

Nicolaas Joubert MSc.
Historic Buildings Consultant Ltd.
M: 07717533498
E: historicbuildings.haa@gmail.com

Nicolaas Joubert
Apartment 501,
7 Anchor Street,
Ipswich
IP3 0BW

Nick Peasland Architectural Services Ltd.
Belmont House
Hall Street
Long Melford
Sudbury
Suffolk
CO10 9JF

RE: PROPOSED CONVERSION OF EXISTING INTEGRAL GARAGE TO HOME OFFICE INCLUDING ASSOCIATED INTERNAL AND EXTERNAL ALTERATIONS, TOGETHER WITH A 2-BAY DETACHED CARTLODGE/GARAGE – THATCHED COTTAGE, CHURCH LANE, ALPHETON, SUFFOLK, CO10 9BL.

Date: 05/07/2021

Dear Mr. Peasland,

Following our site visit and discussion of the proposed scheme as described above, you have instructed me to consider the potential impact the above-mentioned proposal may have on the significance, character, and historic fabric of the Grade II designated heritage asset listed as The Thatched Cottage.

Drawings submitted to me for consideration are listed below:

Drawing No. 2728/01 – Existing Floor Plans, Elevations, Site Plan and Location Plan.

Drawing No. 2728/02 – Proposed Floor Plans, Elevations, and Site Plan

Statutory Designations

The Thatched Cottage is designated as a Grade II listed heritage asset. The cottage is located on the north side of Church Lane in the Hamlet village of Alpheton approximately 9km north of Sudbury. The village is a scattered settlement that has not been designated as a Conservation Area. The Thatched Cottage is one of two designated heritage assets on Church Lane, the other is Tye Farmhouse located to the southeast of the cottage on the south side of Church Lane. Tye Farmhouse is designated as a Grade II listed heritage asset. **Note: The marked location of Tye Farmhouse on its associated location map as per its list entry is erroneous. The dwelling shown was built in the second half of the 20th century. The correct location of Tye Farmhouse is shown below.**

Listing Descriptions (National Heritage List for England)

