



Works to a Grade II Listed Building

Waterfield Cottage, High Green, Brooke, Norfolk
NR15 1JE
for G.Wizgell & J.Patson

**Design & Heritage Statement to accompany Application for
proposed works to existing bathroom to provide new dedicated wet room
and bedroom facility for immobility provision**

April 2021

Design Statement - Works to Waterfield Cottage, NR15 1JE

Building Details:

Location

Address: Waterfield Cottage, High Green, Brooke

County: Norfolk

District: South Norfolk (District Authority)

Parish: Brooke

Post Code: NR15 1JE

National Grid Reference: TM 27529 98517

Summary Details (English Heritage):

Heritage Category: Listed Building

Grade: II

List Entry Number: 1372865

Date first listed: 05/09/1960



Fig. 1. North-East Perspective View (side/rear elevation) showing new extension connection to existing (Not to scale)

- II Small house. Early C17. Rendered timber frame, some brick. Thatched roof. 2-cell lobby entrance type plan, with later C17 cell added. 4 bay, 1½ storey facade. C20 brick plinth. Leaded casements, probably C18. 2-light casement to left hand bay. C20 lean-to porch. To right of porch 4-light casement, 2-light casement. 2 eyebrow dormers with Gothic leaded casements. C17 brick axial stack. Tall rendered plinth to rear. 4-light cavetto mullion with roll, to ground floor. C20 dormer window. C20 thatched extension. Interior. Timber frame revealed; curved braces between corner posts and wall plate. Cambered transverse beams supporting chamfered floor joists. Rebate for shutters to former openings to ground and first floor of bays adjacent to stack. Brick fireplace with 4-centred arch to upper room. Cambered tie beam. Curved wind braces. Clasped purlins. C17 turned balusters brought from Oldhouse Farmhouse (item No. 2/2 q.v.).

* [Details above sourced from Historic England](#)

INTRODUCTION

This design statement has been prepared to accompany a Listed Building Application for consent of work/s to provide a modest sized, single storey rear extension for a new GF bedroom and conversion of an existing bathroom, to provide a dedicated wet room facility that links directly into the existing residential property.

The reasons for this proposal are that in January 2020, the owner has recently been diagnosed with vascular and Alzheimer's disease and in order to maintain her quality of life within her own home, the clients were advised that a ground floor level access shower room/wc and connecting bedroom would be hugely beneficial to accommodating her condition if this could be provided.

As both clients have spent many years in this beautiful family home, they do not wish to move and intend to live within their home for many years to come. However as the owners condition presents a deteriorating concern which would affect access and mobility becoming more difficult for the future, the historic building interior naturally does not lend itself to the needs for flush floor levels or easy access to upper bedrooms/bathrooms etc. especially for someone who has a debilitating condition who's mobility could become progressively worse.

