

DESIGN AND ACCESS STATEMENT
INCLUDING HERITAGE STATEMENT

MANOR FARM HOUSE
BURNHAM ROAD
SOUTH CREAKE

2486 – 25.10.2022



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DESIGN AND ACCESS STATEMENT INCLUDING HERITAGE STATEMENT

This Design and Access Statement forms part of the application providing information and details of the proposals. It shows the procedures undertaken to agree the proposals prior to making the application.

AIM OF APPLICATION

It seeks to obtain planning permission and listed building consent for the proposed extensions and alterations both internally and externally to the main house together with the widening of its access from Burnham Road and opening up of its secondary access to serve the front of the house and reinstating a parking and turning area to the front of the house which existed as seen from its 1965 photograph below:-



SITE USE AND BACKGROUND

Manor Farmhouse was until 2017 the family home of The Perownes. They were farmers and this was their principal farmhouse. At one time it is understood they owned the barns to the north which have since been converted and are now known as Manor Farm Barns. They were part of the original farm together with other agricultural buildings that remain to the north-west. Manor Farmhouse has now been split from the farm and the applicant is to occupy it as their family home. The farmhouse is a large 7-bedroom property. Proposals are to overhaul and refurbish the property including adding an extension to the rear west and a porch to the front east. From observations during our survey, it was seen the building is poorly insulated and suffers from damp, drains are very fleet and of poor quality. The applicants are to make considerable improvements to bring it up to the current standards we trust is befitting of its Grade II Listing.

TOPOGRAPHICAL SURVEY

The site has been surveyed and the levels taken to ascertain the site levels and distinguishing features.

HISTORIC RESEARCH AND HERITAGE STATEMENT

Research was undertaken to assess the importance of Manor Farmhouse and we list below all relevant facts:

History

Manor House is a Grade II Listed Farmhouse and sits to the north of the site of Beaufonts Manor a medieval manor (now a scheduled ancient monument). It is very likely that parts of the Manor House have been built with stones taken from the site of Beaufonts Manor.

Manor Farmhouse being listed is not alone and sits close to other notable designated heritage assets, including the Grade II Listed barns to the north which were no doubt originally associated with the Farmhouse when it was a wholly agricultural business.

A site to the south of the Manor House, known as the "Site of Beaufonts Manor" is a Scheduled Ancient Monument and is 180m southeast from St. Mary's Church.

The application site is located within the South Creake Conservation Area and is mentioned in the South Creake Conservation Area Character Statement.

The Works that affect the setting and the building.

Works to the Farmhouse are to the interior and exterior of the building and the front roadside wall is proposed to be partly removed and rebuilt to improve visibility from the sites access to Burnham Road. The remaining roadside wall is to be overhauled and repaired.

The outbuilding which sits to the west of the farmhouse is to be converted to provide a games room and gym with shower room, utility room and kitchen enabling it to be used for small family gatherings. It is shown within a potential Flood Risk Area, however, when five years ago many other places flooded along the river there was no flooding of the building and the river only lapped over the bank alongside. The room is not intended for sleeping and therefore we trust floor levels can remain the same.

This planning and listed building application seeks consent to carry out the works as illustrated by the drawings.

The structure is structurally sound. However, there are proposed internal alterations which if approved will be designed by a structural engineer.

The wing facing the garden is the oldest part of the building dating back to the seventeenth century. We believe the wing facing the road was possibly a single storey at one time, before it was possibly extended to provide an area for grain storage, evidenced by there being a concrete first floor. It was probably overhauled to become part of the house before the second world war. Both wings would appear to have been modernised in the late 1950's / early 1960's.

The Farmhouse and its curtilage have been left empty for the last five years and the proposed works will enhance the site and will make use of an otherwise redundant outbuilding.

The proposed changes to the house are an extension is to the rear of the house with materials to match existing, the main roof to both wings is to be re-roofed using the clay pantiles taken from the existing roof and made up with second-hand and or new clay pantiles. Chimneys are to be repaired and repointed. Windows and doors will be repaired where possible and any new window or door joinery will be of white painted timber to match existing.

The outbuilding is to be converted adding new timber doors and windows. It will be re-roofed using those saved from the existing roof, plus second-hand and or new pantiles. To assist with energy saving, solar panels are proposed to the roof of the outbuilding facing south towards the garden.

Outside the site is to be landscaped, this includes removal of some of the non-native trees to the front of the main house, some dead or damaged trees and their replacement with native species. Forming a new front parking and turning area, landscaped with a central paved area and grass / greenery each side between the parking space and the front roadside wall.

All in all, we trust the impact of the proposals, will not affect the setting of the listed building or its character and appearance of the South Creake Conservation Area.

Neither will they impact on any of the adjacent listed buildings.

It is recognised that just because the interior of the building is not mentioned in the list description does not mean that it is not of special interest and ought to be retained. We have therefore endeavoured to retain as much of the existing structure internally as possible. Although parts were possibly lost with its earlier modernisation.

Works include replacing the existing stairs with a new hardwood stair, so these face the front entrance doors (as opposed to now where the view from the front door is to the underside of a distinctively suburban set of 1950/60 stairs. Replacing the stairs to face the other way was agreed with the previous consents. (18/00204/F AND 18/00205/LB.)

The front door is to be widened to two doors set within a timber lead flat roof porch copying a similar North Norfolk property in Burnham Thorpe. A window above the front door is proposed to be replaced to allow full height artwork to be added internally. The window opening is to remain externally but infilled and rendered and finished with a circular stone feature with the name "Manor Farm" and two "wheatsheaves" cut and engraved in the stone either side.

The rear extension is to have doors that take inspiration from another local property.

