

DESIGN, ACCESS, PLANNING & HERITAGE STATEMENT SCHEDULE OF WORKS – Rev C

Yew Tree Farm – Renovation and extension of dwelling (Grade II Listed)

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1.0 Historical context

1.1 Setting

The site use is as a Grade II listed dwelling-house at Yew Tree Farm, Ward Green, Stowmarket, IP14 4EZ. The dwelling is the farmhouse of the former agricultural holding. The site has been previously divided to provide a separate independent dwelling to the north in an adjacent barn building.

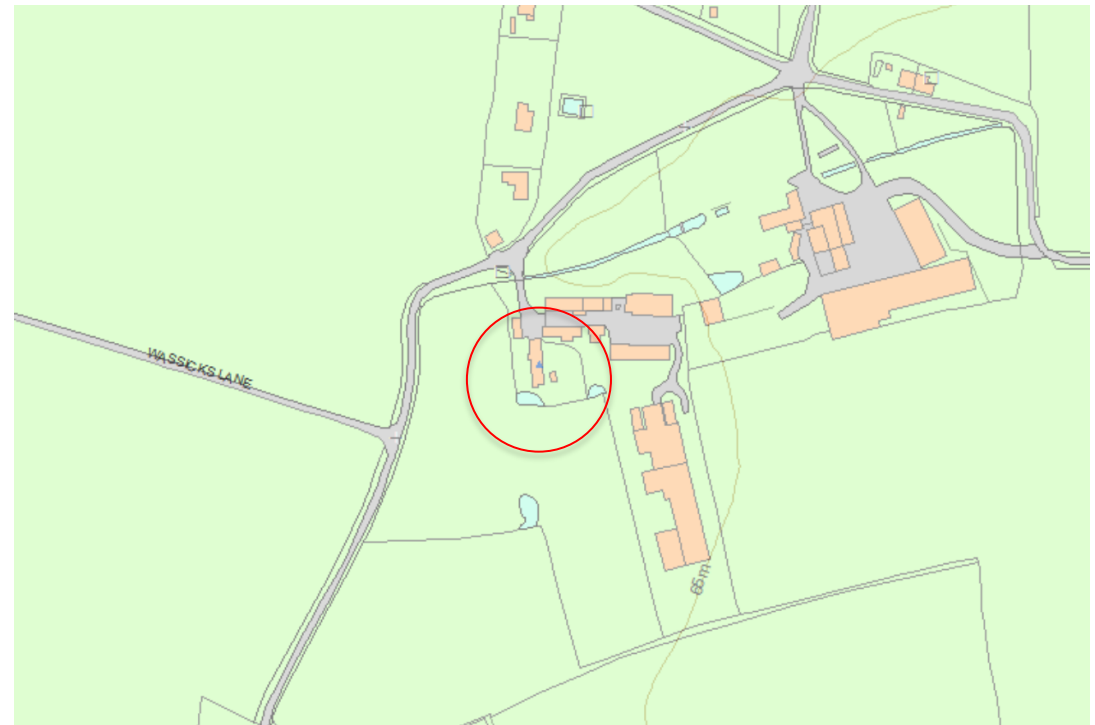
1.2 Fabric & Features

The farmhouse is a two storey timber framed and rendered building. The roof has a concrete tile finish overlaying a formerly thatched structure. The frame forms 3 cells with entrance lobby from the west and axial stack. Single storey lean-to elements have been added to the south & north ends. The windows and doors are principally modern C20 casements.

1.3 Significance

The house has been subject to a number of alterations and removal of original fabric which has lessened its historic value namely the removal of original roof finish and application of concrete roof tiles, replacement of window units with storm casements, application of concrete render to external walls and subdivision of internal spaces with lightweight partitioning.

The significance of the original entry point has been somewhat lost on the West elevation and pedestrian access is currently better served by the entrance to the south east leading to the kitchen.



The timber frame has been visually lost internally by plasterboard linings although investigation shows framing remains with areas of clay daub infills intact.

