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11 HIGH BAXTER STREET, BURY ST EDMUNDS
DESIGN & ACCESS STATEMENT

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ASSOCIATED DOCUMENTS

- 24350se-01-02
- 24350se-02A
- 6031-03B. Proposed Plans. A1
- 6031-04B. Proposed Elevations. A1
- Schedule of Works

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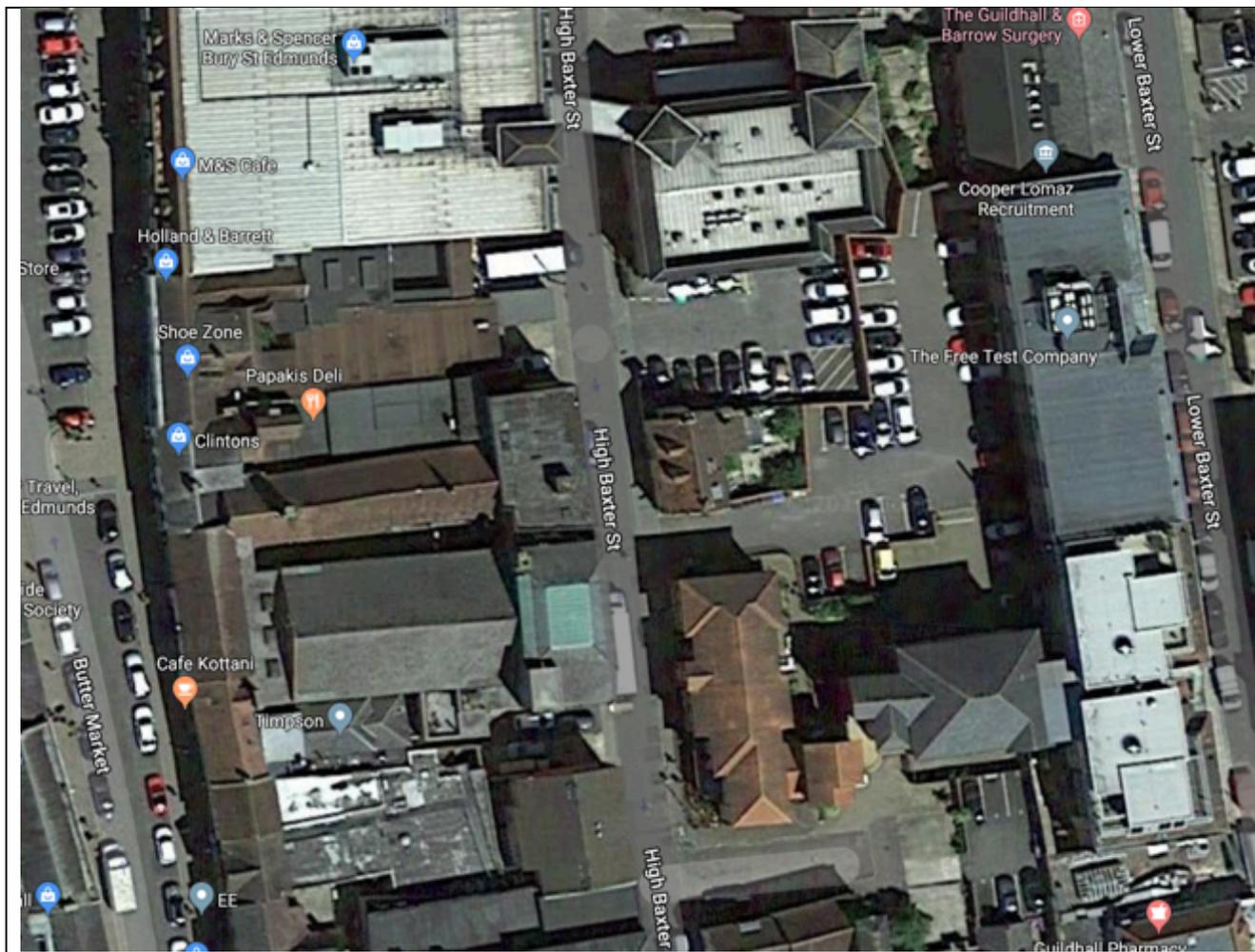
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1.0 Introduction

This statement has been prepared in support of a Planning and Listed Building Application to the above dwelling. The property has been unoccupied for a number of years and was used previously as a house of multiple occupancy, as such the condition of the house is very poor. The works are to ensure the continued longevity of the property through repair, extension and alteration to allow the house to be suitably used as a single private dwelling.

