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THE HIGHLANDS, BRESSINGHAM  
PLANNING STATEMENT WITH HERITAGE IMPACT ASSESSMENT

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## 1.0 Introduction

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This statement has been prepared in support of a Householder planning and Listed Building submission to South Norfolk District Council for the extension and conversion of the existing outbuilding to The Highlands, Bressingham. The proposals are to allow the existing family living in the property to continue to enjoy the residence and to future proof the ground floor, creating wheel chair accessible living accommodation and washing facilities on the ground floor.

## 2.0 Setting & Context

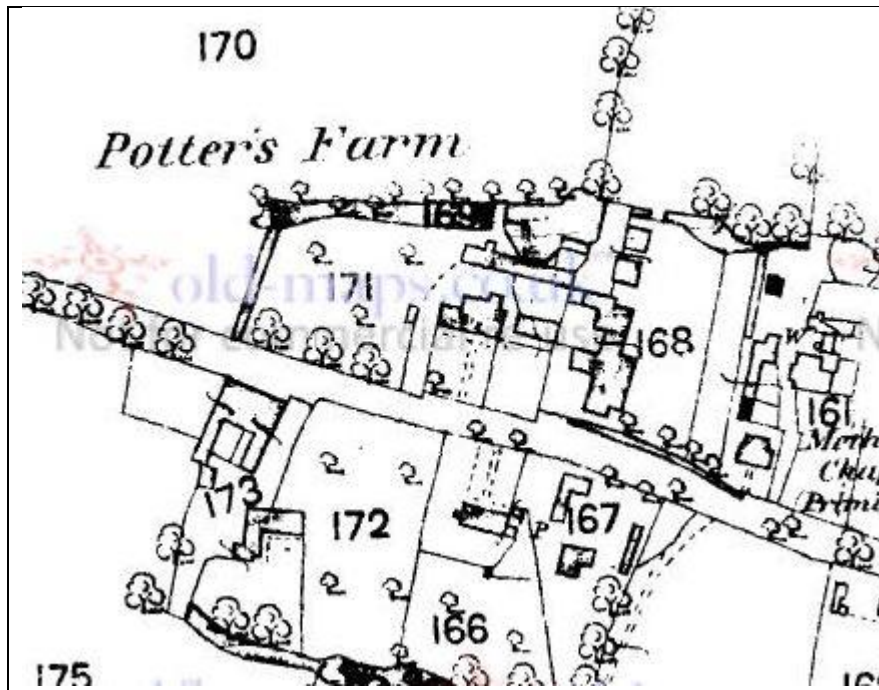


The dwelling sits along High Road in Bressingham, to the west of Diss. The dwelling is listed.

The dwelling is set back from the road in line with other dwelling to the north of High Road. The dwelling sits next to the village hall, which is in a prominent position closer to the road. The dwelling is part of a cluster of listed dwelling surrounding the village hall, all of which are Grade II. The dwelling is set behind a well established hedge and historic flint wall with red half round capping bricks.

