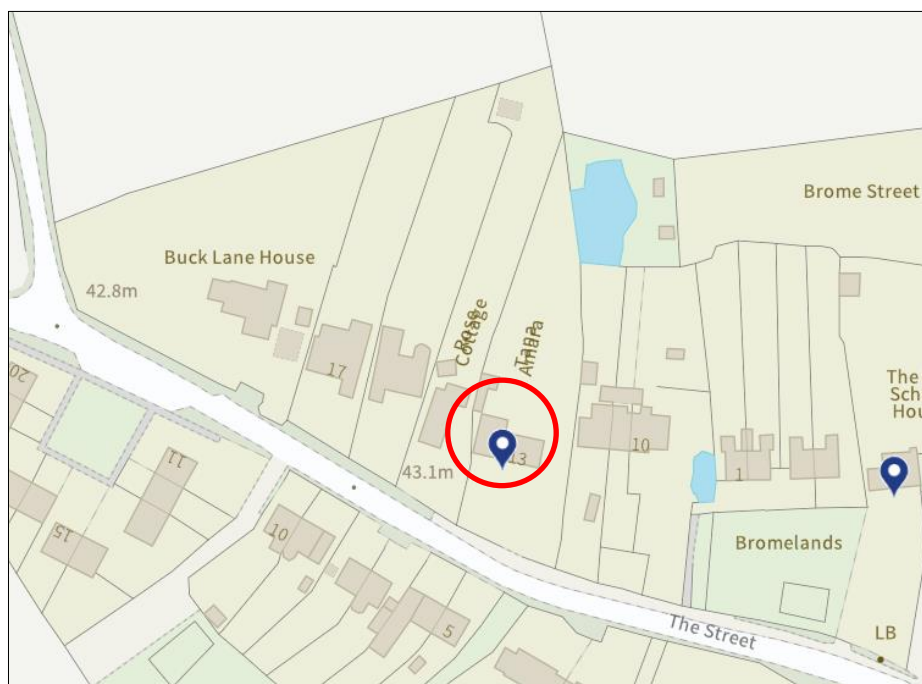


HERITAGE STATEMENT

1039 – Rear Single Storey Extension & Demolition of Outbuilding at Amara Tam, The Street, Eye, IP23 8AF

HOUSEHOLDER AND LISTED BUILDING CONSENT TO EXTEND AN EXISTING DWELLING TO FORM KITCHEN / DINING AREA. INTERNAL ALTERATIONS, REMOVAL OF EXISTING LEAN-TO ROOF AND DEMOLITION OF OUTBUILDING.

August 2023



Snippet from Listed Buildings Website Maps

1.0 – Introduction and Site Location

- 1.1 This Heritage statement is in support of a Householder Application and Listed Building Consent Application, submitted to Mid Suffolk District Council for the erection of a single storey rear extension to the existing dwelling and removal of existing lean-to roof, and demolition of existing outbuilding.
- 1.2 The areas edged in red on the submitted existing location and proposed site plan measure approximately **1270m²**.
- 1.3 The site lies in the village of Brome, with vehicular access directly off 'The Street'. Brome is located East of the A140 and North of Eye.

2.0 – Listed Building Details and Impact

2.1 'Amara Tam' overview:

- Grade: II
- List Entry Number: 1032526
- Date Listed: 14th April 1988
- Statutory Address: AMARA TAM, THE STREET

Former farmhouse, now 2 dwellings. In 2 sections: C16 parlour cell to left (Amara Tam), modernised mid C20; lower right hand section (Brome Villa) probably earlier but altered. Timber framed and plastered, the roofs mainly pantiled; Amara Tam has double Roman tiles to the front slope. 2 storeys, part with attic. Amara Tam has mid C20 casement windows and boarded door. In the gable end are 2 original windows with cavetto mullions. Gable stack at junction with adjacent range. Good closely-spaced studding and chamfered- joist ceilings exposed inside. Roof has one row of clasped purlins. Brome Villa has C19 casement windows and a boarded door with 2

glazed panels; small drip moulds to ground floor openings. C18 external stack against gable end. Timbers largely concealed internally.

(Link to full listing below).

<https://historicengland.org.uk/listing/the-list/list-entry/1032526>

3.0 – Existing Heritage Assets and Impact

- 3.1 The proposed extension will complement the existing dwelling and sit comfortably with the applicant's large existing garden amenity.
- 3.2 Proposed materials used on the extension are in keeping with the existing listed building and surrounding areas, therefore not harming its special architectural / historical interest or resulting in any adverse impact on the setting of the listed building.
- 3.3 The extension and new roof will remain subordinate to the main dwelling, although relatively large overall, the footprint is similar to the existing outbuilding. We believe the position of the extension will improve and enhance the overall setting of the neighbouring property to the West, with the outbuilding no longer abutting the boundary.
- 3.4 The impact on the existing dwelling is low in our opinion. Although it includes removal of the existing North wall and windows this is somewhat essential for the new layout, creating a large kitchen / dining for increased family entertainment and to enhance the applicant's existing asset. The windows and doors to the main two storey dwelling will not be impacted. The extension will be single storey preventing overshadowing to the existing dwelling and neighbouring properties.

4.0 – Proposals and Justification

- 4.1 The proposals have been sympathetic to the existing listed building, with no alterations required to the front elevation to ensure the view of Amara Tam along The Street remains unchanged.
- 4.2 The extension sits comfortably with the existing listed building and is hidden by the front elevation. We feel that the proposals do not harm any heritage assets or result in any unacceptable harm to the neighbouring amenity. We feel the proposals will enhance the setting of the property to the West with a building no longer abutting the boundary.