



Watchmakers Cottage Wattisham



Front elevation and West elevation

1.0 Historical Context

2.0 Proposals/Use

3.0 Schedule of Works

4.0 Principals & Justification

5.0 Access

6.0 Planning Statement

7.0 Conclusion

01 Historical Context

1.1 Setting

The site is an existing dwelling facing onto a lane on the edge of Wattisham Suffolk. It has a modern lean to extension and some outbuildings. To the South of the house is another listed dwelling and only near neighbour.

1.2 Fabric and Features

The house is an attractive timber framed dwelling though it has seen many modifications with staircase moved to a new position and a modern lean to roof on the rear. Two cells, West and central remain relatively intact though externally these have been re rendered with modern cement and windows have all been replaced with modern painted timber casements. Internal finishes are largely gypsum plaster.

The roof structure and thatch are the main surviving original elements including wall plate. Framing has been replaced in many places and covered over elsewhere.

1.3 Significance

The main significance is derived from the surviving roof and roof framing. Streetscape presence and historical relationship to neighbour. All of which are unaffected by this application.

01 Historical Context



Rear view of modern lean to. Width of new extension to match but thatch restored as modern lean to roof removed. The restoration and reinstatement of the thatch is a significant enhancement

1.4 English Heritage Description

Location

Statutory Address:

EDLEIGH, CROWCROFT ROAD

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

County:

Suffolk

District:

Babergh (District Authority)

Parish:

Wattisham

National Grid Reference:

TM 01440 51502

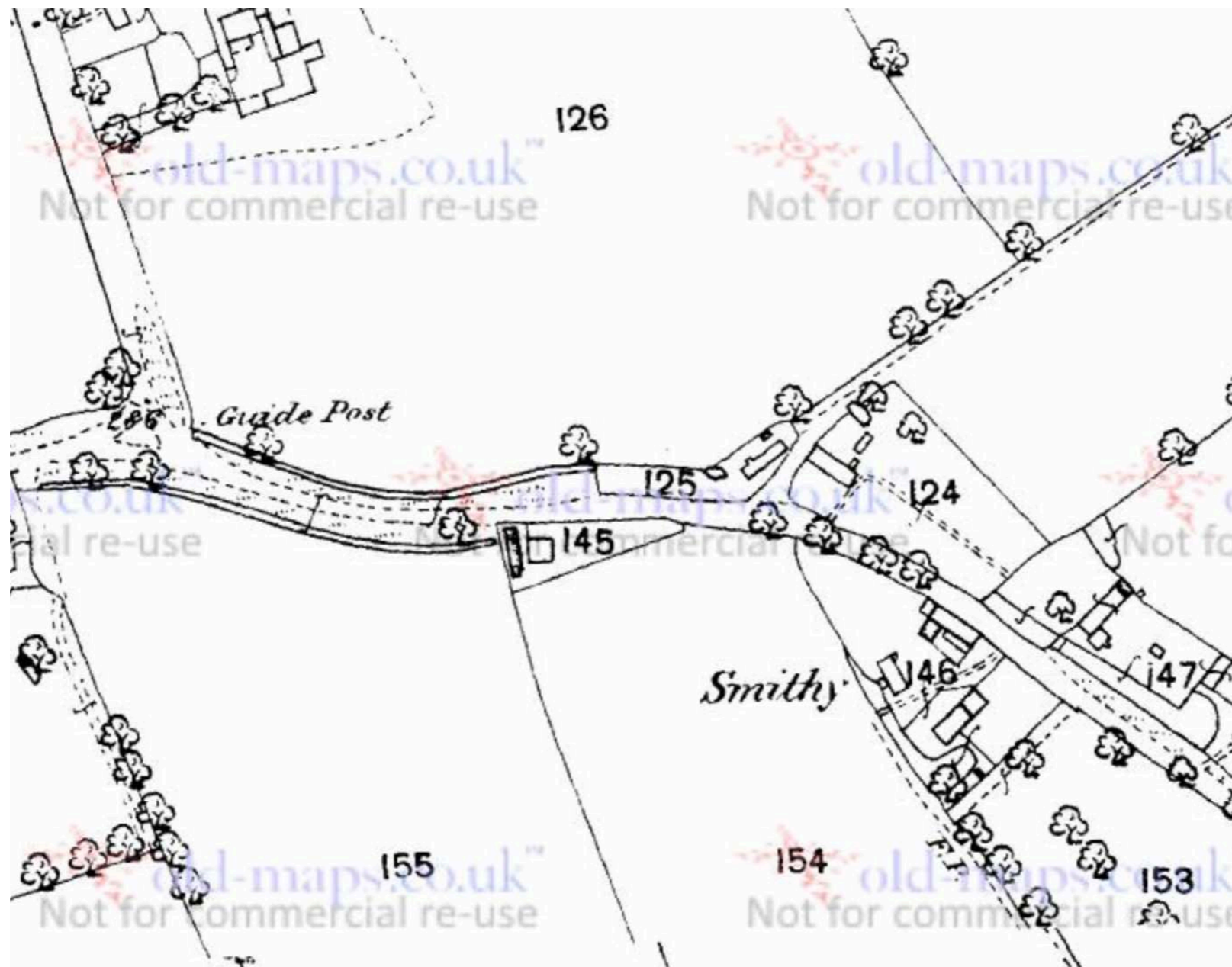
Details

WATTISHAM CROWCROFT ROAD 1. 5377 Edleigh TM 05 SW 34/962 II 2. An C18 timber-framed and plastered building with a thatched roof. One storey and attic. Small casement windows (modern). Gabled porch. Ridge chimney stack. Renovated.