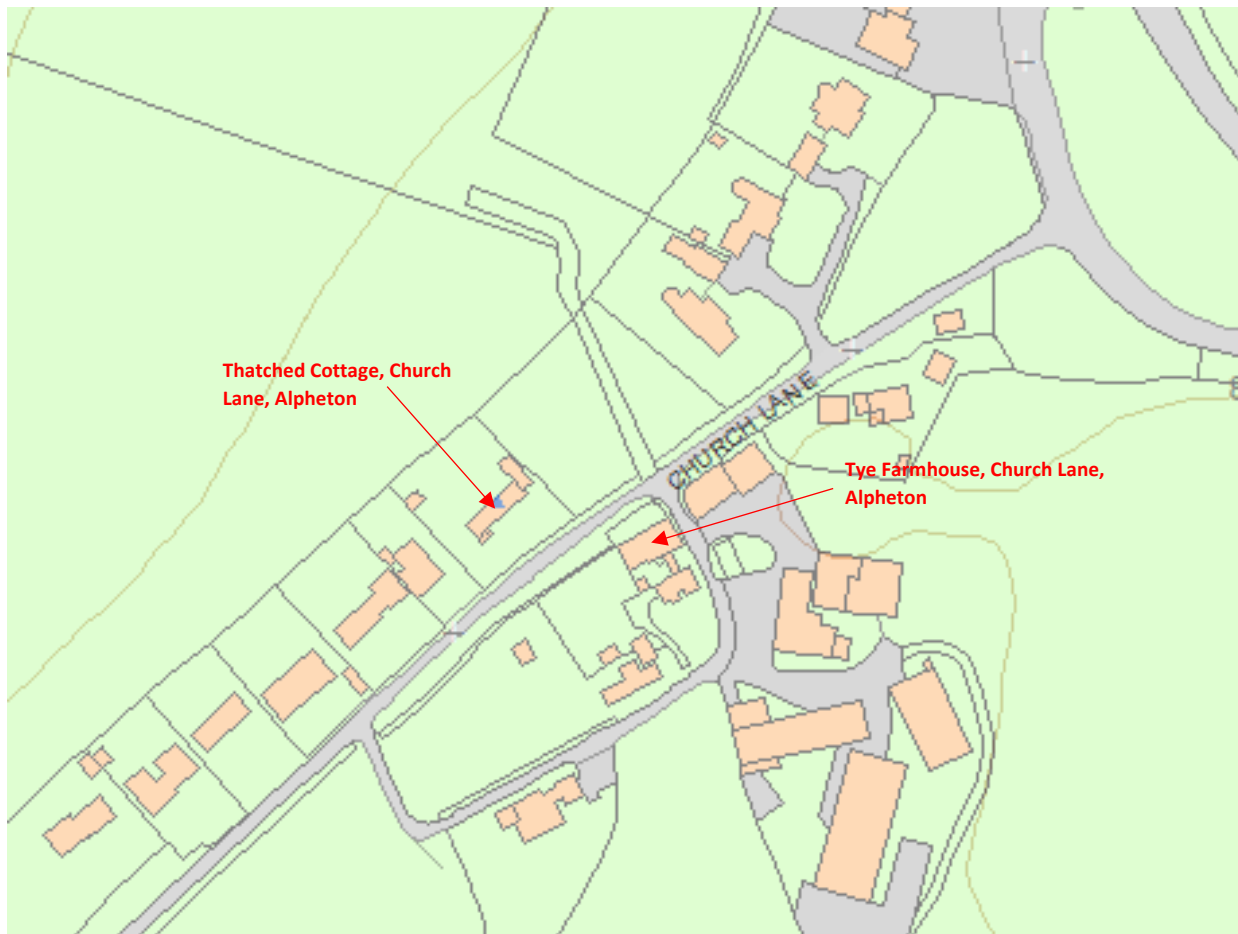


Figure 1: Location Plan of Thatched Cottage in Alpheton.

Thatched Cottage, Alpheton



National Grid Reference: TL88050 50712

Designation: Grade II

List Entry Number: 1351714

Date First Listed: 09-Feb-1978

Description:

CHURCH LANE 1. 5377 Tye Green Alpheton Thatched Cottage TL 85 SE 4/27 II

2. A C17-C18 timber-framed and plastered house with a C20 porch and addition at the east end. 1 storey and attics. Casement windows. Roof thatched, with 3 dormer windows, and a central chimney stack.

Significance: Medium

Grade II Listed Buildings, Conservation Areas, locally listed buildings and undesignated assets that can be shown to have good qualities in their fabric or historical association.

Grade II Registered Parks and Gardens, Registered Battlefields, undesignated special historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s).

Medium Evidential, Aesthetic, Historic, and Communal Value.

<i>Tye Farmhouse, Alpheton</i>
National Grid Reference: TL88050 50712
Designation: Grade II
List Entry Number: 1285947
Date First Listed: 10-Jan-1953
<p>Description: CHURCH LANE 1. 5377 Tye Green Alpheton Tye Farmhouse TL 85 SE 4/26 10.1.53. II</p> <p>2. A C17-C18 timber-framed and plastered house. 2 storeys and attics. 4 window range, C20 casements on the 1st storey and double-hung sashes with glazing bars on the ground storey. The doorway has a moulded wood architrave and a cornice hood. Roof tiled, with 2 gabled dormers on the front and a plaster eaves cornice.</p>
<p>Significance: Medium Grade II Listed Buildings, Conservation Areas, locally listed buildings and undesignated assets that can be shown to have good qualities in their fabric or historical association. Grade II Registered Parks and Gardens, Registered Battlefields, undesignated special historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s).</p> <p>Medium Evidential, Aesthetic, Historic, and Communal Value.</p>

Planning History

1994 (B/94/00132 & B/94/00133) – Planning and Listed Building Consent granted for: Demolition of Garage Extension and Erection of Replacement Garage Extension.

2003 - (B/03/01772) – Listed Building Consent granted for: Internal Alterations.

2004 (B/04/00001 & B/04/00002) – Planning and Listed Building Consent granted for: Erection of side/rear single storey extension; erection of extension to the front porch, as amended by letter and drawing no. 04 revision A received from the agent on 3/2/04.

Historic Development

Refer to the maps and photographs below.

