.2 Context

Nether Hall is a country house situated in the village of Pakenham, Suffolk. It was one of the ancient manors of the village and seat of the Greene baronets.

The actual site area is tucked away to the East of Nether Hall itself, on top of a hill with good views back onto the Grade II Listed House to the West.

The Listed Nether Hall Farmhouse, which lies to the west of Church Hill, Pakenham lies to the North of the site.

The site is well contained to the East, South and West by trees and vegetation. The trees form part of the avenue for the adjacent to a public footpath to the East of the Site.

# 1.3 Historical Context

## 1.3 Historical Context

### Setting and Significance

1. The Site is situated in the outer grounds of Nether Hall, on higher ground to the East of Nether Hall itself. Nether Hall is a grade II listed building dating from around the late sixteenth century, remodelled in the eighteenth century and again, in parts, in the 1870s for Edward Greene MP by Philip Webb. In addition, the two brick and flint flats/clock tower immediately adjacent to the Hall (on its north-east side) and a low brick garden wall (ha-ha) lying at the edge of the garden to the west of the Hall are also listed, grade II. Also listed grade II is Nether Hall Farmhouse, which lies to the north of the [Site], on the other side of a track/drive. So too is the entrance lodge to Nether Hall, Lodge Cottage, though this is a long way away from the [Site]. In terms of the NPPF, these are all 'designated heritage assets'.

2. None of the various outbuildings which lie between the [Site] and Nether Hall/the clock tower flats is listed. These include stables, storage barns, a squash court, a coach house, a large conference building, courtyards and a large renewable energy/biomass plant room and fuel store. These buildings have been constructed, and/or modified in various stages, between c1880 and 2010

3. The Site lies in Mid Suffolk. All the buildings described in 1 and 2 above lie in West Suffolk (save for the southern side/elevation of Nether Hall, which is also in mid Suffolk).

4. Edward Greene, who owned the Greene King brewery, bought Nether Hall and what is now Nether Hall Farmhouse from J.A.Horncastle, an Essex brewer and former MP for Bury, in 1865. The 1865 sale particulars show that the [Site] was at that time a grassed area on the north west extremity of the grounds of Nether Hall.

5. The 1884 Ordinance Survey map shows the Site as open ground (almost certainly grass), flanked on the north side by trees along the driveway between it and the Farmhouse (very much as today), and on the east side by the trees forming the avenue through which the public footpath runs (again, very much as today). The 1904 Ordinance Survey map shows the [Site] as just the same as in 1884

6. Edward Greene died in 1891 and his son, Walter inherited both Nether Hall and Nether Hall Farmhouse. Over the next 30 years Walter carried out a number of building and extension works, including several of the outbuildings which now lie between the Site and Nether Hall. Walter Greene died in 1920, and both the Farmhouse and Nether Hall were sold. The sale particulars show one or two ornamental trees/shrubs.

7. When Nether Hall was purchased by the current owners in 1987, the Site comprised rough grass/scrub, and was used for a number of years for storage of windblown timber and firewood (as the owners were able slowly to clear up the massive trees damage the October 1987 storm wrecked over the estate). It then reverted to rough grass/scrub.



# 1.4 Historic England Listing

## Location

Statutory Address:

### **NETHER HALL, THE STREET**

The building or site itself may lie within the boundary of more than one authority.

County:

**Suffolk**

District:

**West Suffolk (District Authority)**

Parish:

**Pakenham**

National Grid Reference:

**TL 92678 66886**

## Details

TL 96 NW PAKENHAM THE STREET (SOUTH SIDE) 2/100 Nether Hall 15.11.54

GV II

On common boundary of the Parishes of Pakenham (Borough of St Edmundsbury) and Thurston (District of Mid Suffolk) and previously listed on 15 November 1954 in the Parish of Thurston under Pakenham Road. Wing added to Nether Hall on north-east. 1901 by Philip Webb. 2 storeys. Red brick, pantiles, string course. 2 internal chimney stacks with plain shafts and corbelled heads. 6 windows: 2-light casements in flush frames with cambered heads. 3 larger 2-light casements to upper storey: all windows with square- leaded panes. 3 gabled cross wings at rear, and a 4-storey crenellated brick tower containing water tanks. The parish boundary between Pakenham and Thurston goes through Nether Hall, and the main part of the house (c.1600, altered and enlarged 1875) is listed under Thurston parish, Mid Suffolk District.