The original 2 cells sit either side of the main chimney stack with typical winder staircase. A further 2 storey cell, likely Victorian or slightly earlier occupies the South end of the arrangement with lean too single storey beyond. This lean too is likely late Victorian and is not of significant quality or detail to be retained and under the previous planning and Listed Building permissions it is to be replaced by an appropriate garden room.

During building works as permitted by the previous planning and Listed Building permissions, the 2 storey south end of the farmhouse was found to be structurally defective, with the south brickwork chimney cracked and near collapse and most of the timber framing replaced by softwood in the 1970s. The proposal is to carry out repairs to the south end.

The existing form of house, ponds, boundaries, barns and dips in the landscape hint at an earlier possibly medieval farmstead of courtyard form with the farmhouse forming the Western section of this moated arrangement. Not unusual in the wider context and facing onto the former "Ward Green" to the North.

1.4 English Heritage Listing Description:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1032690

Date first listed: 15-Mar-1988

Statutory Address: YEW TREE FARMHOUSE

Farmhouse, probably late C16 or early C17. 3-cell lobby-entrance plan. 2 storeys. Timber-framed and plastered. Concrete tiled roof, once thatched. Late C16 or early C17 axial chimney of pink/buff brick, recapped in C19 red brick. Small-pane early C19 sashes at upper storey, early C20 casements below. C20 porch at lobby-entrance position; flush door having glazed panel. Interior not examined.