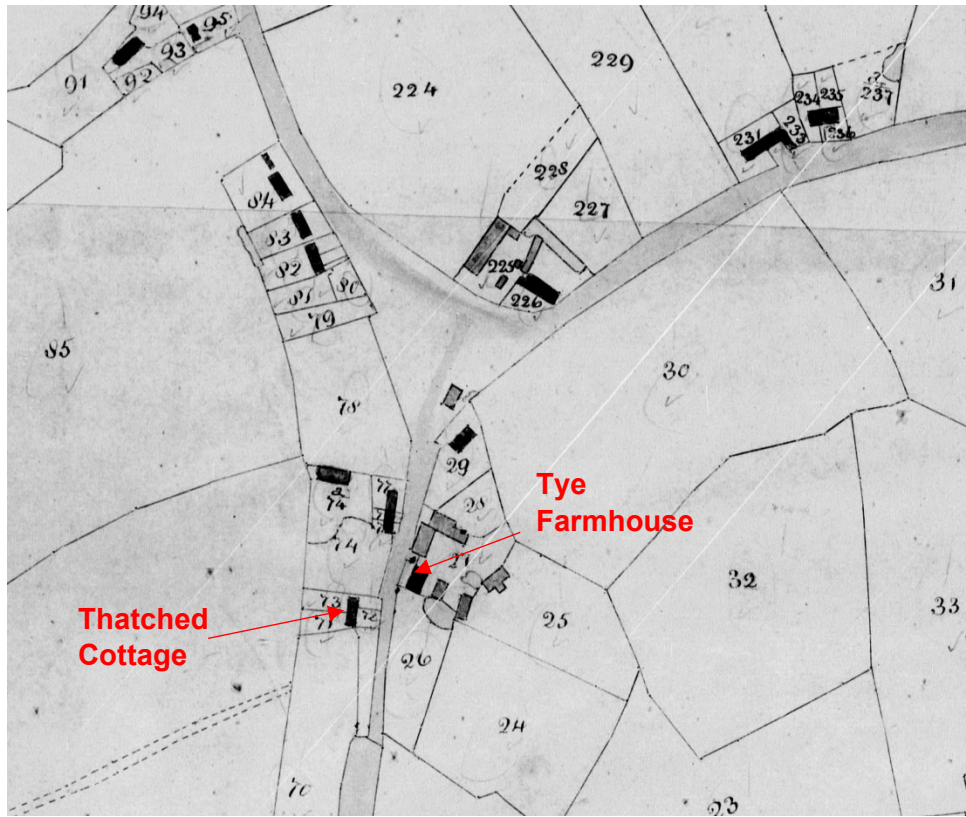


Figure 2: Enlarged extract from the 1839 Tithe Map of the Parish of Alpheton (IR 30/33/7)