Listing NGR: TL9265366884

# 1.5 Site Photos



1. Existing view from site back onto Nether Hall from the West.



2. Materiality of Grade II Listed Nether Hall.



3. Treeline to the South giving some privacy buffer to the public footpath.



4. View to the South from the Site. Trees and vegetation contain the site, main site area is mainly clear.



5. Existing treeline to the South-East creates avenue to public footpath.

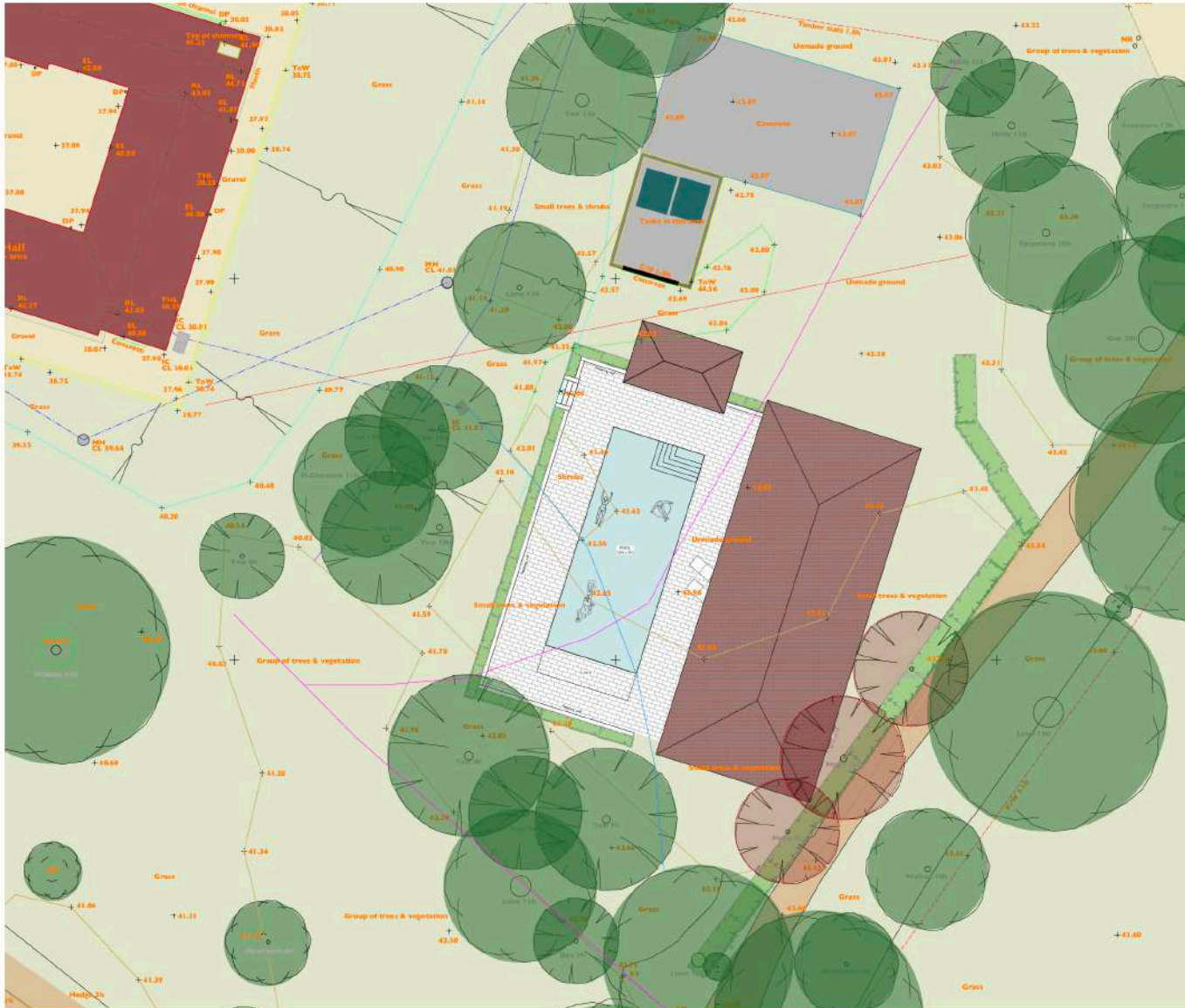




An aspect of the design has been to visually connect the swimming pool and the pavilion to the Grade II listed Nether Hall by creating various vistas from the hillside.

