



**DESIGN AND ACCESS/HERITAGE IMPACT ASSESSMENT STATEMENT RELATING TO  
PROPOSED ALTERATIONS AND EXTENSIONS TO  
ROKEBY OLD HALL, HORHAM ROAD, WILBY, EYE, IP21 5LF  
FOR MR & MRS E. NORRIS.**

Rokeby Old Hall is a traditional grade 2 listed farmhouse of C15 origin and is an isolated location. The property is a private family home and is in separate ownership to the adjoining farm and its range of outbuildings.

Rokeby Old Hall was constructed around C15 using the timber framed building method of construction which was common to buildings in this area during that era.

The listing referred to reads as:-

Wilby Green TM27 SW3/161 Rokeby Old Hall (formerly listed as 29.7.55 Rokeby Farmhouse).  
II Farmhouse. Early C15, enlarged in C16, altered in C17, L shape plan with service cross wing to left. Timber framed and plastered. To rear the cross - wing has an early C18 brick gable end with tumbling. Roofs pantiled to front and plain tiled to rear. 2 storeys with attic to main range. Scattered fenestration; 2 C16 cavetto mullioned windows; 2 C18 first floor casement windows with some square-leaded glass; C19 and C20 casements. Plain axial stack with rebuilt shaft. At the rear further C16 mullioned windows and in the cross-wing a boarded half-door. Small plastered stable block to the rear of cross-wing. Core of house is a former open hall, raised over 1m in C17. Good paired C15 service doorways with 2-centred arches. Arched-braced open truss, originally with crown post. Parlour and service ends both rebuilt in C16. Parlour has fine close studding and cross-beamed ceiling in chamber above a quoined stucco fireplace with depressed 4-centred arch. A further arched fireplace in the attic, an unusual feature. Part of upper floor structure of cross-wing has been removed but there is a good first floor frame and intact queen-post roof. A good example of the C16 - C17 development of a farmhouse from a medieval origin.

In 2012 Planning Permission and Listed Building Consent was obtained for an extension, this was never implemented as our client was not sure the design met their requirements. Refer to previous applications 1330/12 and 1329/12 for details of this already approved scheme. Again in 2015 further Planning and Listed Building Permissions were obtained for a single storey extension, this was never implemented. Refer to previous applications 2435/15 and 2576/15 for details of this proposal.

This latest proposal involves the removal of a small attached outbuilding which has no historic value and quite clearly was an extension added much later than the original house. The proposed extension will be single storey and will provide a much needed Kitchen/Family Sitting Room. The extension will be extensively glazed with vaulted ceilings to provide a sense of space and achieve a light and airy area. The proposals have been carefully designed as to not detract from the feel of the existing property and has deliberately been designed to be subservient to the main original farmhouse. Careful selection of materials etc. will ensure the extension will not detract from existing dwellings features etc.

The proposal involves forming an opening between the existing farmhouse and the extension which will not affect the existing chimney stack etc.

The existing vehicular accesses and parking arrangements within the site will remain unchanged.

This Design and Access Statement is to be read in conjunction with drawing numbers 5901/Survey and 5901/10A and accompanying O.S. extract.

.....

Andrew Watkins, ACIAT, Associate  
for Mullins Dowse Architects Ltd