2.0 Setting & Context



The building sits within the heart of Bury St Edmunds and is one of the few historic residential buildings within the area, which is predominantly now commercial and retail. The building sits within the Bury St Edmunds Town Centre Conservation Area.

The building in its current poor state does not contribute positively to the conservation area that it sits within and does not exhibit the historic importance that it has.

3.0 Existing Building & Site

The below description of the building and its setting is an extract from the “Historic Building Report for the Bury Town Trust, August 2019”:

The building itself is a palimpsest. It is not an architectural statement of any significant quality but, rather, it is an extremely old structure which exhibits its history to those who are prepared to study it, but also give significant hints of its origins even in passing. It is clearly a very old building; it needs further interest to discover its most special qualities. The building’s history is not remarkable, there have been no events or people of particular interest associated with the house but, rather, the building has been occupied for good or bad by a mixture of people who until more recent years Jane Austen might have described as of the ‘middling’ type. But these people had their effect on the fabric, not in any grand manner, but in ways which allow us now to enjoy the history of the building through its fabric and plan forms. It has no particular historic interest, excepting of course it tells a long and complicated historical story, but special interest it certainly has:

It has a core and significant historical fabric and plan form dating from the late 15th Century. This is of the highest significance.

The building was changed significantly in the late 16th or early 17th Century when the attic was converted, and stair- cases and chimney stacks were added and much of this fabric survives. This is of very high significance.

In the late 18th or early 19th Centuries there was further remodelling and the first floor layout still survives from this period. This is of significance.

There is a presupposition that all of this significant fabric would be expected to be preserved in any changes to the building fabric.

There were other changes from the late 19th/ early 20th Centuries when changes were made in particular to the staircase from the ground to the first floor and a rear extension was rebuilt. Fabric of this period added little to the interest of the building and has no particular quality in itself. Finally there were even more fundamental changes effected in the 1970s when the building was converted to multiple occupancy. None of those changes are of special interest and in many ways served to hide much of the historic fabric. Only one thing survives of any interest from this most recent period of use and that is a ‘folk art’ panel of no great artistic quality but, at least, providing a reminder that even in adversity the artistic spirit can survive.

In terms of the building’s setting it is, despite its current condition, an important building in the conservation area and this is particularly as it is evidently the single remaining mediaeval structure in the heart of the street. It is expected that such contribution to the setting of the conservation area should be preserved or enhanced in any changes.

The Listed building description for the property, taken from <https://historicengland.org.uk/listing/the-list/list-entry/1022539> reads as follows:

BURY ST EDMUNDS

TL8564SW HIGH BAXTER STREET 639-1/14/435 (East side) 12/03/96 No.11

II

House. C17 core with C18 and C19 exterior. Timber-framed, part roughcast, part brick faced. Square roughcast panels to the upper storey of the front; painted brick to the lower storey. Plaintiled roof with a moulded timber eaves cornice. Probably originally jettied on the front and along the south gable: a bulge along the gable wall lines up with the top of the brickwork, which may underbuild a jetty along the front. Now in an isolated position as the sole survivor of a former continuous row of buildings along the east side of High Baxter Street. EXTERIOR: 2 storeys and attics: 2 window range: sashes with a single vertical glazing bar in flush cased frames. 2 gabled dormers in the front slope of the roof with plain bargeboards and spike finials have small-paned 2-light casement windows. 2 dormers also in the rear slope. An off centre entrance door in a plain wood doorcase with flat cornice hood. The chimney-stack at the north end has a shaft of Tudor bricks. INTERIOR: plain main cross-beams exposed on the ground floor and in one upper room the wallplates and main beams. The timbers are plain with chamfers. The roof was renewed in the C18, when an extension along the rear widened the building.