# 2.2 Proposal in Context

## PROPOSALS



NETHER HALL PAKENHAM

ROOF PLAN SCALE 1:100

The proposal in context as shown sees the use of the Pool and Pavilion running linear to one another. Enabling both to have views back to the estate house.

The pool pavilion and pergola roof design match the roofscape you see to Nether Hall .

The pavilion and new planting creates further enhancement of privacy to the public footpath to the East.

The Pavilion itself provides seclusion to the swimming pool.

The Pergola sits to the North of the Site, providing undercover shading and use for the swimming pool.

As per Heritage comments from the Pre Application meeting the Pool Pavilion and Pergola roof pitch and heights have been adjusted to suit the feedback given.



CONTEXT PLAN SCALE 1:500

# 2.3 Proposal Section



SECTION

TREELINE  
REMOVAL OF LOWER LANDSCAPE  
VALUE TREES + ANY TREE ROOTS THAT  
INTERFERE WITH THE DEVELOPMENT

TREELINE  
BRANCHES TRIMMED TO  
CREATE FRAMED VIEW  
OF ESTATE HOUSE

PERGOLA

POOL PAVILION

NEW  
PLANTING  
TO ENHANCE  
PRIVACY TO FOOTPATH

POOL -  
SWIMMING DIRECTION  
ALIGNED WITH PAVILION

STEPS  
USING GRADIENT OF  
HILLSIDE

NETHER HALL  
ESTATE

LONG SITE SECTION

NETHER HALL PAKENHAM

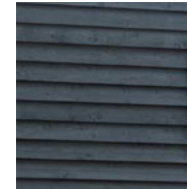
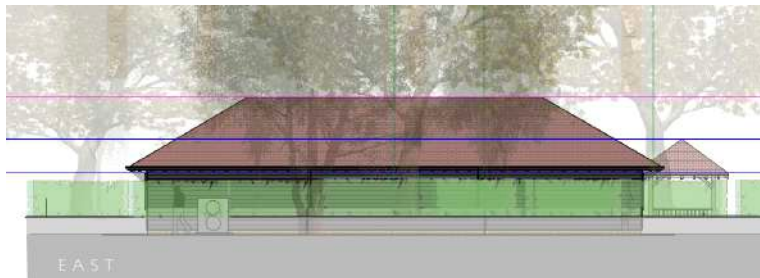


MATERIALS

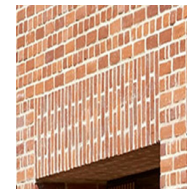
The proposal works with existing levels on site and keeps the pavilion and pergola roof lines lower than Nether Hall House.

Using the existing levels allows views back to Nether Hall.

As per Heritage comments from the Pre Application, the pool building and pergola roof pitched and heights of Eaves and Ridge have been adjusted to suit feedback



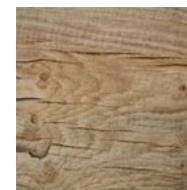
Black Painted Weatherboarding



Suffolk red bricks, Flemish Bond to Match Estate House



Red Mixed Blend Plain Tiles To Match Estate House



Exposed Oak Beams And Posts All Pegged

## MATERIALS

The aim is for the Pavilion to be low-lying in the Hillside, whilst also being sensitive to the character of the existing grade II house.

The materials seek to match the materials found externally to Nether Hall. The materials used that will blend into the context of the material palette and context of the site. (Matching red mixed plain tiles, matching brick work and bonding and black painted weather-boarding).

The Oak frame will be FSc certified from a reliable source. All wood used in the project will either be recycled or come from forestry stewardship council certified woodlands. The Pavilion will have areas of timber cladding, keeping with the context and utilising a natural material that can be recycle

The East Elevation has no openings to provide privacy from the footpath.

