

LISTED BUILDING DESIGN & ACCESS STATEMENT
In Respect of
VARIOUS WORKS TO:
THE OLD BAKEHOUSE,
33 HIGH STREET, LITTLE WALSINGHAM, NORFOLK, NR22 6BZ

- 1.0 The following information is provided to supplement and support the above listed building submission under Section 3 of DCLG Circular 1/2006. This statement takes into account the requirements of the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance. In particular, this statement seeks to address the following issues:
- The historic and special architectural importance of the building and site.
 - The particular physical features of the building and site to justify its special designation as a listed building.
 - Its setting.
- 2.0 SPECIAL ARCHITECTURAL OR HISTORIC INTEREST
- 2.1 The Old Bakehouse is a Grade II* listed building dating from approximately the 18th century with various alterations since. It is predominantly red brick with a steep gable-ended black glazed pantile roof. The immediate rear wing of the building is considerably older and dates from the 16th century. The main point of interest in this part of the property is the moulded ceiling beams. A further rear wing is of 19th c origin.
- 2.2 The building may have been constructed as a Corn exchange and the effect of the ground floor is non-domestic, being on a scale associated with public or large commercial premises. In the early 18th century, this building replaced an earlier one on the site, of which the first rear extension is the remaining part. At some part the numbering of the house has settled on “33”, but the confusion between “33” and “35” being affixed to the premises, perhaps reflects a division into two dwellings at some stage. In the survey of 1482, number 33 was held *en bloc* by the Priory of Walsingham. Called a shop in the survey of 1582, it is recorded as being associated with the next door building of Falcon House some time later. In the 1812 plan it was held by the same owner, along with Nos. 43 and 45 High Street. The building has had various uses over the last number of years. This has included as a branch of Barclays Bank, a Bakehouse, a tea room and its current use as a guest house/bed and breakfast establishment.
(Citations from *Journal of the Norfolk Historic Buildings Group, Volume 6 (2015) Little Walsingham, A study of buildings in a medieval pilgrimage centre*. Ed. Adam Longcroft *et al.*)
- 2.3 The Images of England listing published by English Heritage can be found in Appendix 1 which outlines in detail the various architectural points of interest.
- 3.0 SETTING
- 3.1 The Old Bakehouse is situated at Number 33 High Street in the village of Little Walsingham approximately 5 miles to the north of Fakenham.
- 3.2 Both villages of Little and Great Walsingham are covered by the Walsingham Conservation Area designated in 1974 by North Norfolk District Council. The aims and objectives of this designation are included in the Conservation Appraisal available to view on the local authority’s website.

- 3.3 The Old Bakehouse's immediate surrounds include a large number of listed buildings. In addition, approximately 8.4% of North Norfolk's listed buildings are located within the village. Consequently, it is important that any alterations made to the buildings in such an important area are both sympathetic and maintain the characteristics of the area.
- 3.4 The building appears to have had a few modern alterations made to the original shape and layout. Therefore, the works we are proposing are maintaining the historic core as far as the site layout and the relationship between the building and its surrounds are concerned.
- 3.3 As indicated above, the building/site is surrounded by other historic buildings. These proposals do not affect the features or character of these buildings.

4.0 FABRIC

- 4.1 The proposals involves the following and have been prepared following consultations with Chris Young, Conservation Officer and take into consideration advice given by him:
- a). Insertion of a new en-suite to a bedroom at first floor level in the far rear 19th c wing.
- 4.2ai. The new en suite is proposed for the inside of a first floor bedroom on the western elevation of the rear 19th c wing, identified by Chris Young on a site visit as being of little historic value in itself. The development has been designed to not upset, significantly alter or damage existing fabric, including structure and plasterwork, but will work around it, with all remedial steps taken to ensure the integrity of the fabric, such as use of suitable paints, sealing and fixings required in conservation settings, and ensuring any holes made in fabric are undertaken carefully, with any removed fabric set-aside for future re-application, in the case of the en-suite being removed at a later date. The design could be removed without impact to the building: joinery will go round coving, pipes will be boxed out above floor (avoiding affecting existing joists). Soil and ventilation piping will get to the external facade with a conservation approved vent and piping. Extraction by the pipes and vent will achieve a level necessary for maintenance of existing moisture levels, preventing impact to the oldest parts of the timber structure and plaster. The purpose of the en-suite is to facilitate the continued role of the building as both a domestic and commercial entity. The pilgrim nature of the village requires hospitality facilities for visitors, but the business itself brings custom and life to the village and in turn necessitates that the house is able to be a viable going concern. With the bulk of the house being given over to commercial purposes to achieve this, including lodgers, the impact is that the Applicants and their 5 year old son do not have exclusive use of a bathroom. The bathroom adjacent to the master bedroom at present is required by B & B guests as an en-suite with their sole use. The proposed en-suite allows the family to have privacy and not have to negotiate stairs, the lodger or B and B guests. The present arrangement is not satisfactory and requires that the family have to go into shared space, even at night. The building has had an organic history over the past 400 years, with additional bits added and subtracted to meet needs of the occupants: this scheme is one more phase in that process, and proposes to equip The Old Bakehouse with adequate facilities for the present demands with minimal impact to the fabric.
- aii Full details of the proposed en-suite can be found on the accompanying plans reference: Bakehouse proposed en-suite 2d and 3d

5.0 FEATURES

5.1 As already stated above, all existing traditional features will be retained and repaired. All existing materials will be retained and enhanced if required. Traditional materials and construction techniques will be used in the proposed works where appropriate.

6.0 PRINCIPLES

6.1 All proposed new and existing work is to be carried out using traditional methods and materials. In addition, all original features and materials on The Old Bakehouse will be retained and enhanced where needed.

7.0 JUSTIFICATION

7.1 As already stated, the proposed en-suite will enhance the practicality of the bedroom use in that 19th c part of the property. The main bedroom (and the child's bedroom in which the en-suite is proposed) is currently served by a bathroom one floor above, accessed by a staircase passing by a lodgers bedroom. It is our opinion that these proposals not only improve the internal conditions for the first floor bedrooms' use, but also enhance the building's commercial sustainability, making the rental of the lodger's bedroom on the second floor more attractive to present and future tenants by effectively providing sole use of a bathroom on the adjacent levels for both the lodger on the second floor and the Applicants and their son on the first floor. As stated above, the present adjacent bathroom, serves only the B and B guests, and that down several stairs. This bathroom is an en-suite for guests - the family currently have no private bathroom, a situation that the proposed en-suite would solve. .

8.0 MITIGATION

8.1 It is our opinion that these changes will enhance this important building and improve the general living standards experienced within the dwelling.

9.0 SUMMARY

9.1 The materials used and general characteristics of the proposal respect the amenity of neighbours.

9.2 We believe the proposals provide a development which is an enhancement of the area in which it sits.

9.3 We trust that the Local Authority will agree with our proposals but would suggest that should there be any further issues requiring clarification our views are sought before such matters are determined.

October 10th 2023