Listing NGR: TM0144051502

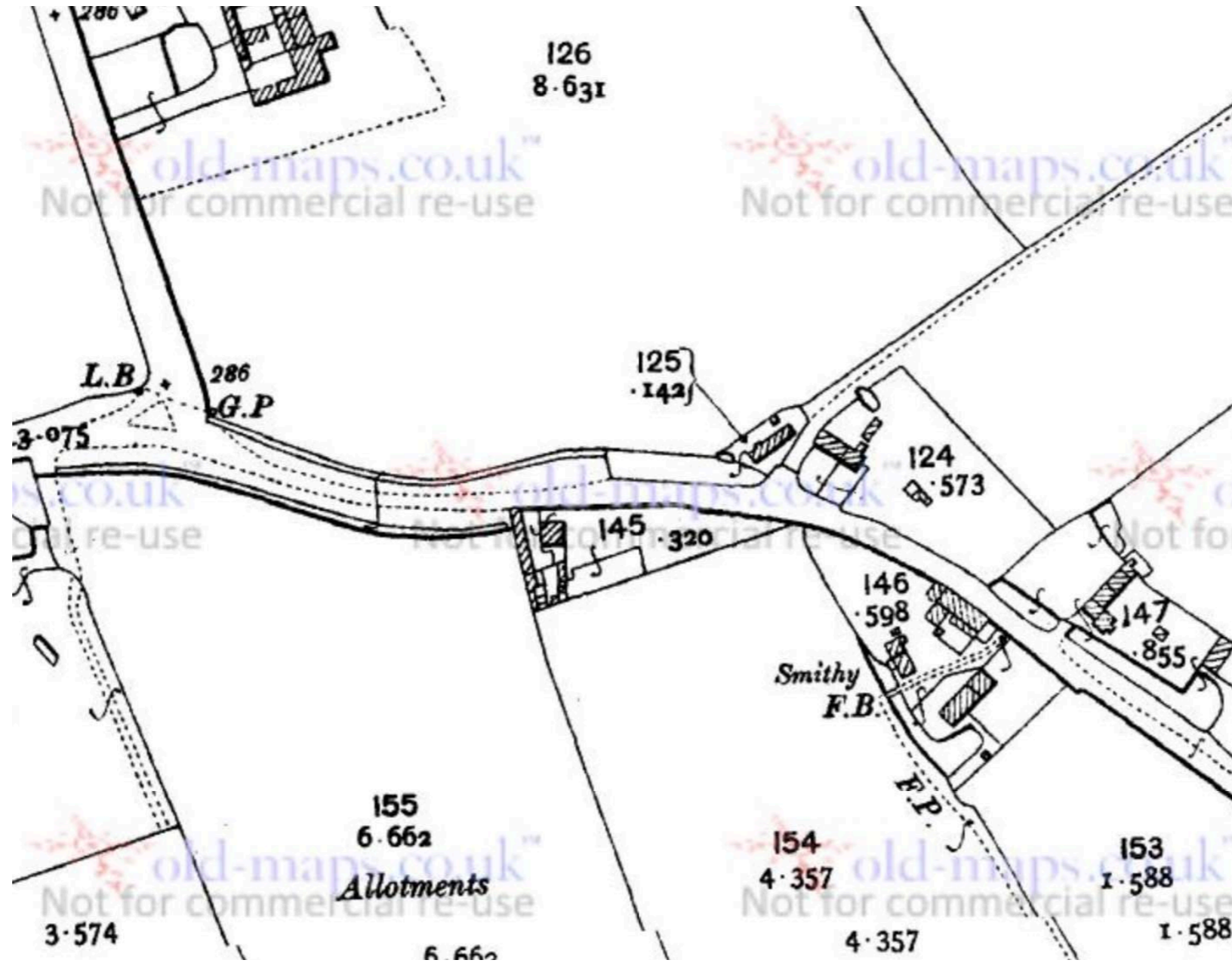
Legacy

01 Historical Context



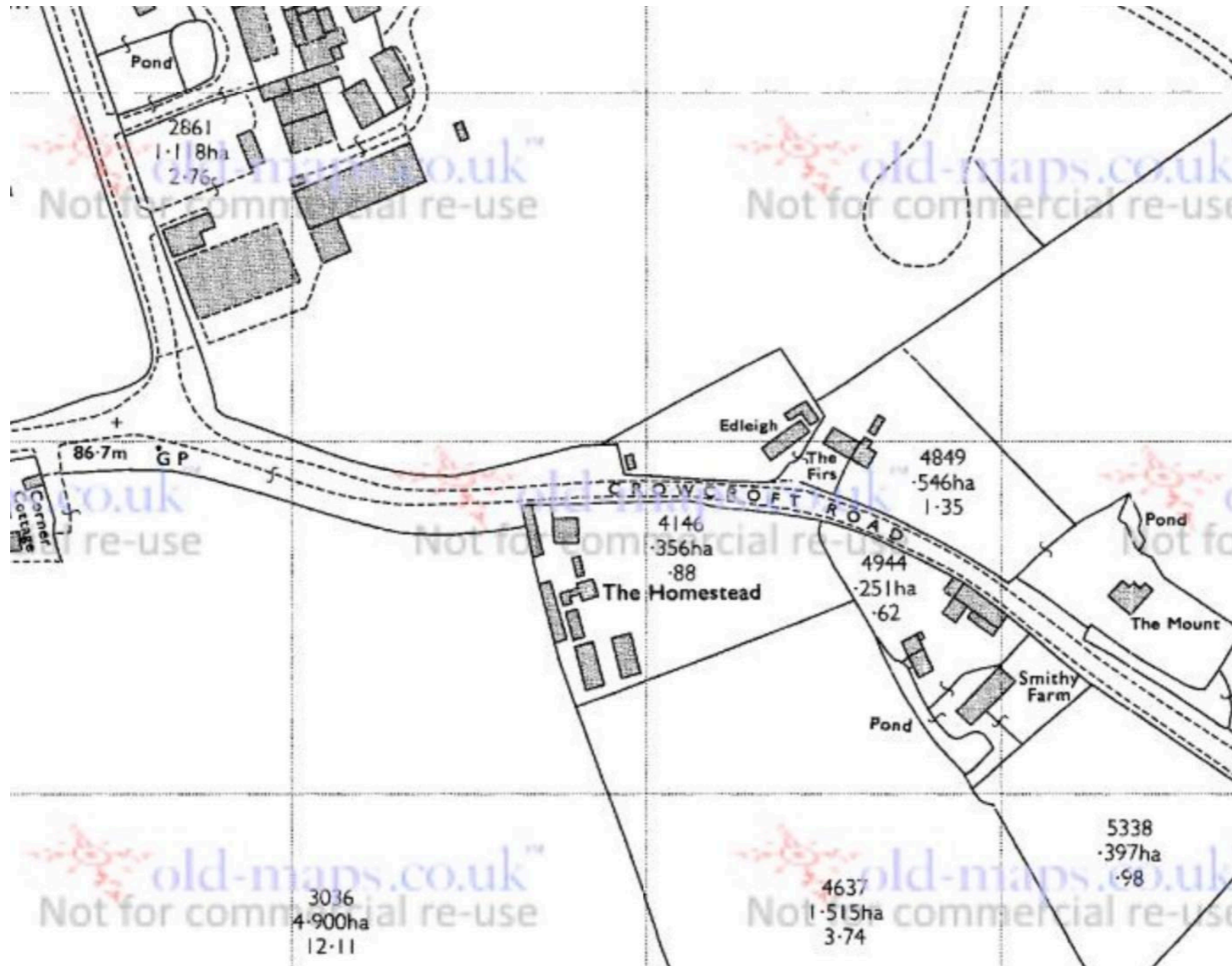
1885 Map. A smaller curtilage and a small rear porch and boundary outhouse (now lost)

