

HERITAGE, DESIGN & ACCESS STATEMENT

Erection of a rear glazed porch extension (following demolition of existing flat roof porch), replace windows and existing front french doors and insertion of new rear french doors, replace flat ceiling to vaulted in bathroom. Erection of side enclosure for boiler. Re-rendering as per schedule of works.

Cottage Farm, Mill Road, Buxhall, Stowmarket IP14 3DW

January 2022

The proposal is for the following alterations to the Grade II Listed Farmhouse:

- Erection of a new larger porch to the rear following demolition of existing rear porch;
- Replacement windows to the whole house (kitchen and study windows to the front elevation will be increased in height);
- Replacement French doors to front elevation;
- Replacement rooflights to first floor rear elevation;
- 2no. new rooflights to rear single storey extension;
- Blocking up 2no. windows in rear single storey extension;
- Removal of existing flat roof boiler room and replacing it with a smaller brick enclosure;
- 3no. new window openings formed in west elevation of existing Farmhouse;
- Existing window opening in Play Room extended and new French doors inserted in rear elevation;
- Internal alterations including removal of internal walls, widening of existing doorway between kitchen and utility, new partition wall inserted between bathroom and kitchen and vaulting bathroom ceiling as shown on plans;
- Re-render main house in lime render.

USE

The proposed replacement porch will provide the applicants with a more spacious kitchen/dining/family room with more natural light for their growing family. The existing flat roof porch is of poor construction, unattractive and thermally inefficient. By replacing the existing porch the overall appearance of the house will be improved and provide the Applicants with a more useful sized porch. The new and replacement windows, doors and rooflights will improve the appearance of the property and provide better thermal efficiency. Some of the windows are in poor condition. The replacement boiler room will also improve the appearance of side elevation with a more sympathetic boiler enclosure.

AMOUNT

The proposed rear porch will replace the existing flat roof porch which is of poor construction, unattractive and thermally inefficient. The total footprint of the new sunroom will measure approx. 2.8m² compared to the existing of 2.4m². Although there is an increase in size, the overall extension will still be greatly subservient to the original house and will improve the appearance to the rear of the property with a design replicating a Victorian glasshouse and the use of more traditional materials in keeping with the existing house.

LAYOUT

The replacement porch will be situated to the rear of the property in the same location as the existing porch. The existing opening to the house will be increased in width to create a more useable space when entering the property from the garden.

The extension will not be visible from the public road so will not have any impact on the appearance of the Listed house from the public view. The rear garden is screened from other public views by the brick walls surrounding it.

SCALE

The replacement porch will measure 2.75m x 1.5m. The ridge height will be approx. 3.4m with an eaves height of approx. 2.1m.

The extension will not be visible from the front of the property. The height of the extension is no more than the existing lean-to and although the footprint is slightly larger, the extension will still be greatly subservient to the original house and will improve the appearance to the rear of the property with the use of more traditional materials in keeping with the existing house.

LANDSCAPING

No major landscaping is proposed. Landscaping will be managed by normal domestic gardening. No trees or hedges need to be altered as part of this proposal.

APPEARANCE

The house is Grade II Listed so proposed external finishes will be traditional to tie in with the existing house. The external walls and roof will be glazed timber frame with a red brick plinth. The removal of the existing porch and replacing with a porch in a more traditional style will improve the overall appearance of the house.

Conservation rooflights are proposed in the roof.

The new windows will be traditional flush casements with Slim-Glass double glazing and lead glazing bars to be more in-keeping with the original cottage. Most of the windows will be installed in the existing openings. The kitchen and study windows to the front elevation will be increased in height to match the other windows to the front elevation and create a more aesthetically pleasing front elevation.

ACCESS – Vehicle & transport links

Access remains as existing.

ACCESS – Inclusive access

The proposal does not change existing access requirements. The proposals will have no adverse impact on access for all.

About the listed building:-

I. Special architectural or historic interest

Analysis of the building's special interest, including the sequence of its historic evolution.

