

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

For Mr. & Mrs. R. Burger



SCHEDULE OF WORKS

Anglia Design
architects . surveyors LLP

mail@angliadesign.co.uk *www.angliadesign.co.uk*

London Office: 30 Robin House, Newcourt Street, St Johns Wood, London NW8 7AD
tel: 020 7722 9558 fax: 0870 131 3804

Norwich Office: 11 Charing Cross, Norwich, Norfolk, NR2 4AX
tel: 01603 666576 fax: 01603 764535

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**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

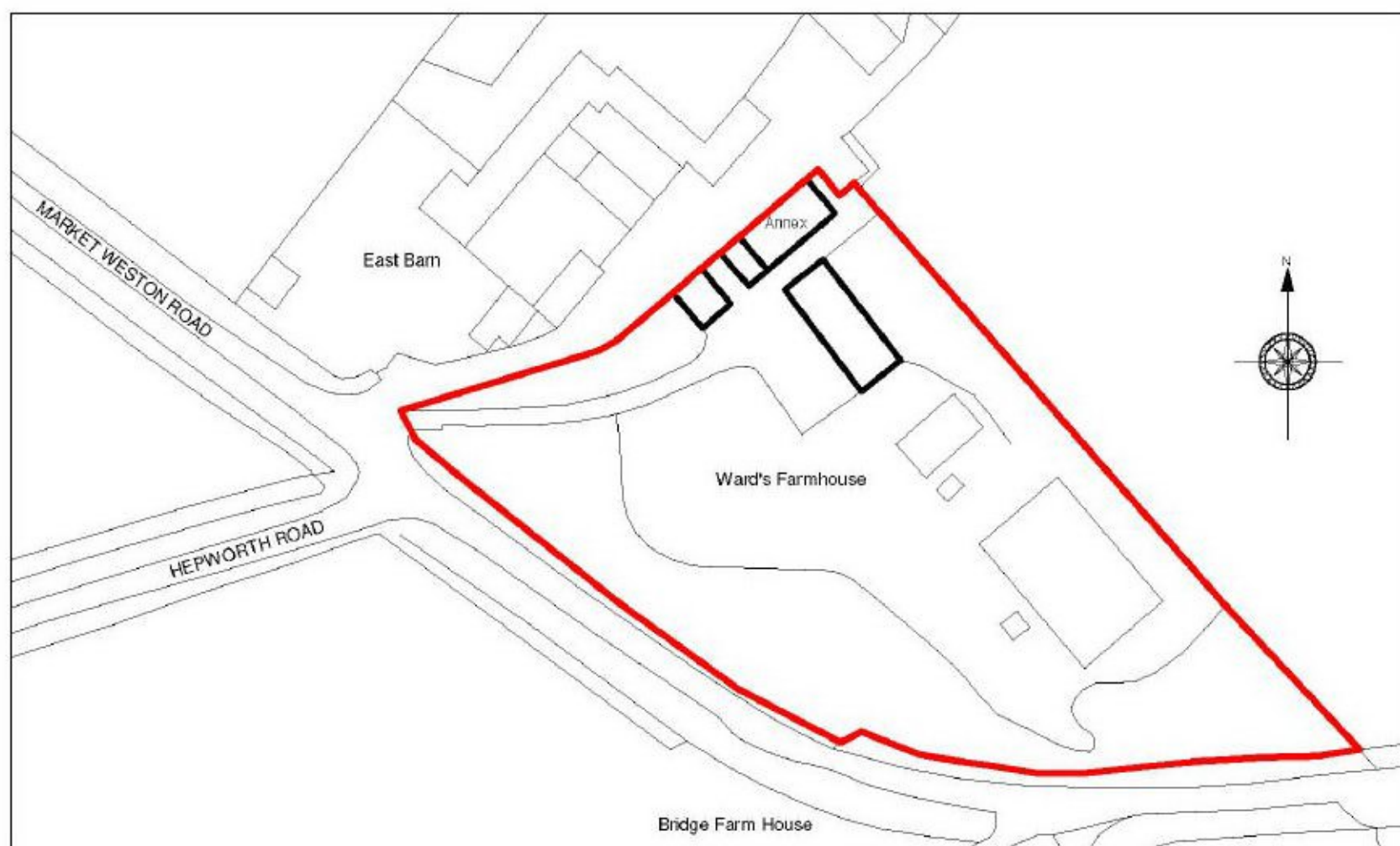
Ward's Farmhouse is accessed from the village lane onto a tree-lined gravelled driveway leading to an extensive parking area and double cart lodge. The gardens of the property have been beautifully maintained, incorporating a variety of woodland, lawned areas and terrace, whilst to the south-east of 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.

