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ROOKERY FARM, DEPDEN
HERITAGE / DESIGN & ACCESS STATEMENT

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ASSOCIATED DOCUMENTS

Drawings 01A, 02G, 03A, 04A, 05, 06 & 07
Schedule of works

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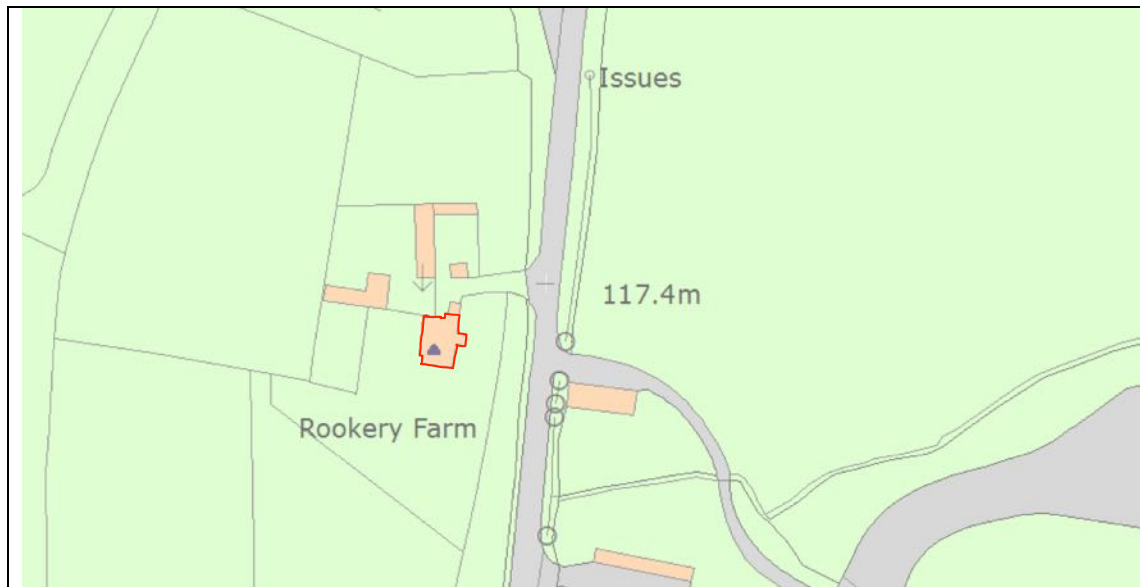
January 2021
MS/6104

Issue 3 planning

1.0 Introduction

This statement has been prepared in support of a Planning and Listed Building submission to West Suffolk Council for a single storey rear extension. The property is Grade II listed and is the main residence for Rookery Farm which has a number of agricultural buildings to the north which are used to provide facilities to assist people with learning difficulties and disabilities. This application is to replace approved application DC/20/0373/LB, the revisions are listed in the “schedule of amendments”.

2.0 Setting & Context



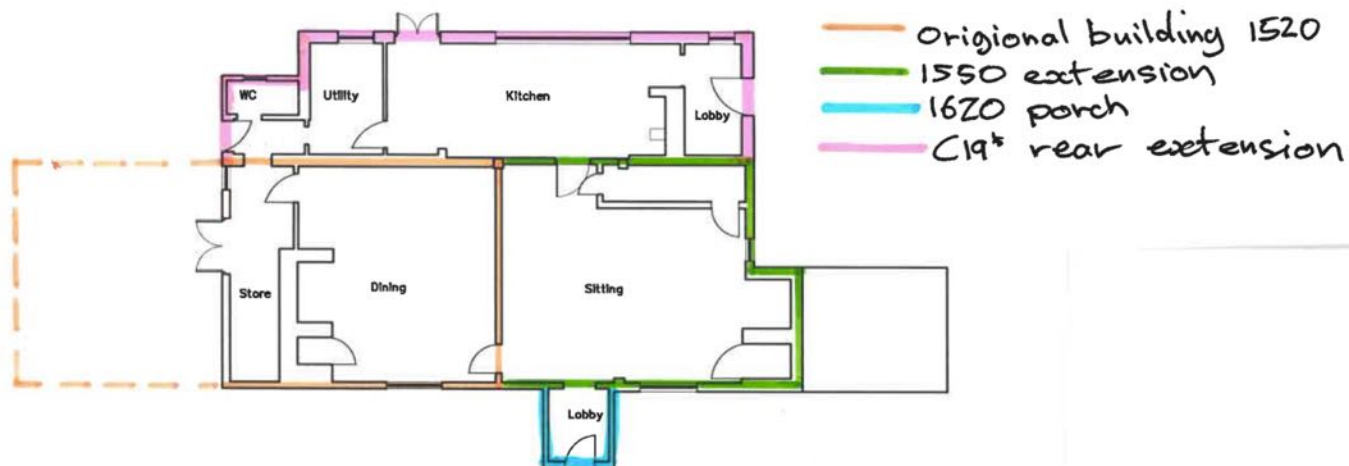
The existing house lies to the west of the main road with the principal elevation facing east. There are a collection of former farm buildings to the north which are used for the clients business and form an important part of the character and setting of the Listed building. On the opposite side of the road there is a former agricultural barn which has been converted into a private residence this century.