The Heritage Asset Assessment (HAA) summarises the significance of Cottage Farm as follows:

Cottage Farmhouse has an historical relationship with the Coppinger Hill family owing to its location within Buxhall Manor. It was sold into separate ownership in 1918 and has an association with the Fisher family who occupied the farm for around 80 years from the early 20th century. It is a good example of a small/medium sized mixed farmstead which

prospered during the 19th century, enabling alterations and additions to the three-cell plan 16th century farmhouse to increase comfort and status.

Of particular significance is the heavy timber frame with broad chamfers and flat stops, the base cruck at the E end, the remaining hipped roof structure in the W roof space and the 16th century battened plank main door. The timber framed former store and corn room (Building A) are contemporaneous with the farmhouse; they stand within its curtilage and contribute to its significance. The farmhouse is listed as being of Group Value with Highams, Benetts and Old Guildhall Cottage, all situated on the N side of Mill Road and of similar age and construction.

2. Setting

Analysis of the building's setting, including the buildings' relationship and contribution to its surroundings.

The HAA describes the setting as follows:

Cottage Farm had almost 60 acres of farmland in 1839 and this had increased to over 80 acres by 1918. The farmland was sold at around the end of the 20th century when the Fisher family retired and the grounds now consist of a front garden with flowerbeds and borders and a walled rear garden (lawn). The farm buildings, which are situated to the W of the farmhouse, consist of Building A (aligned on a N/S axis NW of the farmhouse) a timber framed store room, former corn room and coal store; Building B (aligned on an E/W axis) adjoining the S elevation of Building A; and Building C (aligned on an E/W axis), a black weatherboarded and brick building with corrugated metal pitched roof which stands to the SE of the farmhouse, alongside Mill Road. There is a concrete yard, now used for vehicle parking, between Buildings B and A, accessed via a right of way from the road.

There is a narrow passageway between the farmhouse and the buildings, leading from the yard to the rear garden. The boiler shed and heating oil tank are situated against the W elevation of the house.

To the E of the property is Highams, a grade II listed former dairy farm. A single storey outbuilding with pantiled roof and rendered brick W wall forms the E boundary of the rear garden. To the E of the farmhouse is a path with an 18th century red brick wall on the E side, forming the plot boundary with Highams.

The N boundary of the rear garden is a boarded fence, beyond which are some of the farm buildings formerly owned by Cottage Farm. The W boundary of the Cottage farm plot is a metal fence which runs up the E side of the access drive leading to the buildings which are in separate ownership.

3. Fabric

Analysis of the building's fabric, including the extent of surviving historic materials and construction.

The HAA summarises the Building Analysis as follows:

The timber-framed farmhouse, single storey with attics, dates from the mid-16th century with a later 19th century (post 1839) single storey, lean to, N (rear) extension. It is essentially a three cell plan with lobby (baffle) entrance and an extended service cell at the W end. The 19th century alterations, which enlarged the farmhouse and raised its status, have resulted in the re-modelling of the main chimney stack, the enlargement of window openings and the removal of some of the original features such as the staircase. A straight

run staircase was inserted in the 19th century between the drawing room (former parlour) and sitting room (former hall) and a winder stair was inserted at the service end. The single storey rear (N) extension was added in the 19th century to provide additional domestic offices including kitchen, scullery, pantry, larder and breakfast room.

The roof, now plain tiled, was originally thatched and hipped at the W end before the service cell was extended and the external stack was added to the W gable. The framing (jack and hip rafters) remain in situ in the roof space above the extended service cell chamber. The listing description (1955) mentions a pair of base crucks at first floor level at the E end, which formerly supported a half-hip, and a concealed mullioned window in the gable. It was not possible to access the E cell roof space during the site visit to confirm the existence of the former mullion window but the base cruck was visible in the en suite shower room. There is smoke blackening on the upper ends of some of the rafters in the middle cell of the roof space. It is possible that there may have been a smoke bay in the 16th century before the main stack was built, with the smoke exiting via a gablet at the half-hipped E end.

