

Design, Access and Heritage Statement

Addendum for Garden Room Extension

Statutory Address:

SMALLWOOD FARMHOUSE

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

County:

Suffolk

District:

West Suffolk (District Authority)

Parish:

Bradfield St. George

National Grid Reference:

TL 93765 58985

Details

TL 95 NW BRADFIELD ST.GEORGE SMALLWOOD GREEN

6/33 Smallwood Farmhouse

14.7.55

II

Farmhouse, C16 or early C17. 3-cell plan, 2 storeys and attics. Timber-framed and rendered. Thatched roof hipped at right hand end, with gabled thatched dormer; axial chimney of red brick with twin flattened-hexagon flues. Mainly late C18 mullioned and transomed casements. C20 gabled plaintiled entrance porch with glazed panelled door. The rear timber-framed and thatched wing added probably C17.

Listing NGR: TL9376558985

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

403636

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

The Proposal

The proposed works to Smallwood Farm consist of the following:

This new proposal seeks to add a garden room with a sympathetic and appropriate design. The proposal seeks to provide a modern and suitable design with a glazed timber fenestration adjoining the existing building. The materials chosen aim to provide a sympathetic appearance to the new extension, utilising render, timber framed windows with a more modern fenestration, keeping larger section of glass without mullion and transoms. The design aims to give more space to the 1st floor windows but providing a flattened roof to the garden room in lead. Which can accommodate the low pitch necessary. The new room will be access through the existing kitchen requiring the removal of a window.

Assessment of significance

Proposal: Alteration to the Southern façade by the addition of a single storey garden room.

Significance of effected element: Low

Possible impact: Low

Mitigation/Justification: A sympathetic design subservient in scale requiring the removal of a window to provide access to the new garden room.

Design Approach

The design approach adopted aims to responds to, and preserve, the character of the surrounding area and immediate building. The proposal adopts the traditional forms and materiality evident in the historical portion of the house while maintaining a distinctive modern approach – separating it as a clear stage within the building's progression without compromising the character of the existing.

Access

The access has not been altered for this proposal.

Waste

The waste collection or storage location has not been altered for this proposal.

Schedule of Works

- A. Protect existing retained windows.
- B. Protect along route to be utilised by the contractor to the build area.
- C. Carefully clear ground to exterior of building in preparation for raft slab foundations any excavation work adjacent to the heritage fabric should be by hand.
- D. Dig rainwater soak away into existing drainage channel for roof drainage.
- E. Cast new raft slab with expansion material along abutment to engineers details.
- F. Form soft red brick up stand in lime mortar, line slab with 1200 gauge DPM, insulation over and new 75mm screed.
- G. Add new garden room oak timber frame a carefully abutting and sealing to the existing external walling.
- H. Add new dwarf timber framed walling in 100x50 C24 engineering grade timbers. Full fill insulation, batten over cement board substrate for external rendered finish. Colour to match existing house. 15mm sound bloc foil faced plaster board, plastered skimmed and painted finish. Colour off white to match the existing.
- I. Sheath timber frame roof add insulation, building membrane, battens and natural slate roofing. Flash with code 5 lead into the existing walling and under the 1st floor window.
- J. Install glazing and doors.
- K. Carefully remove existing window to create new doorway into new garden room
- L. Carefully remove existing external and internal plaster below existing window sill to expose construction below. Utilise vertical cuts and only remove plaster where necessary.
- M. Remove secondary wall framing.
- N. Install electrical goods and heating.
- O. Install floor finish - 9" floor tiles to match existing red clay 'Bulmer' pammet tiles.
- P. Install door linings, sill, step and architraves.
- Q. Decorate and second fix electrical items.
- R. Seal floor tiles.