

## **Heritage Statement – proposed cart lodge at Manor Farm House**

Manor Farm House is a listed building, list entry number 1169848, with a first listing date of 11<sup>th</sup> May 1987.

Historic England List Entry:

HAPPISBURGH TG 32 NE 7/36 Manor Farmhouse G.V. II

Farmhouse. Dated 1588 on south gable. Altered and heightened early C19. Brick and flint with roof of black glazed pantiles. Originally 2 storeys, now 3. East facade of 3 irregular bays. Central panelled door with overlight within timber frame. Windows are C19 sashes with glazing bars below gauged skewback arches. 2 third floor windows and one on second floor C20. C20 door to right of elevation replacing window. Kneelers of original roof line remain. Gabled roof with central ridge stack. West side of flint to second floor, third floor of brick. Wall punctuated by remains of blocked horizontal windows and doors. South gable with date plaque 1588 under hoodmould. Blocked horizontal windows under hoods on each floor below. 2 storey gabled extension abuts north gable wall.

Listing NGR: TG3792129721

### **Proposal:**

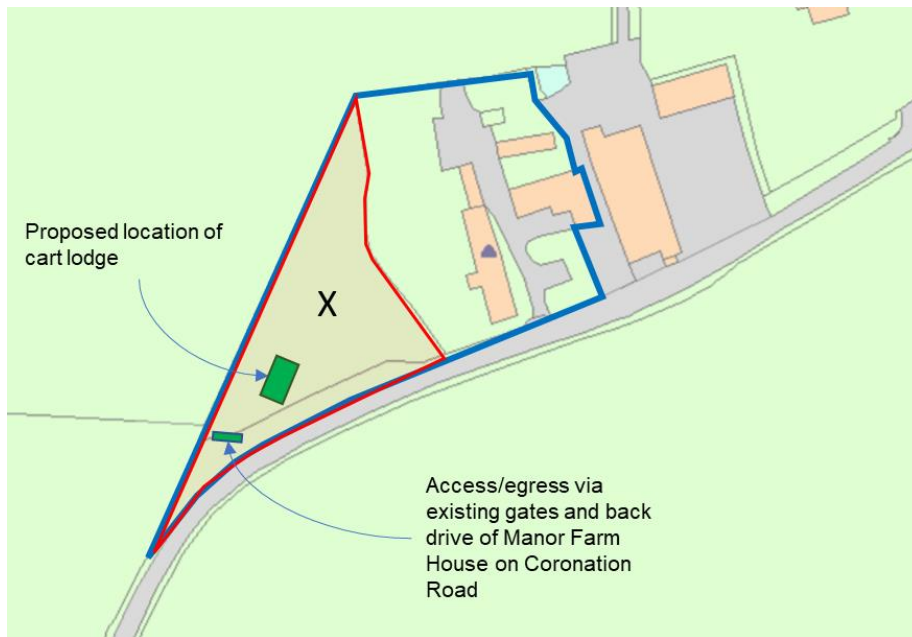
At some point in its history (prior to the first listing), the farmhouse was separated from the farming land around it along with some of its ancillary farm buildings. One barn (this being Manor Barn, itself separately listed, list entry number 1049979) along with a small stable block and garden land immediately around the house were retained as part of the title of Manor Farm House at this time.

In September 1988 an additional parcel of land was purchased and added to the garden giving a total area of around 1.2 acres. This additional parcel of land is outlined in red on the location plan below at Fig 1, additionally marked X.

This area of land has been enclosed and used as the of Manor Farm House since September 1988. Records show, however, that formal change of use from agricultural to garden land has never been sought. Retrospective permission is sought to regularise this portion of land for garden use.

The second element of this proposal is for a traditionally constructed, timber framed 2 bay cart lodge providing covered, off road parking for two vehicles to be situated in the south west corner of the garden of Manor Farm House, approximately 40 metres from the listed building.

Access and egress to the proposed cart lodge will be via the existing gates and back drive at Manor Farm House on Coronation Road – please also see fig 1 for proposed location details (proposed location of cart lodge outlined and shaded in green).



**Fig.1**

**Impacts of proposal on the listed building:**

**Material alterations, extensions or demolitions to the listed buildings – none**

The proposed cart lodge will be constructed approximately 40 metres away from the listed buildings, as such there will be no physical alterations of any kind to the listed buildings.

**Visual impact on the listed building – minimal**

The proposed cart lodge will be constructed beyond a small, mature deciduous wooded area of the garden, thereby providing natural screening between the house and the cart lodge for much of the year. Furthermore, the primary building materials being natural, unpainted timber will gradually weather and silver over time, further mitigating visual impact from the farmhouse.

The proposed structure will not be seen from Manor Barn.

**Impact on historic character of the listed building (including materials) – none**

The proposed location, design and materials of the structure have been designed with the historic and rural aspects of its setting in mind - the timber framing and pantiled roof covering of the cart lodge being aesthetically complimentary to a rural, farmhouse setting.

The cart lodge will be constructed using traditional oak framing techniques.

The timber materials will be allowed to weather naturally. The pantiles (locally reclaimed if possible) being chosen to match the local vernacular.

The cat slide roof and roof height (under 4m) have been designed to offer further mitigation of any visual impact.

**Visual impact from the public highway - minimal**

The proposed structure will be orientated with the longest dimension along a broadly southwest to northeast alignment, roughly following that of Coronation Road. This will result in one of the gable ends of the proposed structure being partially visible from the public highway and then only that which will be higher than the existing 1.8m fence and gates which bound the property in that vicinity. The existing mature trees and hedgerows will all but screen out the proposed structure from other directions.

The cat slide roof and roof height (under 4m) have been designed to specifically offer further mitigation of any potential visual impact.

### **Conclusion**

The proposal is for a new, traditionally designed and built timber framed structure, positioned substantially apart from the listed building thereby incurring no loss of historic fabric and minimal, if any, visual impact on the appearance of the listed building's setting.