The farmhouse has a clasped purlin, collar rafter roof, much repaired but with original rafters, and the W cell has curved up braces (wind braces) beneath the purlins. The three cells of the roof space are separated with wattle and daub partitions. The mid-cell and E cell (as far as could be seen) have no wind braces. The three dormers, which are of timber frame construction, are later insertions. The W dormer, which is positioned immediately above a bedroom window, lights the attic and the rafters and roof structure which remain across the opening are visible through the dormer window from outside. The farmhouse was re-roofed in two phases; the S side (concrete plain tiles) more recently than the rear N side which has clay plain tiles. The 19th century lean to extension has a slate roof and a porch was added near the W end in the 20th century. The S (front) porch is 19th century is shown on the 1904 OS map and was probably added at the same time as the lean to.

4. Features

Analysis of any features, which contribute to its special interest.

See Appendix B, an excerpt from the Listing on English Heritage.

Based on analysis of the building, about the proposal:-

5. Principles

State what principles or approach has been adopted to protect the building's special interest and setting. The statement will need to explain the approach to ensuring that the historic and special architectural importance of the listed building is preserved or enhanced. Where an aspect of the design has the potential to affect this adversely, the statement should explain why it is necessary, and what measures have been taken to minimise its impact.

It is considered that the proposals will not adversely affect the building's special interest or setting. The alterations have been designed to improve the overall appearance and replace modern inappropriate features with more traditional elements to enhance the existing historic features of the building.

The existing rear porch is of low historic importance (added in the 20th century) and is not of any architectural merit. The replacement porch will be located in a similar position to the existing; situated to the rear of the property within the Applicants' private garden and is screened from public view. The existing rear

mono-pitched extension is thought to be Victorian (post 1839). The proposed porch extension will be of a traditional design similar to a Victorian conservatory or glasshouse. The new porch will replace the existing modern flat-roofed porch which is unattractive and will therefore improve the appearance of rear elevation. Although the proposed porch will be larger than the existing it is considered to be a modest addition to the farmhouse.

Replacement windows are proposed to the whole house. There is currently a variety of styles of the existing windows, none of which are original as stated in the HAA "All casements, including the French casements, in the S elevation are 20th century timber replacements with chamfered glazing bars." The window openings are thought to have been enlarged in the 19th century many have top-hung vent lights which are not a traditional feature. The 3 dormer windows to the front are also later additions. The new windows will be traditional flush casements with Slim-Glass double glazing and lead glazing bars to be more in-keeping with the original cottage. Most of the windows will be installed in the existing openings. The kitchen and study windows to the front elevation will be increased in height to match the other windows to the front elevation and create a more aesthetically pleasing front elevation.

There are already 5 rooflights on the rear elevation so it is considered that an additional 2 in the more modern lean-to extension will not cause a detrimental impact on the house.

The lime rendering to the rear walls will be carried out using traditional materials to retain the breathability of the building. The render will help to ensure the long-term life of the building by protecting the existing timber-frame. It will also improve the appearance of the building and restore it to its original form.

If there is potential impact on the building's special interest, its features, fabric or setting:-

6. Justification

Explain why the proposal is desirable or necessary.

The Applicants have a growing family and require a better kitchen layout. The internal alterations enable them to create a more spacious kitchen/dining/family room with more natural light. The majority of the walls which are proposed to be removed are in the Victorian lean-to. It is proposed to enlarge the existing opening between the current kitchen and back room to the rear. The wall has been infilled with brickwork so at some point the original timber frame was removed from this section. The Applicants would like to remove the brickwork from this wall and open it up between the two rooms to create a more useable space for their family.

The current ground floor shower room and two additional smaller rooms do not form a useful function for modern family life. The proposals seek to remove some of the existing internal walls to utilise some of the space within the larger kitchen area and to create a larger ground floor bathroom which is more practical for the family. The Applicants have 3 children, there is one bathroom and ensuite to the first floor so a second family bathroom to the ground floor will be of great benefit. It also has the advantage of creating a more accessible property in the future.

New openings will be formed in the west and rear elevations. The additional window openings in the west gable end will allow more natural light into the existing dark kitchen area which will become the dining space. The first floor window will create more natural light in bedroom 4, which is also very dark.