See Historic Building Report for further information

Westerly elevation fronting High Baxter Street and the Southerly elevation to the side



Rear Easterly Elevation, and Northern side elevation



4.0 Proposals

The proposals are to form a 3 bedroom, live/work dwelling that improves the setting of the conservation area, providing an individual, high quality family home which reveals the significance of this heritage asset whilst also seeking to provide modern living comforts, incorporating materials and process that will provide an ecologically friendly development.

This will be achieved by a number of processes that have been formed through a thorough analysis of the buildings structure and heritage and in conjunction with local estate agents, The Bury Town Trust and the Conservation Officer in order to form an overall scheme which not only meets the goals of The Bury Town Trust but also is viable from an economic standpoint.

The design approach to this historic building is to rationalise this listed building and help ensure its long-term survival. It is one of the last buildings within the medieval grid that that is in such a poor state of repair. Analysis of the building has established an understanding of the development of the house, its construct, and its occupants.

The proposals have been designed to better reveal this narrative: re-opening fireplaces; revealing hidden panelling; low level dado boards; timber structure, will allow a better understanding of the building, carrying out extensive traditionally detailed repair works will help secure its future.

The aim of the project is to put this listed building into its 'optimum viable use'. As such the works will be carried out to a very high standard in order to create a home with individuality providing high quality living accommodation in a historic building. This proposes to renew the rear existing extensions and create a new modern extension. The removal of the rear structures is necessary in order to help maximise the floor space and also to allow robust detailing of the new timber structure. Also due to neglect the rear structures condition is unknown, extensive investigation and potential repair works would be required. But most importantly any individual significance they have has been terminally eroded by their lack of context. The proposed extension will use materials that have traditionally been used for new service structures, reflecting the more commercial features of the area with corrugated steel sheeting as cladding on the south elevation, the lean-to roof and on the northern elevation forming a high level parapet. Whilst a secondary extension the form and detailing of this structure will be treated with the highest quality detailing. The lower part of the northern elevation will be formed from soft red bricks in English bond, again to reinforce the secondary nature of the rear extension. A projecting plinth and dentil course will be formed where this meets the cladding. The superstructure of the extension will be formed from a modern interpretation of the timber frame of the historic core of the dwelling, with oversize planed studwork ribs that will be continuous internally on the south elevation and on the roof slope. All joinery will follow the setting out of the 'rib' structure. The northern wall structure will be hidden and will have a brick external skin. The extension will be a lightweight structure which is necessary not only due to the proximity of the existing building but also due to the complex retaining structures to the rear of the site.

Whilst 11 High Baxter Street sits within the Town Centre Conservation Area, in its current state it detracts from this setting. High Baxter Street saw major redevelopment in the mid 20th Century and is employed as a service street for the adjacent commercial buildings in the Buttermarket. The immediate conservation area is not as high quality as much of the remainder of the town centre. The careful repair, refurbishment and extension proposed will bring new life to 11 High Baxter Street and will lead to an enhancement of the conservation area and better reveal its significance.

Proposals:

	Room Numbers (In reference to drawing no 06)		Internal Ground Floor
i	1.0, 1.3, 1.4 & 1.1, 1.2		The ground floor plan will be re-opened to form two main living rooms, as the plan would have been similar to in the late 16 th /early 17 th century. Removing stud/blockwork dividing walls, ground floor staircase and linings from the late 19 th century through to the late 20 th century.
	1.1		On the dividing wall between rooms 1.0 and 1.1 is a low level boarded dado, it is proposed to try to expose this within the new living room. The rest of the wall will be boarded and plastered over.