01 Historical Context



1904 Map. Little change

01 Historical Context



1974 Map. Modern outbuildings but lean to added in 1980s not yet shown

02 Proposals

We propose to:

- demolish the existing rear lean to roof which has cut into the thatch and thus reinstate and restore the thatch bringing back the cottages historic proportions
- Restore the rear thatch roof back to its original detail
- Extend the lean to create much needed kitchen/ dining space and a utility room. This is in a new detached building linked via the retention and upgrade of the 80's lean to
- Reroof the extension but with a flat metal standing seam roof
- To create a modest en suite bedroom over the extension and creating a visible gap between listed cottage and extension roof. A linked detached approach suggested by the conservation officer at pre app stage.
- The extension roof will utilise a Tecu gold finish which will weather to a bronze grey colour (modern yet matching the thatch colour palette)



Tecu when installed and once weathered. Imitating the change in colour of thatch in context. The extension becomes background and retains subservience

- LEAN TO
- Remove existing extension lean to roof and cart away
- Reconfigure 1980's interior to create utility and seating area
- Add new roof flat metal standing seam roof allowing the thatch to be restored.
- EXTENSION
- To create an extension with a rubble flint wall construction and Tecu metal roof. Rubble flint is seen in many a single storey agricultural building and as plinths on clay lump barns locally to the cottage. This a Suffolk material. The redesign following pre app highlights the 3 elements of extension, link and original cottage.
- Insert roof lights in this metal roof to get sunlight into these North facing rooms
- Create a bedroom and en suite in the fully hipped roof. A flat section create a modern appearance, reduces height and maximises internal space.
- EXTERNAL
- Create a path in stone paving around the extension and small raised patio
- LISTED COTTAGE
- General small scale repair and redecoration

The works proposed are small scale and seek to enhance and retain the listed cottage.

The repair and reinstatement of cottage rear eaves and thatch is a significant enhancement

The extension utilises the existing lean to but improves this adding extra space and incorporating high quality walling materials to create a modern extension subservient to the cottage and readable as a modern intervention yet completely hidden from the front elevation and having no impact on East or West elevations.

The North area is private space hidden from public view and ensures the cottage and its relationship to neighbour remains unaltered.

Following the refusal further discussions have taken place with heritage. The sole reason for refusal was the Tecu material. Paul has confirmed now he has seen a weathered sample he is more convinced as to its use as below email 21st Sept 2021.

