

Heritage Statement

Thatchers
High Road
Bressingham
Diss
Norfolk
IP22 2AT



Prepared For

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Thatchers, High Road, Bressingham, Diss, Norfolk, IP22 2AT

24rd August 2021

INTRODUCTION

This statement is in support of the Planning Application submitted to South Norfolk District Council to erect a cabin to create a washing machine room and convert the existing double garage / cart shed to create a laundry & ironing room at Thatchers, High Road, Bressingham, Diss, Norfolk, IP22 2AT. Thatchers is a Grade II listed building & is not situated in a conservation area. Thatchers is constructed from rendered walls and a thatched roof while the existing double garage / cart shed is constructed from timber wall cladding and a plain tiled roof. The proposed scheme includes the erection of a cabin to create a washing machine room and to convert the existing double garage / cart shed to create a laundry & ironing room for the applicant to operate their ironing and dry-cleaning business from.

PROPOSAL

Thatchers is provided with an existing double garage / cart shed that is constructed with a timber frame over facing brick plinth and finished with timber wall cladding and a plain tiled roof. The proposed scheme is to convert the existing double garage / cart shed to create a laundry & ironing room. The conversion of the existing garage / cart shed will include insulating the garage / cart shed to building regulation standards while the two existing vehicle openings on the east elevation will be blocked up with the use of fixed glazing panels and personnel doors. The proposed scheme also includes the erection a cabin adjacent (south) of the existing double garage / cart shed to create a washing machine room. Externally the overall appearance of the proposed scheme has been designed to be in keeping with the existing character & appearance of the surrounding area and neighbouring buildings. The proposed garage / cart shed conversion will not increase the overall footprint or scale of the existing garage / cart shed building while the external appearance of the building will remain as existing with timber clad walls and plain tiled roof. The proposed cabin will be finished with timber clad walls, felt roof and timber windows & doors while being subordinate to the main house and existing garage.

Drawing 825-01 Existing Plans Elevations and Sections, 825-02 Proposed Laundry and Ironing Room, 825-03 Proposed Washing Machine Room, 825-04 Site and Location Plans show the position, layout and aesthetic design of the proposed scheme and how it relates with the existing dwelling & surrounding area.



Above: Photos Of The Proposed Cabin (Proposed Washing Machine Room).

HERITAGE ASSET

Thatchers is located in the village of Bressingham and is a Grade II listed building & is not situated in a conservation area. Thatchers is constructed in timber frame and finished with plastered walls while the roof is a gable to hipped thatched roof with facing brick chimney. The existing windows and doors are painted timber. The existing double garage / cart shed is constructed with a timber frame over facing brick plinth and finished with timber wall cladding and a plain tiled roof. Externally the existing parking and manoeuvring space is located north / west of Thatchers. The existing site boundaries are made up of timber fencing, brick walls and mature planting.

HISTORIC ENGLAND LIST ENTRY

Location

Statutory Address: Thatchers, High Road
County: Norfolk
District: South Norfolk (District Authority)
Parish: Bressingham
National Grid Reference: TM 08192 81427

Details

1. 5321 BRESSINGHAM HIGH ROAD (south side) Thatchers TM 08 SE 18/12

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2. Late C16 house. Plastered timber-frame. Thatched roof, east end gabled, west end hipped. Brick chimney with modern brick polygonal shafts off centre east. Two storeys. North elevation modern gabled porch in front of chimney stack, 5 small first floor casements with leaded panes and small canted bay, larger 3 and 4-light ground floor casements. On east end first floor canted bay with moulded mullions. Wing at rear (south) forming L-shaped plan. Interior: chamfered ceiling beams and close joists.

Listing NGR: TM0819281427

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System Number: 225023
Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Above: Existing West Elevation Of Thatchers.

IMPACT & MITIGATION

Externally the overall appearance of the proposed scheme has been designed to be in keeping with the existing character & appearance of the surrounding area and neighbouring buildings. The proposed garage / cart shed conversion will not increase the overall footprint or scale of the existing garage / cart shed while the external appearance of the building will remain as existing with timber clad walls and plain tiled roof. The proposed cabin that will be used as a washing machine room will have an internal floor area of 22.3m² and will be finished with timber clad walls, felt roof and timber windows and doors. The proposed cabin will be subordinate to the main house and existing garage / cart shed while the proposed scheme will also not overlook or overshadow any neighbouring properties. The proposed scheme will not effect Thatchers & will not result in the loss of any historic fabric, materials, or features. Externally the existing parking and manoeuvring area located north / west of Thatchers will remain as existing and will not be affected by the proposed scheme. The site boundaries will remain as existing with timber fencing, brick walls and mature planting.

CONCLUSION

The proposed scheme has been designed sensibly with the proposed alterations and proposed scheme carefully considered. The proposed scheme has been designed to be in keeping with the existing character & appearance of the surrounding area and neighbouring buildings. The proposed garage / cart shed conversion will not increase the overall footprint or scale of the existing garage / cart shed building while the external appearance of the building will remain as existing with timber clad walls and plain tiled roof. The proposed cabin will be subordinate to the main house and existing garage / cart shed while being finished with timber clad walls, felt roof and timber windows and doors to be in keeping with the existing character & appearance of the surrounding area and neighbouring buildings. The proposed scheme will not overlook or overshadow any neighbouring properties. The proposed scheme will not result in the loss of any historic fabric, materials, or features.