3.0 Existing Building & Site

The Listed building description for the property, taken from Historic England reads as follows:

A C16 timber-framed and plastered house. 2 storeys and attics. Casement windows. A 2 storey gabled porch projects on the front, with the 1st storey jettied on brackets with drop finials. Roof tiled, with 1 gabled dormer.

The property has been developed in 4 phases. The original building was constructed in 1520 with a central cross passage (now a store), the service rooms have been demolished some time in the building's history. The building was extended to the North in 1550, this is characterized by a substantial brick chimney on the north elevation. A jettied porch was added to the principal elevation in 1620. A lean to extension was added to the rear of the property in the C18th or C19th. The earlier phases of the house are constructed from substantial timbers with decoration to the first floor beams. The rear lean to is low grade construction with many of the timbers having been re used.





South Elevation



Principal East Elevation



North Elevation



West Elevation

4.0 Proposals

The proposal is to construct a single storey rear extension to the property and form an enlarged rear entrance hall with an external canopy. These works will only impact the lower grade C19th lean to extension on the rear of the property. An existing chimney within the rear section of the building will also be demolished.

The extension shown on drawing 02 will comprise a bedroom and bathroom, and a lower kitchen / link area. The Bedroom has been designed to follow the character of the existing house and farm buildings so that it appears as a traditional outbuilding. The kitchen / link is of a modern appearance so that it is clearly read as a modern link and not part of the historic building.

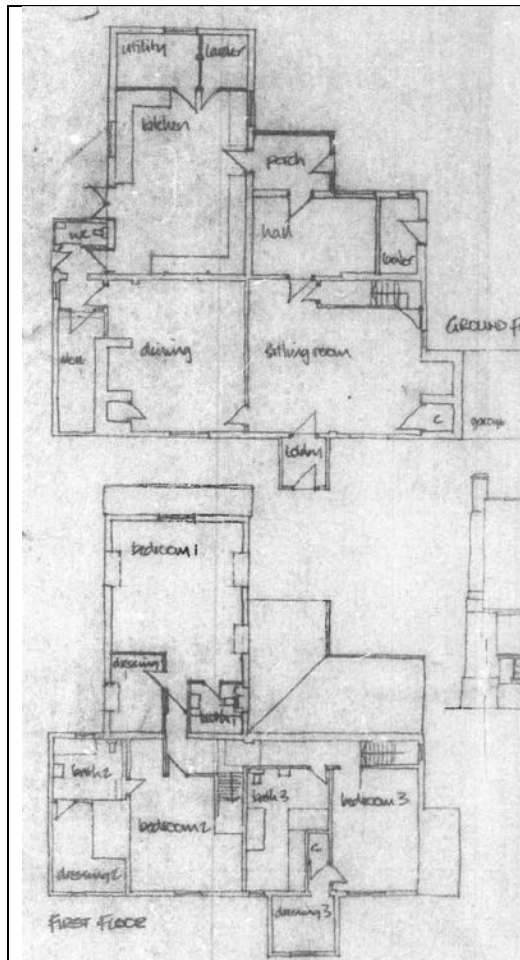
There are two no. windows on the front (east) elevation which are in a poor state of repair and will be replaced.

The entrance canopy over the existing door on the north elevation has simple detailing so that it does not appear as a dominant element on this elevation. It does not impact the existing fabric and could be removed if the future without detriment to the building.