We have amended to a 430 x 600 to walls and a standing seam to roof and slope facing the cottage.

I am reassured about the colour / shade. Of course we are used to timber boards being quite bright in unweathered state.

I think I would be inclined towards standing seam, but I'm not sure there would grounds for refusing either. If you have a clear preference in terms of the cohesion of the design concept I might be persuaded for either. Looking at the website the shingles are 430 squares, 600 squares, or 430x600. I wonder if the 600 squares would look out of scale on a building of this size, but I'm not sure about the 430s. Would standing seam work better with the shape of the building? I suppose it would depend how the shingles would be applied on corners and changes of plane etc.

I hope this is useful, if not particularly clear.

Regards

Paul

Paul Harrison

Heritage and Design Officer

Babergh and Mid Suffolk District Councils

T 01449 724677 | 07798 781360

Access remains unaltered in terms of vehicular and pedestrian.

The principle of erecting a single-storey rear extension is acceptable in accordance with Local Plan Policies HB04 and H18. The design is subservient, does not extend further East or West than the existing lean to and the extension seeks to enhance a 1980's lean to.

The only impact on the cottage itself is enhancement by replacing the lean to roof and restoring the thatch and eaves line to the rear.

As such the proposals comply fully with the NPPF and local planning policy.

PRE APP

The scale of the resulting extension compared with the original dwelling gives cause for considerable concern. In particular, because of its roof form and its materials, the proposed extension would appear to have a deeper footprint than the original building, and would compete visually with it.

We have now removed this lean to roof and replaced with a flat metal roof, reduced the height of the extension and reordered the materials to create a linked detached approach. Scale and design has been considerably modified to reduce its mass and size.

The scheme has some of the character of the 'linked-detached' approach, which can offer scope for extending small buildings while respecting their modest scale and historic integrity. In this instance the lean-to roof would be replaced by the roof of the proposed extension reaching over the existing, which would result in ambiguity between internal and external volumes.

This sloping roof has now been removed from the proposals.

The ambiguity would also be apparent in the wall treatments with the flint extending across the existing extension. Losing the lean-to also reduces the visual weight of the existing building, with the existing lean-to transforming into a lean-to on the proposed extension. While this would allow better appreciation of the original building, and reinstatement of thatch, it would add visual weight to the proposed extension. In my view a better hierarchy and relationship would be achieved by retaining a lean-to element as existing, with any further addition attached beyond. In all, I am doubtful that a first floor can be incorporated without challenging the dominance of the original building.

As noted above the scheme has been replanned and redesigned to create the linked detached approach with the extension highlighted as one form and material and the old lean to appearing as the recessive link between cottage and extension. The extension has been replanned so it remains subservient to the cottage and is completely hidden behind the cottage so the cottage retains its dominance in height and scale.

I am not convinced that flint walling would be suitable for the proposed extension. This walling usually denotes a building of some social standing rather than an ancillary outbuilding or addition, and in this instance it would invert the existing relationship of the extension and the original host building. I am also doubtful that flint would appear satisfactory in the shallow areas of wall above the extension's windows.

Rubble flint is proposed as commonly seen in many functional agricultural buildings including near this site. It was a low grade waste material. Knapped flint was used in higher status buildings and is not proposed to be used here.

Even in an extension in contemporary idiom I would not support a roof dormer / balcony feature. This feature would appear out of scale and give the addition a top-heavy appearance.

The balcony and dormer have both been removed from the proposals

In summary we have followed the pre application advice and modified the design to suit.

We believe that the proposals cause no harm to the existing heritage asset and do not undermine the character of the existing heritage fabric in line with NPPF requirements. All works seek only to enhance the dwelling and its setting. The extension location is the most appropriate being largely hidden from view and single storey.

The proposals restore lost heritage fabric in terms of rear thatch and eaves and overall create an enhanced heritage asset.

The scheme has been adjusted in line with pre application advice.