

**Proposed Annex Alterations at  
Wards Farmhouse  
Market Weston Road  
Thelnetham  
Diss  
IP22 1JJ.**

**For Mr. & Mrs. R. Burger**



**DESIGN & ACCESS  
STATEMENT**

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16<sup>th</sup> July 2021

**PROPOSED ANNEX ALTERATIONS AT WARDS FARMHOUSE,  
MARKET WESTON ROAD, THELNETHAM, DISS, IP22 1JJ.**

**INTRODUCTION**

This report is to be read in conjunction with the associated planning application and planning drawings. The report will outline the design choices made and various decisions which have been formed during the preparation of the planning application.

**PLANNING APPLICATION**

A formal planning application and has been submitted to extend the existing annex at Ward's Farmhouse, Thelnetham. The annex has existed on the site for many years however West Suffolk District Council have concerns regarding the unauthorised work which has been undertaken by the previous owner of the property. Mr. & Mrs. Richard Burger have recently purchased the property and they are very keen to restore this annex to ancillary accommodation for Mr. Burger's mother and [REDACTED] brother to live on site close to the family. This application is also seen as an opportunity to rectify the mistakes of the previous owner.

**INSTRUCTIONS**

Anglia Design LLP, Architects, have been employed by Mr. & Mrs. Burger who is the present owner of Ward's Farmhouse to investigate the possibility of gaining planning permission for the proposed extensions and alterations to the existing adjacent annex building.

## **WARD'S FARMHOUSE**

Ward's Farmhouse is substantial 16th-century Grade II listed former farmhouse with separate one bedroom barn conversion used as an annex. The property also has a swimming pool and tennis court and is situated in a peaceful rural setting surrounded by farmland, all in 1.5-acres (s.t.s). Situated in a fine rural setting between the small villages of Market Weston and Thelnetham, Ward's Farmhouse is an outstanding former farmhouse believed to date back to the 16th century and built of traditional timber-framed construction underneath a thatched roof - in addition there is a later 19th-century two-storey extension to the rear of the house. The house has beautifully proportioned accommodation with elegant high-ceiling reception rooms, whilst boasting many original features, with fine roll-moulded ceiling timbers, small-pane sash windows and red-brick chimneys with large Inglenook fireplaces. The ground floor accommodation comprises superb kitchen dining room with wood-burning stove and snug, drawing room with fireplace and stove, a family room with wood-burning stove, utility room and cloakroom. On the first floor is a large master bedroom with dressing room, built-in wardrobes and en suite bathroom, whilst the two further bedrooms are served by both shower room and principal bathroom. On the second floor are two further bedrooms and an attic room accessed via two separate staircases.

### **Outside**

Ward's Farmhouse is accessed from the village lane onto a tree-lined gravelled driveway leading to an extensive parking area and double cart lodge. The gardens of the property have been beautifully maintained, incorporating a variety of woodland, lawned areas and terrace, whilst to the south-east of the grounds is an outdoor heated swimming pool framed to one side by a brick-and-flint Georgian wall as well as a modern tennis court. To the north of the house is a detached barn conversion used as an annex, converted in 2018, currently in brief comprising; entrance hall, cloakroom, kitchen, utility, sitting room and en-suite bedroom with dressing room.

