

Moss Farm Cottages, Worlingworth IP13 7LT

Design statement, heritage considerations and summary of proposed works.

(Including Design & Access Statement and Comment on Listed Building Conservation/Heritage Statement).

Introduction.

It is understood that the Council consider the building(s) to be at 'risk' and the application is to fully refurbish and extend the property to create a single family dwelling.

This application has been prepared following extensive discussions/negotiations between the applicant and the Councils Conservation officer. Natalie Drewett. This has included site meetings and earlier pre-application and, following discussions provision of an expert Heritage Report which forms part of the Application.

The Applicant has acquired the property with a view to restoring and renovating this pair of 'farm workers' cottages as a single family dwelling.

The buildings are in a poor state of repair and offer very poor amenity. Some urgent non-invasive works to protect the buildings and render them habitable (and to prevent further significant deterioration) has been undertaken. This includes temporary coverings and removal of sodden/damp plasterboard ceiling and wall coverings

The intention, following receipt of listed building consent and planning approval is to renovate and extend the property, with a view to providing a single dwelling which meets current standards as far as possible given the heritage constraints.

This document should be read in conjunction with the following documents which are being submitted as part of this application.

Drawing 2722 050	Site Location.
Drawing 2722 051	Site layout.
Drawing 2722 100	Ground Floor as existing
Drawing 2722 101	First Floor as existing.
Drawing 2722 103	Proposed Floor Plan (Ground Floor)
Drawing 2722 104	Proposed Floor Plan (First Floor)
Drawing 2722 200	Elevations as existing
Drawing 2722 202	Elevations as proposed
Photograph sheets	
Design Statement	
Heritage Statement	

Design and Access.

1. *Amount*

The existing dwellings are c. 70 m² each internally and it is intended to add a further 75² in a two storey extension to the side (East).

The resultant dwelling will have 4 bedrooms and the total development (GIA) including existing space will be 215 m². The house is to be for occupation by the current householder.

2. *Use*

Use is residential with landscaped external amenity areas.

3. *Layout*

The intention is to retain the small brick outbuildings to the rear of the property and to extend sideways the existing main structures. these are to be fully retained including the single storey 'lean to' addition to the rear. A new two storey extension will be added to the side to provide a spacious living (kitchen dining) and bedroom area.

Access to the extension at ground floor level (from the original buildings) will be via existing door openings and at first floor level via a new staircase (ideally to meet current Building Regulation requirements).

4 *Scale*

The original dwellings will be retained at their original size and form. The extension will be subservient to the listed building, with the upper level of the proposed pitched roof lower than the ridge line of the existing cottages.

It is noted that an earlier scheme to 'bookend' the cottage with modern mono-pitched extensions was approved, however the property owners current preference is for a scheme as now proposed.

5 *Appearance*

The cottages will be repaired and restored using materials similar to the as existing, ie. Clay tile or slate roof (slate to rear), lime rendered walls, brick plinth and timber windows to match the original pattern. The plan form of the existing cottages will be retained as will the central brick flue.

The modern/recent walls around the property will be removed/modified to provide garden areas, supplemented by new hedgerows and tree planting.

6 *Landscaping*

Currently the cottages and adjoining barn sit in a poor quality landscape of overgrown grass and concrete. The intention is to provide some structure and context to the landscape by introducing a road loop from the highway and allocating garden land to the proposed residential properties. Hedges/tree planting will be introduced to provide screening and improve the overall appearance of the site.

7 *Access*

As described above, the access into the site will be rationalized as part of the landscape proposals.

Heritage considerations

Whilst the cottages are not particularly unusual they are typical of small agricultural workers cottages.

The listing states (LISTED AS MOSS FARMHOUSE WORLINGWORTH TM 26 NW 5109) (date first listed 23 June 1988) former farmhouse, now 2 cottages late C16 and C17 timber framed and roughcast rendered with a pan-tiled roof. 2 storeys 2-cell form. 3 windows, C20 metal casements. 2 mid C20 doors. Internal stack. Colour washed brick and slated lean-to. 2 bay right hand cell has heavy irregular tie beams supporting a queen post roof. Some exposed studding on upper floor. Bridging beam in ceiling of ground floor room has wide chamfers. Left hand cottage not fully examined but thought to be of later date. Listing NGR TM 2376267518

As stated above, it is intended to fully refurbish the buildings and to retain/repair as much of the original fabric as possible, all original oak frame is to be retained and repaired if necessary to ensure the structural integrity of the building. It is evident that some of the original timber frame is still in place and this is annotated on the submitted drawings.

A summary schedule of proposed works, detailing the intended works to the property is included in this document

The Heritage report prepared by John Walker (which forms part of this application) has been considered a key document in finalising the Application and it is noted that the report states the following.

Moss Farmhouse had a typical North Suffolk 16th century post medieval layout. At ground floor level the left hand section was the parlour and the right hand section was the hall each of these spaces which sit either side of the fireplace/flue. Each of these elements having a single chamber above.

The service bay and upper chamber which are typical of this form of dwelling and which would have sat adjacent the hall have been lost.

The report provides evidence (from inspection of the remaining timbers) of the likely configuration of the service rooms and staircase.

