

Deerbolt Cottage
Blacksmith's Green
Wetheringsett
Stowmarket
IP14 5PZ
(TM 14177 65734)

HERITAGE IMPACT ASSESSMENT

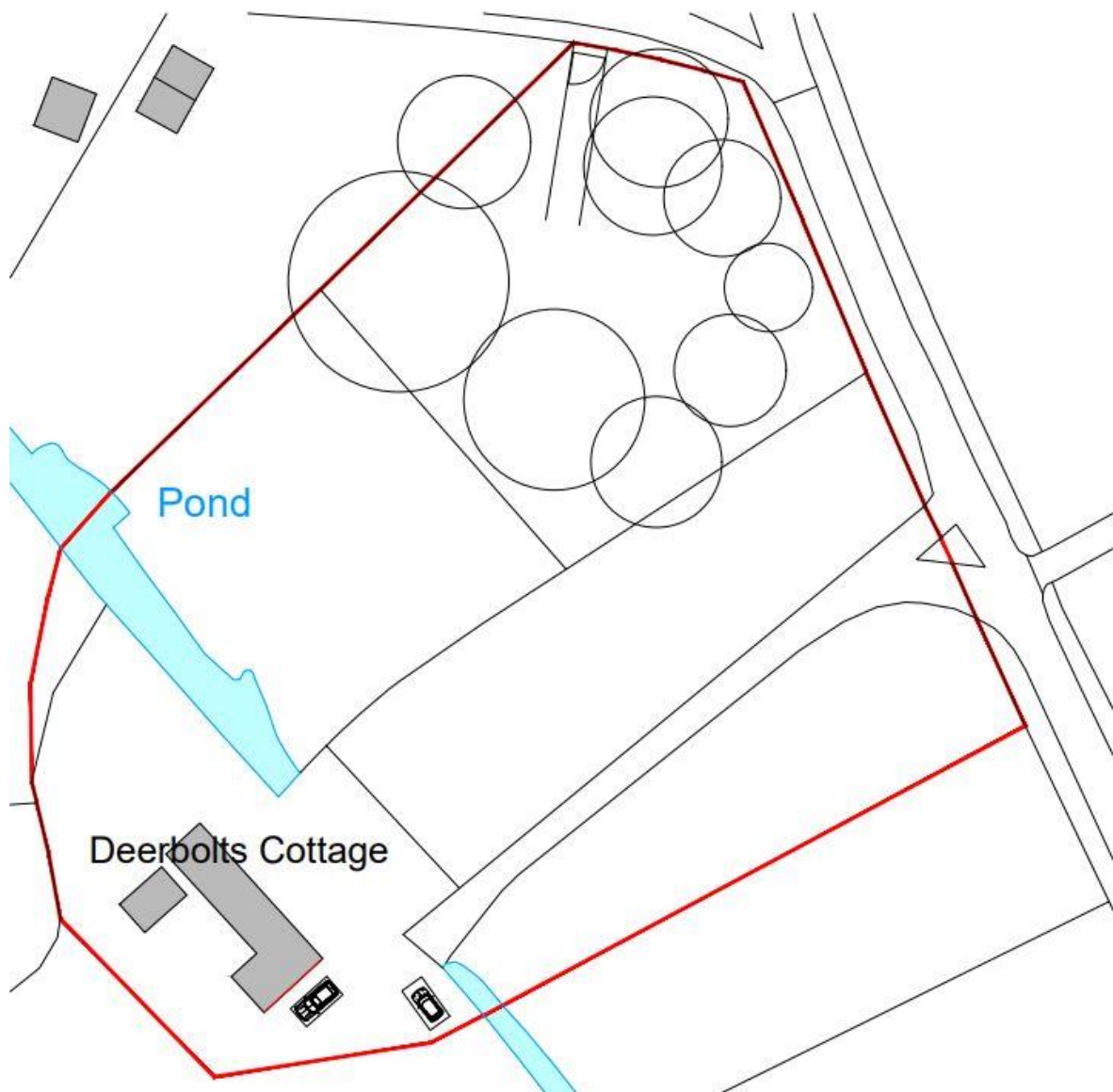
Introduction

The Heritage Impact Assessment has been prepared to accompany a planning application and an application of Listed Building Consent for an extension to the ground floor rear study to create an additional bedroom at Deerbolt Cottage, Blacksmith's Green, Wetheringsett, a Grade II former farmhouse. The report, which considers the impact of the proposal on the setting and significance of the listed building, has been prepared to fulfil the requirements of NPPF 16 (2021) paragraphs 194 & 195 and is designed to be read in conjunction with the Heritage Asset Assessment of August 2023 and the Design and Access Statement by Nick Barber Architects. Deerbolt Cottage is in Mid Suffolk District and it is not within a Conservation Area or Special Landscape Area. The building, which dates from the early 16th century, was first listed in 1947 under the Ministry of Housing and Local Government Act at Grade III and re-listed Grade II in March 1988 by Historic England (Historic England Source ID 1032224, English Heritage Legacy ID 281684). The site was visited on 20th July 2023 and the photographs included in this report were taken on those dates.

General Principles

The ground floor study is attached via a glazed link to the N end of the rear SW elevation of the timber framed former farmhouse. The study is a single storey black weather boarded building with a red clay pantile pitched roof, aligned on a NE/SW axis behind Deerbolt Cottage. It stands on the site of a late 19th century linear outbuilding (shown on the map regression included in the Heritage Asset Assessment) and was added c.2005 by the previous owners. The study appears to be a complete re-build of the outbuilding with a shorter, broader footprint.

