

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

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



# HERITAGE 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**

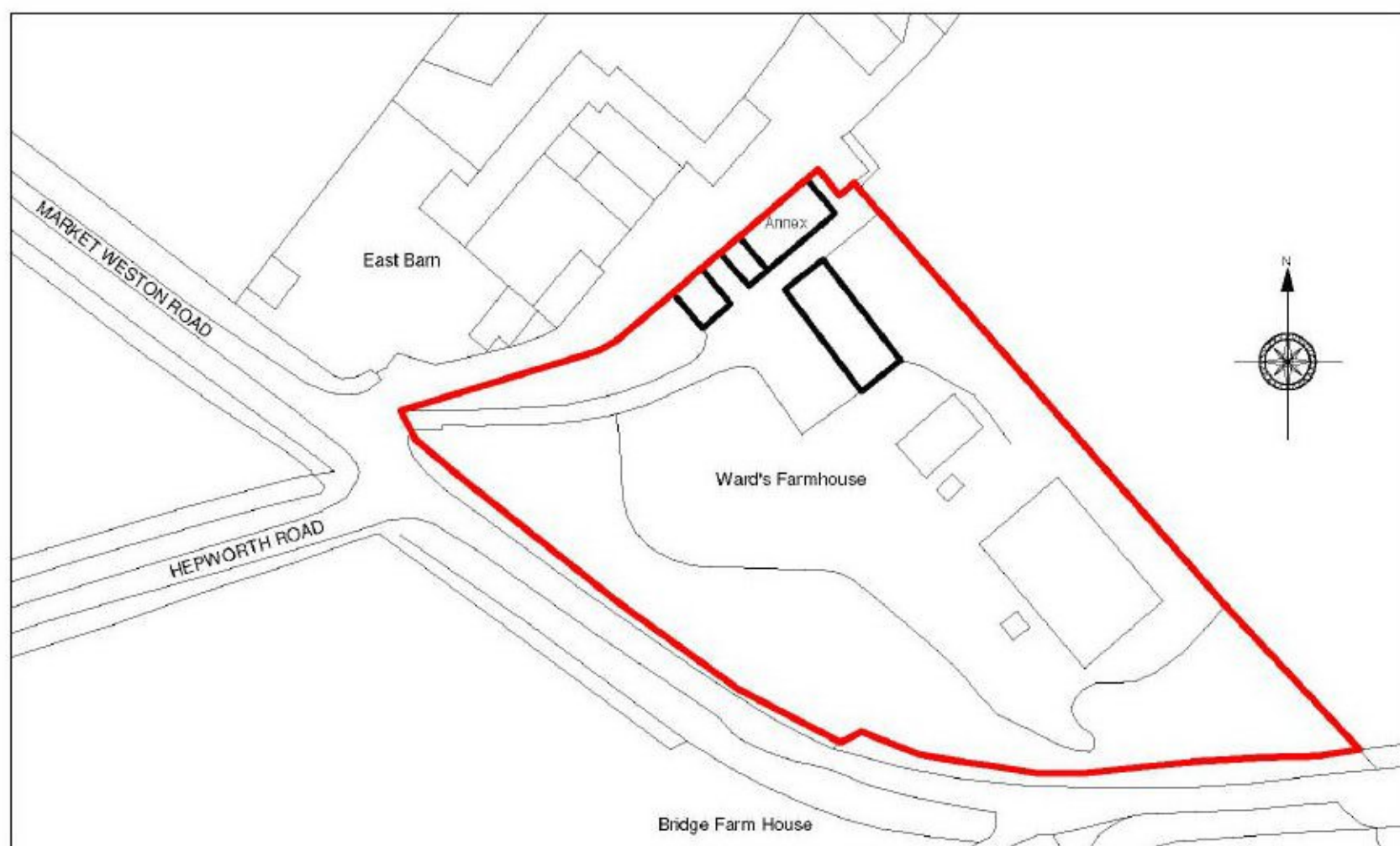
Ward's Farmhouse is accessed from the village lane onto a tree-lined gravelled driveway leading to an extensive parking area and double cart lodge. The gardens of the property have been beautifully maintained, incorporating a variety of woodland, lawned areas and terrace, whilst to the south-east of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