A similar extension was approved with the previous consents.

A central wall is to be removed between the existing kitchen and utility. This was agreed to be removed with a previous planning consent following discussions with the conservation officer (Pam Lynn- since retired and Ian Bix.) Since removal of some plaster, it appears the wall is of a modern block construction unless it is just a lining, and trust this can be taken out as the previous consent.

A double glazed white painted timber conservatory is proposed facing the garden set in a walled front area.

List description

Farmhouse. C17 south range, north range c.1800 refacing of earlier build, early C20 details and re-roofing. South range has knapped flint with stone rustication, north face, rubble flint with stone rustication gables, rubble clunch with brick dressings south face. Red pantiled roofs. 2 storeys 'L'-plan. South range south front has 2 ground floor 3-light arched framed casements, one 2-light casement. First floor has 3 2-light and 2 3-light casements, all early C20. Inserted doorway off-centre. First floor at west has one fire window and one half blocked brick dressed C17 window, at east stitching of 2 blocked brick dressed windows. Stone quoins, brick kneelers, C20 coped parapets. One west end and one ridge stack c.1900. West gable has blocked attic brick rusticated rectangular C17 window. East gable has one blocked ground and one attic brick rusticated rectangular window, with ex situ wooden framed 2-light casement of c.1600. 2 enlarged north windows in partly C17 brick frames. Rear has 2 partly blocked ground and 3 first floor stone rusticated windows. Blocked door at west. Rear wing to north has c.1800 English bond red brick refacing. 2 ground floor tripartite sashes with glazing bars under rubbed brick segmental arches with recessed tympanums. 4 first floor casements.

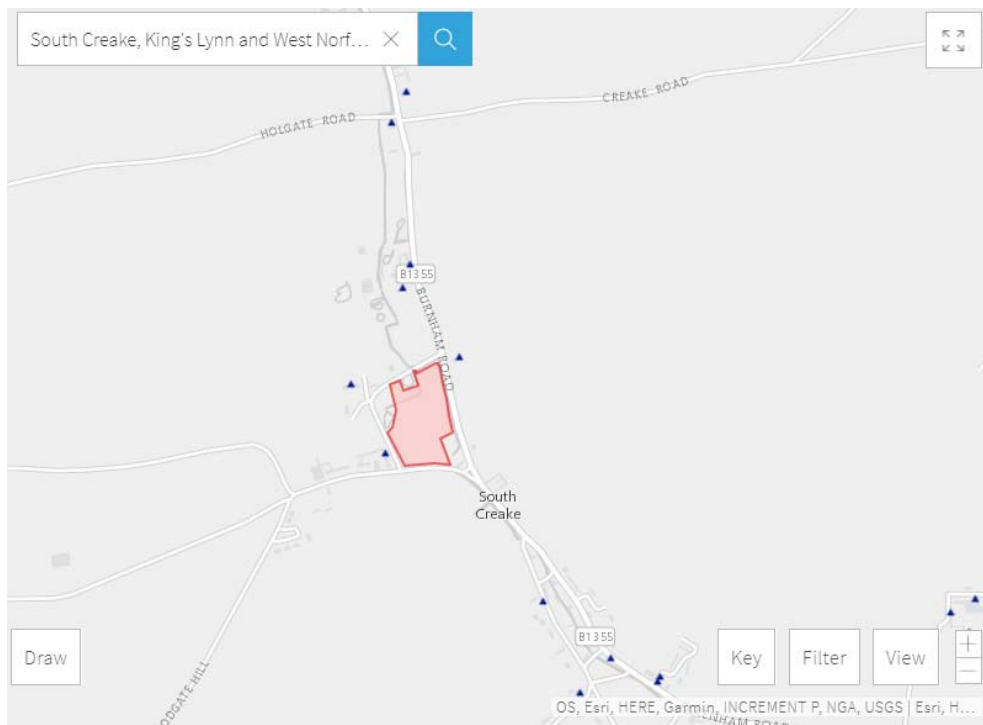
The description is for identification purposes only and does not seek to identify all the features of the building that contribute to its overall heritage value and significance.

The manor farm is in proximity to a scheduled ancient monument, this is the "Site of Beaufonts Manor" outlined in red below. The scheduling description is available via the following link:-

<https://historicengland.org.uk/listing/the-list/list-entry/1018018>

The list description can be found via the following link:-

<https://historicengland.org.uk/listing/the-list/list-entry/1342323>



Heritage explorer website- South Creake

<http://www.heritage.norfolk.gov.uk/record-details?uid=%27TNF1721%27>

Conservation Area Appraisal

The conservation area appraisal specifically mentions the farmhouse at page 2, it states, 'The Manor Farm at the northern end of the village may be the remains of another and the scheduled earthworks southeast of the church are described as a manorial site with garden earthworks. A map of 1630 shows it as 'Scite of ye Mannor of Bosshouse' but the existence of a hollow way and raised tofts suggest ancillary buildings that may represent part of the medieval village that has since contracted to the layout of cottages besides the church'.



Map of the site from list description – Historic England website.

Relevant local and national planning policy and guidance:-

1. Check Kings Lynn and West Norfolk DM policies
2. National Planning Policy Framework, Chapter 12 Paragraphs 128-134
3. <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
4. Character Area Appraisal for South Creake Conservation Area
[file:///C:/Users/User/Downloads/South Creake Conservation Area Character Statement and map 1992.pdf](file:///C:/Users/User/Downloads/South+Creake+Conservation+Area+Character+Statement+and+map+1992.pdf)
5. Making changes to Heritage Assets – Historic England guidance document:
<https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/>
6. Setting of Heritage Assets – Historic England guidance
<https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/gpa3.pdf/>