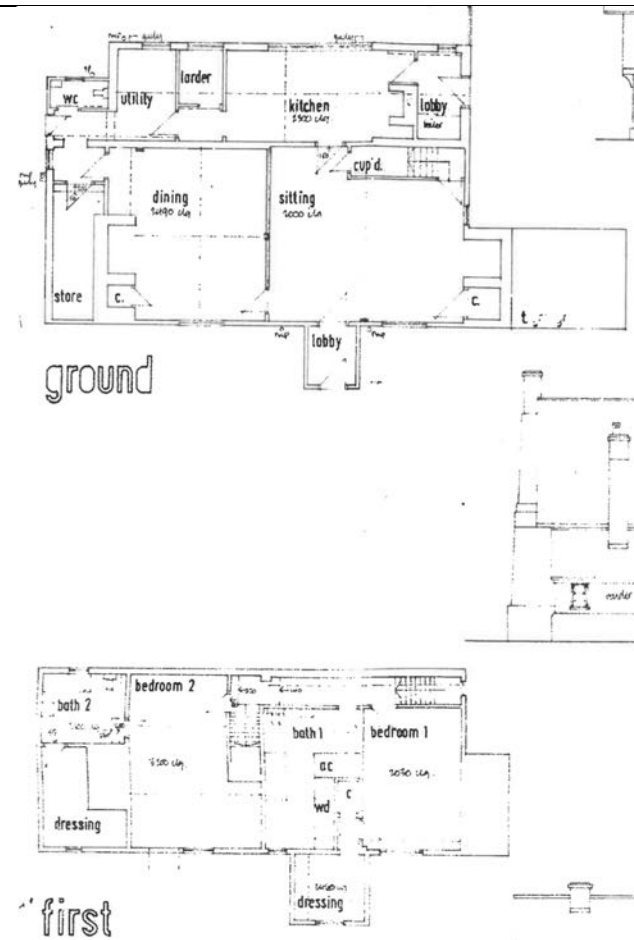
4.1 Justification & Mitigation

There is a current approval, reference 86/2791/P which shows a large two storey extension on the rear of the property, together with a single storey porch. This extension is almost the same height as the existing house and is a very dominant feature which would be seen from both the north and south from the main road. The massing of this extension will have a negative impact on the character of the property. The approval also includes demolishing the rear chimney which is included in this current application. The approved scheme also allows for demolishing at least 50% of the current lean to on the west elevation and forming an opening on the first floor which will not be required under the current proposals.

Internal partitions approved under this application have been removed and a start has therefore been established to implement the approval. There were no pre commencement conditions attached to the approval.



Approved plans from



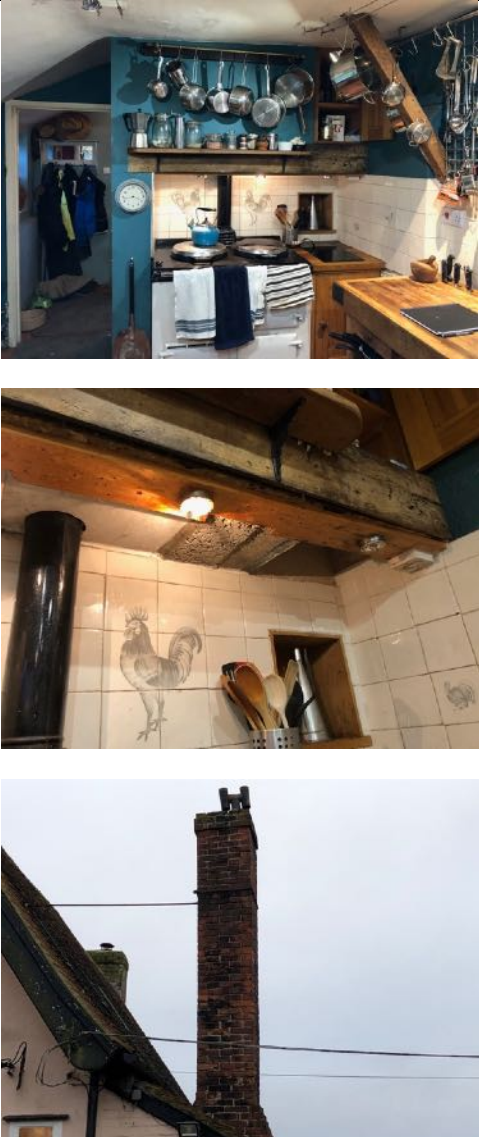
Existing plans





Approved elevations showing extension

The single storey extension that is proposed under this application presents significantly less harm to the existing Listed building than the current approval.

The following elements of the building are particularly relevant to the current proposals.

1		Item	Demolition of existing chimney
		Significance	Low
		Risk	Low
		Benefit	Medium
		Mitigation	This chimney already has approval under application 86/2791/P. The right hand pier of the chimney has been removed and the chimney supported by a steel beam and two concrete lintels shown in the centre photograph to the left. Externally the chimney has become unstable above the roofline as a result of the slender proportions and deteriorating pointing. The chimney is currently supported by a steel stay.

