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COUSENS FARM, MICKFIELD  
OUTLINE HERITAGE STATEMENT revision C

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## ASSOCIATED DOCUMENTS

Drawings 01.A, 02.C, 04.0, 05.0, 06.0, 07.0, 09.A, 10.A, 11.A, 12.0, 13.0, 14.0, 15.0

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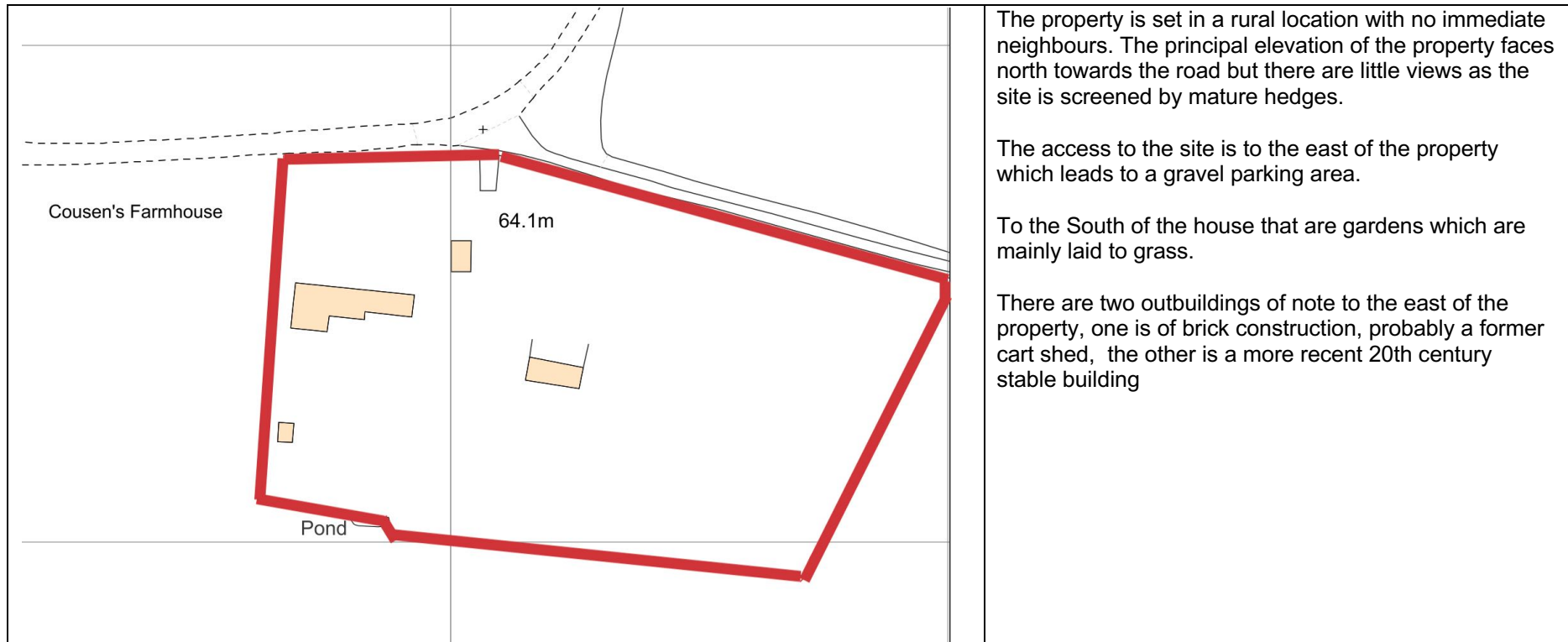
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MS/6842

Issue 1 client

## 1.0 Introduction

This statement has been prepared in support of a pre application enquiry to Mid Suffolk District Council for alterations and extensions to Cousens Farm.

## 2.0 Setting & Context



### 3.0 Existing Building & Site

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The Listed building description for the property, taken from [www.historicengland.org.uk](http://www.historicengland.org.uk) reads as follows:

*Two houses, built as one farmhouse, probably in C17. Timber-framed and roughcast. Thatched roof with ornamental C19 bargeboards with spike finials. Axial chimney of red brick, rebuilt late C20. 3-cell lobby-entrance plan. 2 storeys. C20 casements, some with small panes. Half-glazed panelled C20 entrance door. A lower plain tiled service range to left is probably an C18 addition. Interior not examined.*

The development of the property it is clearly visible by two distinct elements, the original thatched farmhouse and a lower tiled extension to the east. The principal elevation remains in the original form with the 20th century edition of a lean to porch. The rear elevation has a 20th century lean to extension with a shallow pitched tiled roof. Internally the timber frame is largely visible throughout the property and the original staircases exist in the main house with probably a more modern staircase in the east wing. The windows on the east and West Gables together with the South elevation are all modern 20th century windows which do not follow the small pain casements on the north elevation.