The proposal is to remove a small temporary lean-to log store from the NW elevation of the study, relocate the existing oil tank further NW and add a bedroom and shower room with access from a lobby in the NE bay of the study. The addition will compensate for the loss of a fourth bedroom resulting from the removal of the partition wall between the existing bedrooms 3 and 4 which was inserted without planning permission. The extension will not cause any interventions into the 16th century timber frame or infill of the cottage itself.



Proposed Site Plan, scale 1 : 200 (Nick Barber Architects drawing 1801 31)

The Impact of the extension to the ground floor Study

The following drawings show the existing and proposed elevations and plans (including the SE section of the first floor (where the 21st century partition walls and contemporaneous attic ladder stair will be removed to restore the spatial integrity of bedroom 3) and consider the impact on the listed building and its setting.



Left: Existing NE elevation, scale 1 : 100 (Nick Barber Architects drawing 1801 10); Right: Proposed NE elevation, scale 1 : 100 (Nick Barber Architects drawing 1801 40)



Left: long view looking SW from lane towards Deerbolt Cottage showing mature trees on field boundary to right and newly planted hedge in foreground; Centre: looking SW from mown grass field showing hedge and trees in garden to right of cottage; Right: looking NE from first floor of cottage showing linear pond (ditch) in foreground, front garden hedge and open area of mown grass (former green) between hedge and the lane

The proposed extension is designed to harmonise with the existing study in form and external finishes. It is attached to the NW elevation of the study where there is no fenestration and it is set at 90 degrees to the study to avoid the constraints of the rear boundary wall whilst retaining access to the SW of the study. The lean to log store which will be removed is post 2005 and of no architectural significance. The roof has a slightly shallower pitch since the ridge is lower than that of the study to avoid domination. This leaves a large area of the study's pantile roof visible looking SE from the garden. The proposed plan shows that the extension is stepped in from the N end of NW elevation of the study and does not cover the entire NW elevation of the study.