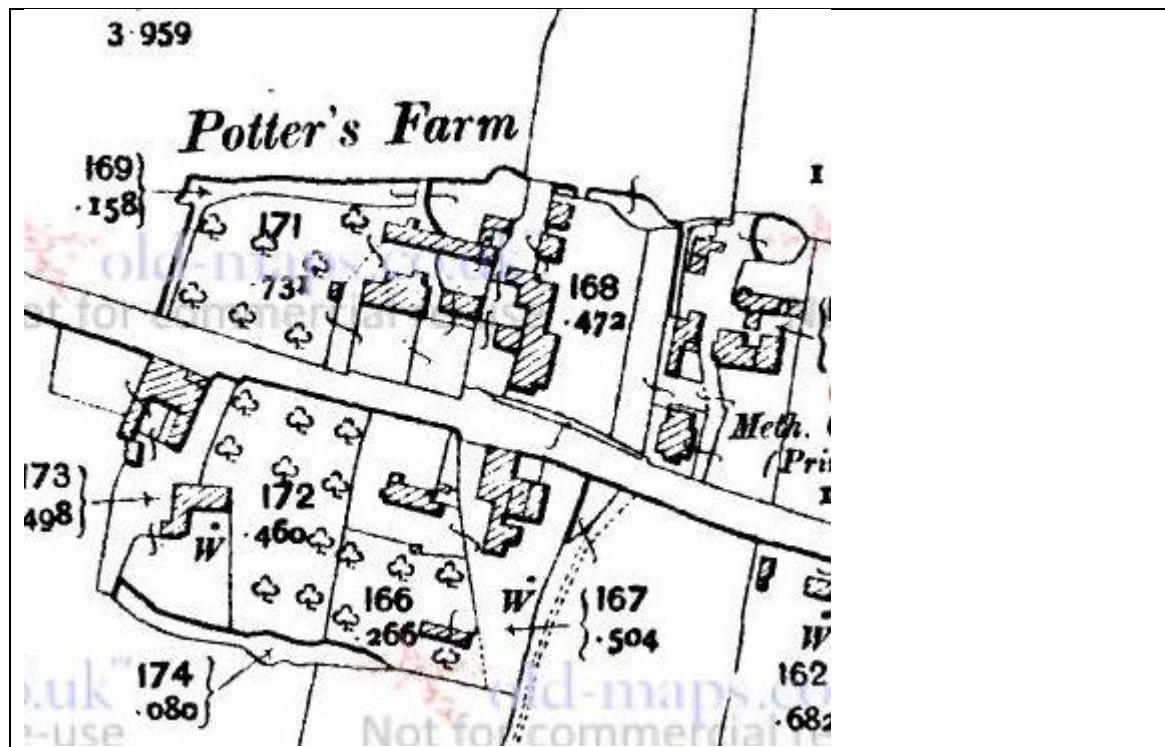
To the rear of the property is a modern outbuilding forming a garage / workshop / store & greenhouse. This is constructed from common Fletton bricks, externally rendered with a creased red brick plinth and corbelling. The roof is laid with red clay pan-tiles.

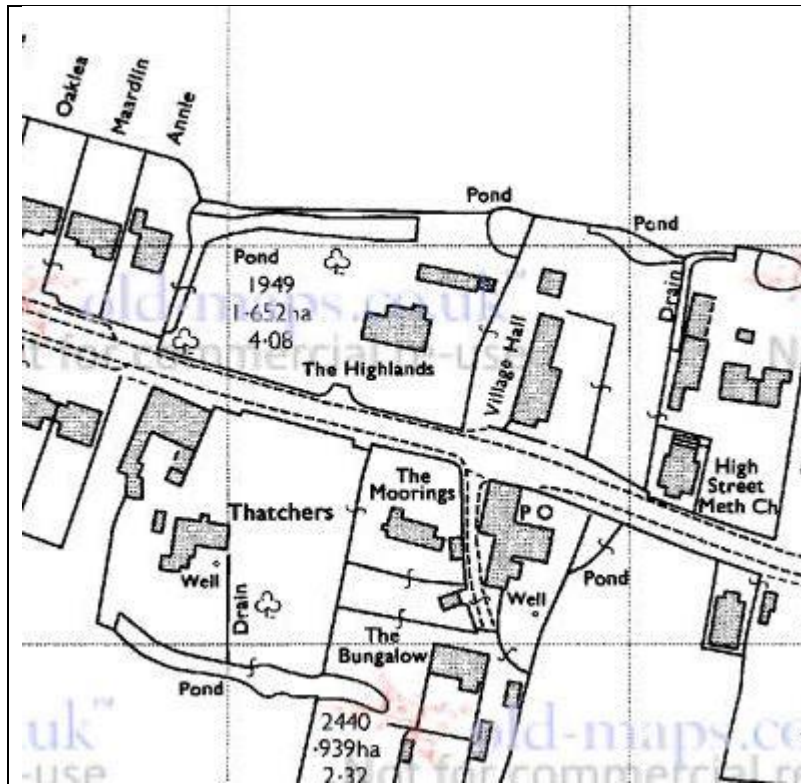
Well established trees, hedgerows and a high brickwork courtyard garden to the side of the property obscure the rear from view of the road.



