

LISTED BUILDING APPLICATION

- **STATEMENT**
- **JUSTIFICATION**
- **SCHEDULE OF WORKS**

Fir Grove Farmhouse, Wreningham

December 2022

For

- **New rear Sunroom extension,**
- **Replacement & New windows and doors,**
- **Re-render externally,**
- **New stair & Internal Alterations & Bathrooms**



Front (north) Elevation

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1. Amount of development

The information included in this document covers Listed Building works and is to be read in conjunction with ongoing Planning Application 2022/2031 for the new Sunroom extension.

Listed Building Permission 2022/2032 has been approved separately, covering re-thatching of the thatched roof, removal of two end lean-to's and repairs to the main timber framed roof structure.

2. Appearance and Scale

The proposed Sunroom extension (which is a common requirement in modern family living) will be added to the two-storey brick extension without direct contact onto the timber framed medieval bays. In fact the Sunroom will disguise the blank brick wall and improve the appearance of the back of the house.

New high quality plain clay tiles will create high quality finish and appearance, used to match the plain tiles of the main brick extension roof. Typical traditional eaves and verge details will be used, with heritage style metal rainwater goods from the new tiled roof.

The Sunroom extension measures 6m x 5m externally, eaves 2.5m and ridge 5m approx. The new ridge falls below the existing 2-storey eaves of the existing brick extension.

The brick plinth will be gault bricks to match the brick extension, or painted black to match the main house plinth.

This Listed Building Application covers alterations to the Farmhouse as itemised below.

1. Removal of modern bay window
2. New Sunroom in place of bay window
3. Removal of cement render throughout and new lime render & insulating woodfibre board above brick plinth
4. Replacement of some rotten windows & doors
5. Some secondary glazing to retained windows
6. Some new windows in new openings in brick end bedroom & family kitchen
7. Closing up of window adjacent to new stair
8. Opening up of inglenooks
9. Alterations to 2 floor beams to form new stairwell & insertion of new timber stair
10. New floor laid over stairwell at western end for new access into west end Bedroom
11. New ensembles in two bedrooms & new bathroom & WC with stud partitions
12. Part-removal of non-original partition wall within Snug

3. **The building and its setting:** The house is Listed as C17th and later. It is a larger timber-framed farmhouse in a rural location, some distance from the road up a long farm track. It is accompanied by a grand timber framed threshing barn and later clay lump stables and sheds which create a barrier to the threshing barn and which come quite close to the western side of the farmhouse. The house is approached past these single-storey clay lump sheds but the whole frontage is currently blocked by overgrown shrubbery which would benefit from being cut back in order to create a better view taking in the whole frontage.

The house has been extended over the centuries – see attached Historical Assessment Plan WHF / 105. The main core has a large double-sided brick fire bay at the eastern end of the original core, where there is now a two-storey brick extension joined onto the side of the stack. This could indicate that an older bay has been lost from this end of the building, as it is unlikely the brick chimney formed the end of the C17th building.

It also appears that the western bay of the timber framing is a newer addition. The framing is different from the main core, there is a step in the first floor level and there is no proper access into the west end Bedroom 4. There is only access through the timber frame from Bedroom 3 or up dangerous truncated stairs via the Victorian scullery room. There is also an infill stair with a curved vertical section leading up to the Attic. The ground-first floor stair lays over an earlier shallower stair which probably led up to Bedroom 3 without the Attic bottom landing. This older stair is visible from the cupboard in the Service wing.

There is a two-storey brick extension on the eastern end, which has a bay attached to the front (northern) face and a more modern brick bay on the rear (garden) face. This brick extension has an uncomfortable connection with the thatch at roof level, it has a low-pitched tiled roof and a wide opening on its eastern side where the C20th lean-to is attached.

The western end has another lean-to against the timber framed end bay. This lean-to may be Victorian but is of very low quality brickwork with modern infill windows, damaged parapet brickwork and no historical internal features. Both of the end lean-to's are to be removed under the extant Listed Building Consent.

To the rear of the house there is a Victorian brick scullery/service extension. Although this has some low-quality cement render and sub-standard external doors, it has some historic value, including a brick range and interesting exposed roof truss.

The Listing: Farmhouse. C17 and later. Rendered timber frame and gault brick with thatched and plain tiled roofs. Gault brick side extension and service extension to rear. 2 storeys with attic. 2 ground floor 3-light C18 mullion and transom windows, a C19 porch with crow-stepped gable and 2 renewed 4-light diamond mullion windows. 3 C18 3-light casements above. One C19 gabled dormer with very elaborate coloured margin glazing and a decorative barge board. One gable-end stack with 2 angled shafts and one later axial stack. Mid C19 gault brick side extension to stack side. 2 storeys and one bay with opposing canted bays with single sash windows above. C20 lean-to side extensions.

