

HERITAGE STATEMENT

Erection of a single storey rear extension

Primrose Cottage, The Causeway, Hitcham

June 2023

The proposal is for a single storey extension to the rear of the Grade II Listed Cottage.

About the listed building:-

1. Special architectural or historic interest

Analysis of the building's special interest, including the sequence of its historic evolution.

Details from Listing:

A pair of timber-framed, thatched cottages, probably built in the C18.

HISTORY: The building pre-dates 1771, as it is mentioned in a title deed from that year, and is likely to have been built in the C18. It is not clear if it was constructed as a single dwelling or two cottages but it is shown as two dwellings on the Ordnance Survey map of 1885. It is likely that they were constructed as a pair of two-unit cottages of one-storey plus an attic, sharing a central chimney. Both cottages have since been altered and extended. In 1970 a single-storey extension was added to the rear of Primrose Cottage to provide three additional rooms. A porch has been built onto the south gable end, and a straight flight of stairs has been inserted between the two front rooms, cutting into the rafters on the west pitch. The bridging beam and joists are modern replicas; the fireplace and doors have been replaced; and all the windows are C20 timber or metal casements. Tudor Beams Cottage has also been extended with the addition in the late 1970s/1980s of an entrance porch and single-storey extensions to the side and rear. The main beam in the front south room is steel encased in wood; the fireplace has been rebuilt; and all the doors and windows replaced.

REASONS FOR DESIGNATION: The pair of cottages, probably constructed in the C18 before 1771, is designated at Grade II for the following principal reasons: Architectural interest: this single-phase building is a typical example of a pair of small, C18, two-unit cottages, demonstrating the construction and craftsmanship of late timber-framing.

The late C20, single-storey extensions to the sides and rear do not contribute to the special architectural and historical interest of the cottages.

2. Setting

Analysis of the building's setting, including the buildings' relationship and contribution to its surroundings.

The property is situated along The Causeway, the main road through Hitcham. The proposed works will have no adverse effect on the building's external appearance as viewed from the road, and thus its setting will be largely unaffected.

3. Fabric

Analysis of the building's fabric, including the extent of surviving historic materials and construction.

Timber-framed, rendered building under a thatched roof which sweeps down to ground floor level, with a scalloped ridge and central, red-brick, ridge stack. Late C20 brick extensions, mostly rendered, with tile-covered roofs.

Survival of historic fabric: despite the C20 alterations and extensions, a significant proportion of the original fabric survives, particularly in Tudor Beams Cottage in which the timber framing is visibly extensive.

4. Features

Analysis of any features, which contribute to its special interest.

Details from Listing:

PLAN: One storey plus attic. Long rectangular plan divided into four irregular bays with late C20, single-storey extensions to the sides and rear.

EXTERIOR: The irregular fenestration has a predominantly horizontal emphasis, consisting of C20 timber or metal casements, with a modern, flat-roofed dormer in the second bay and a gabled dormer in the third bay. On the rear elevation to the left of the chimney stack is a gabled dormer, and to the right a flat-roofed, dormer-like projection which houses a cupboard. There is a modern, red-brick entrance porch on the south gable end, and a gabled and thatched entrance porch in the fourth bay.

INTERIOR: Both cottages retain their basic two-unit plan with the late-C20 extensions to the sides and rear providing additional accommodation. It is less clear to what extent the front, rear and cross frames of Primrose Cottage have survived. Three studs are visible in the north party wall at attic level, and both the front and rear wall plates have survived, the latter interrupted by the insertion of the staircase. The original rafters, which are of a consistent scantling, and the wattle and daub panels have survived, except where the front dormer and rear cupboard have been inserted. The extent of the survival of the timber framing of Tudor Beams Cottage is much more evident. The front and rear frame, the north cross frame, and the ground-floor bay division are all intact. The east sill beam and the north-east and north-west wall posts are exposed but the other wall posts and the west sill beam are not visible. In the floor frame the bridging beam has been reinforced with steel, and some of the joists have been replaced; some have roll mouldings which may have been carved after their initial construction. In the roof, the rafters and purlins have survived, except for where they have been interrupted by the insertion of dormers on the east and west sides. The wall plates and the north gable end are exposed but most of the south gable end is obscured by the brick smoke hood. The apex of the roof has been covered over.

Based on analysis of the building, about the proposal:-

5. Principles

State what principles or approach has been adopted to protect the building's special interest and setting. The statement will need to explain the approach to ensuring that the historic and special architectural importance of the listed building is preserved or enhanced. Where an aspect of the design has the potential to affect this adversely, the statement should explain why it is necessary, and what measures have been taken to minimise its impact.

The proposal will not adversely affect the building's special interest or setting as the extension will be added to the existing modern rear extension. External materials will match those of the existing rear extension and the roof height will be lower.

The proposal is to the rear of the property and will not be visible from the front elevation.

If there is potential impact on the building's special interest, its features, fabric or setting:-

6. Justification

Explain why the proposal is desirable or necessary.

The proposed extension will provide the Applicants with a new dining room to the ground floor. The existing kitchen is not large enough to accommodate a dining table comfortably.

7. Mitigation

State what measures are proposed to minimise or mitigate the impact.

The new extension will be accessed from the existing rear extension so no part of the original historic house will be affected by the work.

The scale of the extension is such to be subordinate to the Listed cottage. The original extension was joined to the original house via a flat-roofed single storey link to avoid removing historic fabric of the original roof and to minimise any potential harm to the Listed building. Since the proposed extension will be added to the more modern extension it is considered this will not cause significant harm to the Listed building.

The external materials of the proposed extension will match the existing rear extension – painted rendered walls and black painted brick plinth. The roof will be a flat roof to minimise its height. The proposed works will have no adverse effect on the Listed cottage's external appearance.

There is an existing detached garage connected to the existing rear extension by a brick wall and solid gate, these will obscure the view of the proposed extension from the front and side.

APPENDIX A – Photos



Front Elevation



Rear elevation showing existing rear extension – proposed extension will be located in front of existing French doors



View showing side elevation of existing rear extension connected to the existing detached garage by a brick wall and solid gate, these will obscure the view of the proposed extension from the front and side

APPENDIX B – Listing

Images of England

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IoE Number: 276532
Location: PANSY COTTAGE, THE CAUSEWAY (west side)
HITCHAM, BABERGH, SUFFOLK
Photographer: Mr T. P. C. Bramer
Date Photographed: 21 October 2004
Date listed: 10 July 1980
Date of last amendment: 10 July 1980
Grade: II

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5377

HITCHAM

THE CAUSEWAY
(west side)
Leeside Cottage and
Pansy Cottage

TL 9851 48/384

HITCHAM THE CAUSEWAY 1. 5377 (west side) Leeside Cottage and Pansy Cottage TL 9851 48/384 II 2. Probably C18. A timber-framed and plastered building with a thatched roof. Modern casement windows. Two dormers on the front (modern). Ridge chimney stack. Renovated.



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