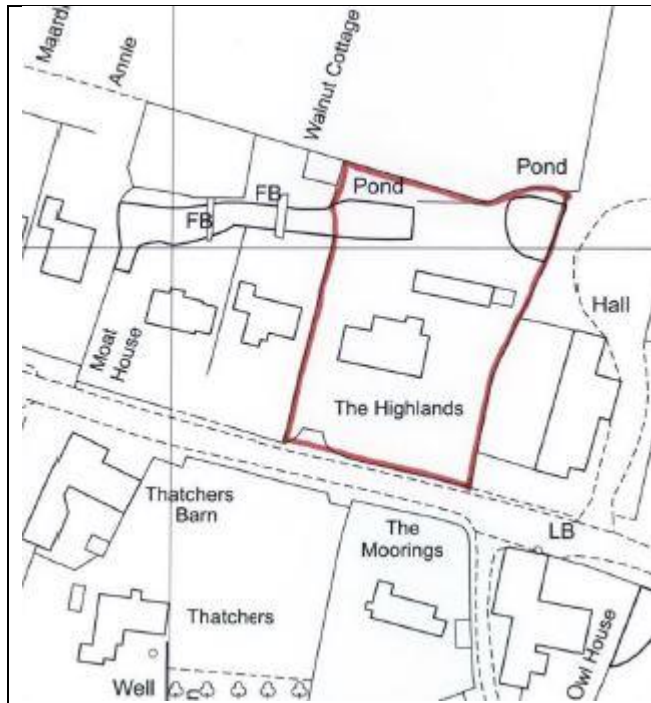
1884 OS County Map showing no dwellings to the west of the property. This map indicates the dwelling was similar in plan to its current form. To the rear the outbuilding was much larger. As this is formed from fletton bricks it is assumed that the outbuilding has been rebuilt in the mid/late 20<sup>th</sup> century.



	<p>1905 OS County Map with minimal to no change from the 1884 map.</p>
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1980 OS County Map. Showing the new residences to the west and the smaller outbuilding to the rear. The plan to the rear is similar however the rear gable is now larger and inline with the east of the property. The building to the east is no longer present.



2020 OS map. This shows the modern development of the dwelling with a number of dwellings to the west which dramatically alter the relationship of the dwelling to its surroundings. The newer dwellings sitting slightly closer to the road, decreases the prominence The Highlands.



### 3.0 Existing Building & Site

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The Listed building description for the property, taken from <https://historicengland.org.uk/listing/the-list/list-entry/1049655> reads as follows:

1. 5321 BRESSINGHAM HIGH ROAD (north side) The Highlands TM 08 SE 18/542  
II GV

2. Probably C17. Plastered timber-frame. Steep gable-ended roof with peg-tiles. Brick chimney stack off centre. Two storeys. Three windows. First floor 3 old 3-light mullion/transom casements with leaded panes, ground floor modern 3-light casements with glazing bars. Doorway off centre in front of chimney stack. Listing NGR: TM0824181480

The dwelling is a three cell oak timber frame property, of large proportions. With impressive leaded lights to the front elevation.

The property is of rendered timber frame construction, the dwelling has seen extensive repairs under the current owners, removing a cementitious render and replacing it with a breathable lime render and limewash. At the time sensitive oak repairs and window repairs / replacements were carried out where the fabric was lost / degraded. The front three cells of the dwelling are of the oldest construction, being of rendered oak frame.

The rear is masonry construction with a modern sawn softwood purlin and rafter construction. The roof to this area has been leaded to the north east, and plain tiles to the two storey elements. A small rear porch has been formed of modern masonry construction with a lead roof. All elements to the rear are painted cementitious pebbledash.

The outbuilding to the north is of modern construction presumable built in the mid / late 20<sup>th</sup> century from common fletton bricks with cementitious render and creased red bricks externally. This has been built on the site of a historic outbuilding that was much larger in form. This structure is almost completely obscured from the road by established hedges, trees and existing masonry walls.

To the east an outbuilding has been lost, garden walls remain which may have formed part of this structure.

The west as shown by the historic maps has been multiple dwellings having been built at the end of the 20<sup>th</sup> century / beginning of the 21<sup>st</sup> century which has severely effected the relationship of the dwelling to the previous gardens and countryside, reducing its prominence of the street front.



