

**Design, Access and Heritage Statement
Proposed Side Extension
at Willow Farm School Road Bedingham
for Alison and Deane Binks**



24 December 2020



JOHN PUTMAN

ARCHITECTURAL DESIGN + PLANNING

The Hollies :: Station Road :: Earsham

Bungay :: Suffolk :: NR35 2TS

johnputman1@btconnect.com :: 01986 892454

01 Proposed Use:

The application is for Listed Building consent to demolish a sub standard open fronted store and to replace it with a new domestic entrance and utility room, together with some alterations to modern work within the protruding front wing of Willow Farm

02 The Site:

Willow Farm is Listed Grade II because of its architectural and historic interest.

The Listed Extract is as below:

WILLOW FARMHOUSE

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1152858

Date first listed:

25-Sep-1951

Date of most recent amendment:

30-Oct-1987

Statutory Address:

WILLOW FARMHOUSE, SCHOOL ROAD

Location

Statutory Address:

WILLOW FARMHOUSE, SCHOOL ROAD

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

County:

Norfolk

District:

South Norfolk (District Authority)

Parish:

Bedingham

National Grid Reference:

TM 28820 92533

Details

BEDINGHAM SCHOOL ROAD TM 29 SE 5/15 Willow Farmhouse 25-9-51 (formerly listed under Cobblers Green) - II

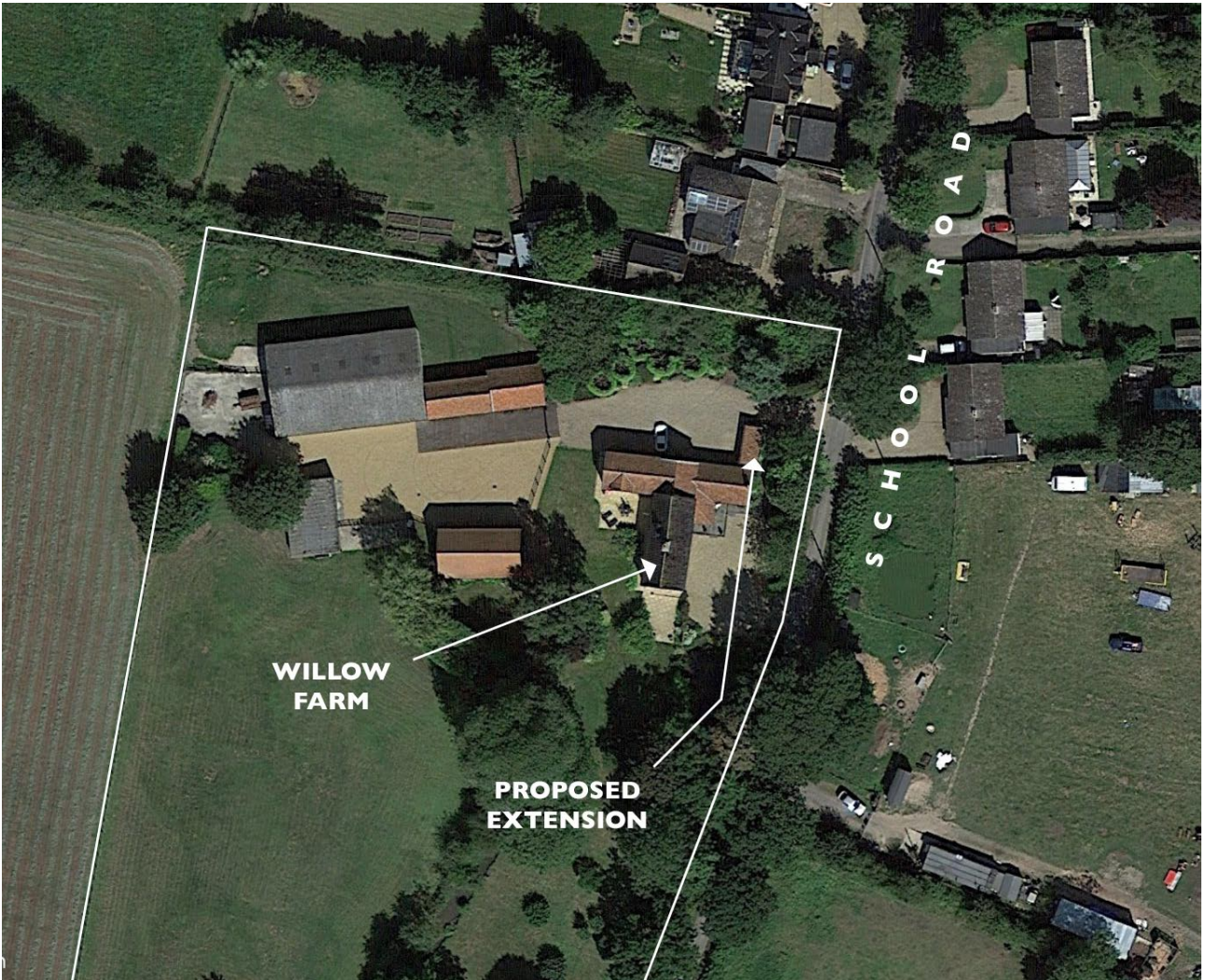
Farmhouse. C17 and later, much C20 modernisation. Brick and timber frame, rendered and whitewashed. South gable rebuilt in C20 brick. North gable apex weatherboarded. Steeply-pitched roof with black-glazed pantiles on east, plain tiles on west. Two storeys and attic, rectangular plan. Single storey additions to north and east. Ground floor partly underbuilt in brick at north-east corner. Irregular fenestration of 2, 3 and 4-light C20 casements. C20 entrance door at north-east corner. West elevation has three first floor windows with ovolo-moulded mullions, the centre window repaired or replaced. Gault brick axial chimney stack slightly off-centre to south.