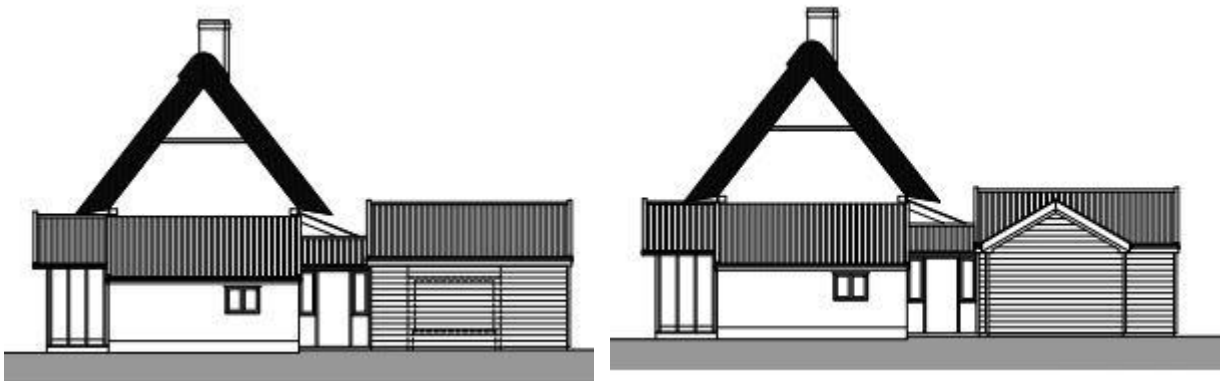
A traditional black stained weather boarded exterior with red clay pantile roof is proposed to match the study. Fenestration is restricted to a single 3 pane, timber framed window with no horizontal glazing bars in keeping with the design of the study windows. A small roof light is proposed for the SW roof slope to light the shower room, facing away from the 16th century cottage. Placing the glazing on the rear elevation will avoid any potential reflection and the building will resemble a small outbuilding although not easily visible in distant views looking SW from the lane owing to the garden hedge and trees in the cottage garden. The extension will be screened from view by the rear boundary hedge looking NE from the

neighbouring field to the SW. There will be no visual impact looking NE from Hart Barn since the extension will be masked by the existing study.

The proposed site comprises a lean to log store, a double banded oil tank and a small area of concrete. It is proposed to re-locate the oil tank further NW on a concrete base. No trees will be affected by the proposal and no external lighting is proposed. To the NW of the area of lawn surrounding the cottage is a mature tree belt which extends into the wooded enclosure within the ownership of Deerbolt Cottage. The extension will not be visible from the no through lane to the N owing to the intervening trees.



Left: looking W from drive near cottage; Centre: looking SW from front garden towards site of extension; Right: looking SW showing study (extreme left), log store, oil tank, concrete slab and small log store, boundary hedge and trees behind



Left: Existing NW elevation, scale 1 : 100 (Nick Barber Architects drawing 1801 10); Right: Proposed NW elevation, scale 1 : 100 (Nick Barber Architects drawing 1801 40)

The above drawings show that there will be minimal impact on the existing NW elevation and the link between the cottage and the study will remain unchanged.



Left: looking SW showing rebuilt lean to attached to cottage and study extension; Centre: looking SE, small log store in foreground; Right: looking SE from rear property boundary towards study extension, foliage concealing oil tank on left



Left: looking SE along hedged rear boundary, oil tank on left; Centre: link between cottage and study looking SE; Right: looking NW next to site of proposed extension

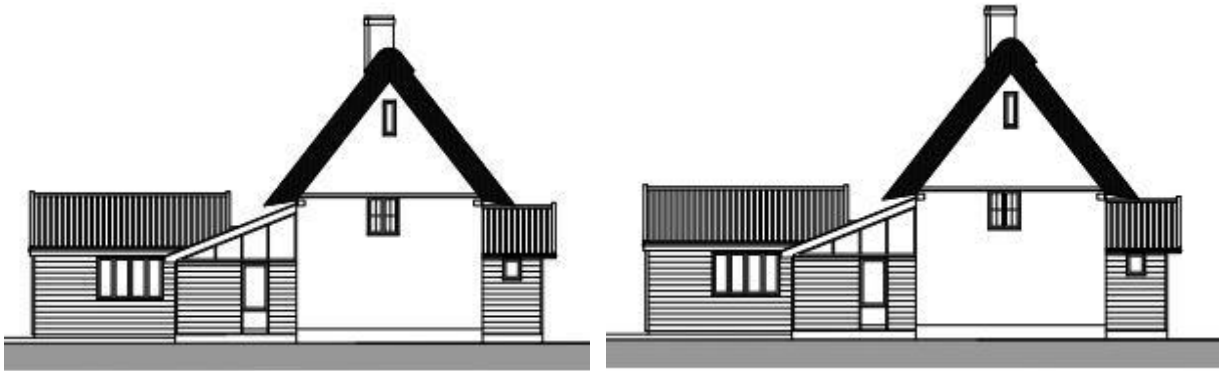


Left: Existing SW elevation, scale 1 : 100 (Nick Barber Architects drawing 1801 10); Right: Proposed SW elevation, scale 1 : 100 (Nick Barber Architects drawing 1801 40)

The SW elevation of the extension will be screened from view by the existing hedge, trees and brick wall looking NNE from Hart Barn. The SE elevation (page 6) will remain unchanged.