The alterations to the rear elevation will create a more aesthetically pleasing elevation, currently there are several different types and sizes of window. The proposed windows are of a traditional Victorian style. The new French doors from the playroom will create a pleasant feature for the children to be able to go between the house and garden when playing in the Summer.

7. Mitigation

State what measures are proposed to minimise or mitigate the impact.

The materials used in the construction of the new extension will reflect those of the original house. The external walls of the glazed porch will be painted timber on a red brick plinth. The roof will also be glazed with a painted timber structure. New and replacement windows will be painted timber flush casement with Slim-Glass double glazing and lead or timber glazing bars. Conservation rooflights are proposed in the roof.

The removal of the flat roofed boiler room is not thought to cause any harm to the existing house. It will be replaced with a more attractive brick structure with slate tiling and timber doors.

New rooflights will be of the metal conservation style with a low profile.

Access into the new porch will be achieved through an existing opening from the enlarged kitchen. The main internal alterations are within the more modern Victorian lean-to extension. Proposals will leave the original main timber-framed farmhouse intact which the HAA stated as being of particular significance.

The render to the main house will be in traditional lime render with a limewash or breathable paint finish, colour to be agreed. The lime render will be a haired chalk mix by Anglia Lime or similar (one part mature lime putty, three parts crushed chalk & lots of hair (12kg of goat hair per cubic metre)) applied in one coat over oak laths in accordance with the manufacturer's instructions. Some timber members of the frame may need repairing or replacing but this will only become apparent once the existing render is removed. No breather membrane is required. Any existing wattle & daub infill panels will be retained and repaired where necessary. Any missing panels will be replaced with sheep's wool insulation.

APPENDIX A - Photos



Modern flat roof porch to be replaced with larger glazed porch



Front Elevation showing existing 20th Century windows and French doors to be replaced – left-hand windows to be increased in size. Pebbledash render to be stripped off and replaced with lime render.



Rear Elevation with existing 20th Century windows to be replaced – left-hand triple window to be replaced with French doors from Play Room



West Gable end – existing window to be replaced & 3 new window openings formed – oil tank repositioned



View showing existing blockwork boiler room to be demolished and replaced with a more sympathetic brickwork structure with slate tiling



Wall between existing kitchen and back room to be opened up (brickwork removed)



Bedroom 4 – fireplace to be removed & new window opening in back wall

APPENDIX B - Listing taken from Historic England

Historic England Listing : Cottage Farmhouse

Entry Name: Cottage Farmhouse

Listing Date: 9 December 1955

Grade: II

Source: Historic England

Source ID: 1033032

English Heritage Legacy ID: 279813

Location: Buxhall, Mid Suffolk, Suffolk, IP14

County: Suffolk

District: Mid Suffolk

Civil Parish: Buxhall

Traditional County: Suffolk

Lieutenancy Area (Ceremonial County): Suffolk

Church of England Parish: Buxhall St Mary

Church of England Diocese: St.Edmundsbury and Ipswich

Listing Text

TM 05 NW

2/38

9.12.55

BUXHALL

MILL ROAD

Cottage Farmhouse

GV

II

Farmhouse, mid C16. 3-cell plan with lobby-entrance. One storey and attics. Timber-framed and pebbledashed. Concrete plaintiled roof, once thatched; 3 C20 small-pane casement dormers with cusped bargeboards. An axial chimney of red brick rebuilt in C19: 3 diagonally-set square flues on a sawtooth banded base, a similar chimney at gable to left, and two others at rear. Gabled early C20 porch at lobby entrance; the door is probably of C16 origin, of battened plank construction with nailheads and good strap hinges. Some heavy unmoulded framing; chamfered 1st floor beams, and at the right hand end a pair of basecrucks which formerly supported a half-hip. A concealed mullioned window remains in the gable. (c.p. Leffey Hall, Brettenham Road). The left hand section appears to contain a slightly later extended service cell.

Listing NGR: TM0007957829