

**Design and Access Statement
And Heritage Statement**

for

**Replace Rooflights with Dormer Windows on the
South Elevation**

at

**Greenwood Farm,
Mickfield,
Wetheringsett Road,
IP14 5LL**

November 2022

INTRODUCTION

This design and access statement and heritage statement is in support of the listed building application to replace two rooflights with dormer windows on the south elevation of the farmhouse at Greenwood Farm in Mickfield. The site is located approximately 2km north-east of Mickfield and is a farmstead which consists of a farmhouse, two historic timber framed barns and three steel frame barns.

EXISTING BUILDINGS

The farmstead consists of a collection of farm buildings and a residential farmhouse. The barns do not form part of the application and are not discussed in detail within the application. The farmhouse is listed Grade II and is a typical Suffolk timber framed large farmhouse dated from early C17 along with an original threshing barn that is also listed.

SITE

The agricultural farmstead consists of the farmhouse and five barns; although the number of the timber framed barns had been more extensive some have now been lost. The remaining buildings on the site consists of a farmhouse (Grade II listed) large threshing barn (listed Grade II); a later timber framed cow shed; a large Dutch barn, a smaller enclosed steel frame barn and a further small steel framed barn with grain silos. The Historic England site also identifies a further “stable and bullock” shed which was also listed until it collapsed or was demolished sometime after it was listed in 1987.

AMOUNT

The aim of the proposal is to replace two rooflights with two dormer windows on the south elevation.

LANDSCAPING

Externally there is no impact on the surrounding hedgerows or trees. Access remains via a driveway and hardstanding to the southeast of the building from Wetheringsett Road, thereby retaining the existing agricultural character of the farmstead. There will be no impact on Access.

HERITAGE

Historic England’s Schedule of Listed Buildings includes three grade II-listed structures at Greenwood Farm which are described as follows, with all three said to have been first listed on 26 March 1987.

Greenwoods Farmhouse – Grade II. Farmhouse, early C17 with mid C19 alterations. 2 storeys. Timber-framed and plastered. Plaintiled roof with original rear external chimneys of red brick: a large parlour chimney has moulded offsets and a moulded oblong shaft comprising two flues. A similar hall chimney has a single flue. Mid C19 sashes with large panes, also some small-pane casements. C19 entrance doorway at gable end with 4-panelled door and panelled architrave; associated with it is a mid C19 brick parlour block, added in

double-pile fashion to the earlier parlour cell. Some good, unmoulded framing of c.1600 exposed internally; close-studding and a fragment of wind-braced clasped-purlin roof (mainly rebuilt C20). A number of original moulded plank doors. An unusually elongated example of a C17 farmhouse, with an additional service cell at the right-hand end.

Greenwood Farmhouse is an important example of a high-status early-17th century gentry timber-framed and rendered mansion that was reduced in scale and successively remodelled in the 18th and 19th centuries to suit tenant farmers. Although missing its original high-end chimney and parlour to the east (the latter possibly contained in a substantial cross-wing) it still illustrates the sophistication of complexity of such houses with what appear to be two independent suites of rooms in an early extension. A parallel brick range was added in the mid-19th century and probably in the 1870s as part of a major refurbishment that included the demolition of a large cross-wing.

The building remains a large and imposing property with a characterful variety of fixtures and fittings such as doors, fireplaces, brick floors and partitions from the 17th, 18th and 19th centuries, having escaped the worst excesses of 20th century restoration.

LAYOUT & SCALE

The proposed work will have no impact on the layout or scale of the property.

APPEARANCE

Joints between the window frame and walls will be traditionally filled with Anglian Lime's haired lime mortar and painted to match the rest of the house. Tiles that were removed from the modern porch before it was demolished (with permission), which also match the current roof tile, will also be used.

The cheeks of the dormer will match the wall make-up of the house and be lime rendered and finished in the same lime wash colour as the house.