## 4.0 Proposals


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The proposed works are as follows:-



1. Form internal partitions in the lean to extension on the South elevation to form a utility room and cloakroom
2. Construct a single story garden room on the South elevation
3. Construct a boot room on the South elevation of the east wing
4. Demolish the lean to porch on the principal north elevation and replace the entrance door
5. Replace the ground floor window on the West Gable
6. Replace the first floor window on the east Gable
7. Reconfigure the layout of the driveway and construct a 3 Bay cart lodge
8. Repair and upgrade the stable building with a new pitched roof
9. Fit new Windows in the existing outbuilding

The purpose of the works to the main house are to provide additional living space for the clients to enjoy views of the garden and create a ground floor boot room. The replacement windows proposed will reinstate a traditional design of window seen on the principal elevation. The works to the outbuildings will create more usable spaces and enhance the setting of the building. The proposed cart lodge will provide secure parking and storage which the property needs being in a remote location.

## 4.1 Justification & Mitigation

1		Item	Form internal partitions in the lean to extension on the South elevation
		Significance	<b>Low</b>
		Risk	<b>Low</b>
		Benefit	<b>High</b>
		Mitigation	The internal partitions will be in a 20th century addition to the property and will not involve the loss of any historic fabric or change in the external appearance or character of the property






2		Item	Construct a single story garden room
		Significance	<b>Low</b>
		Risk	<b>Medium</b>
		Benefit	<b>High</b>
		Mitigation	<p>The proposed garden room will be sited on the South facing elevation to the size and proportions shown on drawing 02. This will be of single Storey design in the style of the bottom photograph. The sighting of the garden room will cover the two modern ground floor windows shown in the centre of the photograph to the left.</p> <p>The access to the garden room will be through an existing window opening shown in the centre photograph, this will involve cutting through the timber soleplate although this is a modern 20th century replacement and construction of the garden room will not involve the loss of any historic fabric within the building.</p> <p>The garden room will change the character of this elevation although being of single Storey construction the change will be minimised and will provide considerable benefits to the occupants by providing a room with views of the gardens.</p>
	 <p>Style of proposed garden room</p>		



Replacement sole plate where the door opening will be formed

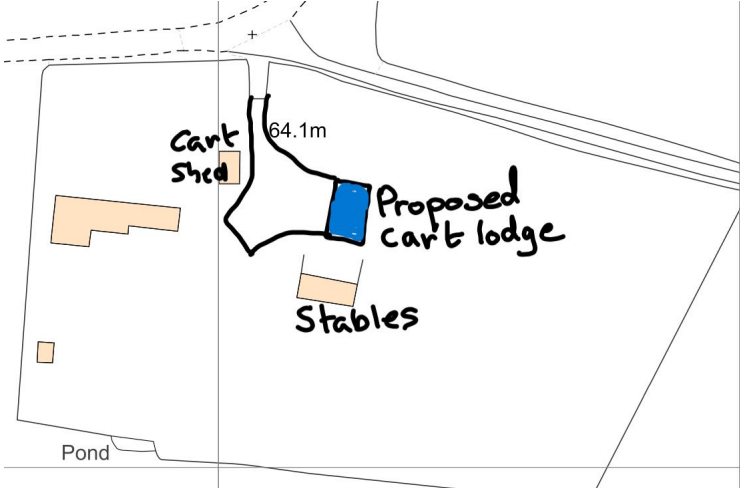





3		Item	Construct a boot room on the South elevation of the rear wing
		Significance	<b>Low</b>
		Risk	<b>medium</b>
		Benefit	<b>High</b>
		Mitigation	<p>The boot room shown on drawing 02 will give definition to the entrance to the property. The front door on the north elevation is not visible when approaching the property from the driveway and is rarely used. Constructing the boot room will give a focal point for visitors and also enable the hallway to be increased in size which is currently very limited. The proposed boot room will be of a traditional design and construction with rendered walls and a tiled roof. A small section of the brick wall to the left of the current entrance door will be removed to open the porch into the existing hallway.</p> <p>Investigation into the wall construction shows a simple timber frame above the brick plinth, there are no substantial timbers within that area of wall proposed to be removed, and no infill to the wall panels.</p>