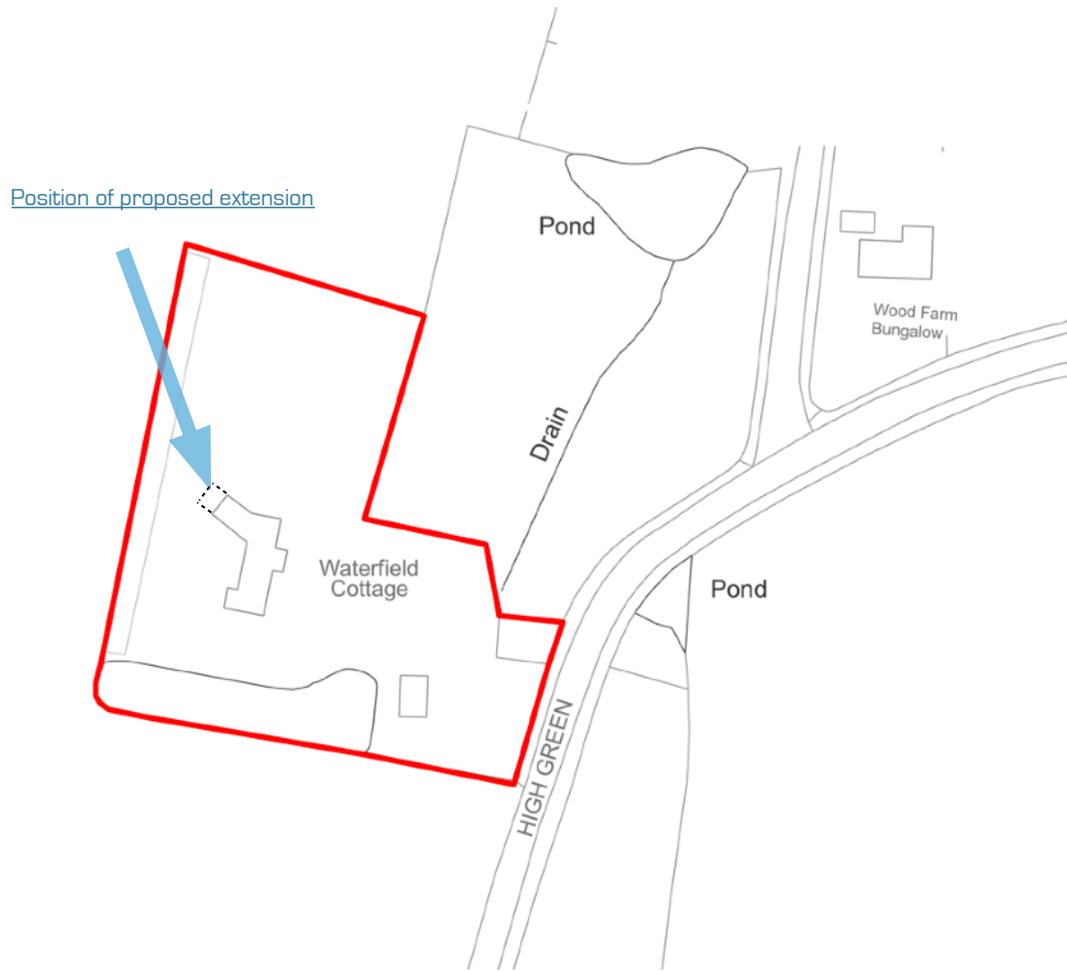
Therefore a simple extension to provide a much needed living space through modest and subtle adaptation to the existing dwelling, without radically altering the layout and character of the main listed property is proposed. The application seeks consent to link a new bedroom extension to the rear and avoid any interaction with the main C17 central 2 storey building and instead looks to connect to the current extended portion of the more recently constructed (C20) single storey building towards the rear and simply convert the existing bathroom to provide the new dedicated wet room facility, that will provide an easier access wc, washbasin and flush floor level shower.

The proposal will connect the new single storey extension to the gable end of the more recently constructed existing building (C20), and provide a delicate, subtle link back into the existing building to connect through to the existing office/study area, which will instead provide a private living area space to access and look across the gardens, whilst maintaining a level of independence and privacy when needed. The outlook for vascular and Alzheimer's disease is unfortunately uncertain and therefore utilising existing living areas may not be a viable option and could cause unnecessary stress for occupying rooms that cannot be made more private. Therefore the proposal to create an adapted wing to the rear of the property, provides a peaceful environment that can be connected or made more private without restricting the function or flow of the existing building, to preserve the character of the listed building.

Proposed works:

To provide a private living area, bedroom and bathroom (wet room) area for the owner/occupant to live within, new matching windows to replicate existing styles/profiles and painted to match existing windows, use of norfolk pantiles to new pitched roof and 'heritage' facing bricks to match opposite wing by also using flemish bond. New ridge to proposed pitched roof, set below existing thatched roof connection and offset to avoid both physical and aesthetic junction to existing building and appear more subservient to the host building.

NB: These works are normally deemed as permitted development but as they affect a Grade II Listed Building, therefore Listed Building consent is required.



Site Location Plan (not to scale)

SITE LOCATION AND GENERAL CONTEXT

The site is located is set within the countryside consisting of well spaced out dwellings along High Green, located to the South-West of the main Norwich Road (B1332) that runs through the village of Brooke, Norfolk.

The site sits within an established generous residential plot with a pond, large well kept garden areas surrounding the property and a small original natural drain/moat that runs to the perimeter of the rear of the plot boundary (West) between the site and the adjacent fields. Further beyond to the rear view (West) is a substantial wood which forms a tranquil backdrop from Waterfield Cottage with vistas to open countryside.

The detached property benefits from a sizeable plot, with no other properties near the boundary and the nearest neighbour being Wood Farm Bungalow over 10m away to the North-East.

The properties set along High Green are a mix of traditional style buildings, with a varied mix of architectural style of brick and render faced materials, with most properties in this area often with a large/substantial footprint.

The historic development is also evident with several other Grade II listed buildings/farmhouses within this location showing the architectural history of this small village which has made this a desirable location within this area.