Rear North Elevation



Side East Elevation



Internal view of the outbuilding (looking east)

## 4.0 Proposals & Justification

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### Proposals

#### Dwelling

Carefully take down existing rear porch, break out base of existing window, extend to the rear forming new downstairs shower room and new rear porch.

#### Outbuilding

Extend garage to west and form covered parking for two cars, convert the central and east end of the outbuilding to form annex accommodation for use by the property. Form new canopy over southerly doors.

### Justification

The proposals have been formed in order to enable the family to continue to enjoy the dwelling by forming wheelchair accessible access to a ground floor shower room, and ground floor living annex accommodation to the rear outbuilding.

The rear extension looks to use sympathetic high quality materials, flint and render, which will match well with the render of the existing dwelling and flintwork found of the boundary walls. The high quality finish will improve the existing cementitious pebbledash over masonry that covers all of the rear elements of the building.

It is proposed to install slimlite hardwood glazing to match the details of the windows and doors found on the side elevation. These have much finer mullion bars and overall detailing / proportions and so would improve the appearance of the rear elevation.

The existing garage door is very tight to pass a modern car, also with the existing workshop there is not enough space to house a modern car, as such the proposals look to extend the outbuilding and form garaged parking for two modern cars. This allows enough room for the new double garage, annex and the workshop, which would ensure the garage is used for parking. The doors to the garage have lights to the top of the doors in order to create a more pleasing appearance and to allow discreet light to enter the garage. The elevations are to be rendered with red brick corbelling to match with the existing outbuilding. The rear outbuilding used to have a much larger footprint as shown by the historic OS maps of the area, extending to the western elevation of the dwelling. As such the relationship of the outbuilding and dwelling will be very similar to its historic form. We have incorporated hips to the garage in order to fall away from the dwelling and create a subservience to the dwelling.

There are no windows to the rear gable of the main house and so the proposals will not impact the light quality to this area. All of the rear elements of the building provide ancillary functions with the living accommodation located within the central core, as such this will read well with the outbuilding and its ancillary function.

From historic mapping the outbuilding used to extend to the western most elevation of the dwelling, this would reinstate a section of this and so should not dramatically alter the historic relationships between the two structures.

The proposals are all located to the rear and so will not be visible to the road and so will have minimal impact on the historic front elevation and core. The proposals will have a much lesser impact on the relationship of the dwelling and its surroundings than when the two modern neighbouring buildings to the west were constructed.

## 4.1 Mitigation

Impact assessment table.

1




Photo of rear of dwelling with two low pitch lean-to structures.

Item	Remove rear porch, break out middle window and form new rear porch structure and accessible downstairs shower room. Install new slimlite joinery.
Significance	<b>Low (Local)</b>
Risk	<b>Medium</b>
Benefit	<b>Medium</b>
Mitigation	<p>The proposals will effect modern masonry that has a modern cementitious peddledash finish and modern sawn timber purlin and rafter roof structure.. The proposals will reinstate a lime render, and also utilise flint panels mimicking the boundary wall treatments, which will match well with this ancillary area of the building.</p> <p>The joinery will match that of the side kitchen elevation which is higher quality with much more pleasing details than the ground floor rear windows. The millions are thinner and overall better proportioned. These should be subject to condition.</p> <p>Render spec, flintwork panel and slate specification should be reserved by condition.</p> <p>A photographic record should be submitted to the council prior to removal of the structure in order to well document the buildings development and history.</p>






Photo indicating modern sawn roof structure with foil based insulation below leadwork finish.



Photo of pebbledash to rear.