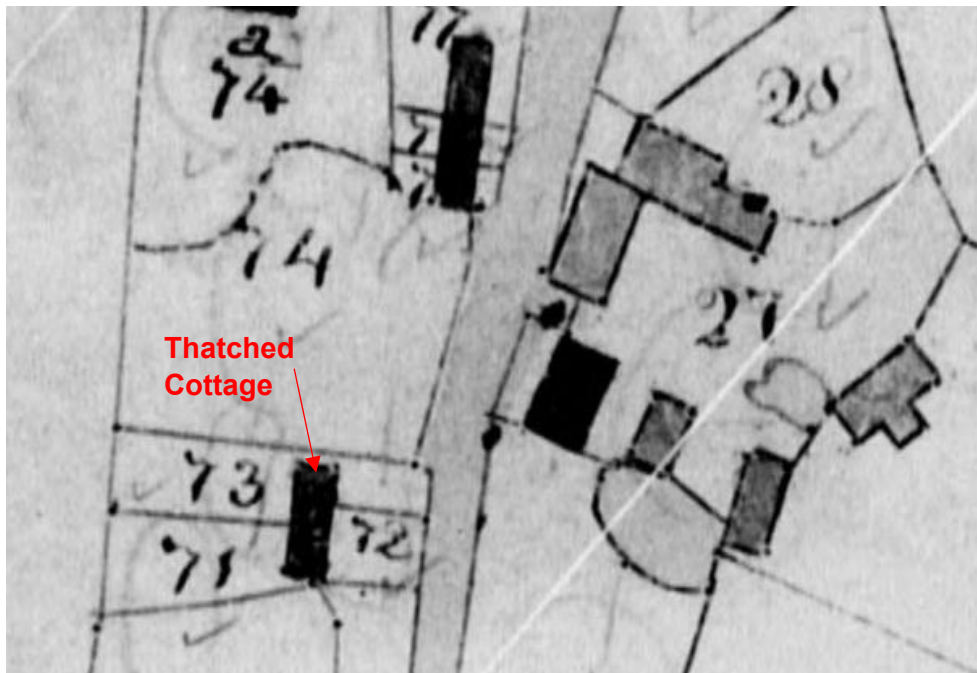


Figure 3: Enlarged extract from the 1839 Tithe Map of the Parish of Alpheton (IR 30/33/7)

