

Heritage Statement, incorporating Design and Access Statement

Bridge House Hartest Suffolk IP29 4ES

1 Bridge House Hartest is a Grade II listed domestic property (Listing NGR: TL8351352397). Its listing details describe it as " A C18 timber-framed and plastered house built on an L shaped plan with a C19 brick addition with a slate roof on the south end. The east wing 1 storey and attics. 2 window range, casements. 1 window is an early C19 former shop window with glazing bars. Central doorway. Roof with two gabled dormers one inscribed with 17 and the other with 67."

2 The building is typical of C18 vernacular cottages in Suffolk with rendered painted external walls and dormers to the first floor. Its C18 frontage is its principal external heritage asset.

3 Approved extensions to the kitchen at the rear of the C19 part of the property in 1988 and for conversion of a carport to a garage at the west end of the principal range in 1991 have maintained the cottage identity, with rendered painted external walls, and windows and roof tiles of similar design and materials to those of the original building.

4 Bridge House is located on Shimpling Road in an area of Hartest village known historically as Pence Green. It is separated from the road by a large gravelled area which is within the property boundary and is used for parking. The visual impact of the property is enhanced by being set back from the road. The bridge from which the property takes its name, is at the western end of the gravelled area, and crosses a stream believed to be called Smith's Brook. The stream runs in a water course some three metres below the ground level of the property.

5 Seven houses front onto Pence Green, of which only Bridge House is a listed building. The Grade I Hartest Church is to the west of the property facing its north western elevations and part of the rear garden. The non listed properties around Pence Green represent a range of ages, styles and building materials, including brick, plaster, weatherboarding and flint, with pantile, slate and concrete tiles. The overall effect presents as a harmonious blend of traditional and more recent buildings.

6 The proposed extension is not overlooked by any neighbours and it cannot be seen from any public vantage point. As such the view of it is limited. The proposal will affect a small area of the ground floor of the original building increasing the external footprint by 4 square metres and is of low significance due both to its hidden location and to the more substantial 1988 approved alteration and addition to the rear of the property which extends around two sides of the kitchen. The overall gross internal ground floor area of the property is 69 square metres.

7 The area of the C19 wall to be removed is of brick and plaster construction, 2.75 metres long and 2.12 metres high. The wall is dominated by a casement window, believed to date to the 1988 alterations, 1.80 metres long and 1.00 metre high. Photograph 1 illustrates. Photographs 3 and 4 show the brick construction seen behind a metal socket backbox in the kitchen and the full internal wall. Photograph 5 shows the brick construction behind a small section

of the plasterwork which has been removed in the external wall. At the suggestion of the heritage team a floorplan of the property colour coded to show the ages of all the walls is included as Document 7.

8 The proposed extension is designed to be sympathetic to the building in so far as it will not be dominant to the main structure and will be in keeping with existing elevations. It will incorporate french doors identical in design and materials to existing french doors, with a rendered finish matching the rest of the building and painted in the same colour, and a flat lead lined roof for minimal impact. The impact on the overall heritage asset is thus minimal in terms of the location, scale and finish of the proposed extension. Photograph 2 illustrates the existing french doors at the rear of the dining room which open onto the garden and are located at right angles to the proposal.

9 The proposal also aims to replace the door in the 1988 extension with a window of similar design to that of the existing cloaks window in that elevation, and to remove the side wall and window of that extension which faces north east and is 1.45 metres long. This will allow for the current rear lobby area to be incorporated into the proposed extension to provide a more efficient and effective use of the kitchen space.

10 The proposal is designed to better serve the needs of the inhabitants by increasing the size of the kitchen, improving the level of light to it, and by providing a more rational access to the rear garden.

John Ellison November 2023