

Beck Green Farmhouse is a Grade-II listed 17<sup>th</sup>-century farmhouse in the rural parish of Tivetshall St Margaret. It was first listed in 1981, as a two-storey timber-framed house with a steep, black, glazed pantile roof with gabled ends (National Heritage List for England No. 1179692). Although this planning application does not involve any exterior work, it should be noted that the house is not in a Conservation Area. It is in a rural location, surrounded by arable farmland, with nearby properties including two further Grade II-listed 17<sup>th</sup>-century farmhouses on Station Road. The house also has various outbuildings both historical and contemporary, including a timber-framed barn and an original clay-lump stable and gig house.

The interior of the farmhouse is rich in character, with original exposed beams and studs in all rooms apart from a sympathetic 20-year-old extension, where modern timbers have been used to give continuity between the contemporary and the period spaces. In the main part of the house, ceilings are low as one would expect in a property of this age, except in the kitchen where a vaulted ceiling gives height with a framework of roof timbers exposed (though it is debatable whether all of these are original). The property has been replastered throughout by the previous owner, though it does not appear that they have used authentic materials. Reproduction interior wooden doors add to the period authenticity. Floors are hardwood, carpeted or covered with luxury vinyl flooring to give the appearance of wooden flooring.

With specific reference to the interior work involved in this planning application, we would like to remove an interior window which is a later insertion into the timber-framed wall between the kitchen and dining room, and its adjacent improvised mirror construction on the kitchen wall side. In addition, we seek to remove the inserted modern timber door frame which connects the two rooms, leaving the studwork open.

The window and its surrounding infill are a later addition to the house, and are thought to post-date 1981, when this property was listed. The window looks inauthentic and is not in keeping with how these two rooms would have looked historically. In addition, the timber used is of no notable quality or detailing, and in its current form has a detrimental impact upon the heritage significance of the building. In seeking to remove the window we aim to restore the earlier appearance of the room, and intend to infill the resultant gap with a period stud to match the adjacent studs. Similarly, by removing the neighbouring mirror on the kitchen side, itself designed to look like a window, and replastering where necessary, the historic appearance of the room would be restored.

The wall would then match the appearance of the adjacent walls in the dining room, with a framework of timber studs and plasterwork in between, as it was originally intended to be viewed. The restoration of the wall to its former appearance would undo the harm caused by the inserted window and therefore enhance the heritage significance of the building.