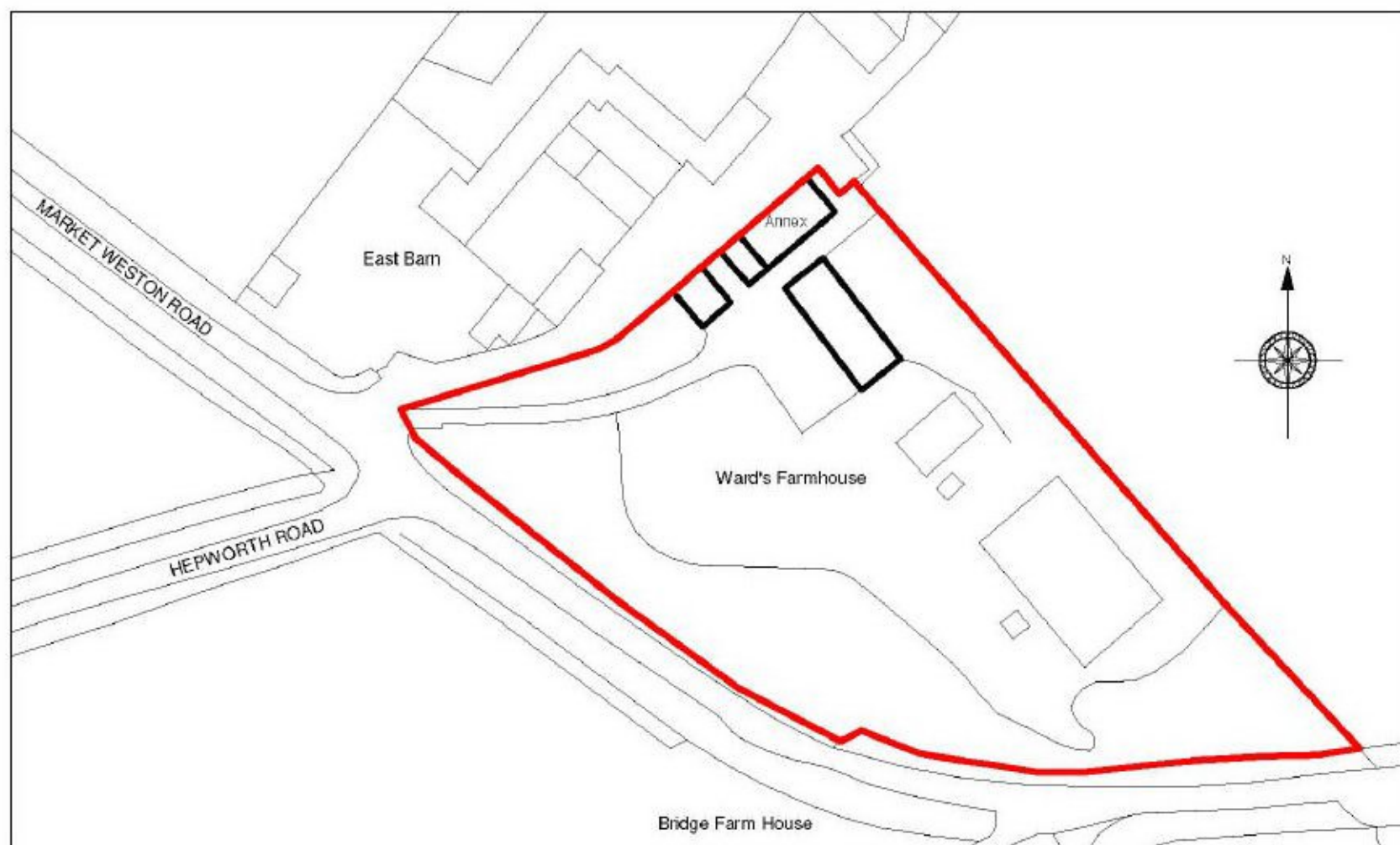


## Location

Wards Farm House occupies a fabulous semi rural setting enjoying a quiet lane position and far reaching views. The property is situated on the outskirts of the village within approximately 10 miles of the market town of Diss, with its main line rail link to London. The historic market town of Bury St Edmunds is approximately 15 miles distant and provides an excellent range of everyday facilities and a twice weekly market.