Left: looking NE showing SW and SE elevations of study; Centre: looking NE showing garden room attached to S end of SW elevation; Right: looking E showing SW elevation of cottage



Left: Existing SE elevation, scale 1 : 100 (Nick Barber Architects drawing 1801 10); Right: Proposed SE elevation, scale 1 : 100 (Nick Barber Architects drawing 1801 40)

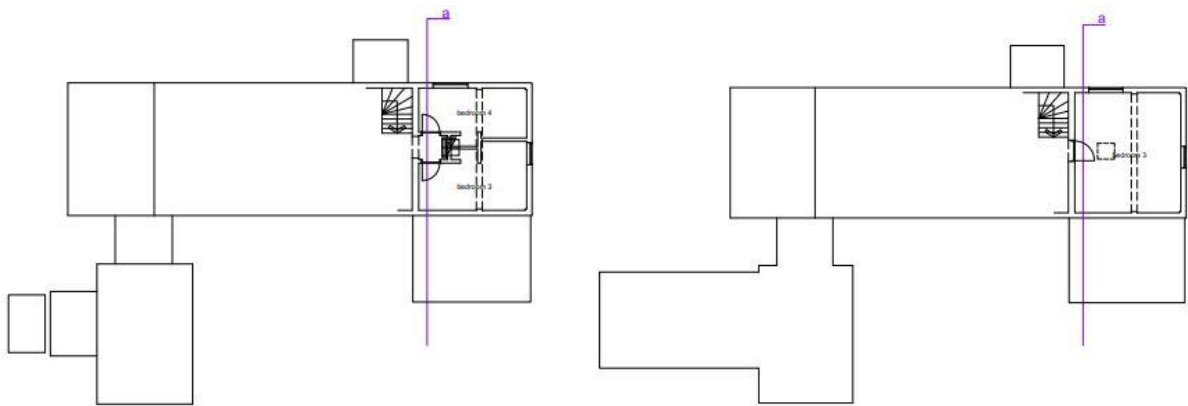


Left: looking W showing SE elevation of cottage and lean to garden room; Centre: looking NW from paved courtyard to rear of cottage showing study and link; Right: looking SE from outside study showing courtyard, brick boundary wall and Hart Barn beyond

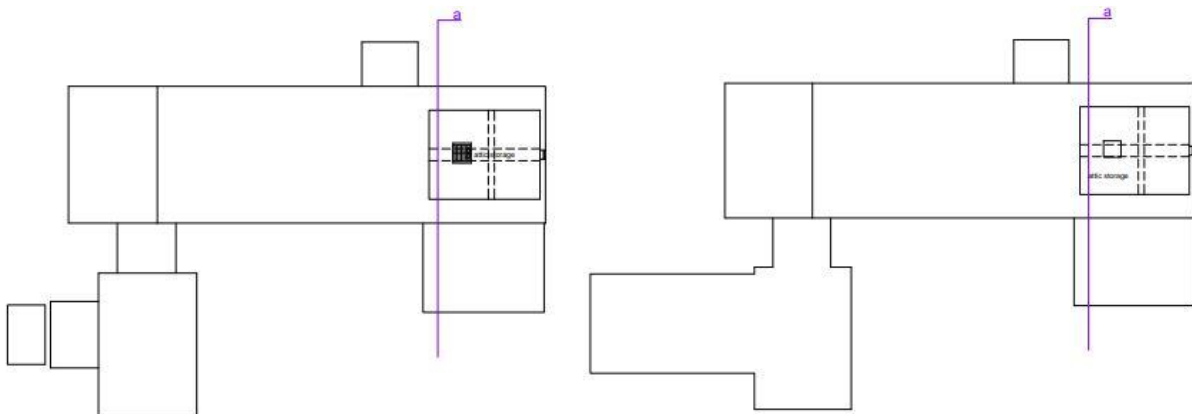
The following plans show that the proposed extension has a modest footprint, separated from the cottage by the link and there will be no interventions into the Cottage's timber frame which is a significant example of 16th century construction as described in the Heritage Asset Assessment. The removal of the partition wall between the existing bedrooms 3 and 4 to reinstate the original floor plan will have a positive impact on the historical and architectural significance of the listed building