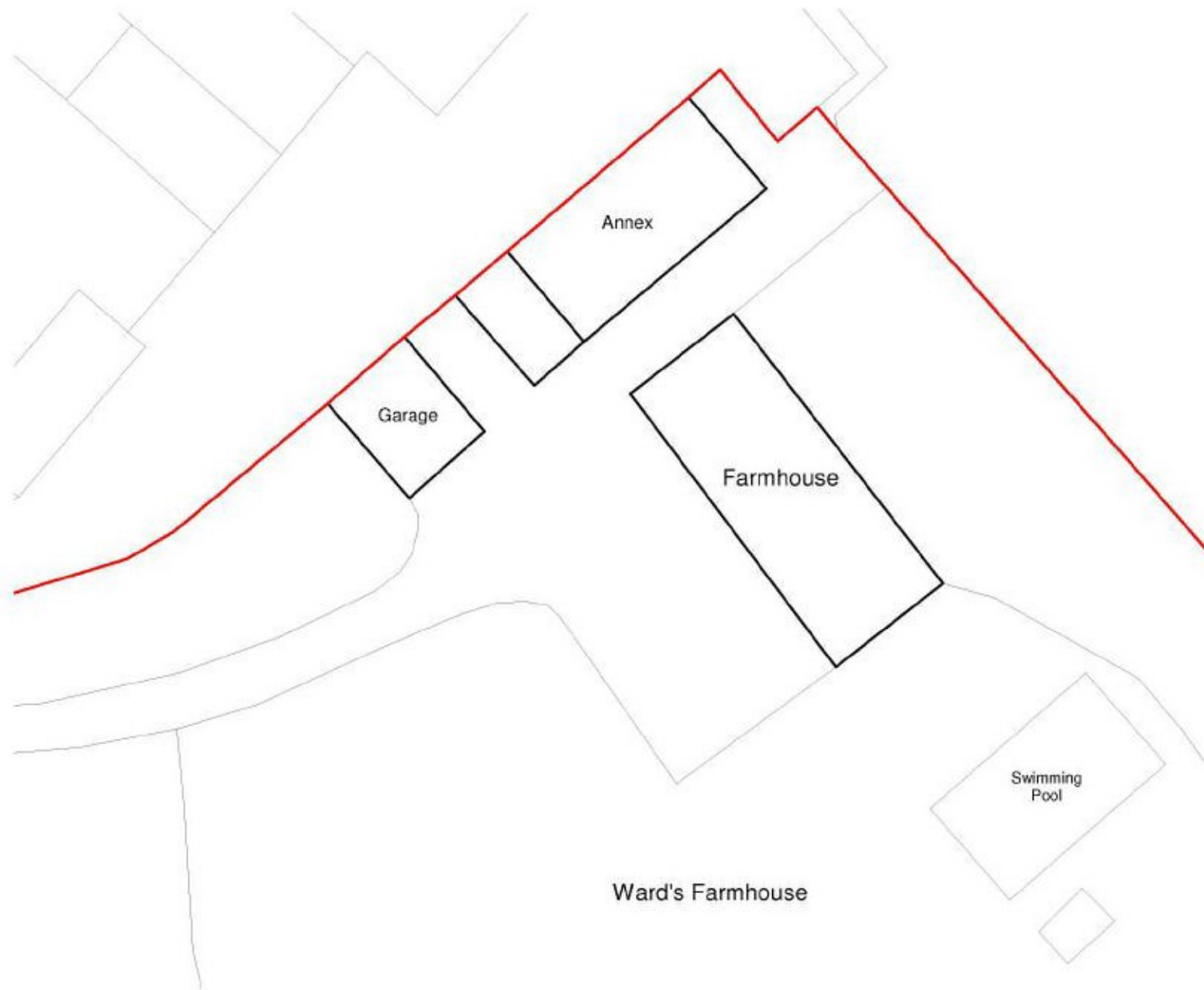
Directions

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.

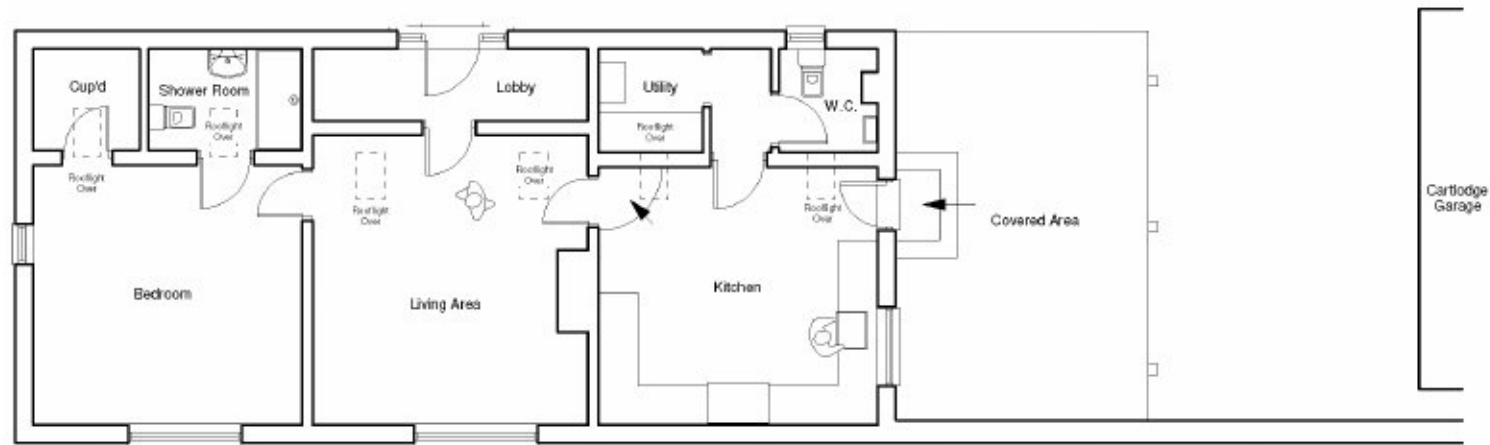


Site Plan



Existing Annex Elevations

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



Existing Annex Floor Plan

SCHEDULE OF WORKS

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.

The proposed works to the annex include the following:

1. Repair brickwork externally where cracking and weathering has occurred over the years as advised and directed by West Suffolk's Heritage team.