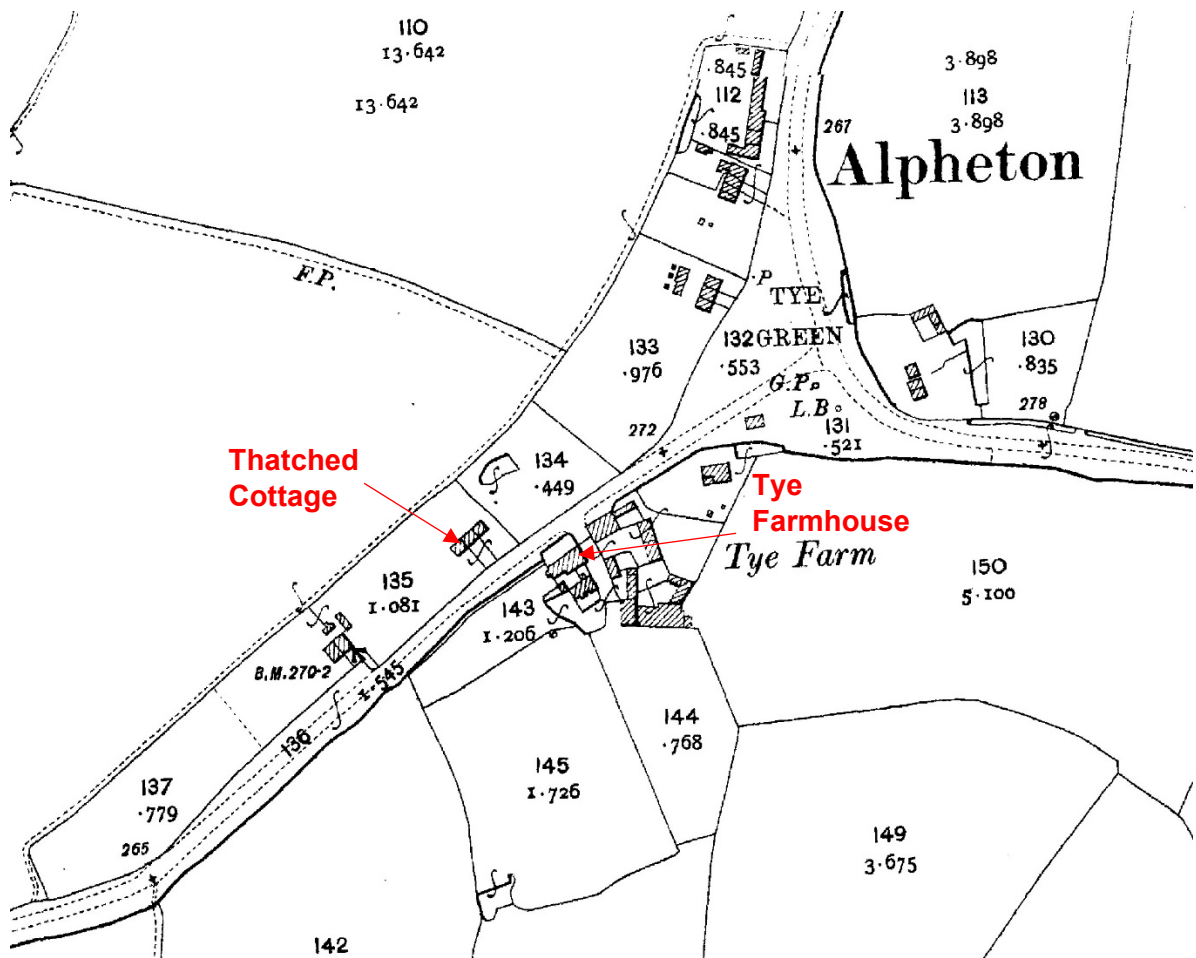


Figure 4: Enlarged extract from the OS County Series: Suffolk 1:2500, 1904 Second Edition.

At the time of, and as illustrated on the 1839 Tithe Map (Fig. 2 & 3) and Apportionments of the Parish of Alpheton, Thatched Cottage was in the ownership of William Gardener a maltster and corn miller. By this date, the cottage was subdivided into three tenements occupied by Thomas Porter an agricultural labourer (Plot 71), Samuel Payne (Plot 73) also an agricultural labourer, and Daniel Theobald a farmer who later became an agricultural labourer (Plot 72). Each tenement was described as a 'Cottage and Garden. Plot 70 or Tye Field to the southwest of the cottage was also in the ownership of William Gardener.

A comparison between the 1839 Tithe Map and later 19th and 20th century OS Maps appears to show that Thatched Cottage was still subdivided by 1958. The 1958 OS Map also shows what appears to be a garage extension attached to the northeast end of the cottage. Between 1839 and 1885 Tye Field was subdivided into two sections

providing a larger garden for Thatched Cottage. The second section to the southwest was occupied by a new dwelling built between 1839 and 1885 (Ebony Cottage). Between 1958 and 1977 the garden land associated with the two cottages was again subdivided into two new building plots. St Giles was built adjacent to the Thatched Cottage (southwest) and Forest Lodge to the southwest of Ebony Cottage. As illustrated in Fig. 1 the remnants of Tye Field were subsequently developed with modern housing. The 1977 OS Map locates a porch to the southwest end of the front elevation of Thatched Cottage. The two dwellings shown on the 1839 Tithe Map, to the northeast of Thatched Cottage, were demolished by 1885.

Thatched Cottage was listed as a 17th to 18th century timber-framed and plastered house of 1 ½ half storeys with a thatched roof hipped at both ends. However, the cottage appears to date to the late 16th century with significant 17th and 18/19th-century alterations. The historic layout of the cottage appears to resemble a 3-cell house with a central hall (now sitting room), a parlour (now kitchen) to the southwest, and service room/s to the northeast. The later phases of repairs and alterations to the cottage have confused its original layout and there is a large number of reused timbers within the timber-framed structure of the cottage. The lean-to extension to the front of the cottage, the garage, and single-storey extension attached to the rear of the garage are modern additions. See planning history above.

The floor structure over the current sitting room appears to be a later insertion or an alteration to an earlier floor structure as it does not respect the bay arrangement observed in the front wall framing of the cottage. The floor structure over the southwest end of the cottage is 16th century in appearance.

The chimney stack between the main sitting room and the kitchen appears to be a 17th century insertion into the high end of the original 2-bay hall as it interferes with the original bay arrangements between the historic hall and parlour. The chimney breast and back-to-back fireplaces were repointed possibly even partly rebuilt, probably during the 2003 internal alterations. A small section of red ochre paint has survived on the fireplace bressummer beam facing into the central sitting room. This is a clear indication that the original chimney breast was ruddled with red ochre distemper paint. The redbrick chimney stack at the northeast side of the cottage is a later insertion, probably late 17th to early 18th century. An inscription 'WC or WG 1803' can be seen

on the northeast end chimney stack. Likely referring to William Gardener. The chimney stack pre-date 1803.

The most notable feature of the cottage is the low eave height to the rear wall of the cottage. This is typically associated with aisled buildings but in this case, it is simply a later alteration that appears to date to the 18/19th century. The reason for this alteration is unclear. The 18/19th-century alterations and repairs to the cottage were significant. This phase includes the rebuilding of the southwest end wall of the cottage in flint with red brick quoins, alterations/repairs to the rear wall of the cottage and the roof structure over the cottage, and repairs/alterations to the north section of the northeast end wall of the cottage.