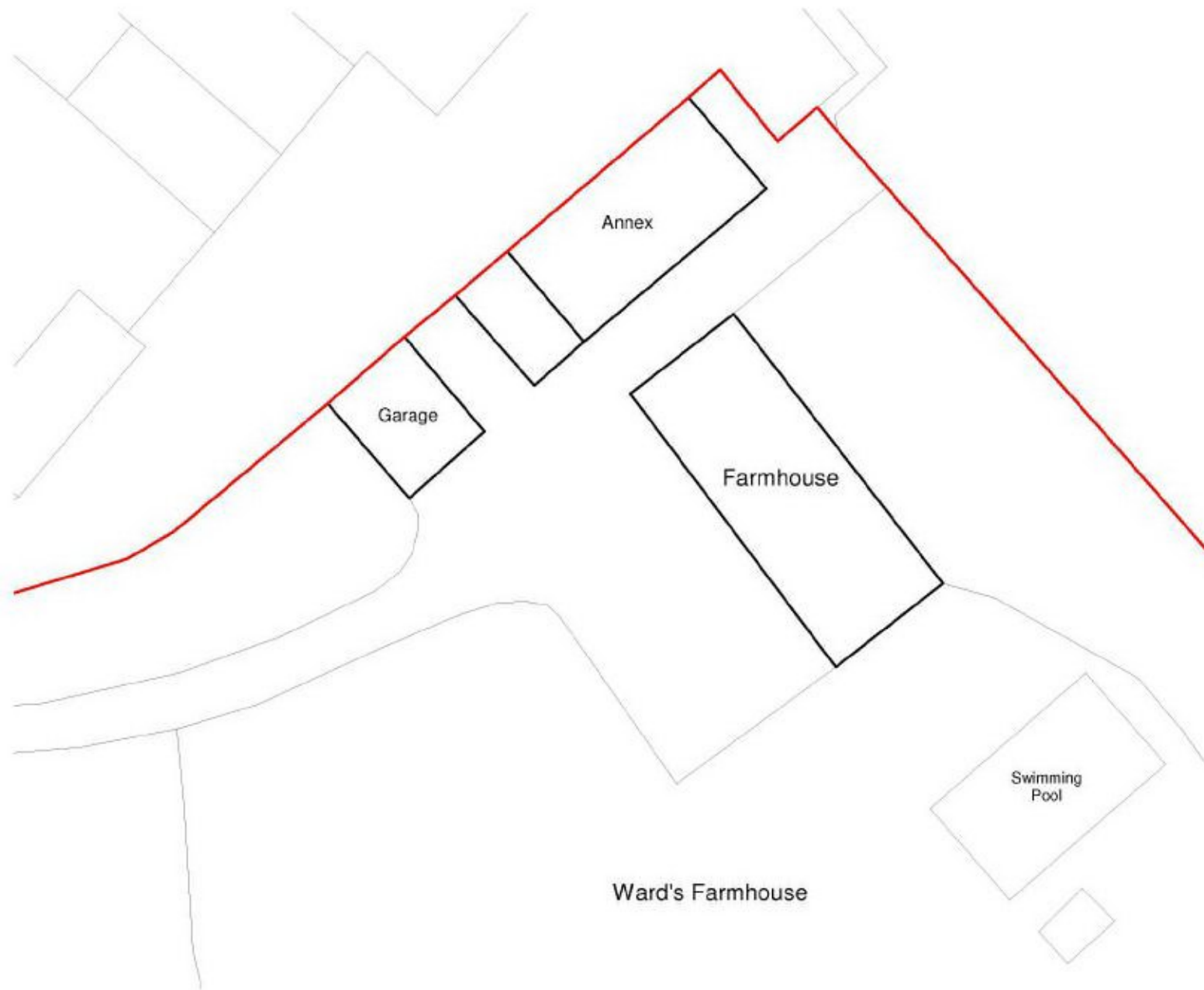
## Directions

When traveling from Bury St Edmunds on the A143 towards Diss, proceed through the villages of Great Barton, Ixworth. At Stanton turn left signposted Garboldisham. Follow the road through Barningham and into Market Weston, turning right at the Mill Public House. Follow the road past the children's play area on the left and take the turning on the left signposted Thelnetham. Follow the road for about 1 mile where the entrance to Wards Farm House will be found further on the left.



**Site Location Plan**

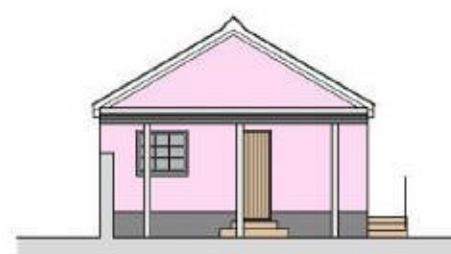
**PROPOSED ANNEX ALTERATIONS AT WARDS FARMHOUSE MARKET WESTON ROAD, THELNETHAM, DISS.**



