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Heritage Statement

On behalf of Mr Grieve

Extension to rear of Avalon, Ipswich Road, Dickleburgh, IP21 4NJ

In support of householder planning application Rear wet room extension

Prepared by: Jasmine Philpott M.Sc. MRTPI

Durrants Building Consultancy, Pump Hill House, 2b Market Hill Diss, Norfolk IP22 4JZ

1 Introduction

- 1.1 This Heritage Statement has been prepared on behalf of Mr Grieve (The Applicant) in support of a Listed Building Consent and Householder planning application for the erection of a rear wet room extension to Avalon, Dickleburgh.
- 1.2 Avalon is Grade II Listed and in the Dickleburgh Conservation Area.
- 1.3 This heritage statement sets out the significance of the building and the potential impacts of the development.

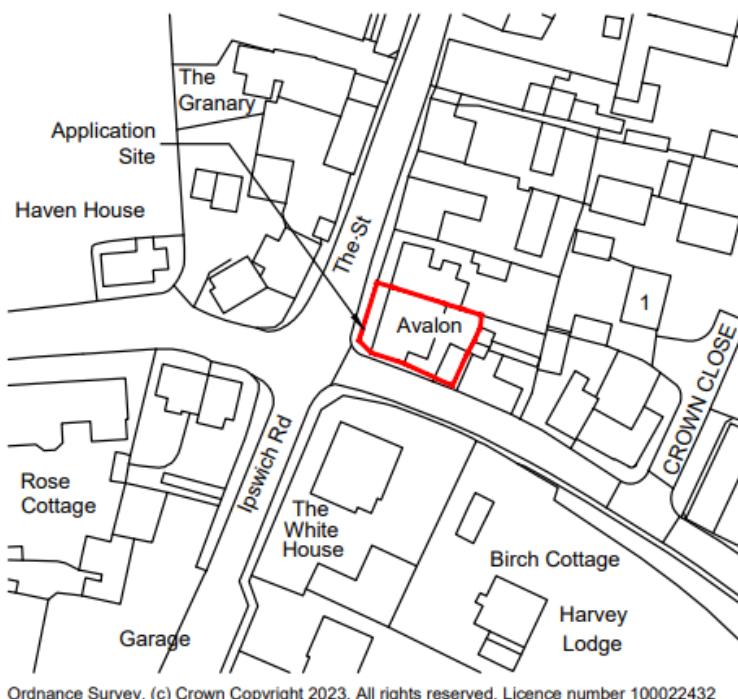


Figure 1: Location Plan

2 Description

- 2.1 The property sits on the junction between Harvey Lane, Ipswich Road and The Street in the village of Dickleburgh in South Norfolk.
- 2.2 Avalon was Grade II Listed in 1977 as THE STORES (PREMISES OCCUPIED BY C J BLYTH), NORWICH ROAD, listing number 1304862. The listing is replicated below:
 1. 5321 DICKLEBURGH NORWICH ROAD (east side) The Stores (premises occupied by C J Blyth) TM 1682 33/364 4.3.77

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2. C17 timber-frame, roughcast. Steep black glazed pantile roof with gabled ends. Two storeys and attic (attic window in gable end). Four widely spaced windows, first floor 2 modern 2 and 3-light mullion/transom casements. Ground floor modern casement, panelled and glazed door and modern shop front, brick faced with fascia board over. Central brick chimney stack.
- 2.3 The planning history suggests that the building was most recently used as a bakery. Planning permission was granted in 1992 (ref 1992/0409) for a change of use from a shop to a dwelling, with approval to remove the shop front granted in 1993 (ref 1993/1556).
- 2.4 The property appears to have previously been two cottages with various outbuildings to the rear according to a historic map included within the Character Appraisal¹.
- 2.5 A two-storey extension to the rear of the house is not referenced in the listing and appears to pre-date the planning history on the property. From its appearance, it is likely that this was added in the 1960s/1970s and is not particularly sensitive to the main house, nor of any architectural merit. The front and interior of the house therefore best display its historic value.

3 Proposal

- 3.1 The application seeks permission for a small single storey extension to the rear of the property to provide a wet room. The extension will measure 2m by 2.53m and will be accessed from the dining room, which is part of the more recent extension.
- 3.2 The extension will be finished in render to match the existing external finish of the main house, with a pantile roof, conservation skylight and small window to the rear.
- 3.3 The extension will require the opening up of a new doorway, blocking up of an existing window and a slight amendment of the existing stairway layout. However, these changes only affect the 20th century extension and do not impact the fabric of the historic part of the building. By adding the wet room as a new structure, no alterations to the existing building are necessary, preserving it in its current condition.