All of the original windows were later replaced with modern timber casement windows, including the dormer windows in the front roof slope of the cottage.

Site Photographs



Figure 5: Front (South) Elevation of Thatched Cottage.



Figure 6: Modern garage attached to the northeast end of the Thatched Cottage.



Figure 7: Rear (North) Elevation of Thatched Cottage.



Figure 8: Southwest Elevation of Thatched Cottage.



Figure 9: Internal View of the northeast end of the cottage with modern partition to left.



Figure 10: Modern bathroom at the northeast end of the cottage. Location of the proposed doorway.



Figure 11: Location of the proposed doorway from the garage end of the cottage.



Figure 12: View from the main sitting room to the northeast end of the cottage.



Figure 13: Rear wall as viewed from the main sitting room.



Figure 14: Inserted fireplace between the main sitting room and the kitchen.



Figure 15: Floor structure over the kitchen.



Figure 16: Southwest fireplace facing into the kitchen.



Figure 17: View towards the northeast at first-floor level, over the kitchen.



Figure 18: View towards the southwest at first-floor level, over the kitchen.



Figure 19: Reused timbers within the wall framing of the front wall of the cottage.

Impact Assessment

The statutory duty of section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 informs to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historical interest which they possess. Also, special attention shall be paid to the desirability of preserving or enhancing the character and appearance of the Conservation Area, as set out in section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to achieve sustainable development and that protection and enhancement of the historic environment is an overarching objective in this (paragraphs 7 & 8). The significance of listed buildings can be harmed or lost by developing in their setting. The NPPF states that clear and convincing justification should be made for any such harm and that 'great weight' should be given to the conservation of listed buildings irrespective of the level of harm caused (paragraphs 193 and 194). This weight and the justification for harm should be especially convincing where harm to buildings of a high grade of listing is concerned. Paragraph 200 also states that the council should favour those proposals for development that preserve those elements of setting that make a positive contribution to the heritage asset or better reveal its significance. This justification should be especially convincing where harm to buildings of a high grade of listing is concerned.

Proposed Scheme – Proposed conversion of the existing integral garage to home office including associated internal and external alterations, together with a 2-bay detached cartlodge/garage.

Comments on the scheme – The proposal includes only a minor alteration to the historic fabric of Thatched Cottage. It is proposed to form a doorway between the modern garage and the northeast end of the cottage, as well as altering the existing modern partition wall between the bathroom and secondary sitting room (snug) at the northeast end of the cottage. As shown in Fig. 12 the area proposed for a new doorway was altered during the 19th century when the original timber framing was replaced by brickwork. The exposed brickwork appears to suggest infilling of an earlier opening compared to the brickwork just to the right. The insertion of a doorway in this location

will have a negligible impact on the character and significance of the Grade II listed cottage.

It is proposed to convert the existing garage into a home office. This proposal includes the infilling and replacement of the existing garage doors with a casement window and internal alterations to the garage. The proposal will not detract from or harm the character of the Grade II listed building.

It is proposed to construct a 2-bay cartlodge/garage to the southwest of the cottage. I consider that the proposed cartlodge/garage poses a very low level of less than substantial harm to the Grade II listed building on account of its prominence within the setting of the Grade II listed building.

The proposals do not pose harm to the setting, character, or significance of Tye Farmhouse to the southeast of Thatched Cottage.

References

- *Tithe Map of the Parish of Alpheton in the County of Suffolk, 1839 (IR 30/33/7) [database online]. TheGenealogist.co.uk*
- *Tithe Apportionments of the Parish of Alpheton in the County of Suffolk, 1839 (IR 29/33/47) [database online]. TheGenealogist.co.uk*
- *Census Transcript Search, 1841-1911 [database online]. TheGenealogist.co.uk 2020*
- *O.S County Series Map: Suffolk 1:2,500 1904 [database online]. www.old-maps.co.uk*
- *National Planning Policy Framework*
- *Historic England; Conservation Principles, Policies, and Guidance*

Yours sincerely,

Nicolaas Joubert

Historic Buildings Consultant

(MSc. Buildings Conservation)