ii	1.3	 A photograph showing the interior of a room during renovation. The walls are partially demolished, revealing red brickwork and a central chimney stack. Several vertical wooden studs are in place, supporting the ceiling. Debris and construction materials are visible on the floor.	<p>Removal of later fireplace additions to the northerly stack, repairing and reinstating the bressummer and bringing the fireplace back into use.</p>
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	1.3			<p>To the north easterly most corner of the building, a door will be installed to allow the 15th century timber post to be viewed, revealing original structure of the property.</p>
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1.1 & 1.2		<p>To the easterly section of the southerly wall in room 1.2 a timber frame with brick infill will be exposed and to the westerly section of the southerly wall in room 1.1 18th century panelling will be exposed. Consideration will be given to completing the panelling following opening up.</p>
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			Internal First Floor
2.0, 2.1, 2.2, 2.3, 2.4, 2.5			The late 20 th century additions forming the shower room, WCs and bathroom will mostly be removed in order to simplify the plan creating two generous bedrooms and a good sized family bathroom to the south east. A small section of 20 th century wall and floor construction will be removed to allow the installation of a new staircase.
2.6			The fireplace to the southerly stack will be re-opened.
3.0			The first floor staircase dates from the late 16 th century but has been heavily rebuilt, as such this will be retained but repaired and made good.

Room No		Internal Second Floor
3.0, 3.1, 3.2, 3.3, 3.4		<p>The late 20th century studwork walls to this floor will be removed in their entirety and a new master bedroom suite will be installed, along with en-suite and dressing room.</p>
		<p>The roof structure is in good condition and as such will have no works, except minor repairs and making good. The existing attic hatch will be retained and 300mm of mineral wool insulation will be installed over the existing flat ceiling rafters where possible (retaining</p>

		min 50mm air gap to felt underlay).
		External West Elevation (streetfront)
		<p>Ground Floor: Paint finish will be removed from all brickwork with chemical stripper. 15mm savolit plus sheet will be mechanically fixed over brickwork. Over all surface a 10mm coat of warmcoat (potentially thicker in places in order to dub out undulation in brickwork) with 5mm coat of limecoat by 'best of lime' will be applied following manufacturer recommendations. Limewash finish. The joinery to the existing door and surround will be renewed. A new cornice will be installed.</p> <p>First Floor: Render to front elevation will be carefully removed and timber frame repaired locally. New insulation will be installed between frames with hempwool. Woodwool boards are to be installed over the frame and new lime render over with warmcoat basecoat and limecote top coat by 'best of lime' applied to outside face as manufacturers recommendations. Limewash finish. Fascia will be removed and render applied over face approx 25mm thicker than the existing and running inline with the outside face of fascia. New panelling detail formed from lime render with lime render bead to transition point with ground floor and first floor, highlighting narrative of previous jetty to first floor. Window architrave mouldings to be carefully removed and refixed to the new outer face with new softwood timber sections incorporating simple torus mouldings to extend joinery to new depth of render.</p>

		<p>External North Elevation</p> <p>Cementitious render and EML to elevation will be carefully removed and the timber frame repaired locally, along with masonry with bricks to match the existing and lime based mortar. New insulation will be installed between frames with hempwool. Woodwool boards are to be installed over the frame and new lime render over with warmcoat basecoat and limecote top coat by 'best of lime' applied to outside face as manufacturers recommendations. Limewash finish.</p>
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	<p>External East Elevation (rear)</p> <p>Cementitious render and EML to elevation will be carefully removed and the timber frame repaired locally, along with masonry with bricks to match the existing and lime based mortar. New insulation will be installed between frames with hempwool. Woodwool boards are to be installed over the frame and new lime render over with warmcoat basecoat and limecote top coat by 'best of lime' applied to outside face as manufacturers recommendations. Limewash finish. Renew joinery to rear windows.</p>
	<p>Lower level of brick/flintwork to be stripped of paint. Fletton bricks to be painted over with KEIM mineral paint.</p>