Listing NGR:TM2882092533

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A Google Earth extract indicates the location of the site within its surroundings:



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02.01: Objective:

The proposal seeks to relocate the present utility room to provide enlarged facilities and to enlarge the existing kitchen/dining room. The work is to be carried out using traditional methods and materials to modern building regulations standards.

The proposed alterations seek to ensure that the fabric and appearance of the Listed buildings are not adversely affected by the works, whilst the external appearance of the extension is designed to compliment the listed building.

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02.02 Design Considerations

Siting:

Siting is dictated by the existing buildings. The proposed side extension replaces an existing substandard open fronted store.

Neighbour Amenity:

The scheme is configured to ensure that there is no adverse effect on neighbourhood amenity.

Scale:

The proposed building works are designed to be subservient to the form of the present building. The scheme makes reference to traditional vernacular buildings and the proposed alterations will not adversely affect the original Listed Building by removal of any historic fabric apart from alterations to openings on the North elevation of an earlier wing which is a right angles to the main house, whose ridge is parallel to the highway.

Massing:

See above.

Character:

The proposed works will respect the character and features of the building.

Accessibility:

The conversion will be compliant with Part M of the Building Regulations.

Boundaries:

Boundaries will remain as existing.

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Landscaping:

No specific soft landscaping is proposed.

Waste Storage and Disposal:

Wheelie bins presently housed in the existing shelter will be placed in a secure and unobtrusive setting between the new extension and the 2m high highway boundary hedge.

Overall Design:

It is submitted that the materials, form and massing used will respect the present building, with appropriate character in harmony with its surroundings which will therefore enhance the dwelling.

02.03 Environmental Considerations

There are no relevant environmental considerations. Surface water run off will be to the existing disposal system or a new soakaway.

02.04 Highway Aspects

There are no relevant highway issues.

02.05 Planning Aspects

The scheme is permitted development being less than 4.0m tall and with a width less than 50% of the original house built before 1948.

**John Putman
The Hollies
Station Road
Earsham
Bungay
Suffolk NR35 2TS
T: 01986 892454 M: 07770 823164
E: johnputman1@btconnect.com**

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