4		Item	Demolish the lean to porch on the principal north elevation and replace the entrance door
		Significance	<b>Low</b>
		Risk	<b>Low</b>
		Benefit	<b>Medium</b>
		Mitigation	The existing canopy and entrance door are 20th century elements and do not follow the character of the original building, in particular the glazing pattern of the entrance door. Removing the canopy and fitting a new door will remove this modern element and enhance the character of the property.
5		Item	Replace the ground floor window on the West Gable
		Significance	<b>Low</b>
		Risk	<b>Low</b>
		Benefit	<b>High</b>
		Mitigation	The existing window is a modern storm proof design, the proposed replacement window will have flush casements and glazing bars to match the pattern of the attic window on this elevation shown in the lower photograph and windows on the front elevation which will enhance the character of the property. There are very limited views of this window due to the close proximity of the boundary hedge

			
6		Item	Replace the first floor window on the East Gable
		Significance	<b>Low</b>
		Risk	<b>Low</b>
		Benefit	<b>High</b>
		Mitigation	The existing window is a modern single fixed pane of glass, the proposed replacement window will have flush casements and glazing bars to match the pattern on the front elevation which will enhance the character of the property.



7	 <p>Proposed layout</p>  <p>Style of proposed cart lodge</p>	Item	Re configure the layout of the driveway and construct a 3 Bay cart lodge
		Significance	<b>Low</b>
		Risk	<b>Low</b>
		Benefit	<b>High</b>
		Mitigation	The finish of the driveway will remain in gravel. The design of the cart lodge will be similar to the photograph on the left taking the form of a traditional outbuilding. The sighting of the cart lodge is sufficiently far from the house that it will not have a negative impact on the setting of the property.

8		Item	Repair and upgrade the stable building with a new pitched roof
		Significance	<b>Low</b>
		Risk	<b>Low</b>
		Benefit	<b>High</b>
		Mitigation	The existing stable building is constructed from a mix of concrete block work and timber framing with a shallow pitched roof. The design of the building is not in keeping with the character of the house or farm setting. Repairing the building and fitting a tiled pitched roof will enhance the character of the setting.
9		Item	Fit new Windows in outbuilding
		Significance	<b>Low</b>
		Risk	<b>Low</b>
		Benefit	<b>Medium</b>
		Mitigation	The existing building has been altered with the size of the brickwork opening reduced on the South Gable where the entrance door currently is. The former doorway on the east elevation shown by the bins has been partially blocked up and a window fitted. The joinery is all 20th century and not to a traditional design or detailing. Replacing the windows with the more traditional design will enhance the character of the building without the loss of any historic fabric. The proposal is to replace the window and door on the south gable and fully glaze the opening.



## 4.2 Appearance

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The design of the garden room will use traditional materials but will clearly be a modern element on the historic building and will be read as an addition. The remaining works are designed to follow the character of the traditional farm setting using materials matching the existing.

## 4.3 Use

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The use will remain a single private dwelling

## 4.4 Scale, Amount & Layout

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The garden room has a footprint of 29m<sup>2</sup>, the porch 6.0m<sup>2</sup> and the new cart lodge 45m<sup>2</sup>.

## 4.5 Materials

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Garden room – Oak frame with lead covered roof  
Porch – rendered walls, softwood window and clay tile roof  
New windows – painted softwood  
Stable roof – softwood trusses finished with clay tiles

Cart lodge – timber boarded walls and clay tile roof

## 4.6 Access

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No change

## 4.7 Landscaping

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New areas of drive to be finished in gravel as existing

## 4.8 Consultation

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A pre application enquiry reference DCX/22/04237 was submitted and the current proposals have been revised to take into consideration the recommendations on the conservation officer.

#### 4.9 Flood risk

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The above surface water flood risk map taken from the .Gov website shows two areas to the north on the site that could be liable to flooding from surface water, the risk is assessed as being 0.1%.

These areas are not in close proximity to either the extension or the proposed cart lodge and therefore do not represent a risk to the development.