¹ Dickleburgh Conservation Area Character Appraisal, 2017.

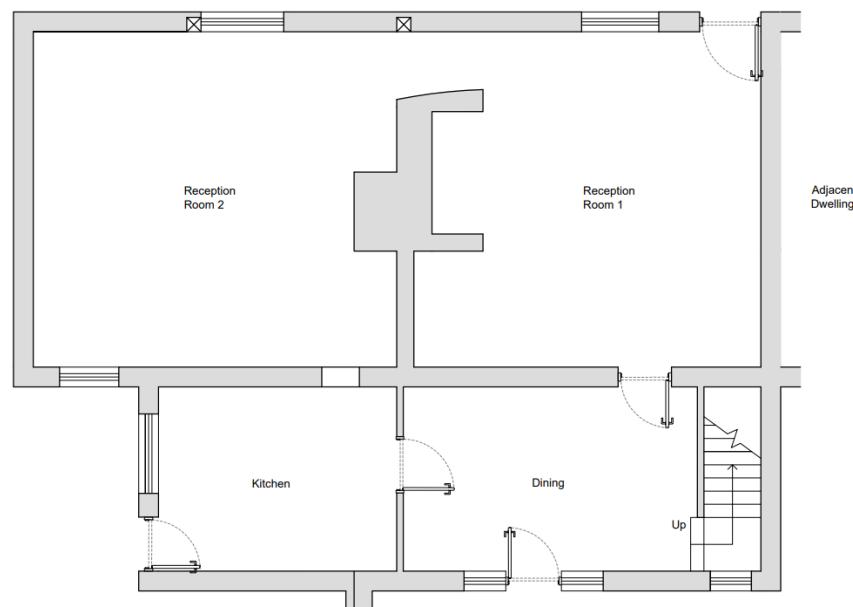


Figure 2: Existing floor plan

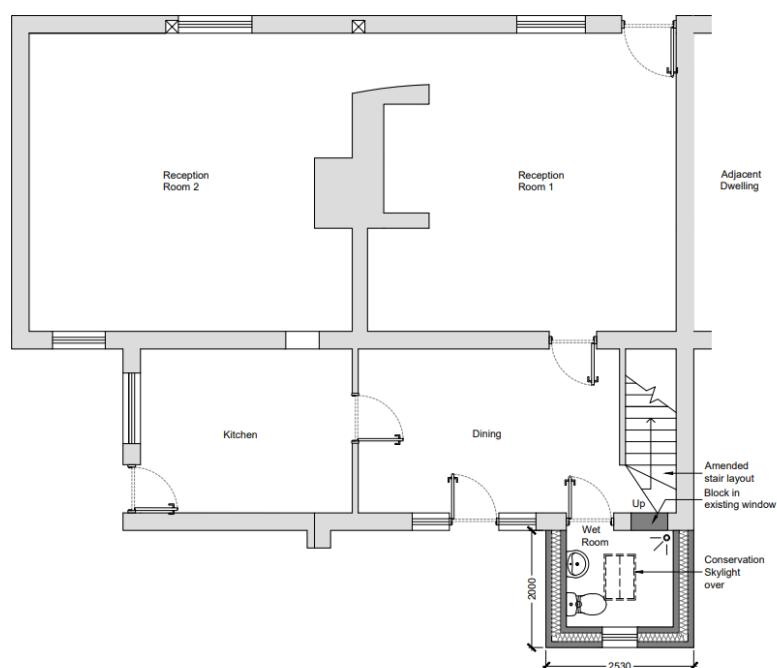


Figure 3: Proposed floor plan



Figure 4: Existing elevations

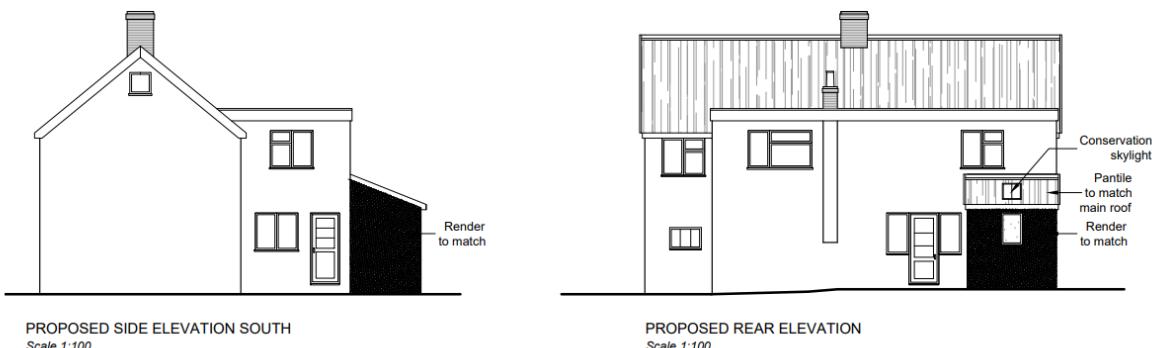


Figure 5: Proposed elevations

4 Assessment of significance

- 4.1 Paragraph 194 of the NPPF states that applicants should describe 'the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance'²
- 4.2 Significance is defined as 'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'³

² NPPF, 2023, Paragraph 194

³ NPPF, 2023, Annexe 2: Glossary

- 4.3 Given the age of the building (17th century according to the listing), its value is considered to be historic and architectural. In terms of its external appearance, the casement windows are all modern, and the shop front (now removed) was also modern according to the listing. The rear of the building is largely obscured by the 20th century extension. No original mullion windows are evident externally. It is therefore deemed that the most significant feature retained in the house is the timber frame, which is partially visible internally. Original fireplaces and ceiling timbers are also visible internally.
- 4.4 The property also lies within Dickleburgh Conservation Area, but is not explicitly referenced in the latest Character Appraisal.
- 4.5 All listed buildings are of 'special architectural historic interest considered to be of national importance and therefore worth protecting'⁴. Grade II Listed buildings are defined as 'of special interest', as opposed to of 'exceptional interest (Grade I) or 'special' interest (Grade II*)⁵.