GENERAL OBJECTIVE

Whilst the aim for the proposal is to provide a much needed space for the client's quality of life to continue to enjoy their home and beautiful surroundings, without disruption to the more historic main building, the proposal also provides the opportunity to provide longevity to the building as a whole and minting the balance of the architectural character of the property. The proposed connection to the end of the current extended wing, which has been constructed much more recently than the main thatched 2 storey section, will provide a clear identifiable balance to to the opposite wing of the property, also more recently constructed, using similar materials to match both the brickwork type and roof tile/pitch, to provide a clear relationship to the dwelling.

The history of the building can be clearly seen through it's architectural growth, with various additions added over it's life span. From the original historic C17 two storey thatched roof with rendered walls, through to the addition of opposite single story extended wings; i) North wing ~ single storey with rendered walls and thatched roof & ii) South wing ~ single story with brick facing walls (mix of English and flemish bond to different installations of this extension) and pantile roof, the building has still maintained a distinctive rural cottage style dwelling.

The aim for the proposed extension was to provide a private space for a bedroom and bathroom facility that can accommodate a condition that the client unfortunately has been diagnosed with, a private place within the home that can allow for unrestricted views across the gardens, connection to both the main building and outdoor space for family visits but also the future provision for assisted care which can be accommodated and provided for, in private should this be needed.

The paramount decision for this extension was also to provide a natural continuation of the building, to add an architectural chapter to the dwelling that does not try to provide a pastiche to look like a historic building, but instead uses building lines and sympathetic materials that connect to the character of the listed host building.

The placement of the extension makes use of an existing office/study area and bathroom, so the conversion of these spaces will provide a minimal disruption other than cosmetic internal changes, with the new extension to link delicately to the current gable end of the existing building.

- **NEW EXTENSION TO DWELLING:**
- New walls in 'heritage' style red facing bricks in flemish bond
- New window frames/cills in SW timber to match existing profile/glazing style; replace with painted timber traditional style ~ matching profile frames (refer to submitted drawings)
- New roof pitch to match existing thatched roof pitch, with offset of new roof to avoid junction with host building ~ roof tiles to be Norfolk pantiles to match existing opposite extended wing
- Rain water goods in black uPVC (to match existing wing opposite)
- Eaves/facias to be painted timber in black finish (to match existina host building)

FURTHER INFORMATION:

To summarise, the application wishes to carry out the following;

- New extension to provide new bedroom and extended bathroom for wet room facility
- New single storey extension: 3.9m width x 4m length (to permitted development dimensions) as specified within the attached drawings submitted as part of the application
- Utilise existing bathroom to adapt for new wet room
- All new windows to replicate existing styles evident within cottage/ openings and profiles to maintain similar window style/cill heights and appearance ~ painted colour to match existing
- Pitched roof over new extension to match existing pitch of adjacent thatch roof ~ pantiles to roof to match existing wing opposite
- Rainwater goods in black uPVC to match existing wing opposite
- Fascias/Eaves/Soffits to be black painted SW timber to match existing

This application also confirms there are no other proposed alterations required as part of this application. The reasons and intention for replacement works are justified for clarity as follows;

The sole purpose for these works as proposed by the client is to provide a continued quality of life within her own home, as a result of being diagnosed with the owner has recently been diagnosed with vascular and Alzheimer's disease.

As a result, this modest extension will provide the opportunity to offer a comfortable and accessible living space yet also preserve the longevity of both the architectural character and building fabric of the historic dwelling for this grade II listed building and also to meet the satisfactory requirements of the Local Authority to achieve a suitable consent.

It should be highlighted that whilst the proposed works would usually be permitted development, we recognise that as a listed building any proposed alterations are of historical importance and any significant changes to the building fabric must be sympathetic to preserve the character of the listed building. For this reason we recognise this building is a valued asset for its contribution to the local context, local historical setting and although the works are of minimal impact, the preservation of these buildings is paramount to this application.



Fig. 2. South-West Perspective View (rear elevation) showing new extension connection to existing (Not to scale)

PHOTOGRAPHIC APPENDIX:



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IMAGES 1-4:
1- Front Elevation
2- Existing gable end wall proposed for new extension connection
3- Side Elevation of existing rear extension (towards North-West)
4- View of existing extension back towards main 2x storey cottage dwelling



5.



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7.

IMAGES 5-7:

5- Perspective view of host building existing extension ~ proposed for new extension connection to gable end

6- Existing single story extension (opposite wing) showing two different types of brick course; english bond and flemish bond) with pantile roof

7- View back to existing single story extension (opposite wing) which will provide a balance to the proposed extension with matching material types