**Site Plan**



Existing Side Elevation



Existing Front Elevation



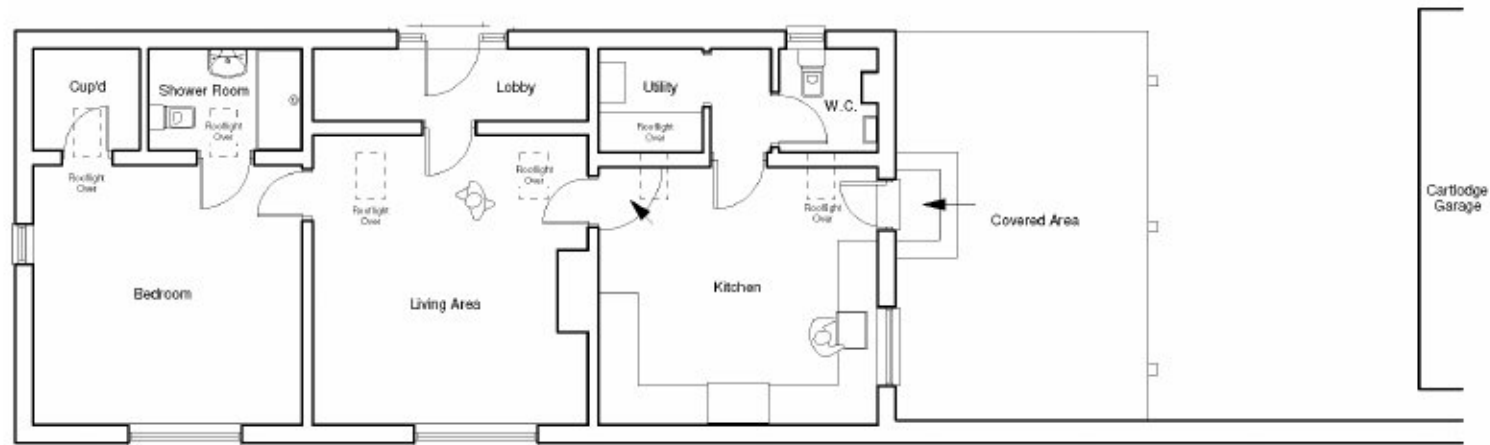
Existing Rear Elevation



Existing Neighbours Elevation

**Existing Annex Elevations**

**PROPOSED ANNEX ALTERATIONS AT WARDS FARMHOUSE MARKET WESTON ROAD, THELNETHAM, DISS.**



**Existing Annex Floor Plan**

**WARD'S FARMHOUSE LISTING**

**Overview**

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1031200

**Date first listed:** 27-Sep-1984

**Statutory Address:** WARDS FARMHOUSE, HIGH STREET

**Location Statutory Address:** WARDS FARMHOUSE, HIGH STREET

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

**County:** Suffolk

**District:** West Suffolk (District Authority)

**Parish:** Thelnetham

**National Grid Reference:** TM 00299 76852

**Details:** TM 07 NW THELNETHAM HIGH STREET 2/68 Wards Farmhouse

GV II

Former farmhouse. C16 and later. 2 storeys and attics: 3-cell form. Timber-framed on a high brick plinth, unusually stepped in 3 stages. Plastered, with the remains



of comb-patterned pargetting in panels. Thatched roof. One internal and one end chimney-stack, both with plain red brick shafts. Small-paned sash windows, mainly tripartite, to each storey. 6-panel led door: raised fielded panels, the top 2 glazed: eared architrave, bolection-moulded frieze, plain flat pediment. A single-storey C18 lean-to along the whole rear, with the central section raised to one-and-a-half storeys in early C19 to provide a stair wing. The interior has exposed timberwork, much of it reused, but the basic house had apparently a 2-cell lobby-entrance plan: the ground storey rooms to each side of the stack have roll-moulded joists and main beams but the room at the south-east end has lighter timbering, and seems to be a C18 extension. The roofs have been renewed. The amount of reused timber is surprising, but indicates the possibility of an earlier house on the site.