<p>1.5, 1.6</p>		<p>Rear Extension</p> <p>To the rear the existing series of lean to structures, chimney stacks and masonry elements are to be removed. Some of this structure may date back to the late 18th century, however these are predominantly late 19th- late 20th century additions. The removal of the rear additions make way for a lightweight extension that will extend to the rear of the property over the existing footprint of the existing rear structures and to the east boundary.</p> <p>The extension will be formed by a series of internally visible repeating 'ribs' of large section planed timber, retaining the main building material of the existing core. Insulation and dark anthracite coloured corrugated steel cladding will wrap around the extension from the southern aspect over the roof and ends by forming a parapet up-stand to the northern aspect. The finish of which will have secret hidden gutters and will be detailed in order to create a modern seamless finish. The northern boundary wall of the extension will be formed from soft red bricks in English bond, plainly showing that this structure comes second to the original core. Windows and doors to the modern extension will be formed with powder coated double glazed aluminium casements of which all will sit in-line with the proposed repeating 600mm 'rib' structure.</p> <p>To the easterly face will be an outside store/plant room. This will be open to the air and will house an air source heat pump, located at high level on the gable. The door into the store will be formed with the cladding and as such will be very discrete.</p>
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	<p>Services, Drainage & Waste</p> <p>Drainage The existing drainage arrangement is detracting from the historic building. It is proposed to remove all existing rainwater and foul above ground pipework. All rainwater goods will be renewed with Alumasc cast aluminium decorated black. A new SVP will be installed internally to the southeast corner of room 1.2 and will serve both the new bathroom and en-suite, this will be boxed in. It will vent to air through the rear roof slope. New inspection chambers will be installed to the rear in order to form adequate drainage runs and to serve the new kitchen.</p> <p>Services The house will have new services installed. These will be carefully installed during repair works in order to not disturb the historic fabric.</p> <p>Domestic waste The existing arrangement will not be altered. Bags displayed on the pavement or a wheelie bin that is stored to the rear of the house.</p>
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4.1 Justification & Mitigation

Please see the Historic Building Report.

4.2 Appearance

Mixture of render with panelling, new joinery following the Victorian proportions of the existing sash windows. The rear has a rendered first floor, with painted brickwork to the ground floor. The new structure will use soft red bricks matching those of the main chimneystacks, clad with anthracite corrugated steel at high level to the north elevation and the only visible from within the courtyard garden. To the rear louvers will provide ventilation to the plant room housing an air source heat pump. All render will be lime based with limewash finish. The roof will have minor repairs to replace missing flashing, and slipped clay plain tiles to match the existing. All joinery will be repaired where necessary and redecorated.

4.3 Use

The dwelling is currently a house of multiple occupation, the proposals are to form a single residential dwelling and may have the benefit of a work/live unit utilising the ground floor front living.

4.4 Scale, Amount & Layout

The existing building will remain the heart of the dwelling with the rear extensions reformed, these will be extended to the boundary and so there will be a modest increase in the overall footprint.

The existing rear structure to be removed has a gross footprint of 23m².

The proposed extension to the rear will have a gross footprint of 43m² and will provide an addition 31m² of internal floor space along with a rear store of an additional 6m².

The existing house remains unchanged with a total gross floor area over three floors of approx 135m².

The proposed new rear extension will be similar to the total height of the existing rear additions being subservient to the existing building.

4.5 Materials

As mentioned previously.

4.6 Access

Due to the historic nature of the building there are various steps and difficult to navigate doorways. Whilst it is impractical and undesirable to alter most of these elements the new structure to the rear will provide level access to the courtyard garden, along with an easy to navigate layout. The alterations to the main house will improve access including the renewal of the ground floor staircase and the removal of the studworks/doorways to the first floor.

Vehicle access unchanged.

4.7 Landscaping

Overgrown vegetation will be removed and a low maintenance courtyard garden formed.

4.8 Consultation

The Conservation Officer for Bury St Edmunds, Claire Johnson has been consulted onsite and proposals in general discussed.