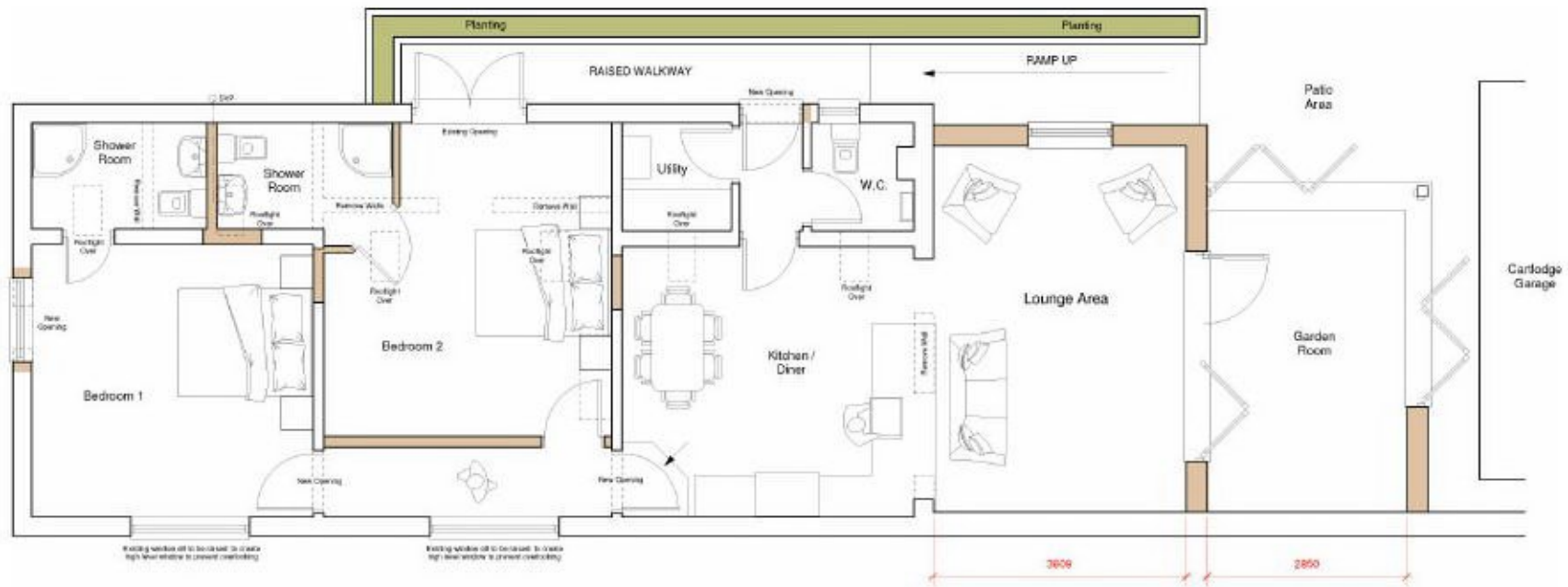
2. Replace all existing windows with new timber windows as per the proposed details. All existing windows and doors are unauthorised and replacement has been requested by West Suffolk's Heritage Team
3. Provide structural repairs generally throughout as advised by the appointed structural engineer to make the building structurally sound and ready to receive the new building works described below.
4. Provide the two new extensions as shown on the proposed drawings. The extensions will include traditionally constructed external works to match the existing building, pitched and tiled roofs to match existing and new insulated concrete ground floors at similar levels to the existing annex.
5. Provide new studwork internal walls to create the revised internal layout as shown on plan.
6. Create the revised openings as shown on plan including the reduction in height of the two boundary windows as described and illustrated.
7. Provide new kitchen in the revised configuration shown on plan.
8. Provide new sanitaryware and plumbing in the revised configuration shown on plan.
9. Provide the new ramp and planting area to accommodate the large change in levels that exist at present.
10. Provide new block paving to the external areas to provide the necessary access areas around the building.

11. Provide insulated drylining throughout to give the existing walls a thermal insulation value as required under building regulations and to retain heat within the dwellings
12. All new doors and windows and to be painted timber throughout to the styles shown on plan.
13. Internal doors to be stained timber.
14. Provide new independent gas boiler to heat the property serving radiators in each room.
15. Provide electrical works internally to provide the basic services to each room and circulation space.
16. Provide the necessary fire protection throughout.
17. Whole building to be decorated throughout, inside and out.
18. Provide the necessary drainage throughout to serve the dwellings and the sanitary points shown on plan. Drainage to connect to the existing house drainage system.
19. Rainwater drainage to be collected via painted cast iron rainwater goods discharging to the existing disposal system.

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Proposed Annex Elevations



Proposed Annex Floor Plan

**T.E. Linstead BSc A.C.I.A.T.
Anglia Design LLP**