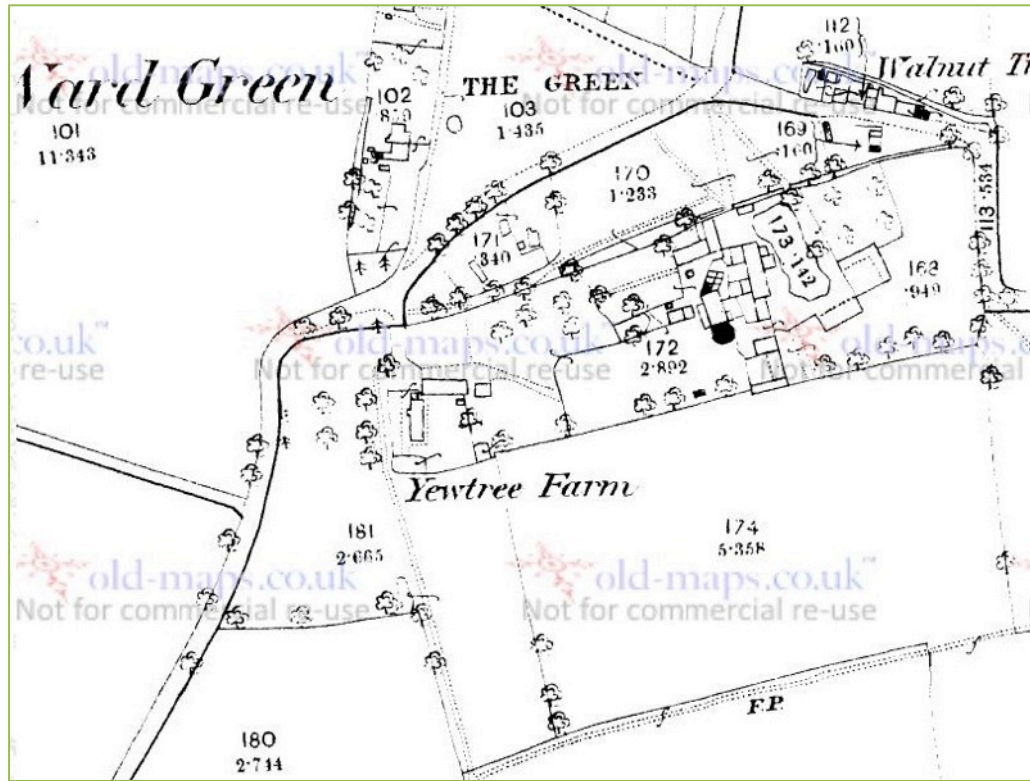


Figure 1 - 1885 Map

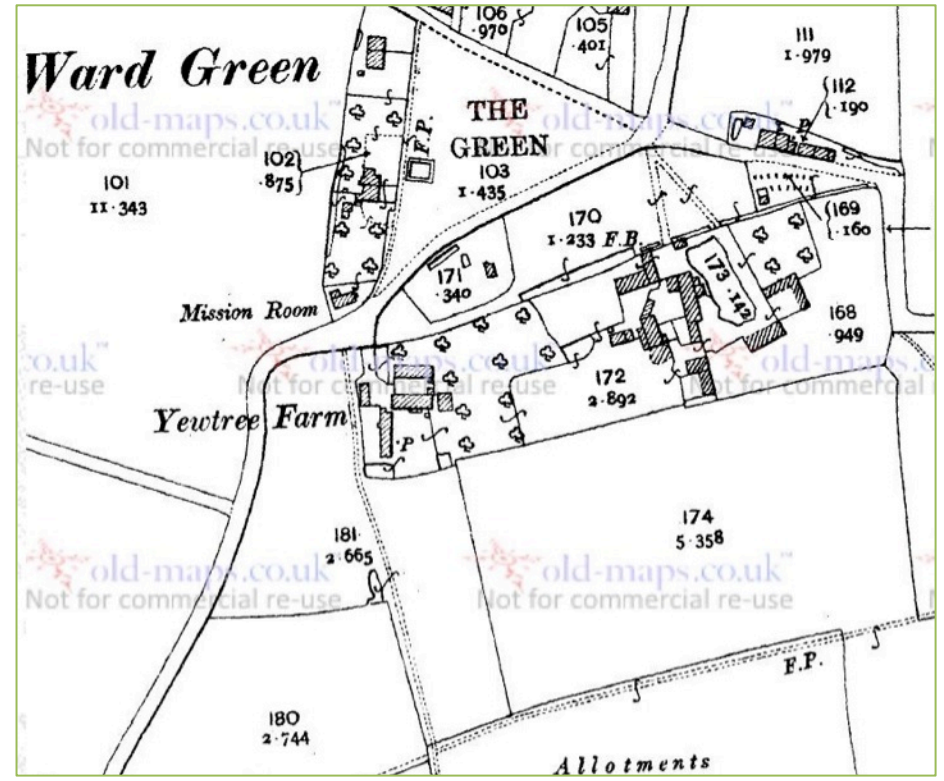


Figure 2 - 1904 Map

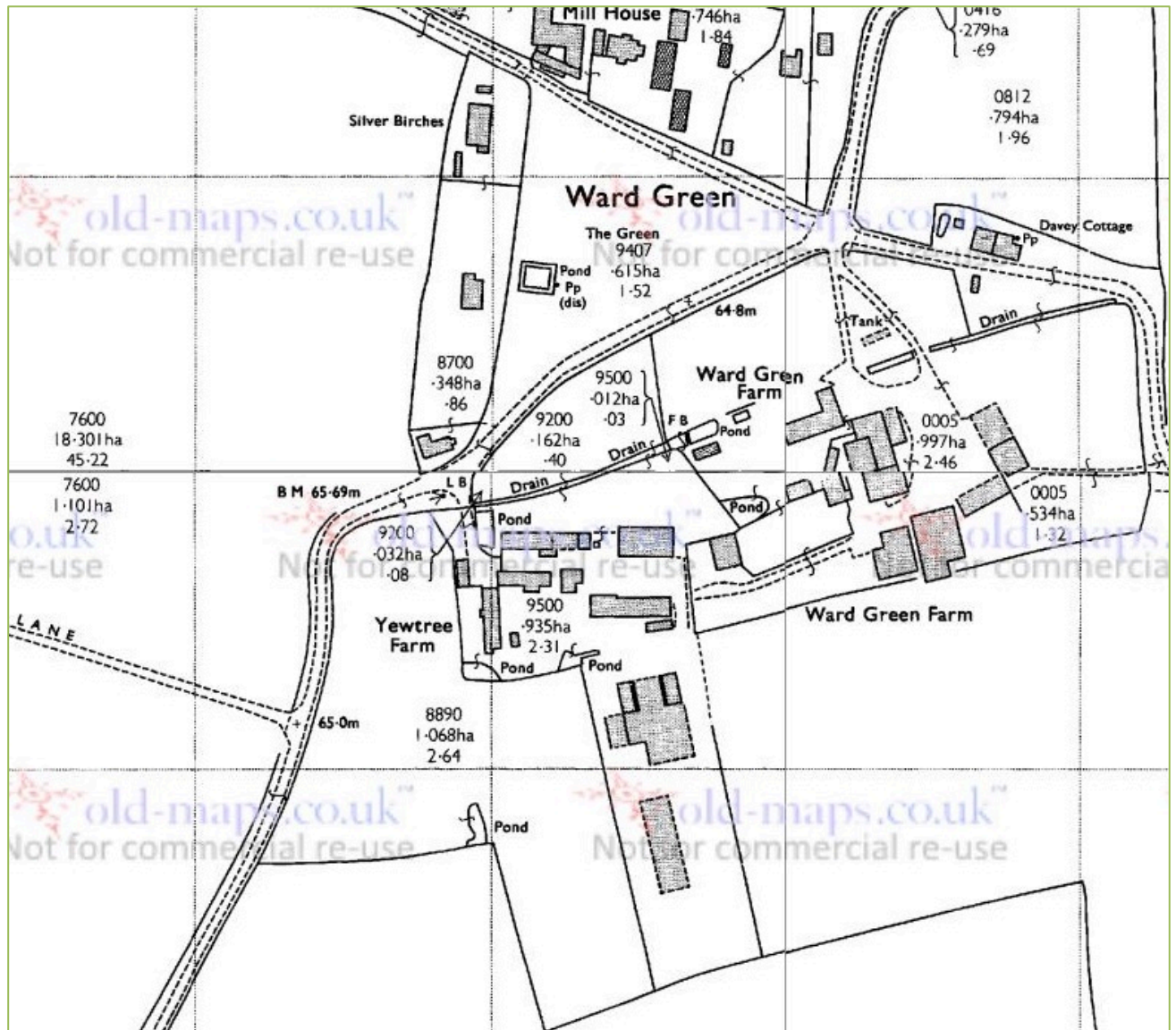


Figure 3 - 1969 Map

2.0 Schedule Of Works

In summary the proposals comprise:

- Extensive repairs to structurally defective south end of farmhouse by rebuilding the brickwork chimney in lime mortar, using bricks as approved under the previous permissions, and replacing 1970s timbers with new softwood timber, as agreed on site with the planning Heritage Officer.

3.0 Principals & Justification

The proposals seek to carry out repairs so as to prevent structural collapse of the south end of the farmhouse. The repair work will be carried out in a manner sensitive to the historic fabric and will correct previous defective repairs. This will extend the life of the farmhouse.

4.0 Access

Access is unchanged by the proposals.

5.0 Conclusion

We believe that the proposals cause no substantial harm to the existing heritage asset and do not undermine the character of the existing heritage fabric in line with NPPF requirements. The works are positively improving past defective repair works so that there will be no deleterious impact on the special architectural and historic interest of the property and would not detract from its significance nor would there be any discernable impact on its wider setting or public view. The proposals largely right the wrongs in the listed building and make some significant improvements such as making it safe and extending its life.

6.0 Planning Statement

We note the following policies, which remain applicable to this application:

DM6 The Historic Environment– included is that development proposals must 'Demonstrate a clear understanding of the significance of the heritage asset, its contribution to the heritage of the area, and the potential impact of the development proposal upon the heritage asset and its setting'.

We have a design that fully complies with the above.

HB1 – Protection of historic Buildings H18 - Extensions to existing dwellings HB3 - Conversions & alterations to historic buildings

NPPF -Paragraphs 131 to 134 – National planning policy Framework

We believe that the proposals are in line with the above policies in that they propose no substantial harm to the existing heritage asset and do not alter the existing historic fabric.

The works retain and restore the listed house ensuring it survives for future generations.