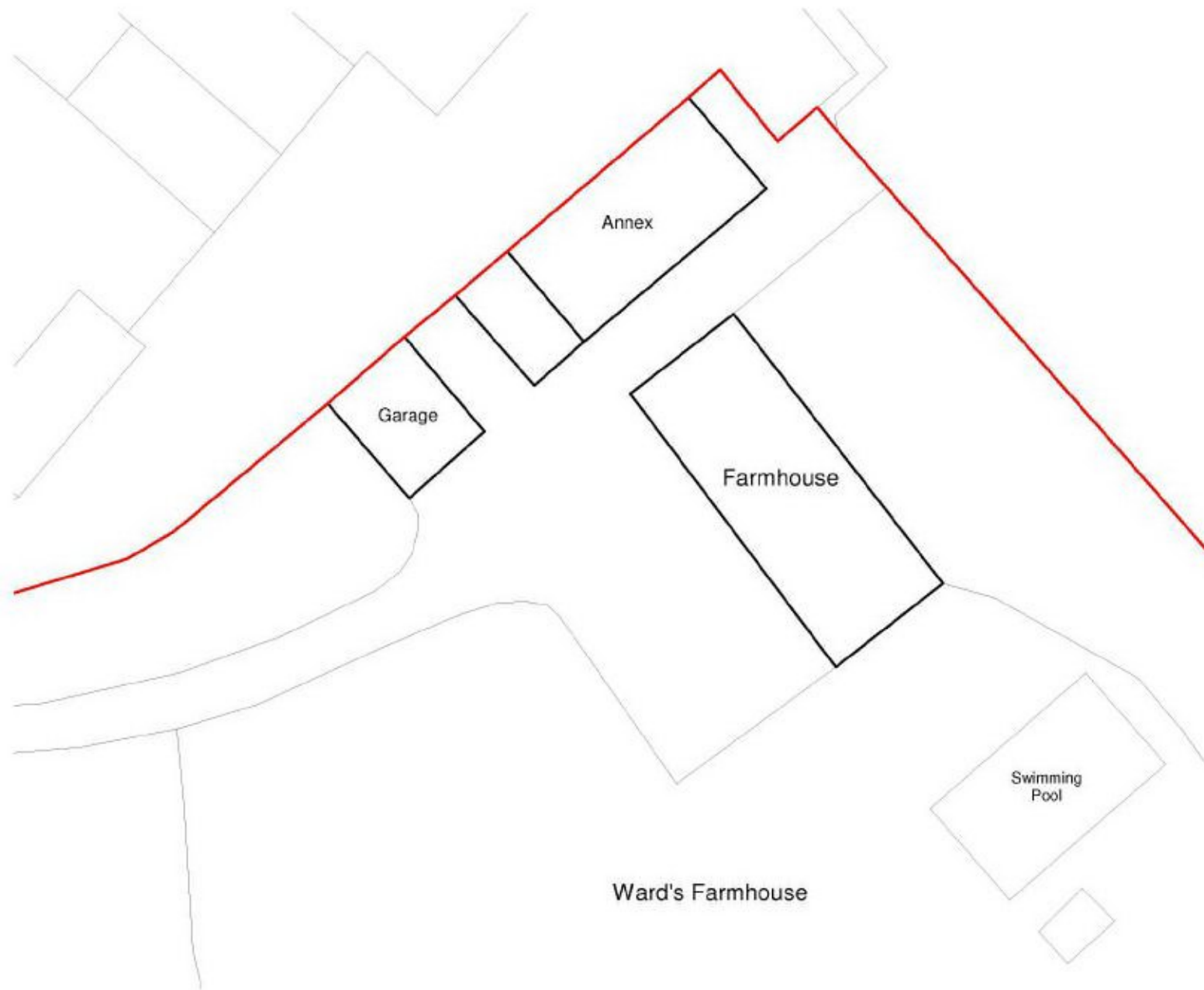
## Directions

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.**

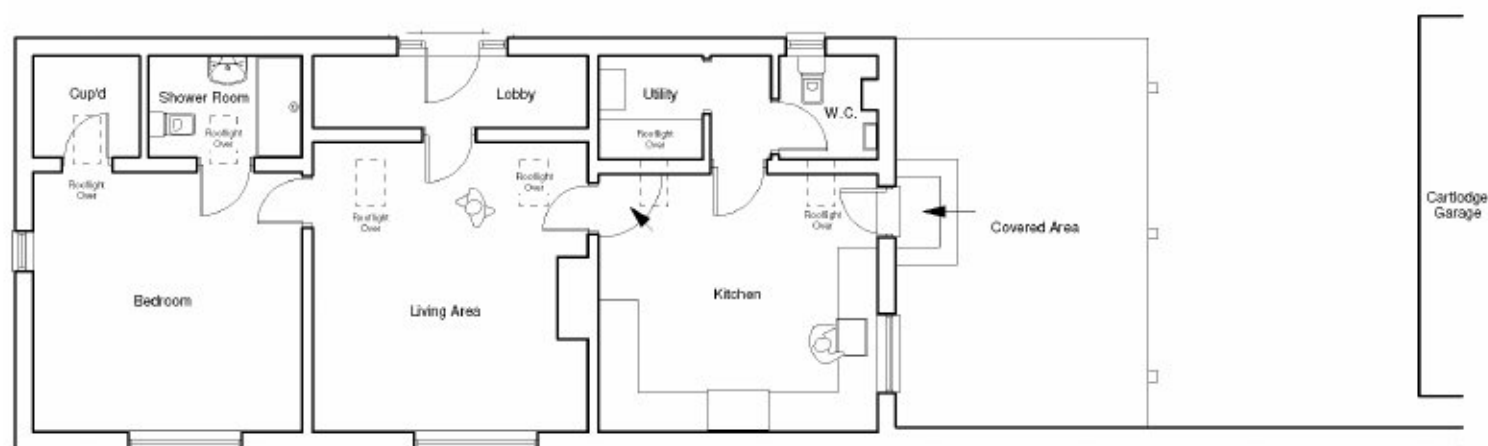


**Site Plan**



**Existing 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

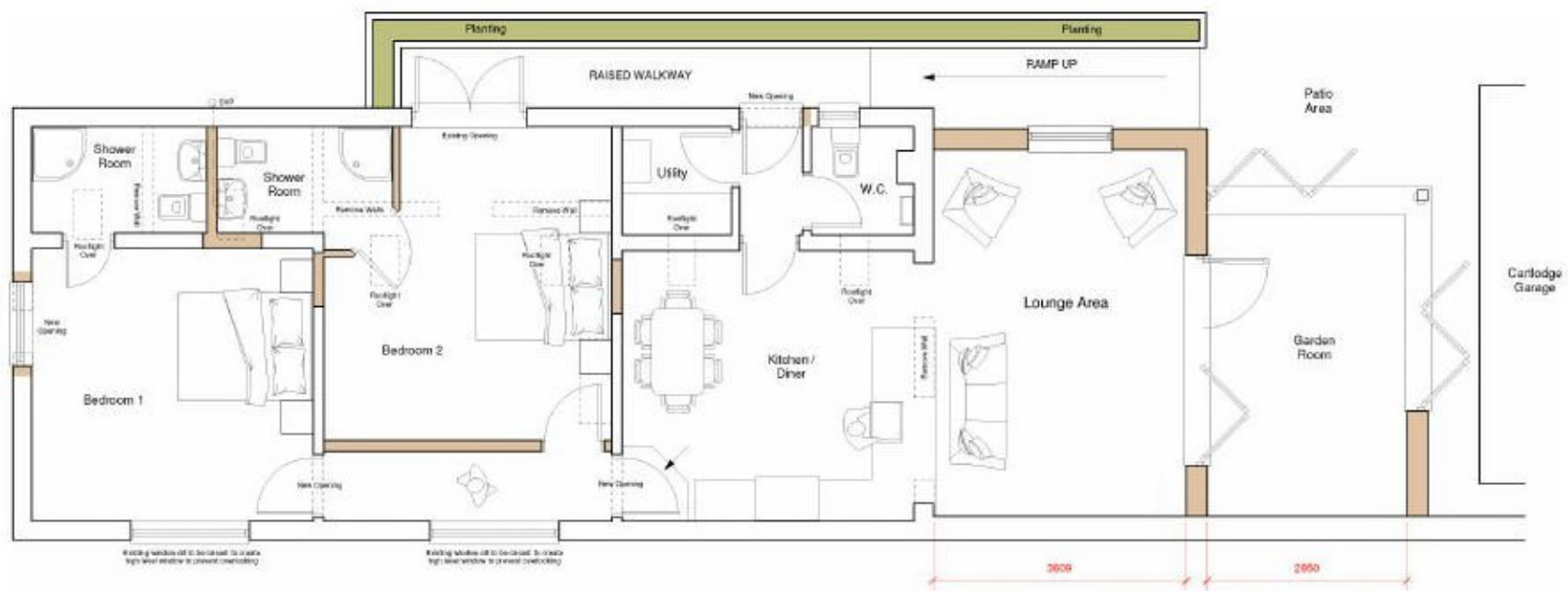
## **PROPOSALS**

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**

**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



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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**



**Ward's Farmhouse**

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



**Existing Annex**



**Existing Annex**

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**Existing Annex**