The main glazing elements are to the West Elevation to provide connection to the pool and the views.

The window and door style, proportions, and colour finish match what is found on the grade II estate house.

The Pool Pavilion and Pergola roof pitches and heights of Eaves and Ridge have been adjusted to suit feedback from the Heritage officer's comments from the Pre Application.

## 2.5 Ecology

- An Ecology Report has been submitted with the application for the proposal.
- Proposal will implement Biodiversity Enhancement Strategy.
- The proposal will establish areas for bat and bird nesting opportunities.
- Enhancement features, such as bat boxes (such as Eco Kent bat boxes and bat tubes) and bird boxes, could be incorporated into the final designs and therefore provide additional breeding, and sheltering opportunities for a range of wildlife.
- At least two bat boxes and two bird nesting boxes to be mounted on the building or in adjacent trees in suitable locations.
- If a great crested newt is discovered at any stage of the development, work should cease immediately, and an ecologist should be contacted for further advice.

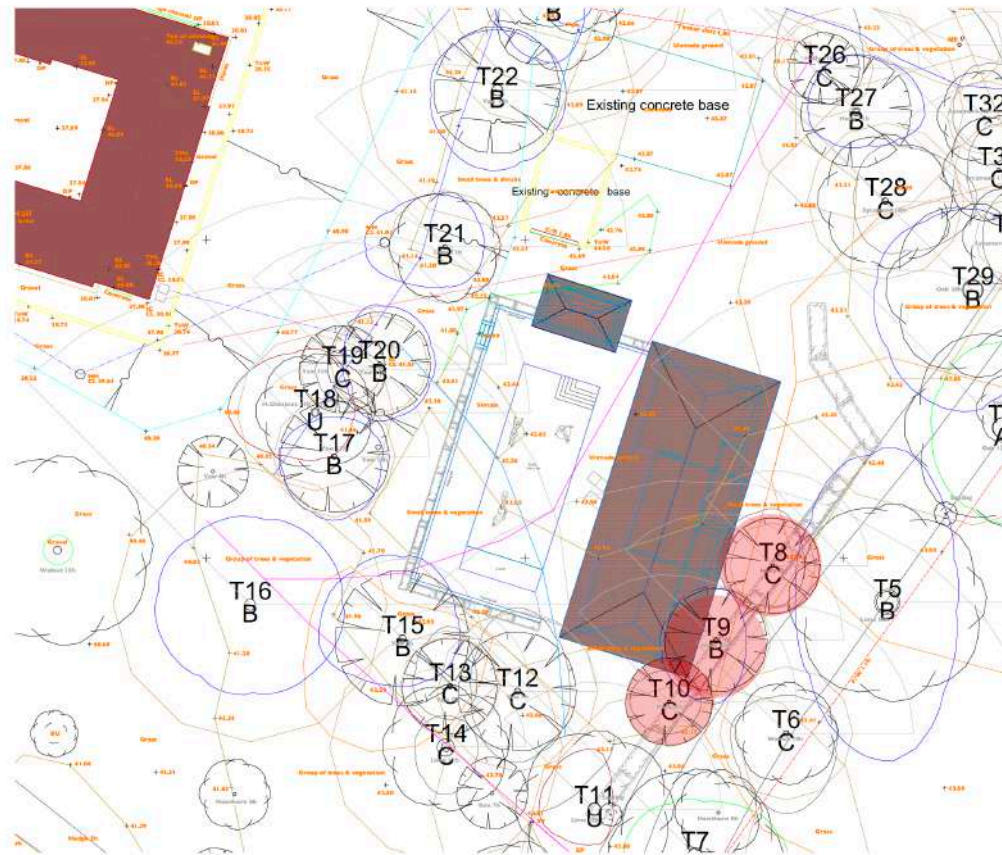


# 2.6 Trees

- A Tree Survey/Arboricultural report has been submitted with the application for the proposal.
- Protected Trees have been identified will be retained without any harm from the development.
- Root protection zones have been identified and the proposal sits outside of protected root zones.
- Enhancement of Biodiversity through New Planting or replanting e.g. T8, T9, T10.