The report also provides evidence that confirms that the stairs pithing the hall element are not typical and almost certainly a later addition. The report further concludes that the building is interesting in that the parlour and parlour chamber originally formed a separate apartment with no access to the hall chamber at first door level. Although originally conceived as a single farmhouse later alteration and staircase additions saw the building used for a number of years as two separate cottages.

The proposed extension is intended to replicate in size and position the lost service element of the building. In assessing the likely size of this we have been mindful of the reference made in the Heritage Report to Thurstons farmhouse which is broadly similar to the original Moss Farmhouse.

The original service element would originally have been constructed with a ridge line the same as the elements of the building that remain the front and rear elevations would also align with the remainder of the building. However, as we are re-introducing a modern replacement in this location the ridge is set slightly lower than the existing and there is a slight offset in the alignment of the front elevation. This is to ensure that whilst the proposed extension broadly replicates both in form and scale the lost service element (as viewed from the frontage) the new addition is seen as subservient to the remaining historic elements.

This approach to refurbishment and extension was supported by the Councils Conservation officer in her e-mail. To the applicant dated 30th April 2019.

Summary of proposals

Construction of a two storey extension approximately 6m wide to provide a kitchen in the ground floor and a dining room in the rear (by elongation of the existing single storey 'lean-to' element that covers the north-western elevation. The upper floor of the proposed addition (which replicates the original service chamber) will provide an additional bedroom and bathroom.

In reconfiguring the overall floorplan the staircase which sits in what was originally the hall is removed and a new staircase is introduced into the extension (which echoes the original plan form).

The infilling of the floor where the stair is removed will be undertaken in materials which are distinct from the existing floor so it can be clearly seen that the stair has been removed. This will enable the buildings former configuration as two cottages to be identified in the future.

It should also be noted that new doorways and connections between spaces in the enlarged property will not involve the loss of any historic fabric. The Heritage Report gives useful guidance on the position of former door openings and these have been utilised in finalising the plan form.

The location of new window in the extension reflects the size and position of the adjacent element of Moss Farmhouse. It has been suggested that the windows to the frontage at the western end of the property might be reduced in size so that they more closely reflect the original proportions. Whilst this is supported it is suggested that any changes to the exterior/fenestration of the remaining farmhouse be subject to a separate listed building application in due course.

The proposed materials of the extension will be as follows.

1. Walls. Masonry/Timber frame with cementitious painted render.
2. Roof. Slate to draw distinction between existing and proposed.
3. Windows timber painted to reflect original style and form.

It should be noted that the application drawings have been annotated to reflect the foregoing.

Schedule of Proposed Works (to existing cottages and proposed extension)

1. Carefully remove existing wall and ceiling finishes (internally and externally) and existing roof tiles and slates – set aside for reuse. Inspect and survey existing timber frame. Prepare frame survey and agree with Mid Suffolk District Council the extent of frame to be retained/repared. The ceiling has been previously removed to the upper floor of the left hand cottage which reveals the truss referred to in the listed. It is proposed to line the underside of the pitched roof in this area to retain the view of the exposed roof truss.
2. Renew roof to include insulation to current standards, breather membrane and replace coverings utilizing salvaged materials where possible. Renew/repair roof timbers, fascias, barge boards etc. All existing material (tiles) be salvaged and re-used where possible and subject to condition
3. Renew wall and ceiling finishes internally and externally utilizing lime render to lath where possible. All existing windows and doors to be replaced in pattern to match existing to right hand cottage frontage. Generally all finishes to replicate existing. Brickwork to be retained/repared as necessary.
4. Repair and retain existing floor finishes to ground floor. New insulated floor slabs to rear section of building (beyond the original timber framed element)

5. Repair/renew existing internal joinery including skirtings/architraves and staircase in pattern to match existing. Where possible existing features to be retained.
6. Renew complete all service installations to include:-
 - a. New electrical installation
 - b. New heating and plumbing installation.
 - c. New drainage and septic tank/soakaway

Installations to meet requirements of current Building Regulations.

7. New bathroom(s) and to be installed as indicated – detail subject to further design development.
8. Properties to be fully redecorated (with MVP paint externally) in colours to be agreed.
9. Remove existing staircase as indicated. Infill void with softwood and 22mm chipboard flooring form new ceiling in plasterboard and skim

In addition to the above outline schedule, a new extension to be constructed as described in the drawings and this document. All detailing subject to further design development to meet requirements of the current Building Regulations.

ie:

Foundations and concrete floor slab for extension. Load-bearing masonry of 1-2 storeys or timber frame/sips panels. Finished externally with cementitious painted render with brick plinth

Intermediate floor in softwood joists with t/g board finish.

Roof structure in sawn softwood with over rafter insulation and slate finish to battens.

Rainwater goods to match existing.

Windows and external doors in painted softwood.

Internal partitions in softwood studwork.

All internal walls finished in plasterboard and plaster finish

In summary it is proposed that providing a good standard of residential accommodation will allow the significant investment needed to refurbish repair and protect the Heritage Asset. The important original elements (primarily the oak frame and brickwork and infill) will be retained and preserved.

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