- 4.6 The building itself is described in the listing, but its setting is also important and this is expanded upon in the Conservation Area Appraisal. Avalon is attached to Pavement House, which is also Grade II Listed. There is an 'important wall' along the frontage of Pavement House, as well as in front of The White House to the south. The property is within a 'key view' identified in the Conservation Area Appraisal, looking north from East Bank and along The Street. The property to the rear is also Grade II Listed, as are all other properties in the immediate area. The property is therefore situated in an area with a high concentration of heritage assets of various ages and plays an important role in the character of the village and the streetscene.
- 4.7 The building is therefore of special interest and significance, although most of its visible historic merit is internal or reflected in its contribution to the character of the street and surrounding village. The significance of the rear of the building, particularly in the context of the 20th century extension, is arguably less than that of the frontage and interior.

⁴ 'Living in a Grade I, Grade II* or Grade II Listed Building', Historic England. Accessible at: [Living in a Grade I, Grade II* or Grade II Listed Building | Historic England](https://historicengland.org.uk/advice/listed-buildings/living-in-a-listed-building/)

⁵ 'Listed Buildings', Historic England. Accessible at: [What are Listed Buildings? How England's historic buildings are protected | Historic England](https://historicengland.org.uk/advice/listed-buildings/what-are-listed-buildings/)