Historical & architectural importance of the building: the importance of the building is predominantly in its age. There are no unique or unusual features internally which would raise it above the typical Norfolk farmhouse status. Points of interest include the Victorian porch (now heavily cement rendered) and some internal Victorian tiling and carved coving in the porch area. The Attic dormer window has a thatched roof and plain tiled skirt down to the eaves at the front.

4. Access

There are no access considerations related to the Listing addressed in this application.

JUSTIFICATION

5. Approach in order to preserve or enhance

The house has been in one farming family ownership since the middle of the C20th. Over the decades there has been some work carried out without the benefit of the usual permissions. The approach of the new owners is to rectify unsympathetic internal alterations, damage due to water ingress, cement render and a range of low-quality windows.

The house has a lot of potential for restoration to a traditional family home without the need for much internal layout amendment. The proposed Sunroom extension (which is a common requirement in modern family living) will be added to the two-storey brick extension without direct contact onto the timber framed medieval bays. In fact the Sunroom will disguise the blank brick wall and improve the appearance of the back of the house.

Internally, as is common with medieval houses, a safe and practical staircase is lacking. A location has been identified in a room which currently acts as a link within the layout of both the first floor and ground floor. A family bathroom has also been incorporated into this location on the first floor. A new stairwell in this location only requires structural alteration to 2no. oak floor beams as shown on the plans. There is currently no safe access into the most westerly Bedroom. This has been rectified with the new stair and new floorboards over the current stairs, neither of which is original to the medieval house plan. Indeed there is already an earlier stair underneath the currently-used stair 2 which can be seen within an understair cupboard. All of the three stairs in this area will be retained in place but no longer used.



TWO OF THE STAIRS TO BE RETAINED & BOARDED OVER FOR SAFETY



Brick Service wing - new windows & doors and re-render



Modern brick bay to be removed and replaced with oak-framed sunroom and 2no. south-facing windows in Bedroom 1 above the new Sunroom pitched roof (lean-to removed under separate Listed Building application)

LISTING

Heritage Category: Listed Building

Grade: II List Entry Number: 1373110 Date first listed: 02-Dec-1983

Statutory Address: FIR GROVE, HETHEL ROAD

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

County: Norfolk District: South Norfolk (District Authority)

Parish: Wreningham National Grid Reference: TM 15255 99644

Details TM 19 NE WRENINGHAM HETHEL ROAD (west side) 5/121 Fir Grove - II

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SCHEDULE OF WORKS

	EXTERNAL RENDER
1.	Main timber framed bays – carefully remove cement render from all exposed external walls; patch brick plinth once exposed, as required.
2.	Install breathable insulation quilt between stud; fix breathable insulating fibreboard to exterior of studs with 2 coat lime render finish above brick plinth.
	SERVICE WING ROOF
3.	New roof build-up: counterbattens along existing rafters to increase depth; vapour barrier; high performance 40mm breathable insulation quilt draped over counterbattens; tiling battens & new reinstate tiles; 100mm PIR insulation board between rafters; plasterboard and skim with vapour barrier all below rafters. Half-round ridge tiles, all bedded in lime mortar; Traditional timber bargeboards & fascias and soffits.
4.	New metal rainwater goods throughout.
	NEW PARTITIONS
5.	Internal stud partitions for new ensuites, WC and alterations to Bedroom 2. Ex 100x50mm timber studs with fibreboard and plaster skim to both sides and 50mm acoustic insulation between studs. Skirtings, doors and architraves to match existing.
6.	Infill partition from new Hallway to Study.
	NEW STAIR & ALTERATIONS TO EXISTING
7.	Floor over Stairs 2 and 3 with timber joists and solid timber T&G floorboards with plasterboard and skim ceiling and acoustic insulation.
8.	New purpose-made timber stair and landing balustrade in newly formed stairwell where oak floor joists cut exposed and trimmed. Structural newel to limit floor joist removal.
	WINDOW AND DOORS
9.	Replacement, Repair or Secondary glazing of windows, all as shown on attached drawing 111. Replace C20th windows with purpose-made Slimlite double glazed painted timber windows. Fixed light and side-hung casements – see details.
	PORCH
10.	Improvements to porch – including new internal timber solid door; re-new pitched roof with plain tiles and and render to walls.
	Rainwater Goods
11.	Replace rainwater goods with Brett Martin cast iron effect rainwater goods