Listing NGR: TM0029976852

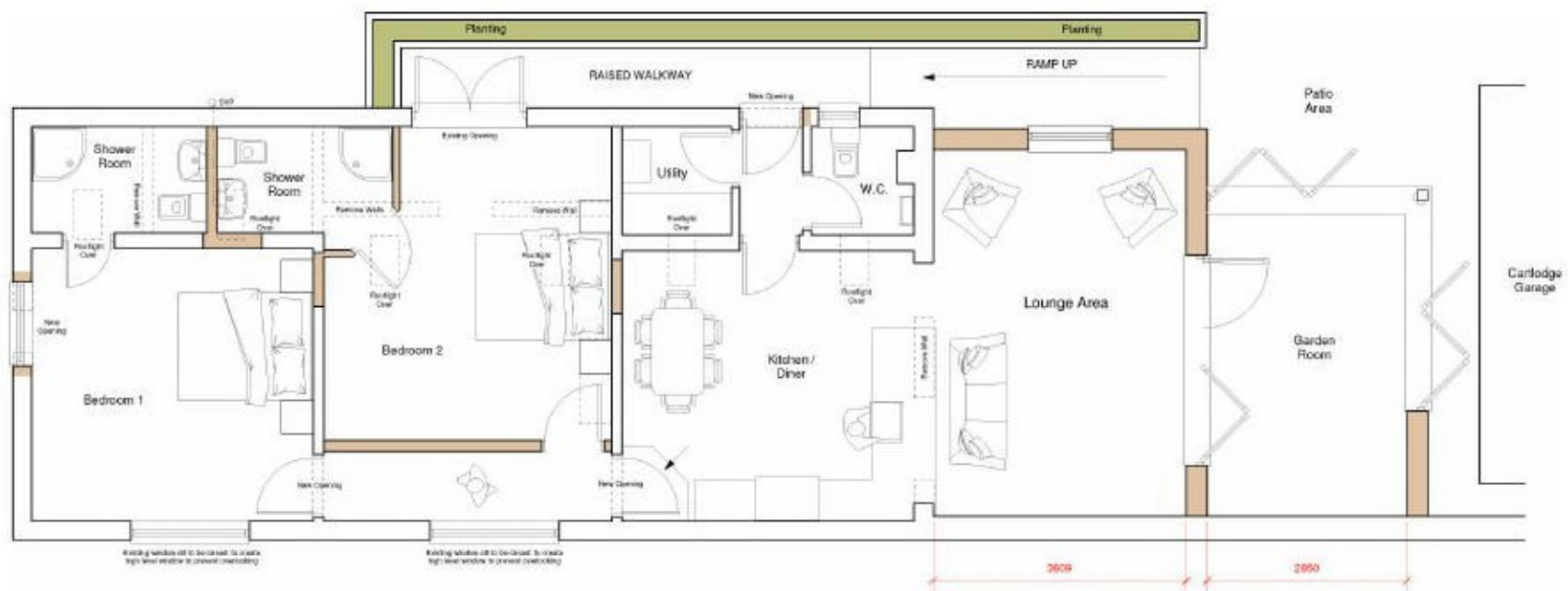
## **PROPOSALS**

This planning application relates to the existing annex building only and the existing farmhouse will not be touched as a result of this application. As stated previously Mr. & Mrs. Burger would like to refurbish this building to make a very comfortable home for Mr. Burger's mother and brother to live close to the existing family. The existing building is in good order however the previous owner has carried out unauthorised work and this is our attempt to rectify this work. In order to create the required accommodation there are a few internal alterations and an extension is proposed. The resultant work shown on the proposed planning drawings will create a very attractive addition to the main farmhouse. The annex was originally a converted barn and is located to the North West corner of the site fairly close to the main dwelling. The proposals shown will not detract from the attractive farmhouse and will enhance the approach elevation of the listed building.

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**Proposed Annex Elevations**



**Proposed Annex Floor Plan**

**DESIGN ISSUES**

The final design solution now includes the following:

- Proposed extensions to provide the necessary accommodation required by the proposed occupants.



## **PROPOSED ANNEX ALTERATIONS AT WARDS FARMHOUSE MARKET WESTON ROAD, THELNETHAM, DISS.**

- Reconfigured internal layouts to provide the necessary accommodation which includes the creation of the two new shower rooms and the reconfigured kitchen.
- New work includes new windows and doors constructed in timber as requested by West Suffolk's Heritage Team and the rectifying of all unauthorised work.
- All new works to fit in with the existing annex and farmhouse picking up details that already exist on site.
- Traditional designs to be employed to complement the area and fit in with the traditional building techniques which already exist on site.
- Rendered elevations, timber windows, tiled pitched roofs to be incorporated to reduce the impact of the development and imitate styles on the annex and farmhouse.
- Existing farmhouse to remain unaffected by this development.
- Existing access, parking and turning areas to remain, unaffected by this development.
- Existing trees and hedging to remain, unaffected by this development.

## **SCALED PARAMETERS**

At present the existing annex has a gross internal floor area of 70.8 sq.m. After the proposed extensions and alterations the annex will have a gross internal floor area of 104.4 sq.m. All heights relating to the existing annex will remain unchanged by this proposal. The site outlined in red on the application drawings has an area of 6,185 sq.m.. Please refer to the drawings attached to the appendix for more detail on the parameters of the annex and site.

## **ACCESS**

This proposal relates to an existing building which is used as an annex. The existing building has a raised finished floor level which is great for any flood risk

issues should they arise however access to the building is not straightforward at the moment. This application is also asking for permission to create a ramped approach to allow less able bodied persons easier access to enter the building. The completed project will allow good access to front and side doors and as standard accessible shower rooms have been provided with sufficient turning for potential wheelchair users. The site will utilise the existing vehicular access on to Market Weston Road which has good visibility and no increase in traffic movements is envisaged. Adequate car parking has been provided on site for both the main farm house and the annex.

## **SUMMARY**

We have been in discussions with Claire Johnson of West Suffolk Council who has been extremely helpful and supportive of what we are trying to do. There is a genuine reason to carry out work to this existing annex and the client is extremely keen to work closely with West Suffolk Council to create a very attractive addition to the Listed Building which will enhance the farmhouse rather than detract from the beautiful setting which exists at present. Hopefully West Suffolk Council will continue to be supportive so that this building can be refurbished.

We feel the proposals shown would be an attractive and appropriate development which would enhance the character of the area.

**T.E. Linstead BSc A.C.I.A.T.**

**Anglia Design LLP**



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**Ward's Farmhouse**



**Existing Annex**



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**Existing Annex**



## Existing Annex