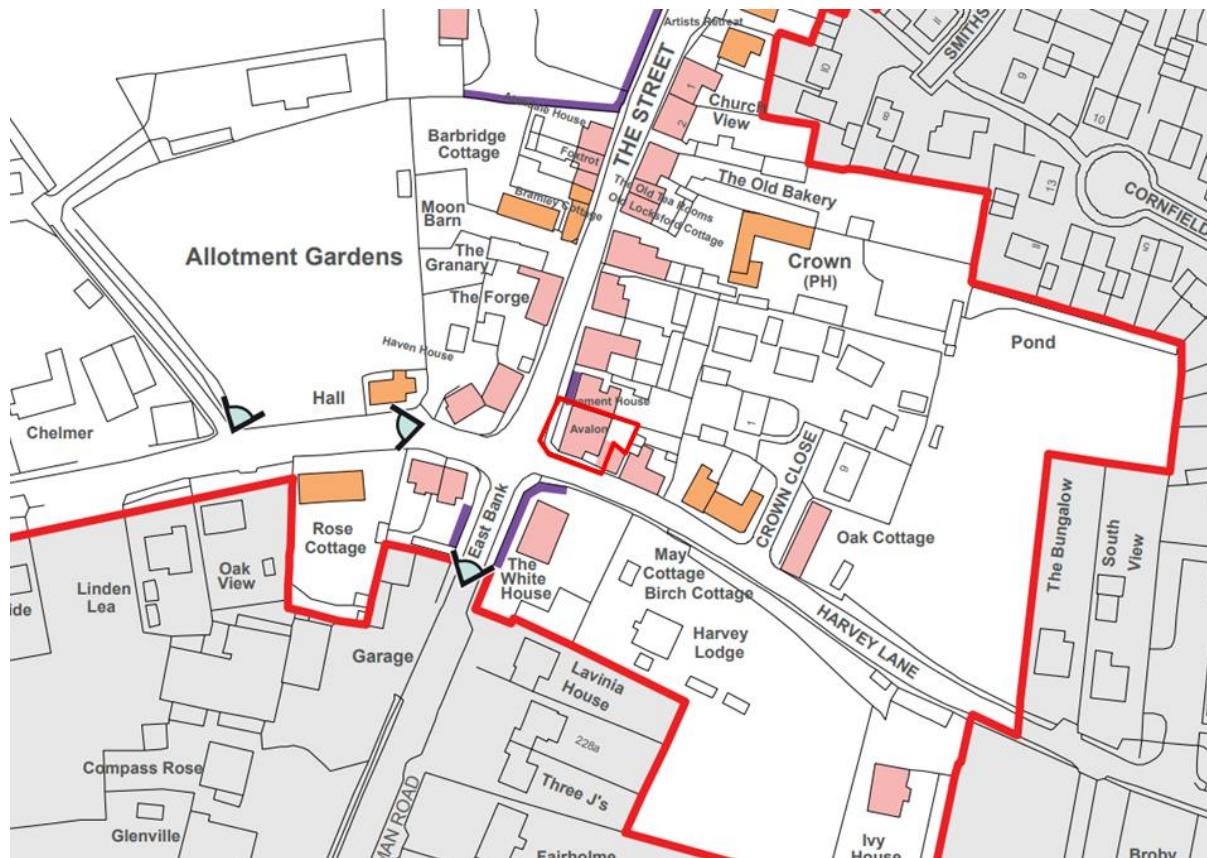


Figure 6: Extract from Conservation Area Appraisal map

5 Impact Assessment

- 5.1 Paragraph 199 of the NPPD requires 'great weight' to be given to the conservation of heritage assets, 'irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.' The NPPF also states that 'where a development proposal will lead to less than substantial harm', this harm 'should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.
- 5.2 As set out above, the proposal is for the addition of a small single storey extension to the modern extension to the rear of the house. No changes are proposed to the interior or exterior of the original timber framed structure. The addition of the wet room as a new structure will avoid any internal accommodation of the facilities and therefore preserves the heritage asset.
- 5.3 The extension will not be visible from the front of the house or from the Key View identified in the Character Appraisal, and will only be marginally visible from Harvey Lane.
- 5.4 It is therefore deemed that the harm to the heritage asset and its setting is less than substantial. Weighing this level of potential harm against the public

benefits, it is considered that the addition of a ground floor wet room will improve the accessibility and adaptability of the asset without impacting on historic fabric. The wet room will be the only bathroom/WC on the ground floor and will be suitable for all users, particularly those with disabilities. This will secure the usability of the whole property, making it more desirable for future residents and therefore more likely to be inhabited and preserved in the future.

6 Conclusion

- 6.1 The property in question is Grade II Listed and therefore of special interest and significance. Avalon dates back to the 17th century and has undergone various changes in recent years, including changing from two cottages to one house and later the removal of a shop front. The timber frame remains largely intact and is visible internally. No features original to the 17th century remain intact externally.
- 6.2 Avalon's significance also lies in its setting within the Conservation Area, surrounded by other Listed buildings of varying ages and architectural styles, all of which contribute to the character of the street and wider village.
- 6.3 The proposals constitute less than substantial harm to the heritage asset and will secure the viable use of Avalon, particularly with regards to future accessibility.
- 6.4 The proposals are therefore deemed to be acceptable in heritage impact terms.