				
	<p>Photo of casement hardwood window to side elevation to be replicated for new joinery.</p>			


2			Item	Convert outbuilding to annex, extend to the west forming double garage. Install new joinery. Install new rooflight to north face.
			Significance	<b>Low (Local)</b>
			Risk	<b>Low</b>
			Benefit	<b>Medium</b>
			Mitigation	<p>The inclusion of a garage that fits two modern cars will enable the driveway to be less cluttered with vehicles which is an improvement.</p>
				<p>The garage extension will have a hipped roof towards the dwelling in order to fall away from the building and not to impose upon it.</p>
				<p>The new garage doors will be of timber construction with high level glazing, an improvement to the exiting steel up -and-over door.</p>
				<p>The new doorway of the dwelling faces diagonally across the drive and thus away from the garage building. Additionally there are no windows to the northern gable of the dwelling and so light quality will not be impacted.</p>



Photo to north elevation



Photo of garage door and overhang to west

It is proposed to use modern casement double glazed units with no mullions to the garage which currently has a mixture of modern softwood mullion windows and plain casements. The new glazed doors to the existing south opening will retain the existing doors as shutters and have glazed oak doors internally in order to allow the buildings development to be read easily. All joinery should be reserved by condition.

The rooflight should be a conservation rooflight in order to have more pleasing traditional details.

All bricks removed and in good order could be reused. Brick type / render spec, pan tiles specification should be reserved by condition.

A photographic record should be taken prior to commencement of works to record the development of the building.

			
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Photo of interior of outbuilding in workshop

## 4.2 Appearance

The appearance of the dwelling will be improved with the addition of the higher quality materials, a smooth lime render with flint panels will dramatically improve the existing cementitious pebbledash.

The outbuilding to the rear will be larger in form however the timber garage doors with high level lights will be an improvement. Also a number of details of the outbuilding are not of a high quality, the northern wall passes beyond the roof, and the overhang to the east is not particularly well detailed. As such the appearance of this structure should be more traditional in its form and thus should read well with the existing dwelling.

## 4.3 Use

The existing outbuilding is currently used as a workshop, and exercise room. The new outbuilding will be a garage, workshop and annex. As such the use will remain as residential and will only be used as a part of the house.

## 4.4 Scale, Amount & Layout

Dwelling

The existing dwelling covers an approximate gross ground floor area of 130m<sup>2</sup>, the new rear lobby and shower room extends the footprint by 9m<sup>2</sup>, a 7% increase. The minimal nature and fact that the rear has been heavily modified previously minimises any impact that the proposal has on the historic nature of the dwelling. The benefits in quality, finish and function outweigh potential harm to modern masonry and modern sawn timber roof structure.

#### Outbuilding

The new garage covers a gross area of 45m<sup>2</sup> and removes a total gross area of 10m<sup>2</sup>. As such the proposal forms an additional 35m<sup>2</sup> of floorspace. The historic mapping shows the historic outbuilding to the north used to cover an additional area of approximately 53m<sup>2</sup>, as such the proposals are in keeping with the historic relationship of the northern outbuilding and the dwelling.

### 4.5 Materials

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#### Dwelling

The extension to the dwelling will be formed from render with flint infill panels. The render will be lime based and so will match well with the existing dwelling. The flint infill panels will match with the materials of the boundary walls and highlight the ancillary function of the rear lobby area. The roof will be finished in slate.

#### Outbuilding

The outbuilding will match with the existing materials, creased soft red bricks with render infill panels with brick corbelling. The doors to the garage will be timber with high level lights in order to create traditional pleasing and functional detailing. Clay pan tiles to match the existing.

### 4.6 Access

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The access throughout the ground floor of the property will be greatly improved. The existing rear lobby has a large step internally at 90 degrees from the doorway which makes it difficult to traverse in a wheelchair or those hindered with mobility. The new porch would be at the same level as the existing rear of the building. The ground floor shower room will enable the use of these facilities without going upstairs. The downstairs WC will be removed from the understairs cupboard which is hindered due to the reducing head height.

The new annex will allow family members to stay at the dwelling, all of which will be level access throughout and so enable full use by wheelchairs.

The new garage will allow two cars to be parked off the drive and improve existing parking arrangements.

### 4.7 Landscaping

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The yew hedge is a large dividing feature of the drive, but severs the rear garden from the dwelling, the removal of a small section of this will allow the garden and dwelling to be read as one. The holly tree is growing out of the side of the yew hedge and impacts the turning circle of cars, not being a large or high quality specimen we see no reason for the refusal of its removal.



## 4.8 Consultation

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None.