## PROPOSALS



SITE PLAN AND TREES SCALE 1:100

**Notes:**  
 1. The proposed development will be constructed in accordance with the conditions of the planning permission.  
 2. The proposed development will be constructed in accordance with the conditions of the planning permission.  
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Project: 6 - 110221 - Change of Use

**Beech ARCHITECTS**

CLIENT: Woodland Farm Estate

PROJECT: New building

DATE: 11/11/2021

PROPOSED: Proposed Site Plan and Tree Root Protection Zones

SCALE:	DATE:	DESIGNED BY:	CHECKED BY:
1:100 (A1)	11/11/2021	JP	CH
DRAWING NUMBER:	JAN/PLANING:	SYSTEM:	REV:
11	740	Not For Construction	A

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# 3.0 Pool Pavilion Summary

In summary we propose the in keeping Pool Pavilion to be site specific, using the existing levels of the Hillside, whilst being sympathetic to the Grade II listed Nether Hall.

- Building fabric to be highly insulated to minimise heating costs. Fabric first approach. (Well insulated envelope)
- Triple glazed windows and doors with good u-values.
- Use of timber frame, with areas of timber cladding and insulated in between stud work.
- Air Source Heat Pump will supply energy to Pool Plant and Heating to Pool Pavilion.
- Enhance the site through native planting, native species hedging and trees, establishment of bat and bird nesting opportunities.
- The foundations and building will have minimal impact to trees and Root Protection zones.
- Both Pool Pavilion and Pergola roof pitches, height of Eaves and Ridge have been adjusted as per comments from the Heritage Officer for the proposal to be more contextual to the Listed Nether Hall on site.

**Triple glazed**

The pavilion features triple glazed units to both minimise heat losses but to also prevent excessive solar gain. These units will also be triple sealed for airtightness.

**Well insulated Envelope.**

High Levels of Insulation within floor, walls and roof.

**A + rated appliances**

All appliances are A ++ rated to limit electricity consumption as far as possible. e.g. Air Source Heat Pump to Pool Plant and Pool.

**LED lighting**

100% of the lighting in the Pavilion and pool is low energy LED based. This ensures a 96 percent saving compared to halogen-based lighting

**Airtight Construction and Cold bridging**

Careful detailing will take place to ensure that all construction is airtight and cold bridges are designed out and as such heat losses are further minimised and the comfort of the building is controlled.



# 4.0 Planning Local Policies

Mid Suffolk Council:

03.01

- Enhancing and protecting the environment
- There will be enhanced biodiversity through the delivery of measurable enhancement opportunities.
- The historic and landscape character of the Districts will be apparent with development being sensitive to this character and applying good design principles.

Policy LP19 - The Historic Environment

- Where an application potentially affects heritage assets, the Councils will require the applicant to submit a heritage statement that describes the significance of any heritage asset that is affected including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and sufficient to understand the potential impact.
- b. Support development proposals that contribute to local distinctiveness, respecting the built form and scale of the heritage asset, through the use of appropriate design and materials;
- 
- c. Support proposals to enhance the environmental performance of heritage assets, where the special characteristics of the heritage asset are safeguarded and a sensitive approach to design and specification ensures that the significance of the asset is sustained; and

LP23 - Sustainable Construction and Design

15.39 The NPPF advocates good design whilst optimising the potential of the site for the use of alternative heat and energy initiatives

15.40 The Plan supports proposals for sustainable construction and design providing that development proposals are sympathetic to local character and history, including the visual impact upon the surrounding built environment and landscape setting.

## 16. Conserving and enhancing the historic environment

**190:** Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- (c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- (d) opportunities to draw on the contribution made by the historic environment to the character of a place.

**197.** In determining applications, local planning authorities should take account of:

- (c) the desirability of new development making a positive contribution to local character and distinctiveness.

**200.** Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- (a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

The design proposes to be sensitive to the sites and Grade II listed house historic character. The material palette of the pavilion is reflective and influenced by its immediate context and heritage asset.

The is design carefully integrated into the existing setting and takes on board comments from the Heritage Officer at Pre Application stage, the proposals create an enhanced site that attempts to encourage wildlife, native species and overall biodiversity.

The proposal utilises sustainable technologies to provide energy for the Pavilion and Pool