

Job: 1 Park Villa, Thornham Parva
Job No: 7435
Client: Mr and Mrs Hunter
Date: 08/02/2022

Historic Statement

Historic Statement

Proposed Conversion, Alterations and Garage/Workshop

1 Park Villa

Thornham Magna Road

Thornham Parva

Suffolk

IP23 8EY

GENERAL

The Historic Statement to be read in conjunction with the Design and Access Statement.

EXISTING

The existing structure is a grade II building entry reference number 1033130 (attached) and relates to 1 and 2 Park Villa.

The house/dwelling aspect as indicated is circa 1600 and altered and part rebuilt in C19. The rear outbuilding is similarly C19 with a C20 link element. From the description the main features are in the house, which is broadly being unchanged.

In general, the buildings are timber frame on a masonry brick plinth painted black, with clay pantile and plain tile roof structures.

PROPOSED

The proposed in general retains the principle structures and their existing identity.

The house incorporates the following alterations: -

- kitchen/dining area altered to dining area/bedroom. This has been completed to give the house more flexibility and accessible. The window to be removed (1) to the rear and double doors installed giving access to the courtyard garden. The doors will be the same width as the window and retain the existing lintel.

The existing link between the house and the outbuildings is not really a robust structure and needs rebuilding/replacing (2 and 3). Proposal is to remove and build a new link. This will be larger than the existing to recreate the link but also install a utility and bathroom space. The bathroom will create a ground floor toilet for the house as well as a facility for the possible ground floor bedroom. This will be created to be in keeping with the house and outbuilding with render on a black painted masonry base. The windows are proposed as Diocletian windows, these would retain privacy to the spaces yet give good light and a feature to give character to the locality. The link would be a flat roof with a parapet roof to avoid the visual identity of the felt roof and give a wall like connection and link between the properties.

The outbuilding is proposed to be converted predominantly retaining existing openings. Like the previous approval the scheme looks to retain as much as possible of the existing.

The alterations proposed include the following: -

- form openings in walls on the southern side of the building giving access to the existing house link, sitting room and into a kitchen/dining space.

- retain the style of the existing stair and rebuild to form access to the first floor space (4).
- re-use the existing openings onto the courtyard gardens to install doors and windows. These will give light to the building and proposed rooms (5 and 6).
- form new doorways into the outbuilding to form new entrance door to the north-east elevation (7) and to the south-east elevation (10) to link the outbuildings with the garden space. These openings allow the property to link with their surroundings. The entrance door maintains an access on a similar elevation and generates a retention of existing walls and creation of a hallway to match the requirements of the house and to give light to this important first impression of the dwelling.
- the existing covered way (8) to retain its form and incorporate doors either side of the covered way to allow access through the space but also for the space to work as a sitting area/general amenity space. The opening either side proposes double doors filling the openings.
- proposed flooring to incorporate removal of existing concrete floors and installation of limecrete over geotextile and underfloor heating system (if required) on recycled foamed glass (RTG) insulating ground layer on geotextile layers on subsoil (insulation) throughout the barn. To be completed with a floor finish of brick flooring to the outbuilding to match the existing areas of brick flooring. Note that externally a french drain will be formed around the building as good practice.
- the existing first floor loft space is to remain with the void space to the kitchen/dining area. The stair is to be repaired and retained with a galleried railing at first floor to create guarding between the loft/storage space and the kitchen/dining area. This proposal retains the essence of the building and its makeup (9).
- to maintain the character of the roof space and height it is proposed to insulate above the roof with TLX Gold (thin insulating breather membrane) or similar equal approved and insulation between the rafters to a depth to allow the existing structure to be visible.
- rooflights from the Conservation Rooflights Company proposed to the kitchen and roof space areas to give additional light and related to the north-east elevation and taking account of the relationship with the proposed garage are unlikely to be highly visible but give effective daylight.
- to meet energy efficiency requirements the building is to be lined with insulation internally to improve SAPS and EPC.

A new garage facility is proposed which will be a garage/work area for the applicant and also incorporate a wood and cycle store. This contrasts with the existing yet respects its layout, form and scale.

The building will be vernacular in form and relate to existing structures. Formed with a black brick plinth and boarding above it responds to the outbuilding characteristic often a Suffolk vernacular. This would be finished in black boarding with a pantile roof to match the existing. The vehicular doors proposed to be the doors from the existing outbuilding (6) refurbished, while the other doors will be solid painted timber doors. All to relate to the character of a Suffolk outbuilding and to be subservient to the main/existing buildings.

The proposal looks to maintain the character and essence of the existing listed building (11) and to sympathetically convert the property and create a new facility maintaining the character and essence of the buildings forming 1 Park Villa.

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List Entry Summary

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

Name: PARK VILLA

List Entry Number: 1033130

Location

PARK VILLA, MAJOR LANE

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

County: Suffolk

District: Mid Suffolk

District Type: District Authority

Parish: Thornham Magna

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-Jun-1987

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

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

Legacy System: LBS

UID: 279533

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

THORNHAM MAGNA MAJOR LANE (WEST SIDE) TM 17 SW 3/77 Park Villa - - II

House, now 2 dwellings. c.1600, altered and part rebuilt in C19. Timber frame, plastered. Steeply pitched plaintiled roof. 3 cell cross passage plan. 2 storeys. Ground floor: entrance to left of centre with a recessed 6 panelled door with a hoodmould, 3-light transomed part opening casements with hoodboards, first floor 2 and 3-light leaded casements with hoodmoulds. Axial ridge stack with rebuilt capping to right of centre between hall and parlour, break in plinth to rebuilt parlour. Left or service end added external stack with offsets, exposed plates and slightly jettied gable. Right end exposed C19 plates and purlins. Interior: close studding, stop chamfered cross axial binding beams, stop chamfered storey posts in hall with roll moulds below jowls, butt purlin roof with reverse cranked windbraces, cambered collars. To rear right a C20 link attaches to a C19 outbuilding with a hipped pantiled roof.

Listing NGR: TM1068272236

Selected Sources

Legacy Record - This information may be included in the List Entry Details

Map

National Grid Reference: TM 10682 72236

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1033130.pdf](#) - Please be aware that it may take a few minutes for the download to complete.



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