2		Item	Removal of section of lean to roof where the new link roof joins
		Significance	Medium
		Risk	Low
		Benefit	Medium
		Mitigation	The existing lean to roof is constructed from reclaimed timbers as visible in both photos. Above the original rafters there are two further rafters added over a period of time to raise and even out the roof line. In many locations the original rafters are missing and only the modern rafters exist. Trimming to accommodate the new roof structure will not cause significant loss of original fabric.


1		Item	Kitchen wall lining and flat ceiling
		Significance	High
		Risk	Low
		Benefit	High
		Mitigation	The east wall of the current kitchen is the west external wall of the original building. At some time this wall has been lined with a modern plaster finish and ceramic tiles. It is evident from looking in the roofs pace that this wall had exposed timbers with rendered wattle and daub infill panels. There is no evidence of any nail holes in the timber which indicated that these timbers would have been exposed. There is also evidence of a blocked mullion window. The proposals involve removing the section of flat ceiling in the kitchen and continuing the sloping plaster finish on the underside of the rafters up to the top of the ceiling. The existing modern finish will then be removed to expose the original




rear wall of the house and the infill panels restored. This will have a significant and positive impact on the fabric and interpretation of the important sections of the listed building.



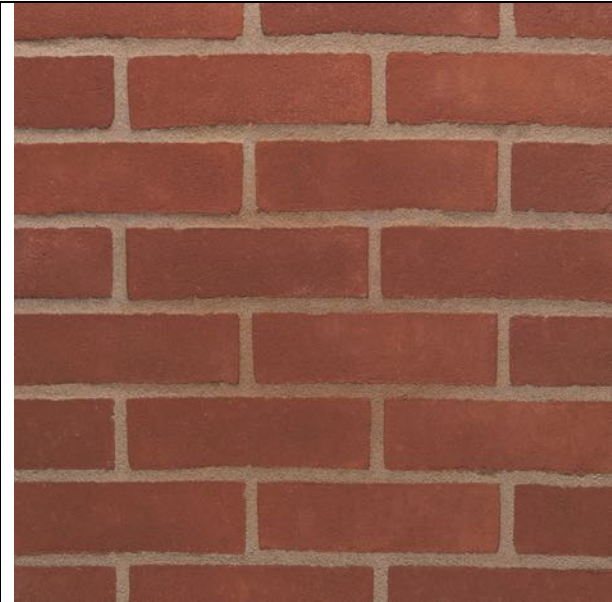
West elevation showing 2 no. windows to be replaced

1		Item	Dressing room window
		Significance	Low
		Risk	Low
		Benefit	Medium
		Mitigation	The existing window is not original to the elevation and has significant rot and is poorly detailed. The proposal is to replace this with a new softwood window with appropriate glazing as shown on drawing 04.

1		Item	Bedroom 2 window
		Significance	High
		Risk	Low
		Benefit	High
		Mitigation	This window is clearly not original as there would have been mullions when first constructed. However it does contribute to the pattern of windows on this elevation. Again this window has significant rot and is poorly detailed. The proposal is to replace this with a new softwood window with appropriate glazing as shown on drawing 04.

4.2 Appearance and Materials

The extension will have a red brick plinth as Wienerberger “Warham Red Stock”
<https://www.wienerberger.co.uk/product-range/bricks/warham-red-stock.html>



The kitchen link and bedroom extension will have a brick plinth as above and walls finished with Oak feather edge boards, 175mm in width and 28 / 8mm thick unfinished.



The extension roofs are covered in natural slate as "Siga" <http://www.sigaslate.co.uk>



Rooflights to be “The Rooflight Company – Conservation Rooflight” as <https://www.therooflightcompany.co.uk/all-products/conservation/>



External windows to extension to be timber casements as drawing 05.



4.3 Use

Private residential dwelling

4.4 Scale, Amount & Layout

The extension has an internal floor area of 59m². The single storey design is of a far smaller scale than the existing property and is to the rear so will have no impact on the principal elevation.

4.5 Access

Inclusive access into the building and throughout the extension will be provided. There is ample parking on the site for up to 4 vehicles with overflow parking available in the farmyard to the north.

4.7 Landscaping

External paving is shown on drawing 02 and specified in the schedule of works.

4.8 Consultation

An initial consultation was held with Claire Johnson – Conservation officer and a site visit held on 9th January 2020. She was generally in agreement with the proposals on the basis that they were less harmful to the building than the approved two storey rear extension which this proposal will supersede.

Ref: ms/6104

Date: 10 Feb 2021