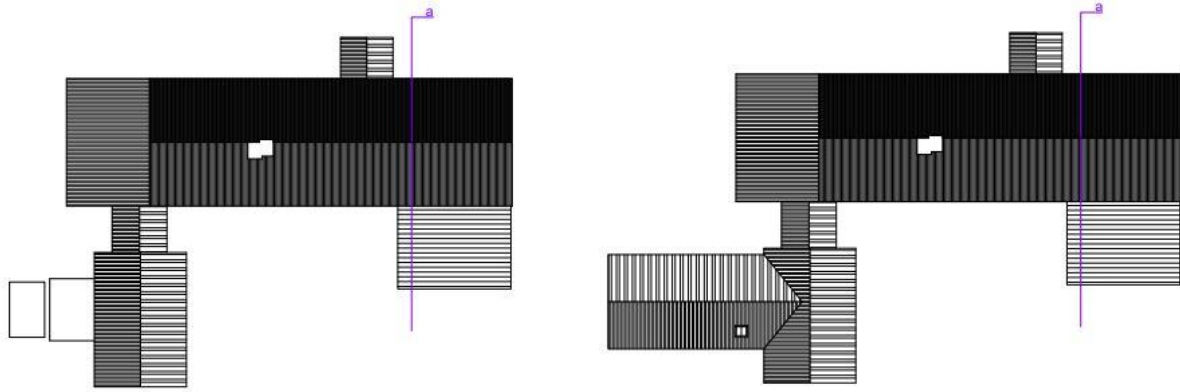
Left: Existing Ground Floor Plan, scale 1 : 100 (Nick Barber Architects drawing 1801 10); Right: Proposed Ground Floor Plan, scale 1 : 100 (Nick Barber Architects drawing 1801 40)



Left: Existing First Floor Plan, scale 1 : 100 (Nick Barber Architects drawing 1801 10); Right: Proposed First Floor Plan, scale 1 : 100 (Nick Barber Architects drawing 1801 40)



Left: Existing Attic Plan, scale 1 : 100 (Nick Barber Architects drawing 1801 10); Right: Proposed Attic Plan, scale 1 : 100 (Nick Barber Architects drawing 1801 40)



Left: Existing Roof Plan, scale 1 : 100 (Nick Barber Architects drawing 1801 10); Right: Proposed Roof Plan, scale 1 : 100 (Nick Barber Architects drawing 1801 40)

Conclusion

The proposed extension is modest in scale and will not compete with the 16th century listed cottage. It is attached to a 2005 listed study on the site of a former outbuilding and there will be no intervention into the historic fabric of the cottage. The extension has been sited to the rear of the cottage, close to where the farm buildings were situated, well screened in long views from the highway by existing hedges and mature trees. Traditional materials in keeping with the rural character of the site have been chosen to match the existing study and fenestration is confined to the rear elevation.

There will be no changes to the access or additional vehicle movements to disturb the tranquility of the setting, required utilities will be available and no trees will be affected. No additional lighting is proposed. The extension will provide an additional bedroom to compensate for the loss of a bedroom following listed building consent to remove a first floor partition wall in the timber framed cottage. The removal of the partition will restore the historic floor plan/spatial integrity in the SE chamber of the timber framed cottage which contributes to overall significance.

The proposal meets the requirements of NPPF 16 (2021) paragraphs 194 and 195 and the Listed Buildings Act (1990) and will have a very low level of less than substantial harm to the significance and setting of designated heritage asset. The proposal is in accordance with Historic England's Advice on the Setting of Heritage Assets (HEAG180 GPA3 2017) and Section 2.2 HB1 and HB4 of the Mid Suffolk Local Plan.

Jane Blanchflower

September 2023